

FRANK T. MARTINEZ  
City Clerk

KAREN E. KALFAYAN  
Executive Officer

When making inquiries  
relative to this matter  
refer to File No.

TY OF LOS ANGELE  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

Office of the  
CITY CLERK  
Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
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CLAUDIA M. DUNN  
Chief, Council and Public Services Division

02-2698

CD 2

February 1, 2006

Councilmember Greuel  
Councilmember Reyes  
Planning Department,  
Director of Planning  
cc: Geographic Information Section  
Attn: Fae Tsukamoto  
Cultural Affairs Department

Sportsmen's Lodge and Restaurant  
12833 Ventura Boulevard  
Studio City, CA 91604

Irell & Manella, LLP  
Attn: Allan J. Abschez  
1800 Avenue of the Stars, Suite 900  
Los Angeles, CA 90067

Teresa Grimes  
4211 Glenalbyn Drive  
Los Angeles, CA 90065

Afriat Consulting  
Attn: Steven Afriat  
4107 Magnolia Boulevard  
Burbank, CA 91505

RE: INCLUSION OF THE SPORTSMEN'S LODGE RESTAURANT AND BANQUET CENTER AT  
12833 VENTURA BOULEVARD IN THE LIST OF HISTORIC-CULTURAL MONUMENTS

At the meeting of the Council held January 31, 2006, the following action  
was taken:

Attached report adopted, as amended..... X  
Attached motion ( ) adopted.....  
Attached resolution adopted.....  
Ordinance adopted.....  
FORTHWITH.....  
Motion adopted to approve communication recommendation(s).....  
Findings adopted..... X

PLACE IN FILES

FEB - 8 2006

DEPUTY *W*

*Frank T. Martinez*  
City Clerk  
jr



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 02-2698

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

Public Comments Yes No  
XX —

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to inclusion of the Sportsmen's Lodge Restaurant and Banquet Center located at 12833 Ventura Boulevard in the list of Historic-Cultural Monuments.

Recommendations for Council action:

1. ADOPT the Findings of the Planning and Land Use Management Committee as the Findings of the City Council.
2. DISAPPROVE the December 4, 2002, recommendation of the Cultural Heritage Commission (CHC), and THEREBY DENY **\*WITHOUT PREJUDICE** the application for the inclusion of the Sportsmen's Lodge Restaurant and Banquet Center located at 12833 Ventura Boulevard in the list of Historic-Cultural Monuments. **\*(Greuel - Reyes)**

Applicant: Teresa Grimes

Fiscal Impact Statement: The CHC reports that such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

Summary:

At its meeting held on January 24, 2006 (continued from December 13, 2005 meeting), the Planning and Land Use Management Committee considered the December 4, 2002, CHC recommendation and findings relative to inclusion of the Sportsmen's Lodge Restaurant and Banquet Center located at 12833 Ventura Boulevard in the list of Historic-Cultural Monuments.

The site is located in Council District Two.

Planning Department staff and those speaking in support of the historic-cultural designation reported that the Cultural Heritage Commission determined that the site is of particular historic or cultural significance to the City of Los Angeles, as it exemplifies the broad social history of the San Fernando Valley (Valley). It was also noted that for the past 50 years, the Sportsmen's Lodge has played a significant role as a popular gathering place for community and business groups, as well as a venue for countless weddings, anniversary parties, and bar/bat mitzvahs. Staff further reported that the Craftsman style buildings constructed in 1936 have been subsequently augmented with compatible structures and now constitute a substantial restaurant and banquet center.

A representative from the Los Angeles Conservancy and speakers representing the Studio City Resident's Association (SCRA) spoke in support of a compromise proposal. As part of the team that submitted the site for designation, it was reported that the compromise would be to drop the proposal for the designation, and in exchange identify a hand-full significant character defining features at the site, and ensure that those features get reviewed by the public for historic-cultural significance prior to demolition (it is estimated that demolition is scheduled sometime in 2009).

Speakers in opposition to the historic-cultural designation, including one of the owners of the Sportsmen's Lodge Restaurant and Banquet Center reported that there is nothing historic or aesthetically significant about the buildings that would qualify the historic-cultural designation. It was reported by several speakers that the building structures

\*ADOPTED AS AMENDED by Council action of 1-31-06.

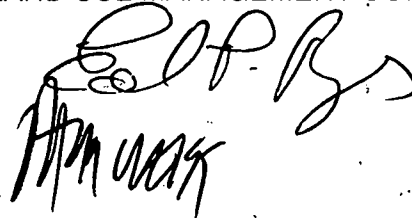
since the 1990's have been extensively and repeatedly modified, and therefore are not architecturally significant. In addition, it was reported that all of the improvements described as "Craftsman Style" resulted from remodeling and reconstruction occurring in 1996. It was reported that the owner is willing to provide a covenant and agreement in favor that the project plans include a permanent landscaped garden area at the site, not to exceed one-half acre to commemorate the former Sportsman's Lodge Garden. The representative requested that the Committee/Council deny the application relative to inclusion of the Sportsmen's Lodge Restaurant and Banquet Center located at 12833 Ventura Boulevard in the list of Historic-Cultural Monuments, as recommended by the CHC, and adopt new findings as submitted in Committee.

The Planning Deputy for Council District Two (speaking on behalf of Councilmember Wendy Greuel, representing the Council District) reported that for the past 3½ years, staff has attempted to resolve one single dispute in this matter. The Deputy reported that the applicants for the designation want to preserve the right for a CEQA (environmental review) prior to demolition of the current property. The owner opposes this proposal. The Council Deputy further reported that the Council office is not comfortable supporting the historic-cultural designation for the Sportsmen's Lodge Restaurant and Banquet Center, as there is particular concern that the architecture falls short in terms of historic merit. The Planning Deputy recommended that Committee/Council deny the application for the historic-cultural designation for this site.

After careful consideration of the documents on file and of the testimony provided at the hearing, the Committee recommended that Council disapprove December 4, 2002, recommendation of the Cultural Heritage Commission, and thereby deny the application for the inclusion of the Sportsmen's Lodge Restaurant and Banquet Center located at 12833 Ventura Boulevard in the list of Historic-Cultural Monuments. Subsequent to the City Attorney's review and comment, the Committee also recommended that the findings submitted at the hearing, be adopted by Council as the findings of the Committee.

Respectfully submitted

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
WEISS:	YES
CARDENAS:	ABSENT

BG:ys  
1-24-06  
CD 2

ATTACHMENT: Findings

#022698

Rpt.  
**ADOPTED**

JAN 31 2006

\* As Amended  
**LOS ANGELES CITY COUNCIL**  
Findings Adopted

PLANNING AND LAND USE MANAGEMENT COMMITTEE

TUESDAY, DECEMBER 13, 2005

AGENDA POSTED  
CITY CLERK'S OFFICE

BOARD OF PUBLIC WORKS HEARING ROOM 350, CITY HALL - 1 PM 7:52  
200 N. SPRING ST., LOS ANGELES, CA 90012 5 DEC -9

MEMBERS: COUNCILMEMBER ED P. REYES, CHAIR *all items*  
COUNCILMEMBER JACK WEISS *all items*  
COUNCILMEMBER TONY CARDENAS *Henry*

(Barbara Greaves - Legislative Assistant - 213 978-1068 or e-mail Bgreaves@clerk.lacity.org)

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or e-mail address listed above. The Legislative Assistant may answer questions, provide materials, and provide notice of matters scheduled before the City Council. Assistive listening devices are available at the meeting; upon 72 hour advance notice, other accommodations, such as sign language interpretation, and translation services will be provided. Contact the Legislative Assistant listed above for the needed services. TDD available at (213) 978-1055.

File No.

Subject

05-2243

(1)

IN COUNCIL 12-14-05

Motion (Reyes - Padilla) requesting that the City Council instruct the Planning Department, with the assistance of the Office of the City Attorney, to prepare and process an Interim Control Ordinance (ICO), to prohibit the issuance of building permits and any other applicable permits for Check Cashier and Check Cashing businesses citywide, and to recommend the appropriate permanent land use regulatory controls to regulate these uses; and, that the ICO include an Urgency Clause making it effective upon publication; and, that the ICO shall run for one year with two six month extensions by City Council Resolution, or until the adoption of the appropriate land use regulatory controls have been prepared by the Planning Department, adopted by the City Council and become effective, whichever occurs first; and, that the Planning Department prepare and present the ICO for the review and consideration of the Planning and Land Use Management (PLUM) Committee.

Fiscal Impact Statement Submitted: No

DISPOSITION

*Instruct Planning w/ assistance  
of City Attorney to draft Ordinance  
(ICO) which addresses ~~concern~~  
in Motion and to ~~include~~  
provide Status report and  
analysis related to  
potential land use ~~regulate~~  
concerns related to  
operational factors;  
proposed the plan  
related to future*

Planning and Land Use Management Committee

Tuesday - December 13, 2005

Page 1 and

05-2351

(2)

Motion (LaBonge - Reyes) requesting that the Planning Department, Building and Safety Department, and the Office of the City Attorney present a report with options to the Planning and Land Use Management Committee within 30 days relative to enforcement of current land use regulatory controls, and recommendations to clarify the difference between a restaurant use (ABC License Type #47) and a nightclub use (ABC License Type #48), inasmuch as several establishments citywide are operating as a nightclub (ABC License Type #48), but are licensed for a different use - a restaurant (ABC License Type #47), as codified in the zoning code.

DISPOSITION \_\_\_\_\_

02-2698  
CD 2

(3)

Report from the Cultural Heritage Commission relative to inclusion of the Sportsmen's Lodge Restaurant and Banquet Center, located at 12833 Ventura Boulevard, in the list of Historic-Cultural Monuments.

Applicant: Teresa Grimes

Fiscal Impact Statement Submitted: No

DISPOSITION \_\_\_\_\_

*Cont 45 days or*

*1/24/06*

(4)

05-2594  
CHC 2005-5781  
HCM  
CD 5

TIME LIMIT 1-3-06; LAST DAY FOR COUNCIL ACTION: 12-21-05  
IN COUNCIL: 12-14-05

Communication from the Cultural Heritage Commission and findings, relative to approval on a non-specific basis, tenant improvements located within Suite 2300 ("James Goldstein Office") at 10100 Santa Monica Boulevard, in the list of Historic - Cultural Monuments.

Applicant: John Lautner Foundation  
Commission Vote: 5-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION \_\_\_\_\_

PLEASE SCHEDULE FOR COUNCIL ON WEDNESDAY, JANUARY 25, 2006 ✓ 11

**BLURB**

02-2698  
CD 2

COMMUNICATION FROM THE CULTURAL HERITAGE COMMISSION (CHC) relative to inclusion of the Sportsmen's Lodge Restaurant and Banquet Center located at 12833 Ventura Boulevard, in the list of Historic-Cultural Monuments.

Fiscal Impact Statement: The CHC reports that such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

(Planning and Land Use Management Committee Report to be submitted in Council. If public hearing is not held in Committee, an opportunity for public comments will be provided.)

(For copies of the reports for this matter, please contact the Legislative Assistant for the Planning and Land Use Management Committee at 213-978-1068)

#022698bib

JANUARY 24, 2006, PLANNING AND LAND USE MANAGEMENT COMMITTEE FINDINGS  
RELATIVE TO DENIAL OF INCLUSION OF THE SPORTSMAN LODGE RESTAURANT AND  
BANQUET CENTER IN THE LIST OF HISTORIC-CULTURAL MONUMENTS (COUNCIL file No.  
02-2698) - FINAL COPY

PLUM COMMITTEE FINDINGS IN SUPPORT OF DENIAL

1. The Sportsmen's Lodge Restaurant was purchased in 1945 by David Harlig as a one-room restaurant, and thereafter developed and operated until 1975 by the Harlig family as a banqueting and dining facility.
2. Substantial evidence demonstrates that the existing improvements have been extensively and repeatedly modified and expanded, and are not architecturally or historically significant.
3. The original dining room of the restaurant featured a tree growing in the center of the room through an opening in the roof, and an open broiler next to the tree. It had a modern interior and a modern concrete and wood exterior, and was served by surface parking fronting Ventura Boulevard. All these features have subsequently been altered.
4. In 1966, new modern-style steel and concrete entrances were constructed along both the Ventura Boulevard and Coldwater Canyon sides of the Property, with new lobbies and new restrooms. In addition, a large new kitchen was constructed. The existing tackle shop was also built in 1966 to replace the original cabin-style building that had been damaged by fire.
5. After the Sportsmen's Lodge operating business was sold by the Harligns in 1975 it was further remodeled by the new tenant. It was subsequently again remodeled in 1990 when the lease was re-sold. New entrances, exits, and porte cocheres were constructed along both Ventura Boulevard and Coldwater Canyon Boulevard featuring a "stone and lodge pole" look. The interiors of the restaurant and bar and entrance lobbies were similarly made over with the same design theme. The interiors of all of the banquet rooms were remodeled and updated to a generic hotel style.
6. The practice of cooking fish caught by customers was discontinued in 1951. Fishing was entirely discontinued in 1967. Though water and garden features have always been a part of Sportsmen's Lodge, they have also been changed constantly. From 1957 to 1966, the ponds were reconfigured and significantly reduced in size. In 1966, the water features were again reconfigured. The artificial waterfall outside of the Main Dining Room was added on the site of one of the removed ponds. The trout pond on the north end of the property was again expanded to the north, and a cantilevered parking structure was built. In 1972, the exterior landscaping and water features at the Lodge were again reconfigured, and the bridges over the ponds were rebuilt and realigned. In the 1990's, the ponds were again reconfigured and reduced in size to provide for the construction of exterior dining patios and an outdoor reception area.

7. Future use of the property as a banqueting facility is unlikely to continue and cannot be required by the City of Los Angeles.
8. It would not be appropriate to require that the existing improvements at the property be preserved.

THEREFORE, BE IT RESOLVED that the Sportsmen's Lodge site is not added to the list of City of Los Angeles Cultural and Historical monuments. Removal of the existing improvements will not result in cultural or historic impacts.

In accordance with the owner's voluntary commitment, the owner shall provide a covenant and agreement in favor of the City providing that in consideration of the denial of this application, the Cultural Heritage Commission shall review building plans for any new project proposing to redevelop the property to ensure that such new project's plans include a permanent landscaped garden area, not to exceed one-half acre, featuring landscaping, waterscaping, and pedestrian amenities. The garden area of the new project shall be designed by a licensed landscape architect in consultation with the City Council Office where the property is located to commemorate the look and feel of the former Sportsmen's Lodge garden. The garden area shall be open to the public during business hours, shall be conveniently accessible from Ventura Boulevard and shall feature a plaque, monument, or display case commemorating the history of the Sportsmen's Lodge and surrounding community. The garden area may be integrated into the new project and may satisfy, in whole or part, applicable City landscaping or open space requirements, if any, for the new project.

#022698fin

COUNCIL VOTE

Jan 31, 2006 10:34:20 AM, #9

ITEM NO. (11)

Voting on Item(s): 11

Roll Call

(AS AMENDED)

CARDENAS	Yes
GREUEL	Yes
HAHN	Yes
HUIZAR	Yes
LABONGE	Absent
PADILLA	Yes
PARKS	Absent
PERRY	Yes
REYES	Yes
ROSENDAHL	Yes
SMITH	Yes
WEISS	Yes
WESSON	Yes
ZINE	Yes
*GARCETTI	Yes

Present: 13, Yes: 13 No: 0

PLANNING AND LAND USE MANAGEMENT COMMITTEE  
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 02-2698

sign

Applicant/Appellant/Owner

Representative

See attached

☒ Council Member(s) Donal Reyes

☐ Office of the Mayor (w/file) - Section \_\_\_\_\_

☐ City Attorney (w/blue slip) - Attn: \_\_\_\_\_

☐ City Administrative Officer (CAO)

☐ Chief Legislative Analyst (CLA)

☐ City Planning Department - Attn: Mark Lopez (w/copy of Ordinance)

☒ Director of Planning

☐ Office of Zoning Administration

☐ Advisory Agency

☒ Geographic Information Section - Attn: Fae Tsukamoto

☐ Information Technology Agency - (large projects)

☐ Bureau of Engineering, Land Development & Mapping Division - (generally most cases)

☐ Department of Transportation, Traffic/Planning Sections - (generally most cases)

☐ Department of Building & Safety c/o Zoning Coordinator - (generally most cases)

☐ Residential Inspection Unit - Mail Stop 115 - (SPE, HE, CU, ICO, ZC; generally most cases)

☐ Bureau of Street Lighting, "B" Permit Section - (all zoning cases)

☐ Department of Water and Power - (DB & large projects)

☐ Fire Department - (all zoning & hillside cases)

☐ Police Department - (beer & wine; adult entertainment, revocations)

☐ Community Development Department

☐ Los Angeles County Assessor - (CU appeals & large projects)

☒ Cultural Affairs Department

ADD:

AFRIAT Consulting

ATTN: Steven Afriat

4107 Magnolia Blvd.

Burbank, CA 91505

1-24-06 PLUM

02-2698

Teresa Grimes  
4211 Glenalbyn Dr.  
Los Angeles, CA 90065

02-2698

Sportmen's Lodge & Restaurant  
12833 Ventura Blvd.  
Studio City, CA 91604

02-2698

Allan J. Abschez  
Irell & Manella LLP  
1800 Avenue of the Stars, Ste. 900  
Los Angeles, CA 90067

MAILED 1-24-06 PLUM  
AGENDA ON 1-20-06  
BY \_\_\_\_\_

JAN 25 2006 - CONTINUED TO Jan 31 2006

(10)

97-2229-S1  
CPCs 25271  
25824  
CD 2

32

Report from Director of Planning and proposed Correction Ordinance relative to modifying Ordinance No. 172231 which became effective on November 17, 1998, by correcting the zoning to RA-1-K of Subarea 921 for property located at 9945 Wheatland Avenue, within the Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area.

Fiscal Impact Statement Submitted: No

DISPOSITION \_\_\_\_\_

(11)

02-2698  
CD 2

CONTINUED FROM 12-13-05 MEETING  
IN COUNCIL 1-25-06

Report from the Cultural Heritage Commission relative to inclusion of the Sportsmen's Lodge Restaurant and Banquet Center, located at 12833 Ventura Boulevard, in the list of Historic-Cultural Monuments.

Applicant: Teresa Grimes

Fiscal Impact Statement Submitted: No

DISPOSITION \_\_\_\_\_

*Deny designation adopt Findings of  
PLUM Comte. Cont'd  
1-31-06 in  
Cel.*

(12)

06-0015  
CHC 2005-6977  
HCM  
CD 13

CONTINUED FROM 1-17-06 MEETING  
TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 3-1-06

Report from the Cultural Heritage Commission relative to the inclusion of Echo Park located at 751 North Echo Park Avenue, in the list of Historic-Cultural Monuments.

Applicant: Historic Resources Group, Applicant  
Commission Vote: 5-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION \_\_\_\_\_

(13)

06-0077

ENV 2003-1228 EIR  
AA-2004-509-PMLA  
-1A  
CD 2

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2-3-06  
IN COUNCIL: 2-1-06

Appeals filed by Susan Jagiello on behalf of the Chase Knolls Residents and Neighborhoods Association, from the entire decision of the Deputy Advisory Agency in approving Parcel Map (Case No. AA 2004-509-PMLA), and related Environmental Impact Report (ENV 2003-1228-EIR) to permit a maximum two-parcel subdivision for the construction of a 141 new apartment unit development subject to conditions of approval, for property at 13401 West Riverside Drive. (On January 13, 2006, the City Council asserted jurisdiction over the December 15, 2005, action of the City Planning Commission, pursuant to City Charter Section 245)

Applicant: Eric Hoffman, Bisno Development Co. LLC

EIR

Fiscal Impact Statement Submitted: No

DISPOSITION CONTINUED IN PLUM TO 1-31-06; IN COUNCIL: 2-1-06

(14)

05-1500

ZA 2004-6021  
ZV SPR-1A  
CD 7

CONTINUED FROM 1-10-06 MEETING  
TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2-1-06  
IN COUNCIL: 2-1-06

Appeals filed by Leslie Thorne, Moises Carillo, Cheri Blose, Catherine- Bartik Sweeny, April Washington, Anne Krall, Tammy Flores, and Rebecca L. Bascom, from the entire decision of the NVAPC, in sustaining the decision of the Zoning Administrator in granting a Variance to permit a self-storage complex on property in the Southern California Edison right-of-way in the Public Facilities (PF), subject to conditions, as modified by the NVAPC for property located at 14490 Olive View Drive. (NVAPC also approved Site Plan Review for this project.)

Applicant: Richard Hall, RHC Communities/Pacific Storage  
Partners Karen Blakenzee, Pacific Planning , Representative

MND

Commission Vote: 5-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION CONTINUED IN PLUM TO 2-28-06 & IN COUNCIL: 3-7-06

WHEREAS:

PLUM COMMITTEE  
FINDINGS  
IN SUPPORT OF DENIAL

Submitted on 1-24-06 For Item 11  
02-2698

1. The Sportsmen's Lodge Restaurant was purchased in 1945 by David Harlig as a one-room restaurant, and thereafter developed and operated until 1975 by the Harlig family as a banqueting and dining facility.
2. Substantial evidence demonstrates that the existing improvements have been extensively and repeatedly modified and expanded, and are not architecturally or historically significant.
3. The original dining room of the restaurant featured a tree growing in the center of the room through an opening in the roof, and an open broiler next to the tree. It had a modern interior and a modern concrete and wood exterior, and was served by surface parking fronting Ventura Boulevard. All these features have subsequently been altered.
4. In 1966, new modern-style steel and concrete entrances were constructed along both the Ventura Boulevard and Coldwater Canyon sides of the Property, with new lobbies and new restrooms. In addition, a large new kitchen was constructed. The existing tackle shop was also built in 1966 to replace the original cabin-style building that had been damaged by fire.
5. After the Sportsmen's Lodge operating business was sold by the Harligs in 1975 it was further remodeled by the new tenant. It was subsequently again remodeled in 1990 when the lease was re-sold. New entrances, exits, and porte cocheres were constructed along both Ventura Boulevard and Coldwater Canyon Boulevard featuring a "stone and lodge pole" look. The interiors of the restaurant and bar and entrance lobbies were similarly made over with the same design theme. The interiors of all of the banquet rooms were remodeled and updated to a generic hotel style.
6. The practice of cooking fish caught by customers was discontinued in 1951. Fishing was entirely discontinued in 1967. Though water and garden features have always been a part of Sportsmen's Lodge, they have also been changed constantly. From 1957 to 1966, the ponds were reconfigured and significantly reduced in size. In 1966, the water features were again reconfigured. The artificial waterfall outside of the Main Dining Room was added on the site of one of the removed ponds. The trout pond on the north end of the property was again expanded to the north, and a cantilevered parking structure was built. In 1972, the exterior landscaping and water features at the Lodge were again reconfigured, and the bridges over the ponds were rebuilt and realigned. In the 1990's, the ponds were again reconfigured and reduced in size to provide for the construction of exterior dining patios and an outdoor reception area.
7. Future use of the property as a banqueting facility is unlikely to continue and cannot be required by the City of Los Angeles.

~~8. Though it would not be appropriate to require that the existing improvements at the property be preserved, it is desirable to recognize and celebrate the former importance of the Sportsmen's Lodge and the contributions of the Harlig family to the San Fernando Valley. The Council Office has also worked with the property owner to ensure that~~

~~appropriate commemoration of the Sportsmen Lodge be included in any future development of the property.~~

NOT

THEREFORE, BE IT RESOLVED that the Sportsmen's Lodge ~~site~~ is added to the list of City of Los Angeles Cultural and Historical monuments. However, the improvements ~~located at the Sportsmen's Lodge are not added to the list of City of Los Angeles Cultural and Historical monuments.~~

AND FURTHER that because they are not historically or architecturally significant, Removal of the existing improvements will not result in cultural or historic impacts. Existing improvements at the property may be demolished and removed without the need for further study or mitigation.

~~PROVIDED that because the property, but not the improvements, has been designated as a Cultural Historical monument, and in accordance with the owner's voluntary commitment,~~ the Cultural Heritage Cultural Heritage Commission shall review building plans for any new project proposing to redevelop the property to ensure that such new project's plans include a permanent landscaped garden area, not to exceed one-half acre, featuring landscaping, waterscaping, and pedestrian amenities. The garden area of the new project shall be designed by a licensed landscape architect in consultation with the City Council Office where the property is located to commemorate the look and feel of the former Sportsmen's Lodge garden. The garden area shall be open to the public during business hours, shall be conveniently accessible from Ventura Boulevard and shall feature a plaque, monument, or display case commemorating the history of the Sportsmen's Lodge and surrounding community. The garden area may be integrated into the new project and may satisfy, in whole or part, applicable City landscaping or open space requirements, if any, for the new project.

w/o prejudice

the owner shall provide a covenant and agreement in favor of the City providing that in consideration of the denial of this application,

*B - #11*  
*Submitted in*  
*plum on*  
*1/24/06*

**THE DALEDO COMPANY, LLC**  
**BOX 2010**  
**SUN VALLEY, ID 83353**

**PHONE: {208} 726-9308**

**FAX: {208} 726-7309**

**e-mail: lenharlig@cox.net**

*OF 02-2698*

January 24, 2006

### **PRESENTATION TO THE PLUM COMMITTEE**

My name is Len Harlig and my brief presentation today is on behalf of the Harlig Family who has owned the property at Ventura Blvd. and Coldwater Canyon since 1945 [formerly 'The Sportsmen's Lodge Restaurant'].

Thank you for the opportunity to appear at your Committee hearing and address a very important community matter. As a former resident of Studio City, and as a business owner in the community, I am saddened that my property has become a divisive issue for a few residents of Studio City. It was never my family's desire to see the present or the future status of our property create dissention in the community. We had always assumed that when it came time to sell our property, any prospective buyer would be subject to the stringent zoning regulations of the Ventura Boulevard Specific Plan (Plan).

Under the Plan, possible land uses in the zoning district are thoughtfully identified; the public hearing process is utilized; and, any future development is subject to the land use requirements and mitigation measures of the existing zoning regulations. These same rules apply to all property owners in the proscribed area, regardless of whether they are current residents of Studio City or area property owners who live outside of Studio City.

However, in the twilight of my life, I have been singled out for special attention. The special attention is unfair and unwarranted and comes in the form of an attempt to impose historic designation on the buildings on my property, in spite of the relative newness of those buildings.

As you saw in our previous presentation, there is nothing historic or aesthetically significant about the buildings that would qualify them for preservation. I believe in preservation when it is appropriate, however, in the case of the Sportsmen's Lodge these buildings can't meet any of the criteria necessary for historic designation: the buildings aren't old enough and they aren't interesting enough architecturally to warrant anyone's admiration or honor.

The attempt to place historic designation on my buildings creates a burden that is not imposed on other property owners in the same zoning district. This same type of false preservation attempt could be used against any other property owner in the area, if a neighbor, or a group of neighbors, decide they didn't want someone's property to ever change its shape or use. All property owners should have to play by the same land use rules that apply to their zoning district; but, no property owner should be singled out for more onerous rules as an anti-development tool.

If the people who sought the designation on my buildings were really interested in assuring that future development of my property was compatible with the Plan, they would wait until someone proposed a development. The next owner of the property may want to build something that will be more benign from a traffic standpoint or they may want to build something that the community really needs; in those kinds of cases, the community will be able to comment favorably and support the project. The appropriate action, in any case, is to intelligently assess whatever development is applied for when an application for development comes before the jurisdictional zoning authority.

In summary, there are three moral and ethical objections to the historic designation sought by the SCRA and the LA Conservancy:

1. The buildings are not historically or architecturally significant, and they don't meet the standard for historic designation;
2. Zoning regulations already exist that apply to all property owners in the zoning district; it is counter to good planning and equitable government policy to arbitrarily encumber individual buildings beyond the zoning regulations; and,
3. The time to address future development, when there is already existing land use regulation, is when an application is made for development. Applying historic designation to buildings beforehand, as an anti-development scheme, is morally repugnant and abuses the sacred legal trust that empowers municipalities to preserve legitimate historic buildings.

I ask you to please bring an end to three and half years of emotional suffering and monetary expense to my family and send your recommendation to the Los Angeles City Council to reject the ill-advised attempt to designate the buildings on our property. This is your opportunity to right a serious wrong that you weren't responsible for originally, but a serious wrong that you have the power to help correct now.

Thank you.

Len Harlig

CITY OF LOS ANGELES SPEAKER CARD

Date

1/24/06

Agenda Item

11

I wish to speak before the Board of Public Works

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ☒ ) For proposal

( ) Against proposal

Name: Daniel D. Paul ( ) General comments

Business or Organization Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_

2300 Hidalgo Ave CA

Street

City

State

Zip

CA

90039

Business phone: 3236693024

Representing: \_\_\_\_\_

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: \_\_\_\_\_

Phone #: \_\_\_\_\_

Client Address: \_\_\_\_\_

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

1/24/06

Agenda Item

11

I wish to speak before the Board of Public Works - PUMM

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ☒ For proposal  
☐ Against proposal  
Name: Ken Bernstein ☐ General comments

Business or Organization Affiliation: Los Angeles Conservancy

Address: 523 W. 6th St. #826 LA CA 90014  
Street City State Zip

Business phone: 213-623-2489 Representing: \_\_\_\_\_

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Client Address: \_\_\_\_\_  
Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

1/24/06

Agenda Item

11

I wish to speak before the Board of Public Works

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

(X) Against proposal

Name: Christine From ( ) General comments

Business or Organization Affiliation: Studio City Resident's Association

Address: 4215 B Colfax Street City State Zip

Business phone: 213/253-4639 Representing: SCRA

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address: Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

24 JAN 2006

Agenda Item

11

I wish to speak before the Board of Public Works

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

( ) Against proposal

Name: BARBARA MONAHAN ☒ General comments

Business or Organization Affiliation: RESIDENT and MEMBER OF SCRA

Address: 4223 WILKINSON AVENUE, STUDIO CITY, CA 91604  
Street City State Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address: Street City State Zip

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# CITY OF LOS ANGELES SPEAKER CARD

Date

1-24-06

Council File No., Agenda Item, or Case No.

# 11

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

(X) Against proposal

( ) General comments

Name:

DAVID L. BURK

Business or Organization Affiliation:

Address:

12421 12th ST. S.W. CITY

CA

91604

Street

City

State

Zip

Business phone:

310-860-3322

Representing:

N/A

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

1-24-06

Council File No., Agenda Item, or Case No.

# 11

I wish to speak before the

PLU  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

(X) Against proposal

( ) General comments

Name: GARY WATTS

Business or Organization Affiliation:

Address: 12839 MOORPARK ST. #11 STUDIO CITY, CA 91604  
Street City State Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address: Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

January 24, 2006

Agenda Item

11  
02-2698

I wish to speak before the Board of Public Works

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

Name: Allan Abshez ☒ Against proposal  
( ) General comments

Business or Organization Affiliation: ~~Spelman~~ Irell & Manella LLP

Address: 1800 Avenue of the Stars LA 90067  
Street City State Zip

Business phone: 310-277-1010 Representing: Daledo LLC (Sportsmen's Lodge)

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☒

Client Name: Daledo LLC Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

# CITY OF LOS ANGELES SPEAKER CARD



Date 1/24/06

Council File No., Agenda Item, or Case No. 11

I wish to speak before the PLUM  
 Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
 Name: STEVEN ARIAT (x) Against proposal  
 ( ) General comments

Business or Organization Affiliation: \_\_\_\_\_

Address: 4107 MAGNOLIA BLVD DUMBART CA  
Street City State Zip

Business phone: 818-277-0 Representing: Spokane Lodge

**CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:** ☒

Client Name: Spokane Lodge Phone #: \_\_\_\_\_

Client Address: 12901 Yuma Blvd Spokane City  
Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

#11 ✓

Date 1/24/04

Agenda Item Sportsman Lodge

I wish to speak before the Board of Public Works

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
( ) Against proposal  
Name: Marc Allen ( ) General comments

Business or Organization Affiliation:

Address: 12528 Vanowen Bm Steadway CA 91608  
Street City State Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: ☐

Client Name: Phone #:

Client Address: Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

Jan 24, 2006

Agenda Item

11

I wish to speak before the Board of Public Works

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

Name: Len Harlig ☒ Against proposal  
( ) General comments

Business or Organization Affiliation: Sportsmen's Lodge

Address: Daledo LLC

Street

City

State

Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

Agenda Item

1/24/06

# 11

I wish to speak before the

Board of Public Works

PLUM

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

( ) Against proposal

Name: DALE THRUSH ☒ General comments

Business or Organization Affiliation:

Address:

Street

City

State

Zip

Business phone:

Representing:

CD-2

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

12/12/05

Council File No., Agenda Item, or Case No.

#3

I wish to speak before the

PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

Name: Allan Absher (X) Against proposal ( ) General comments

Business or Organization Affiliation:

Irell

Address:

Street

City

State

Zip

Business phone:

310-277-1010

Representing:

Daleto

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

OWNER

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

12/13/08

Council File No., Agenda Item, or Case No.

3

I wish to speak before the

~~Monte Allen~~ PLUM

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

( ) Against proposal

Name: Mary Ann ( ) General comments

Business or Organization Affiliation:

~~SA~~ Surf

Address:

12528  
Street

Venue  
City

San CT  
State

CA  
Zip

Business phone: 818-769-444 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

Council File No., Agenda Item, or Case No.

#3

I wish to speak before the

PLUM  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

( ) Against proposal

Name: Dale Thrush ☒ General comments

Business or Organization Affiliation:

Address:

Street

City

State

Zip

Business phone: 213.485.3391 Representing: Councilmember Wendy Greuel

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

☐

Client Name: Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

# 3  
submitted in  
Court.  
12-13-05

CITY OF LOS ANGELES

CULTURAL HERITAGE COMMISSIO

Re: Sportsmen's Lodge Restaurant and Banquet Center

TRANSCRIPT OF PROCEEDINGS,

at 433 South Spring Street,

Suite 1000, Los Angeles, California,

commencing at 10:05 A.M., Wednesday,

December 4, 2002, before

Kathy F. Kellogg, CRR, RDR, CSR No. 6591.

Reported By:

KATHY F. KELLOGG, CSR No. 6591

PAGES 1 - 81

<p>1 PRESENTATION PARTICIPANTS</p> <p>2</p> <p>3 FOR LEONARD HARLIG, OWNER, SPORTSMEN'S</p> <p>4 LODGE AND BANQUET CENTER:</p> <p>5</p> <p>6 IRELL &amp; MANELLA</p> <p>7 BY: ALLAN J. ABSHEZ, ESQ.</p> <p>8 MICHAEL KAPLAN, ESQ.</p> <p>9 1800 Avenue of the Stars</p> <p>10 Suite 900</p> <p>11 Los Angeles, California 90067-4276</p> <p>12 (310) 277-1010</p> <p>13</p> <p>14</p> <p>15 CITY OF LOS ANGELES CULTURAL HERITAGE</p> <p>16 COMMISSION:</p> <p>17</p> <p>18 MICHAEL A. CORNWELL, PRESIDENT</p> <p>19 MARY KLAUS-MARTIN, VICE PRESIDENT</p> <p>20 ALMA MURRAY CARLISLE</p> <p>21 JOHNNY GRANT</p> <p>22 HOLLY A. WYMAN</p> <p>23 JAY M. OREN, AIA</p> <p>24 FRANK L. OROZCO</p> <p>25 MARGIE J. REESE</p> <p>2</p>	<p>1 WEDNESDAY, DECEMBER 4, 2002; LOS ANGELES, CALIFORNIA</p> <p>2 10:04 A.M.</p> <p>3 -- o0o --</p> <p>4</p> <p>5 MR. CORNWELL: Item 4, Sportsmen's Lodge</p> <p>6 Restaurant &amp; Banquet Center.</p> <p>7 MS. KLAUS-MARTIN: Do you want the --</p> <p>8 MR. CORNWELL: As you know, this item was</p> <p>9 presented to us some time ago. At the request of</p> <p>10 the owner in their effort to retain an architectural 10:05AM</p> <p>11 expert, we deferred this, also at the request of the</p> <p>12 Mayor's office, until today.</p> <p>13 I don't see a card from any architectural</p> <p>14 person.</p> <p>15 Is there an architectural person from the 10:05AM</p> <p>16 owner that wishes to speak today?</p> <p>17 MR. ABSHEZ: Good morning, I'm Allan</p> <p>18 Abshez, the owner's representative, and I'll be</p> <p>19 presenting the matter, along with Len Harlig, the</p> <p>20 owner. 10:05AM</p> <p>21 The report from the Historic Resources</p> <p>22 Consultant is included in our package as Exhibit C.</p> <p>23 This report is from Jan Ostashay of PCR, and we'll</p> <p>24 address that in our presentation.</p> <p>25 MR. CORNWELL: The architectural 10:05AM</p> <p>4</p>
<p>1 PRESENTATION PARTICIPANTS (CONTINUED):</p> <p>2</p> <p>3 SPEAKERS:</p> <p>4</p> <p>5 ALLAN ABSHEZ, ESQ.</p> <p>6 LEONARD HARLIG</p> <p>7 THERESA GRIMES</p> <p>8 MORT ALLEN</p> <p>9 CARRIE HENDERSON</p> <p>10 BETH DIAMOND</p> <p>11 POLLY WARD</p> <p>12 JOHN LOCK</p> <p>13 KEN BERNSTEIN</p> <p>14 LAKITA PIERPONT</p> <p>15 CAROLINE SMITH</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>3</p>	<p>1 consultant, Theresa Grimes, for the applicant, I 10:05AM</p> <p>2 think gave you a copy of that report; is that</p> <p>3 correct? Was that presented to the owner?</p> <p>4 MR. BERNSTEIN: The nomination?</p> <p>5 MR. CORNWELL: I don't think anyone here 10:06AM</p> <p>6 has had an opportunity to review the report.</p> <p>7 Is it in this packet? Is that what I'm</p> <p>8 told?</p> <p>9 MS. KLAUS-MARTIN: Is that this?</p> <p>10 MR. ABSHEZ: Yes, it is. It's in there as 10:06AM</p> <p>11 Exhibit C.</p> <p>12 MR. CORNWELL: Oh.</p> <p>13 MS. KLAUS-MARTIN: They were just placed</p> <p>14 there.</p> <p>15 MR. CORNWELL: Well, I was, frankly, 10:06AM</p> <p>16 looking forward to a discussion with the</p> <p>17 architectural historian. But since she's not here,</p> <p>18 we'll forego that.</p> <p>19 How many speakers do we have on the</p> <p>20 subject? Pardon me a minute. 10:06AM</p> <p>21 (Pause in proceedings.)</p> <p>22 MR. CORNWELL: I have a number of speakers</p> <p>23 in favor of the proposal and two opposed.</p> <p>24 And Mort Allen, what's your position?</p> <p>25 MR. ALLEN: Opposed. 10:07AM</p> <p>5</p>

<p>1 MR. CORNWELL: Three opposed. 10:07AM</p> <p>2 So since the Commission has heard from the</p> <p>3 proponent initially, I will call on the three of</p> <p>4 those who wish to speak opposed to it in any</p> <p>5 particular order. 10:07AM</p> <p>6 Allan, do you want to go first?</p> <p>7 MR. ABSHEZ: Sure.</p> <p>8 MR. CORNWELL: Allan is with Irell &amp;</p> <p>9 Manella, and is representing the owner.</p> <p>10 MR. ABSHEZ: Slide down just a bit. 10:08AM</p> <p>11 (Pause in proceedings.)</p> <p>12 MR. ABSHEZ: Good morning, Mr. President,</p> <p>13 and members of the Commission.</p> <p>14 My name is Allan Abshez of Irell</p> <p>15 &amp; Manella. And I'm here today representing the 10:08AM</p> <p>16 Delado Company, LLC. Delado is the owner of the</p> <p>17 Sportsmen's Lodge property, and has asked me that</p> <p>18 you not recommend the designation of the Sportsmen's</p> <p>19 Lodge as a monument.</p> <p>20 At the outset of our presentation, one of 10:08AM</p> <p>21 the important things we'd like you to understand is</p> <p>22 that the Sportsmen's Lodge is not threatened with</p> <p>23 demolition and is not being proposed for</p> <p>24 redevelopment.</p> <p>25 The Sportsmen's Lodge is currently under 10:09AM</p> <p style="text-align: right;">6</p>	<p>1 copy of the application package, but what we did 10:10AM</p> <p>2 receive is in your package, and also a transcript of</p> <p>3 the September 4th hearing.</p> <p>4 We prepared a Power Point presentation to</p> <p>5 help you through the issues in evidence today. A 10:10AM</p> <p>6 copy of -- a hard copy of the slides of the</p> <p>7 PowerPoint presentation is actually included in your</p> <p>8 packet as Exhibit E. Now --</p> <p>9 MR. CORNWELL: Allan, before you proceed,</p> <p>10 I'd just like to make it clear that the staff's 10:10AM</p> <p>11 recommendation is that we declare -- that the</p> <p>12 Commission declare the site an historical cultural</p> <p>13 monument for the following reason: The site is</p> <p>14 generally accepted as an integral part of the social</p> <p>15 fabric of the East San Fernando Valley. 10:10AM</p> <p>16 Thank you.</p> <p>17 MR. ABSHEZ: Turning to the Power Point</p> <p>18 presentation, the first thing I'd like to do is</p> <p>19 orient you about the properties.</p> <p>20 The Sportsmen's Lodge property is actually 10:11AM</p> <p>21 comprised of approximately five acres. Three of</p> <p>22 those acres are devoted to serve as parking. They</p> <p>23 are accessible off of Coldwater Canyon, and also</p> <p>24 wrap around the back of the hotel and come back to</p> <p>25 Ventura Boulevard on the other side of the hotel. 10:11AM</p> <p style="text-align: right;">8</p>
<p>1 lease to Patrick Holleran, who operates the 10:09AM</p> <p>2 Sportsmen's Lodge facilities today. That lease will</p> <p>3 run through January of 2007. And until that time,</p> <p>4 the Sportsmen's Lodge will continue to be operating</p> <p>5 as it is today. 10:09AM</p> <p>6 I have here with me today Mr. Len Harlig.</p> <p>7 Mr. Harlig is the son of the founder of the</p> <p>8 Sportsmen's Lodge, David Harlig, and the principal</p> <p>9 of Daledo. And Daledo, just so you're aware, stands</p> <p>10 for David Harlig, Len Harlig and Don Fine, the other 10:09AM</p> <p>11 partner in the Sportsmen's Lodge.</p> <p>12 And no one is more familiar with the</p> <p>13 Sportsmen's Lodge than Len Harlig, as you'll</p> <p>14 understand after his remarks. Very importantly,</p> <p>15 we'd like you to understand that the Sportsmen's 10:09AM</p> <p>16 Lodge is very much the product of the Harlig</p> <p>17 family's sweat, equity and entrepreneurship, and is</p> <p>18 their primary family asset.</p> <p>19 In your packet you will find Mr. Harlig's</p> <p>20 declaration and a report prepared by Jan Ostashay, 10:09AM</p> <p>21 who is the historic resources consultant that was</p> <p>22 retained by Daledo. Ms. Ostashay is with PCR.</p> <p>23 There's also a copy of the application for</p> <p>24 the nomination, at least a copy that we received.</p> <p>25 We noted this morning we did not receive a complete 10:10AM</p> <p style="text-align: right;">7</p>	<p>1 So this is a large property. 10:11AM</p> <p>2 The banqueting and restaurant improvements</p> <p>3 comprise approximately 1.5 acres, 60,000 square feet</p> <p>4 of facilities. And the landscaped area adjacent to</p> <p>5 them is approximately a half acre in size. 10:11AM</p> <p>6 In addition, we believe that the facts of</p> <p>7 this case are really not in dispute. The applicants</p> <p>8 in the September 4th hearing basically conceded that</p> <p>9 the improvements at the property are not</p> <p>10 architecturally or historically significant. 10:11AM</p> <p>11 For example, Mr. Grimes testified at the</p> <p>12 last hearing, "Certainly the restaurant and the</p> <p>13 banquet facility and the additional buildings toward</p> <p>14 the rear, all of that was remodeled in 1995, and it</p> <p>15 has changed." 10:12AM</p> <p>16 Mr. Bernstein told you that, "rather than</p> <p>17 the individual structures, and the integrity of</p> <p>18 those individual structures, the argument is really</p> <p>19 about the social and cultural significance of what</p> <p>20 the Sportsmen's Lodge has been." 10:12AM</p> <p>21 And Ms. Grimes highlighted one of the</p> <p>22 points we're going to address today, that one of the</p> <p>23 problems with designating the Lodge as a monument</p> <p>24 would be, "how to deal with permits for alterations</p> <p>25 for a project that isn't architecturally 10:12AM</p> <p style="text-align: right;">9</p>

<p>1 significant." 10:12AM</p> <p>2 Now, the conclusions of the applicants</p> <p>3 themselves are really consistent with the</p> <p>4 conclusions of Ms. Ostashay. She's not here today,</p> <p>5 but you have her presentation. 10:12AM</p> <p>6 She reviewed the entire history of the</p> <p>7 property, all the building permits, visited the</p> <p>8 site, and concluded the improvements currently</p> <p>9 located at the Sportsmen's Lodge Restaurant and</p> <p>10 Banquet Center have been extensively modified over 10:12AM</p> <p>11 the years and consequently lack a substantial</p> <p>12 original historic fabric and integrity. Because the</p> <p>13 appearance of the improvements which exist today</p> <p>14 date primarily from the mid-1990's, the new</p> <p>15 improvements themselves cannot be said to accurately 10:13AM</p> <p>16 reflect or exemplify the history of the community.</p> <p>17 It appears to be the continuity of use, rather than</p> <p>18 the continuity of the improvements, that</p> <p>19 distinguishes the Sportsmen's Lodge.</p> <p>20 And we believe the same things. It's 10:13AM</p> <p>21 really the use of this facility, not the</p> <p>22 improvements themselves that is the subject of our</p> <p>23 discussion.</p> <p>24 Now I'm going to turn things over to Len</p> <p>25 to actually walk you through to show you -- although 10:13AM</p> <p style="text-align: right;">10</p>	<p>1 and the Criminal Justice and Juvenile Justice 10:15AM</p> <p>2 Council. And I chair all those groups.</p> <p>3 The reason I tell you that is because I</p> <p>4 have sat in your chairs during presentations like</p> <p>5 this for the last 20 years, and I know how difficult 10:15AM</p> <p>6 decisions are when they affect people's private</p> <p>7 property and when they affect community values and</p> <p>8 community needs. So I'm not unsympathetic to the</p> <p>9 issues that you're talking about today. And as a</p> <p>10 matter of fact, I was so concerned about how my 10:15AM</p> <p>11 property was going to be used in the future, that in</p> <p>12 1996 or 1997, I came down and met with the Studio</p> <p>13 City Residents Association, because the lease for</p> <p>14 the property was about to expire, and I said to</p> <p>15 them, "I understand the issues that concern 10:15AM</p> <p>16 communities like ours, the one I live in and the one</p> <p>17 that you're living in. And if you will tell me the</p> <p>18 kinds of uses that you would like to have on this</p> <p>19 property in the future, I will only enter into</p> <p>20 agreements with developers when we sell the property 10:16AM</p> <p>21 that will match the community's needs."</p> <p>22 Unfortunately, the Studio City Residents</p> <p>23 Association was unwilling to do that, unwilling to</p> <p>24 give us a list. And after several further attempts</p> <p>25 at getting that list from them, I finally understood 10:16AM</p> <p style="text-align: right;">12</p>
<p>1 I don't think the facts are in dispute about the 10:13AM</p> <p>2 improvements -- just to show you the extent of the</p> <p>3 changes and how they came about.</p> <p>4 MR. HARLIG: My name -- I'm going to come</p> <p>5 up to the front here and stand by the screen. 10:13AM</p> <p>6 My name is Len Harlig, and it's my</p> <p>7 family's property that you are considering today.</p> <p>8 I appreciate the opportunity to come</p> <p>9 before you and to explain our viewpoint of this</p> <p>10 issue. As kind of a little background, not only 10:14AM</p> <p>11 have I grown up with this property from the time I</p> <p>12 was a very small boy, but continuously managed and</p> <p>13 operated the facility until 1975, when I sold the</p> <p>14 operating company to -- under lease -- to a man</p> <p>15 named Harold Price. 10:14AM</p> <p>16 At that time in 1975, I moved up to the</p> <p>17 State of Idaho, Blaine County. It's the area where</p> <p>18 the Sun Valley Ski Company operates. And since</p> <p>19 1985, I have been in public service there. I served</p> <p>20 eight years on the Planning and Zoning Commission. 10:14AM</p> <p>21 I served eight years as a County Commissioner.</p> <p>22 And when I retired from that position in</p> <p>23 January of 2001, I became the chairman of the</p> <p>24 Emergency Medical Services and Emergency Services</p> <p>25 Council for our community, the Airport Authority, 10:15AM</p> <p style="text-align: right;">11</p>	<p>1 that they were not going to be giving it to me, and 10:16AM</p> <p>2 I stopped asking them about it. -</p> <p>3 But in conversations that I've had with</p> <p>4 individual members of the Studio City Residents</p> <p>5 Association, I have reiterated the owner's desire to 10:16AM</p> <p>6 be sure that whatever goes in this place when the</p> <p>7 restaurant and banquet facility were gone will be</p> <p>8 compatible with the community's use.</p> <p>9 So, with that as a background, and with</p> <p>10 your understanding that I know the issues of land 10:16AM</p> <p>11 use planning and community planning and impacts and</p> <p>12 mitigations and so forth, I am not coming to you</p> <p>13 just as a citizen off the street, but I am coming to</p> <p>14 you as a property owner who has sat on both sides of</p> <p>15 the table. 10:17AM</p> <p>16 My father, David Harlig, purchased the</p> <p>17 property in 1945. And, as you see, it was a very</p> <p>18 small facility with a pond, tackle shop and a</p> <p>19 restaurant.</p> <p>20 In the 1950s, there were a number of 10:17AM</p> <p>21 additions made and we will show you those. The</p> <p>22 major additions were done in 1966, which included a</p> <p>23 new tackle shop and other facilities which we'll</p> <p>24 illustrate in the Power Point presentation.</p> <p>25 And then in '75 through '90, this is the 10:17AM</p> <p style="text-align: right;">13</p>

<p>1 period of time in which the property's lease was 10:17AM  2 transferred to Harold Price, and he did a number of  3 interior and exterior remodeling. And then from  4 1991 on, first with Bill Norred, who took over from  5 Harold Price, and then with Mr. Holleran, who has 10:17AM  6 taken over from Norred, considerable changes have  7 been made.  8 So that kind of gives you the background.  9 And I'm not sure, but if you want to interrupt me to  10 take questions, if that's appropriate, Mr. Chairman, 10:18AM  11 I'm happy to answer them; otherwise, I'll go through  12 and you can ask questions afterwards.  13 MR. CORNWELL: You reside now in Idaho?  14 MR. HARLIG: I reside in Ketchum, Idaho.  15 MR. CORNWELL: Thank you. I'm envious. 10:18AM  16 MR. HARLIG: Thank you. I was envious of  17 the place. That's why I went there.  18 This is kind of a site map. I want to  19 point out that this was made many years ago to help  20 people around the grounds. It is a "You Are Here" 10:18AM  21 type of map.  22 And -- could I have a glass of water or  23 something. That's better. Thank you.  24 So while the buildings show a rough  25 representation, they are not to scale. And so as we 10:18AM</p> <p style="text-align: right;">14</p>	<p>1 It could be divided into two rooms, the Regency Room 10:20AM  2 and the Empire Room, or it can be opened as one.  3 So this was done in 1966, as part of a  4 major redevelopment to the entire facility.  5 At that time we expanded the kitchen. The 10:20AM  6 kitchen has been expanded repeatedly over the years,  7 as we've added rooms, so that the quality of the  8 food and service could match the capacity. And so  9 this was another addition which was all done in 1966  10 as well. 10:21AM  11 This is the tackle shop. This was removed  12 in 1966. It was a very old dilapidated building.  13 As part of our desire to improve the entire  14 facility, we also did a lot of redeveloping of the  15 lakes and the ground area. 10:21AM  16 We also replaced this old torn-down  17 building with a better building. But of a similar  18 style to a tackle shop, so that the tackle function  19 or the fishing function would continue on. But it  20 would not be an eyesore relative to these new rooms 10:21AM  21 that are being done.  22 Then the final addition that we did in  23 1966 was to improve the front part of the building  24 on Ventura Boulevard with a new porte cochere. And  25 this does not actually represent what we did in 10:22AM</p> <p style="text-align: right;">16</p>
<p>1 go through the presentation, you will see that some 10:19AM  2 of the features which we point out may be difficult  3 to discern from this overall site map, but the  4 relationship between -- thank you.  5 The relationship between the facilities is 10:19AM  6 pretty much -- this is Ventura Boulevard. This is  7 Coldwater Canyon. This is the Union Oil gas  8 station. This is the property that belongs to the  9 fire department. Back here is the wash, the  10 Los Angeles River wash. And although it doesn't 10:19AM  11 show there, we have a little portion of that goes  12 out like this, and comes down, and it is a  13 cantilevered parking addition which we did in 1966.  14 It does not show the hotel facilities  15 which are going to be on this side. The hotel is 10:19AM  16 owned by a separate business, separate company,  17 separate landowner, separate partnership, and is  18 only related to the Sportsmen's Lodge Restaurant and  19 Banquet Facility by virtue of the similarity of the  20 name. But the ownership was there. 10:20AM  21 This was the major addition which we did  22 in 1966. And this is -- this driveway came in from  23 Coldwater Canyon. This is the porte cochere, the  24 entryway and the major ballroom, which was called  25 the Empire Room. It's divided -- am I in your way? 10:20AM</p> <p style="text-align: right;">15</p>	<p>1 1966, because this portion in here was left 10:22AM  2 undeveloped, and was part of a -- a driveway. You  3 could come in from Ventura Boulevard, make a circle  4 through here, and come out. There's still a  5 driveway apron here that you can exit from. And we 10:22AM  6 had our major sign right about here.  7 But since that time, probably sometime in  8 the mid-'90s or late '90s, first Mr. Norred built a  9 patio out here, and then Mr. Holleran built a little  10 water feature out here, probably in '99 or 2000. I 10:22AM  11 can't remember the exact date.  12 So this now represents the entirety of the  13 area as -- as it is today. But in 1966, the -- it's  14 a little smaller than that.  15 This is a picture dating from sometime in 10:22AM  16 the '50s. And I can't tell you exactly what that --  17 that looks like my car. So it was probably in the  18 '55 or '56 area. This was the main entrance to the  19 Sportsman's Lodge and this was the architectural  20 style. Ventura Boulevard is out here (indicating). 10:23AM  21 And this is west. And this is east over on this  22 side.  23 This is a view of the -- the same general  24 area today, which shows a portion of the changes  25 that have taken place to the building. A lot of the 10:23AM</p> <p style="text-align: right;">17</p>

<p>1 trees have grown up in that period of time. And it 10:23AM  2 doesn't look very much like it did in the old days.  3 And this is the area that I was talking  4 about, the patio that was built out. You can just  5 see right in the corner here, this driveway lip. So 10:24AM  6 you came in from Ventura Boulevard this way, you  7 made a circle this way, and come out that way.  8 And this has all been done by Mr. Norred  9 and Mr. Holleran. These are glass panels, or  10 something with water running through them, and these 10:24AM  11 are architecturally attenuated to make it look  12 rustic.  13 This is more of the -- this is the water  14 wheel, part of this. This is all done in the last  15 couple of years. 10:24AM  16 This is more of that, including the work  17 he's done all about the same time.  18 This is the Coldwater Canyon carport.  19 When -- before Mr. Norred did all this,  20 this was a straight concrete car -- carport with two 10:24AM  21 iron and metal posts, steel posts supporting it.  22 And this all was very modern. Concrete panels and  23 steel. In Mr. Norred's 1995, '96 remodeling, he  24 changed the entire appearance and all of the  25 structure. 10:25AM</p> <p style="text-align: right;">18</p>	<p>1 This is the way it looks today. So that 10:26AM  2 there isn't very much physical or historical feeling  3 that has been retained in this. It's a whole new  4 concept.  5 And at the same time as Mr. Norred did 10:26AM  6 this in the mid-'90s, he also changed the menu, made  7 it a wild game menu, and very shortly thereafter  8 abandoned it because it was a public relations  9 disaster for him. It wasn't so good for me as the  10 landlord either, I have to tell you. 10:27AM  11 This was the original Glass Room, the  12 first room that my father bought. In the center of  13 it, it had a tree that went up through the roof.  14 And it had a little grille around it. This was in  15 1945. So we may have been the first open kitchen 10:27AM  16 restaurant in the United States, but I don't think  17 it was intentional. I think it was an accident, and  18 caused more problems and more grief than you want to  19 hear about.  20 So when this room was remodeled, it was 10:27AM  21 remodeled similar to the picture before that you  22 saw. The tree was removed. The grille was removed.  23 And it had the same motif as the main dining room.  24 But this is what it looks like today. Mr. Norred  25 has spent a considerable amount of money changing 10:28AM</p> <p style="text-align: right;">20</p>
<p>1 This was the original kitchen. Hard to 10:25AM  2 imagine that we were able to produce good food, and  3 in any quantity, out of this kitchen. But the truth  4 of the matter was we only had to feed a 30- or  5 40-seat restaurant at that time. And so it was 10:25AM  6 adequate for the moment, but I don't think any of  7 us, if we were home today, would want to try to  8 prepare a family meal out of a kitchen like that.  9 This is the same area today. It's no  10 longer a kitchen. It's just a hallway. 10:25AM  11 This is the opening to the dish washing  12 area. So if people came in from the dining room  13 this way from the banquet room, this way to put  14 dishes in here. And they were handed out.  15 This is part of the new kitchen that we 10:26AM  16 built in 1966. It was a 10,000-square-foot addition  17 and was fairly modern and progressive.  18 This is another view of that same kitchen.  19 I'm not sure it looks better today than when I left  20 it or not. 10:26AM  21 This was part of the original main dining  22 room. This was constructed in 1948. You can see  23 the steel poles and wood trimming here. And these  24 areas behind here are glass, and that's the way  25 we -- the main dining room looked at that time. 10:26AM</p> <p style="text-align: right;">19</p>	<p>1 this -- this room. 10:28AM  2 This is probably one of my least favorite  3 pictures. This used to be the cocktail lounge and  4 bar area at the restaurant. We had a very dignified  5 pianist, and was part of our restaurant facility. 10:28AM  6 And now it's called The Muddy Moose. I'll just let  7 it stop at that.  8 This is part of the bar area that was  9 expanded and turned into a sports bar theme. Some  10 things make you cringe more than others. There's a 10:28AM  11 big giant screen television here, a dance floor  12 here, and various artifacts.  13 All -- all of these things were done in  14 the last few years. This is the bar, looking from  15 where we were before, but looking to the west. 10:29AM  16 This was the original Waterfalls Room.  17 This is the room that's at the north end of the  18 facility, and it was the first banquet room that we  19 built in 1952. You can see the lights.  20 And this is the east elevation, and this 10:29AM  21 will be the north -- let's see. This would have  22 been looking to the east. That would be looking to  23 the north, and that was the way the room looked at  24 that time.  25 And this is the same room, but from the 10:29AM</p> <p style="text-align: right;">21</p>

<p>1 opposite viewpoint. You can see the same lights and 10:29AM 2 things.</p> <p>3 MR. CORNWELL: How much longer will the 4 visual presentation be, do you think?</p> <p>5 MR. HARLIG: We have a few more slides. 10:29AM</p> <p>6 MR. CORNWELL: Okay. I have some 7 questions, and I'd like to get to that portion of 8 it.</p> <p>9 MR. HARLIG: Sure. This is how the 10 Waterfalls Room looks today. You can see there's 10:30AM 11 been significant changes in the ceiling, 12 construction and lights and so forth. This is, 13 again, looking out toward the east. This is the 14 tackle shop here in the background.</p> <p>15 And this is another view of the Starlite 10:30AM 16 Room, with the improvements that were made in the 17 '90s. This is the terrace area of the Starlite 18 Room. If you're looking this way, you'd be looking 19 north.</p> <p>20 This is the new entrance that was 10:30AM 21 constructed by Mr. Norred.</p> <p>22 You can see that it has very little 23 relationship to the original.</p> <p>24 And this is the banquet entrance that was 25 also done by Mr. Norred. 10:30AM</p> <p style="text-align: right;">22</p>	<p>1 MR. CORNWELL: Right. But I just want to 10:31AM 2 make it clear, the hotel portion is not a part of 3 this property.</p> <p>4 MR. BERNSTEIN: That's correct.</p> <p>5 MR. CORNWELL: People might not 10:32AM 6 understand.</p> <p>7 MR. HARLIG: No, that's right. The hotel 8 property, as I pointed out at the beginning, is not 9 owned by Daledo, it is owned by a different company. 10 And the land under it is owned by even a different 10:32AM 11 company.</p> <p>12 So there's a fee simple ownership for the 13 hotel. There's a partnership that runs the hotel, 14 and then there's Daledo, which is my family. And 15 then there's the tenant, Patrick Holleran. 10:32AM</p> <p>16 So this is the exterior again. You saw 17 this earlier.</p> <p>18 These are some of the major changes which 19 took place during the various remodels of pond areas 20 here and here. And this was formerly a pond, and is 10:32AM 21 now a patio, and this was a bridge construction.</p> <p>22 This is a very old sketch. And I'm not 23 sure just how much it really shows, but when we did 24 the addition in '52 to the Waterfalls Room -- when 25 we created the Waterfalls Room and the Starlite Room 10:33AM</p> <p style="text-align: right;">24</p>
<p>1 This is the Empire -- excuse me. This is 10:30AM 2 the -- part of the Empire Ballroom. And, as you can 3 see, it's a fairly conventional banquet facility; 4 nothing to distinguish it from any of the hotels.</p> <p>5 This is the hallway leading into the 10:31AM 6 Empire Room.</p> <p>7 And so this -- the purpose of all this was 8 to show you how little of what might have been 9 imagined in 1945 remains today. None of the 10 buildings are there that were there in 1945. The 10:31AM 11 architectural and historical and cultural 12 differences are fairly acute to what we originally 13 started and what we are today.</p> <p>14 MR. CORNWELL: And we're just designating 15 the Lodge portion; is that correct, Jay, not the 10:31AM 16 entire property?</p> <p>17 MR. OREN: Yes.</p> <p>18 MR. CORNWELL: Could you point out the 19 portion that's under consideration.</p> <p>20 MR. HARLIG: Do you want me to do that or 10:31AM 21 Jay?</p> <p>22 MR. CORNWELL: Yes. Go ahead and do that.</p> <p>23 MR. HARLIG: My impression is that you 24 were designating all of this property as -- as a 25 monument. Am I incorrect in that? 10:31AM</p> <p style="text-align: right;">23</p>	<p>1 in '52, the pond areas were considerably different. 10:33AM 2 Then in 1955, '56, when we added this area 3 here, the terrace, which ran across from east to 4 west on the north side of the property to enlarge 5 it. 10:33AM</p> <p>6 And then you can see from this sketch, 7 that the pond area is considerably changed here and 8 there. Once again, these are old drawings. We're 9 not sure how accurate they are. They look like they 10 were sketched on the back of -- 10:33AM</p> <p>11 MR. ABSHEZ: That's a Sanborn map.</p> <p>12 MR. HARLIG: Oh, okay. You can see that 13 there was a change again, but they basically remain 14 the same.</p> <p>15 MR. CORNWELL: Could you tell me why 10:33AM 16 specifically you object to the designation as a 17 monument based on the status and recommendation?</p> <p>18 MR. ABSHEZ: I'll address that. But it 19 will become clear as we conclude the presentation.</p> <p>20 MR. CORNWELL: Okay. 10:34AM</p> <p>21 MR. HARLIG: If you could defer the 22 question, and Mr. Abshez will answer it.</p> <p>23 So back to the current site.</p> <p>24 Once again, this is the picture we showed 25 you at the beginning of this section, with bridges 10:34AM'</p> <p style="text-align: right;">25</p>

<p>1 and where they were, and the ponds, and in this 10:34AM  2 area. We'll get back to these as we go through.  3 This is a view from the north look -- from  4 the south looking north. And this was an archived  5 picture, which we found in an album that had been 10:34AM  6 done for my mother, or stepmother some years ago.  7 And this is the main dining room.  8 This is the Glass Room. And you can see  9 that there's an offset here. And this is before the  10 Waterfalls and the Starlite Room were developed. 10:34AM  11 This is the main dining room now, and this  12 is the Glass Room here. You can see that there's  13 been a significant change in the rock structure, in  14 the panels and in the overstructure, and here as  15 well from what originally was. 10:35AM  16 This was the original Sportsmen's Lodge,  17 but it didn't have these doors and it just had glass  18 panels. This area here, which is now a patio, was  19 all the first pond which was just outside of this  20 room. The -- the beams have been changed, the 10:35AM  21 superstructure has been changed. So it doesn't look  22 anything like what it was originally.  23 And this is a longer view. This is the  24 main dining room again. This is the original Glass  25 Room. And you can see that all of this area in 10:35AM</p>	<p>1 was refilled and redug, which makes me wonder just 10:37AM  2 how good a manager I was of construction. But I  3 think I was a good restaurant manager.  4 So the last iteration is the current one,  5 and that's what Mr. Norred did. He reduced the size 10:37AM  6 of the pond and turned this area into a -- an  7 outdoor garden center for outdoor activities.  8 What we wanted to show you with the  9 outside presentation was that although there's been  10 water associated with the property for many years, 10:37AM  11 the way in which that water was distributed and  12 ponded, and the bridges and all those things changed  13 repeatedly. With the additions to the facility,  14 they had be to changed and made bigger or made  15 smaller. And the critical issue originally for the 10:38AM  16 pond was the fact that we had fishing associated  17 with the operation. And we continued that fishing  18 operation until 1967, when it was discontinued  19 altogether. And we stopped serving the catches that  20 people made in the restaurant in 1951. We used to 10:38AM  21 let them catch the fish and bring them in. If any  22 of you are fishermen, you know that fish stories get  23 bigger and bigger as people tell them. So people  24 claimed they were catching 14-inch trout. And when  25 they got it on the plate, it was only six inches. 10:38AM</p>
<p>1 here, these bridges and the patios, this is all new. 10:35AM  2 I can't tell you how old the swans are, but they're  3 probably pretty recent too.  4 This is a view looking toward the Starlite  5 room and the Waterfalls Room when we were about to 10:35AM  6 do the expansion for the terrace, which came out  7 this way. So this is east, this is south, north and  8 west. And you can see they're digging a new pond in  9 this area.  10 This is the same view today. The pond is 10:36AM  11 much smaller than it was in the previous picture.  12 This comes out of the Waterfalls Room. This comes  13 out of the Starlite Room and the new bridge that's  14 been constructed here. And you can see that the  15 facade has been changed significantly. 10:36AM  16 And this is a view looking along the  17 Waterfalls Room toward the Glass Room.  18 This area here was popped out in 1972.  19 The Waterfalls Room was enlarged and an entrance was  20 built in, but this isn't what it looked like in 10:36AM  21 1972. This is what it looks like today. But you'll  22 see in the narrative, it was divided and put in an  23 expansion of the Waterfalls Room to the east in '72.  24 This is the north part of the pond area.  25 That was originally pond, and then over the years it 10:37AM</p>	<p>1 And we got tired of arguing about size. Size does 10:38AM  2 matter. So we eventually stopping doing that, and  3 we stopped it altogether in '67.  4 I think the thing that we agree with, with  5 the applicants, is that there is nothing significant 10:38AM  6 historically or architecturally about the buildings  7 as they exist today, and hasn't been for a long  8 time.  9 I think our area of difference with the  10 Conservancy and the residents association is 10:39AM  11 relative to the importance or significance of our  12 property to the community. I don't want to minimize  13 the fact that when I ran the place, I thought it was  14 pretty hot stuff, and I was always glad for the  15 business that we got. But we were in competition 10:39AM  16 with the whole Los Angeles Valley area for banquets.  17 MR. CORNWELL: Could you flip back to that  18 last slide.  19 MR. HARLIG: I could. Michael can.  20 MR. CORNWELL: Could you tell me which -- 10:39AM  21 other than the Sportsmen's Lodge, were significant  22 in the Valley --  23 MR. HARLIG: Yes, we can do that.  24 MR. CORNWELL: -- more than the  25 Sportsmen's Lodge? And sort of rank them. 10:39AM</p>

<p>1 MR. HARLIG: Here are some of the places 10:39AM  2 that were in competition with us in the '50s and  3 '60s in the Valley.  4 Then we have another slide which will show  5 you additional places in the Los Angeles area and 10:40AM  6 surrounding areas that were in competition with us.  7 And the reason I know this so well is because I was  8 the person that was booking most of the banquet  9 activity during this period. And I knew from  10 people's conversations about the other places they 10:40AM  11 had contacted, just how wide a range of  12 opportunities there were for people to have banquets  13 other than at our place.  14 Unfortunately, I'm 70 years old. I don't  15 remember as much as I used to. So there may be a 10:40AM  16 much larger universe of places that existed during  17 this period that I didn't pay attention to. But  18 these were the primary competitors.  19 MR. CORNWELL: You have some Commissioners  20 who are pushing you or may have passed you, so we 10:40AM  21 can possibly enhance your memory.  22 MR. HARLIG: Yeah, if you want to add to  23 the list, I'm perfectly willing to do that.  24 MR. CORNWELL: How many of those are still  25 in existence? 10:41AM</p> <p style="text-align: right;">30</p>	<p>1 it. 10:41AM  2 Commissioner Grant has expressed feelings  3 that, you know, for example, in Hollywood there's a  4 site where the USO used to be, and why isn't there a  5 monument or a plaque there? 10:42AM  6 And I just hope you truly understand that  7 if this is designated, it doesn't mean that the  8 whole place couldn't be torn down at some point  9 after some consideration and review. But it would  10 be designated for the history and fabric of 10:42AM  11 Los Angeles, that at one point, your Sportsmen's  12 Lodge was, indeed, a very historic property in the  13 history of the City. But you could -- you would  14 have the right, within a period of time to, you  15 know, come to the Commission and come to the 10:42AM  16 community and build whatever you wanted there.  17 MR. HARLIG: I'm not sure that I concur  18 with --  19 MR. CORNWELL: I think you're denying the  20 history of the place. 10:42AM  21 Well, speaking for my wife, who lives in  22 Sherman Oaks --  23 MR. ABSHEZ: I think, if you would let us  24 conclude, I think this information is material to  25 that issue. 10:42AM</p> <p style="text-align: right;">32</p>
<p>1 MR. HARLIG: Well, let's see. This has 10:41AM  2 been changed to another name. This one's still  3 there. This one's still there.  4 MR. LOCK: You know, they filed bankruptcy  5 this week, the Smokehouse, they're out. 10:41AM  6 MR. HARLIG: Oh, well, in that case, I'm  7 one week off.  8 MR. LOCK: The Ventura Club is being torn  9 down.  10 MS. GRIMES: It's gone. 10:41AM  11 MR. HARLIG: I guess the issue isn't  12 whether they exist today or not, but whether they  13 existed during the period --  14 MR. CORNWELL: I think the issue is  15 whether or not you consider the site of the 10:41AM  16 Sportsmen's Lodge is generally accepted as an  17 integral part of the social fabric of the history of  18 the East San Fernando Valley.  19 MR. HARLIG: Well, we don't, but  20 Mr. Abshez will go on -- 10:41AM  21 MR. CORNWELL: And why do you object to it  22 being designated? You have nothing planned. I'm  23 delighted this application has come forward now,  24 because often we get them when the site is slated  25 for demolition. So now is certainly the time to air 10:41AM</p> <p style="text-align: right;">31</p>	<p>1 What we mean to show is the Conservancy 10:42AM  2 has claimed that this is the most significant social  3 political gathering place in the Valley. That's the  4 basis of the application.  5 What this information shows you is that 10:42AM  6 there were literally hundreds of banqueting  7 facilities. All of them hosted weddings,  8 barmitzvahs, graduation parties; political events.  9 There's no information that the Sportsmen's Lodge  10 was unique in this regards. 10:43AM  11 And the next slide shows you that the  12 universe of competition for this activity, even in  13 the '50s, was greater, as Mr. Harlig will tell you,  14 that the Sportsmen's Lodge was not only part of the  15 market in the Valley, but also in the City. 10:43AM  16 So you have to think about the many  17 hundreds of banquet facilities and many hundreds of  18 events going on every night, and whether you can  19 support a claim that the Sportsmen's Lodge was truly  20 unique because it hosted several of these on any 10:43AM  21 given evening. We don't believe that that is a  22 basis to designate a property as a monument. We  23 believe something more is required. And still by  24 the '80s, the '70s and '80s, we had many more of  25 these facilities. 10:43AM</p> <p style="text-align: right;">33</p>

<p>1 On our last slide we'll show you -- and I 10:43AM  2 guess Mr. Harlig can testify to this -- this is all  3 to his personal knowledge, about the significant  4 decline in the business of the Sportsmen's Lodge.  5 MR. HARLIG: Yes. Through 1975, we were 10:44AM  6 averaging between 10,000 and 13,000 a la carte, and  7 Sunday brunch customers per month.  8 MR. CORNWELL: Before we go all through  9 this, just let me give you my philosophy.  10 We're not about to tell you what to do 10:44AM  11 with your property. And if it's designated, we  12 won't. But I thought the other day as I drove  13 around Chase Knolls, the owners wanted to destroy  14 it, and this Commission would not support the  15 application to save it. The City Council overrode 10:44AM  16 that and designated it, and the developer has now  17 come up with a wonderful plan and preserved the  18 property, and it's designated as a monument.  19 And all the desig- -- the status does to  20 those of you who are opposed to the designation is 10:44AM  21 give a little time for the owner to possibly --  22 maybe the City would buy this for a cultural center.  23 I don't know. But I think you're opposing the  24 designation of a cultural monument based on the --  25 what we're saying, the social fabric of the City, 10:45AM</p> <p style="text-align: right;">34</p>	<p>1 it's in danger of becoming. The applicants admit 10:46AM  2 that these improvements -- the improvements are not  3 actually architecturally and historically now --  4 significant because they've changed. That, we  5 think, should end the Commission's inquiry, because 10:46AM  6 what would it be the Commission wants to be  7 preserved?  8 Remember the applicant's own consultant  9 testified there would be a problem in how you handle  10 application and alteration permits for improvements 10:46AM  11 that aren't significant. The parking lot's three  12 acres of the site.  13 I won't review all the facts. Most of  14 this dates around 1996, in terms of what it is. As  15 regards to banqueting use, we submit that it's not 10:46AM  16 the Commission's role to preserve the use or to --  17 and the City does not even have the authority really  18 to require the property owner to continue a use.  19 It's very easy to claim that the Sportsmen's Lodge  20 was, quote, the most significant social or political 10:47AM  21 gathering place.  22 There's really no substance to that claim.  23 The lodge is only one of many, many banqueting  24 facilities, all of them hosting the same kinds of  25 activities. If you're designating something as a 10:47AM</p> <p style="text-align: right;">36</p>
<p>1 should be remembered. And we're not opposing what 10:45AM  2 you want to do with the property, based on the  3 financial problems, or whatever.  4 I just want to make that clear to  5 everyone. 10:45AM  6 MR. HARLIG: Well, if you want --  7 MR. CORNWELL: This gives a little time  8 out for you.  9 So, with that, I'd like you to conclude  10 your presentation, and I'd like to hear from others. 10:45AM  11 MR. ABSHEZ: Maybe I can wrap up.  12 This -- what this shows you is that there  13 has been a very significant decline in the patronage  14 of the lodge, and that its restaurant use has  15 declined by two-thirds; its banqueting declined by 10:45AM  16 60 percent.  17 I want to speak now to the questions that  18 have been raised by the Chairman of the Commission.  19 I'll keep all my remarks short.  20 I think we all, like you, consider 10:45AM  21 historical designation to be a serious matter. And  22 I'm sure you agree that the City's list of monuments  23 should not be just another tool used to close  24 development, or delay development, but that's one of  25 the issues raised in this application. That's what 10:46AM</p> <p style="text-align: right;">35</p>	<p>1 monument, there really needs to be a different 10:47AM  2 element. What the Commission's role is, is to  3 oversee improvements, not oversee uses.  4 So we don't think that this is just a  5 question -- 10:47AM  6 MS. WYMAN: I'm sorry. Would you repeat  7 that? What was that?  8 MR. ABSHEZ: We don't think the  9 Commission's role is to oversec uses.  10 In other words, the Commission can look at 10:47AM  11 building permits, and say do or do not change that  12 improvement. But it can't say: Keep that use.  13 That's not its role. Whose role is that? If  14 anybody, that role belongs to the planning  15 department. 10:47AM  16 We don't think the City's list of the  17 monuments is a top 10 community favorites list. We  18 don't think that's what its purpose is. We think  19 it's a more serious endeavor. We think it's  20 important to have the integrity of the City's 10:47AM  21 monument list maintained. We don't want that  22 process to get off track.  23 So we would submit that the future of the  24 lodge is not really a historic preservation matter,  25 because the improvements are not historic; it's a 10:48AM</p> <p style="text-align: right;">37</p>

<p>1 planning matter. 10:48AM</p> <p>2 With respect to planning the property and</p> <p>3 its future, the community already has very</p> <p>4 significant protections in place. Remember there's</p> <p>5 nothing happening here until 2007. But even in 10:48AM</p> <p>6 2007, we have the Ventura-Cahuenga Boulevard</p> <p>7 Corridor specific plan that strictly regulates this</p> <p>8 site, and will govern what the future uses are. We</p> <p>9 think that the proper time to address those future</p> <p>10 use issues is not by throwing a blanket over the 10:48AM</p> <p>11 lodge or calling timeout or whatever. We think that</p> <p>12 is not an appropriate use of the process.</p> <p>13 We think it's when and if there's a</p> <p>14 development application made at the site. No one</p> <p>15 knows what that application will be, or even if it's 10:48AM</p> <p>16 going to be submitted. And that is the reason that</p> <p>17 we oppose the designation. We oppose it because the</p> <p>18 merits aren't there. That's -- and we think the</p> <p>19 integrity of the process really needs to be</p> <p>20 preserved. 10:49AM</p> <p>21 Thank you.</p> <p>22 MR. CORNWELL: Thank you. Before we go to</p> <p>23 questions, I think we'll hear from the other side,</p> <p>24 and then we'll ask questions. Thank you very much.</p> <p>25 I'm going to allow everyone a chance to 10:49AM</p> <p style="text-align: right;">38</p>	<p>1 records, were used to piece together the development 10:50AM</p> <p>2 history of the property, and I don't think that</p> <p>3 that's in dispute with the presentation that the</p> <p>4 opponents just made.</p> <p>5 The Sportsmen's Lodge has occupied a very 10:50AM</p> <p>6 special place in the social history of the Valley</p> <p>7 since the early decades of the 20th century. Its</p> <p>8 development reflects the history of not only the</p> <p>9 immediate area, but the entire Valley. And, yes, we</p> <p>10 do agree that it's a place that has constantly 10:50AM</p> <p>11 evolved since the first improvement was made on the</p> <p>12 lot in 1914.</p> <p>13 The property was originally known as the</p> <p>14 Trout Lakes and Lodge, founded in approximately</p> <p>15 1938. The Trout Lakes and Lodge was a popular 10:51AM</p> <p>16 recreation spot in the Valley where local movie</p> <p>17 stars went to fish.</p> <p>18 In 1951, the name of the property -- or by</p> <p>19 1951, the name of the property had changed to the</p> <p>20 Sportsmen's Lodge, and slowly the property was 10:51AM</p> <p>21 transformed from this rustic fishing hole into a</p> <p>22 restaurant and banquet facility.</p> <p>23 As I mentioned, the first improvement was</p> <p>24 made on the lot I think in 1914. At this time the</p> <p>25 property also included actually most of that lot 5 10:51AM</p> <p style="text-align: right;">40</p>
<p>1 speak on this, but I'd just like to hear the general 10:49AM</p> <p>2 overview from the applicant, and then we'll hear --</p> <p>3 let everyone speak.</p> <p>4 Who wants to speak for the applicant?</p> <p>5 MS. GRIMES: Well, I'll get started. 10:49AM</p> <p>6 MR. CORNWELL: Okay. Will you introduce</p> <p>7 yourself?</p> <p>8 MS. GRIMES: Yes. My name is Theresa</p> <p>9 Grimes, and I was hired by the Studio City Residents</p> <p>10 Association to prepare the application. 10:49AM</p> <p>11 MR. LOCK: Excuse me. Just a little</p> <p>12 louder, please, ma'am.</p> <p>13 MS. GRIMES: I prepared the application on</p> <p>14 behalf of the Studio City Residents Association.</p> <p>15 MR. CORNWELL: What is your background? 10:49AM</p> <p>16 MS. GRIMES: Well, my back- -- I'm a</p> <p>17 historic preservation consultant. My educational</p> <p>18 background is in architectural history.</p> <p>19 There are only a few books on the history</p> <p>20 of the San Fernando Valley, and those usually 10:50AM</p> <p>21 emphasize that agriculture and ranching past of the</p> <p>22 Valley. As such, most of the social history and</p> <p>23 application was based upon dozens of oral histories</p> <p>24 and interviews with old-time area residents. Public</p> <p>25 records, such as building permits and tax assessor 10:50AM</p> <p style="text-align: right;">39</p>	<p>1 of Track 1360-A that was shown on the site plan. It 10:51AM</p> <p>2 covered the entire northwest corner of Coldwater</p> <p>3 Canyon and Ventura Boulevards.</p> <p>4 A man by the name of Fred Neiderhofer</p> <p>5 purchased the property in 1913, and apparently built 10:51AM</p> <p>6 the structure in 1914, because the value of the</p> <p>7 improvement rose from zero to \$600. It changed</p> <p>8 several times over the next 30 years.</p> <p>9 In 1938, Trout Lakes and Lodge purchased</p> <p>10 the property, which eventually included man-made 10:52AM</p> <p>11 lakes and a bait and tackle shop. Slowly, other</p> <p>12 amenities were added including a cafe and restrooms.</p> <p>13 The first building permit for the property was in</p> <p>14 1942.</p> <p>15 Although there were existing buildings 10:52AM</p> <p>16 there, they were described as an office which</p> <p>17 included a restaurant, restaurants and the tackle</p> <p>18 shop. The proposed work was for the addition of a</p> <p>19 dining room, a covered patio, and converting the</p> <p>20 shop into a cocktail lounge. 10:52AM</p> <p>21 In 1945, individuals, including David</p> <p>22 Harlig, purchased the property and made major</p> <p>23 improvements. Then by 1951, the name changed to</p> <p>24 Sportsmen's Lodge. Trout fishing continued to be a</p> <p>25 very popular part of the Sportsmen's Lodge 10:52AM</p> <p style="text-align: right;">41</p>

<p>1 experience up until the early 1990s when the complex 10:52AM  2 was renovated and, indeed, almost everyone that was  3 interviewed or gave their oral history, one of the  4 firsts things that they said was that, "My father  5 taught me how to fish at the Sportsmen's Lodge." 10:53AM  6 MR. CORNWELL: Do you know how many other  7 conference centers in the Valley have trout fishing  8 available?  9 MS. GRIMES: Well, there were other  10 man-made lakes in the Valley, and the only one I 10:53AM  11 know now would be Toluca Lake.  12 MR. CORNWELL: Thank you.  13 MS. GRIMES: So, for the past 50 years,  14 Sportsman Lodge has played a significant role in the  15 social fabric of the Valley, as a popular place for 10:53AM  16 community business groups, as well as a venue for  17 weddings, anniversaries, b'naimitzvahs; high school  18 proms.  19 I hope you acknowledge this special place  20 in the social history of the Valley by recommending 10:53AM  21 that it be designated a monument.  22 And, once again, I think that, you know,  23 interestingly, I don't think that we're in great  24 disagreement with the presentation that was made by  25 the opponents. We are arguing that the property is 10:53AM</p> <p style="text-align: right;">42</p>	<p>1 basically supports Section 1 and Section 2, which 10:55AM  2 deals with the social history and the -- the  3 historic personage. It wasn't specific, but I think  4 that was probably out of a more privacy issue. But,  5 anyway, she seems to support the Cultural Heritage 10:55AM  6 ordinance.  7 MR. CORNWELL: Thank you very much.  8 It's about almost 11:00. We have about  9 seven speakers. So I'd like you to keep your  10 remarks brief, and consider what's been said before. 10:55AM  11 I'll alternate the pro and con and noncommittal  12 until we conclude the speakers.  13 So, Mort Allen.  14 MR. ALLEN: Good morning.  15 My name is Mort Allen. I was born 10:56AM  16 February 27, 1939, one block from Sportsmen's Lodge.  17 I grew up with the Sportsmen's Lodge; I was  18 barmitzvahed there. I was married there. My  19 children --  20 MR. CORNWELL: So, you're supporting 10:56AM  21 historical designation, I suppose?  22 MR. ALLEN: Let me just tell you. In  23 1962, I opened Allen Realty right across the street,  24 and I owned it for 40 years.  25 MR. CORNWELL: Why are you opposing the 10:56AM</p> <p style="text-align: right;">44</p>
<p>1 significant for the social history, as well as 10:54AM  2 social history of the Valley -- in the Valley.  3 We've never claimed that it was architecturally  4 significant.  5 And, indeed, I just had a brief 10:54AM  6 opportunity to review the report that was prepared  7 by Jan Ostashay from PCR, and she -- she didn't  8 really provide an alternative history or didn't  9 dispute the history or the -- the significance of  10 the property in the Valley. Most of the report has 10:54AM  11 to do with the integrity issues, and the evaluation  12 of integrity I think was very good, but it's based  13 upon the national register criteria for evaluating  14 integrity, which I don't think applies to L.A.  15 Historical Cultural Monuments. And it's certainly 10:54AM  16 not specified in the Cultural Heritage ordinance.  17 MR. CORNWELL: So, in other words, you're  18 not taking exception with much of her report? Is  19 that correct?  20 MS. GRIMES: No, I'm not. It doesn't 10:55AM  21 require the same high standards for integrity that  22 are required for national register listing.  23 MS. WYMAN: And, in fact, the portion  24 where she does compare or applies the L.A. Cultural  25 Historical monument criteria assessment, she 10:55AM</p> <p style="text-align: right;">43</p>	<p>1 designation? 10:56AM  2 MR. ALLEN: Okay. Now, let me tell you,  3 let me get my story out. I for the last -- from  4 1990 to 1997, I restored and rebuilt the bowling  5 alley. I built Staples. Bed &amp; Bath. Aaron 10:56AM  6 Brothers. I did the whole development. I know the  7 entire boulevard.  8 MR. CORNWELL: You're a public figure. We  9 know your background.  10 Why are you opposed? 10:56AM  11 MR. ALLEN: Because what has happened here  12 is, unfortunately, when Len retired, he sold it to a  13 very fine hand-picked man, Mr. Price.  14 And friends of mine that I knew all -- all  15 the original management stayed there. Mr. Price 10:57AM  16 passed away.  17 And this gentleman who was supposedly  18 fronting the Marriott came in, and they had this  19 plan that they were going to build a 10-story  20 Marriott Hotel. So he remodeled the whole lodge and 10:57AM  21 made it Southwestern. He doubled the prices. Said  22 he didn't want old people there. That was the  23 cocktail lounge in the Valley. The piano bar.  24 Everyone went there.  25 Now, what I resent is the Studio City 10:57AM</p> <p style="text-align: right;">45</p>

<p>1 Residents Association does not support it. They 10:57AM  2 don't meet there. They don't -- they have their  3 meetings at the hotel, which is a separate  4 ownership. Nobody in the community supports it,  5 okay? Now, it is so rundown, you go there to Sunday 10:57AM  6 brunch, and you get sick. I mean, it is so  7 mismanaged. It's outdated.  8 MR. CORNWELL: We had lunch there. None  9 of us got sick.  10 MR. ALLEN: Okay. What we have is, you 10:57AM  11 have a situation here, instead of jumping to this,  12 you need to bring someone like Rick Caruso, somebody  13 to say, okay --  14 MR. CORNWELL: For this purpose, we're not  15 the planning commission. 10:58AM  16 MR. ALLEN: No, I understand that. What  17 I'm trying to say --  18 MR. CORNWELL: So I just want you to  19 conclude -- I understand now --  20 MR. ALLEN: Your Honor, what I'm trying to 10:58AM  21 say to you is you have -- first of all, on the  22 history, I also researched this.  23 In 1928, the entire block of Whitsett to  24 Coldwater was a Sportsmen's -- Sportsmen's Park  25 Horse Racing. It was the original thoroughbred 10:58AM</p> <p style="text-align: right;">46</p>	<p>1 deal with the community on what they can do. And I 10:59AM  2 just don't think it's fair. I think that what you  3 have here is you have a tenant that's scared that  4 his lease is running out in a few years.  5 You've got a hotel next door that says: 10:59AM  6 Hey, we want all this parking. Let's freeze the  7 property so they can't do anything. Because once  8 you designate it, it becomes very hard to do  9 anything. I just feel that you're stepping on the  10 property owner's rights when there's really nothing 10:59AM  11 there to do it with.  12 MR. CORNWELL: Actually, we don't have  13 that. We're not that powerful of a commission. Our  14 designation is not to freeze it and preventing  15 anything from happening. 10:59AM  16 Make your last statement, Mort.  17 MR. ALLEN: My last statement is that when  18 you talk about Chase Knolls, those people took a \$20  19 million loss to sell it to somebody who -- who left  20 it as apartments. So it wasn't that they did a good 11:00AM  21 thing. They lost it to --  22 MR. CORNWELL: We turned down that  23 request. The City Council designated it.  24 MR. ALLEN: I'm saying -- okay.  25 MR. CORNWELL: Thank you, Mort. 11:00AM</p> <p style="text-align: right;">48</p>
<p>1 horse racing place. It encumbered -- this wasn't 10:58AM  2 just one little piece, it was the whole block was  3 all developed, as all this old-time stuff there.  4 All right.  5 Across the street, you had the Moska Cliff 10:58AM  6 Restaurant, which was more historic. They let that  7 be converted into stores.  8 MR. CORNWELL: The who?  9 MR. ALLEN: Moska Cliff Russian  10 Restaurant. It was across the street. It was this 10:58AM  11 famous old restaurant from 1910.  12 MR. CORNWELL: Would you care to designate  13 that?  14 MR. ALLEN: It's too late now. They --  15 they destroyed it. 10:58AM  16 What I'm trying to say is this, that in  17 other words, what this property needs -- we've all  18 analyzed this. There should be a movie theater in  19 the back. There should be shops in the front.  20 MR. CORNWELL: Let's say we had a movie 10:59AM  21 theater. Wouldn't it be nice to have a plaque  22 honoring the memory of the founder?  23 MR. ALLEN: What you're trying to do is  24 saying that this family, who has spent their  25 lifetime here doing service, is going to have to 10:59AM</p> <p style="text-align: right;">47</p>	<p>1 MR. ALLEN: Okay. 11:00AM  2 MR. CORNWELL: Let's see.  3 Carrie Henderson.  4 MS. HENDERSON: I only have a few words to  5 say. 11:00AM  6 I'm a resident. I live two blocks south  7 of Ventura Boulevard. The Sportsmen's Lodge is just  8 a landmark for us. I'm sorry more people couldn't  9 know about this meeting. They would have been here.  10 MR. LOCK: Hear. Hear. 11:00AM  11 MS. HENDERSON: I would hate to see it all  12 cut up. Shops. We just love it like it is.  13 MR. CORNWELL: Thank you.  14 Polly Ward.  15 MS. WARD: Hello. I'm Polly Ward. I'm 11:00AM  16 vice president of the Studio City Residents  17 Association. I'm president of the Hillside  18 Federation. 42 Associations belong to the Hillside  19 Federation.  20 There is no agreement on the board of the 11:01AM  21 Studio City Residents Association. The only thing  22 that we agreed to be voted on and approved was the  23 expenditure of \$500 to have the historical report  24 written.  25 There are so many -- at our board 11:01AM</p> <p style="text-align: right;">49</p>

<p>1 meetings, we have not gone to a vote. The vote has 11:01AM  2 been withheld because of disagreement about whether  3 this is really a good idea.  4 Our membership has been told the reason  5 for doing this is to make sure that there is no big 11:01AM  6 box that is built there. And, indeed, we have been  7 assured by the owner, Mr. Harlig, when he came to  8 our board and told us there would never be a big box  9 there, I believe him.  10 I believe him for two reasons: I know him 11:01AM  11 as a person, but also this Ventura Boulevard  12 Specific Plan would clearly preclude that. It  13 couldn't be done because traffic -- in other words,  14 the historical designation certainly would not  15 protect the community from anything that it's not 11:02AM  16 already protected from.  17 MR. CORNWELL: How would it harm the  18 community?  19 MS. WARD: Pardon?  20 MR. CORNWELL: How would it harm the 11:02AM  21 community?  22 MS. WARD: How would it harm the  23 community. We are concerned. Those of us on the  24 board who are not willing to vote for this are  25 concerned that it will go downhill. It is already 11:02AM</p> <p style="text-align: right;">50</p>	<p>1 MR. CORNWELL: Are all of those monuments? 11:03AM  2 MS. WARD: No. None of them are  3 monuments.  4 MR. CORNWELL: Would you bring some  5 applications to us so we can consider them? 11:03AM  6 MS. WARD: Yes, I'd be happy to do that.  7 MR. CORNWELL: Just to clarify to the  8 audience, the Commission does not go out and look  9 for places.  10 It's up to the public to bring them to us. 11:03AM  11 Thank you.  12 MS. WARD: You're welcome.  13 MR. CORNWELL: And I think some of those  14 are designated, right?  15 MS. WARD: They are.  16 MR. CORNWELL: Jay, just for the  17 clarification for everyone, would you clearly state  18 exactly what the designation does to the property?  19 MR. OREN: It allows the Commission time  20 to consider objecting to a building permit or a 11:04AM  21 demolition permit. It also allows the property to  22 apply for a No Tax/Property Tax Abatement Program  23 and receive some rebate -- rebate on the property  24 taxes in order to rehabilitate the building.  25 MR. CORNWELL: And how long can we hold up 11:04AM</p> <p style="text-align: right;">52</p>
<p>1 going downhill. We -- I have lived there for 34 11:02AM  2 years. My daughter was married there. I've gone to  3 many, many luncheons. Many political events. All  4 of that is true, but it's in the past.  5 If I hurt Mr. Harlig's feelings, I'm 11:02AM  6 sorry, but it's -- it's past its prime. It's gone  7 downhill. And what we are concerned about, those  8 who oppose the historical designation, is that with  9 that, there will be restrictions on what could  10 happen there. It will take longer. And it will 11:02AM  11 just go downhill. And we think it could be -- it  12 could be a real problem, a -- we have -- we have --  13 in the community we're starting to develop a real  14 problem with transients. And we feel this could be  15 a haven for transients if we're not very, very 11:03AM  16 careful.  17 MR. CORNWELL: Thank you for  18 articulately -- Jay, could you --  19 MS. WARD: May I also state --  20 MR. CORNWELL: Go ahead. 11:03AM  21 MS. WARD: -- other historical places in  22 the Valley surely Capo de to Cahuenga, Universal,  23 CBS which was -- you know, the motion picture  24 industry started here. The Tujunga Wash. Pickwick.  25 There are other places. 11:03AM</p> <p style="text-align: right;">51</p>	<p>1 a proposal by the owner? 11:04AM  2 MR. OREN: Not more than six months.  3 MR. CORNWELL: In other words, if this is  4 designated a cultural monument, the owner can  5 protest and has up to six months -- after six 11:04AM  6 months, he can do what he wants.  7 So it seems to me designating this  8 property as an historic spot, which it clearly is in  9 my mind -- and my wife reiterated that this morning  10 at breakfast, and she grew up in Sherman Oaks. And 11:04AM  11 I've been married to her 42 years, and I spent every  12 Mother's Day at the Sportsmen's Lodge.  13 MR. GRANT: You need to change the menu  14 to --  15 MR. CORNWELL: I think there's a feeling 11:05AM  16 mark that we're somehow infringing on the owner's  17 rights.  18 And we're not -- for six months, there's  19 nothing even planned there for the moment. And I  20 think -- I appreciate Polly's strong recommendation 11:05AM  21 for the owner's interest in the community. And I  22 have every confidence that what happens there is  23 going to be for the betterment of the community.  24 But I've said enough of my own view.  25 Let's go ahead here with Lakita Pierpont. 11:05AM</p> <p style="text-align: right;">53</p>

1 She doesn't say what her position is. 11:05AM  
2 I think I've stayed in the Pierpont Inn  
3 several times.  
4 MS. PIERPONT: I'm very proud.  
5 MR. CORNWELL: Too bad the highway come 11:05AM  
6 through there.  
7 MS. PIERPONT: Yes. Thank you very much.  
8 MR. CORNWELL: Inaudible. That's an  
9 historic name.  
10 You didn't say whether you were pro or 11:05AM  
11 against, so I don't know --  
12 MS. PIERPONT: I'm very pro.  
13 MR. CORNWELL: Pro. Okay.  
14 MS. PIERPONT: I mean, pro historical  
15 status. Against, I'm sorry. 11:05AM  
16 I'm a 14-year resident of Chase Knolls  
17 too. I grew up in Sherman Oaks, as your wife did.  
18 I'm a little older than she is, I assume. My mother  
19 moved there in 1945 and -- or '46, I should say, war  
20 widow. 11:06AM  
21 MR. LOCK: Can we have just a little more  
22 volume, ma'am? It's awfully hard for these people  
23 back here to hear you.  
24 MS. PIERPONT: Okay. In 1946, I was taken  
25 to Sportsmen's Lodge. That's where I learned how to 11:06AM

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1 fish. Indeed, in those days -- I was reminiscing -- 11:06AM  
2 those were the days when you could fish and then  
3 take it to the chef to cook, and then he would  
4 prepare it in any way you wanted it prepared. I  
5 still hate doing -- 11:06AM  
6 MR. CORNWELL: You're opposed to the  
7 designation?  
8 MS. PIERPONT: No. I'm pro.  
9 MR. CORNWELL: You're pro the designation.  
10 Oh, I see. I got confused. 11:06AM  
11 MS. PIERPONT: I did too.  
12 MR. CORNWELL: You can take as long as you  
13 want.  
14 MS. PIERPONT: Many, many fond memories of  
15 the Sportsmen's Lodge. And one in particular is 11:06AM  
16 that on my 12th birthday -- I believe it was my 11th  
17 or 12th birthday, it snowed in the San Fernando  
18 Valley. Some of you may remember that, Mr. Grant.  
19 And that's where I went for my birthday, my birthday  
20 dinner. 11:07AM  
21 I also -- my wedding was at the  
22 Sportsmen's Lodge. And my children learned how to  
23 fish at the Sportsmen's Lodge. My sons. And they  
24 are both great fishermen.  
25 There's so few historical monuments 11:07AM

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1 designations in the San Fernando Valley, as we all 11:07AM  
2 know. And we fought a long --  
3 MR. CORNWELL: That was an issue during  
4 secession. Secessionists said the City was ignoring  
5 the Valley by not making cultural monuments. 11:07AM  
6 MS. PIERPONT: I think that's true.  
7 MR. CORNWELL: I repeat, again, it's up to  
8 the residents to bring nominations to the City.  
9 MS. PIERPONT: Yes.  
10 MR. CORNWELL: I appreciate your position. 11:07AM  
11 If you could tell me your connection with the  
12 Pierpont Inn.  
13 MS. PIERPONT: My husband's family  
14 originally owned the Pierpont Inn, and it's been  
15 sold many years ago. 11:08AM  
16 MR. CORNWELL: Really. It maintains some  
17 of its wonderful character.  
18 MS. PIERPONT: Some of it.  
19 MR. CORNWELL: Some of it. Unfortunately,  
20 we can't designate that. I don't know -- 11:08AM  
21 Thank you very much for coming down.  
22 MS. PIERPONT: Thank you. Thank you for  
23 allowing me.  
24 MR. CORNWELL: Beth Diamond, Studio City  
25 Residents Association. 11:08AM

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1 MS. DIAMOND: Yes. 11:08AM  
2 MR. CORNWELL: Could you clarify the  
3 position. I know the president of the association  
4 submitted a letter supporting this. I don't want to  
5 misquote it, since I don't have it in front of me. 11:08AM  
6 But, apparently, there's a disagreement on  
7 the board.  
8 MS. DIAMOND: There is a disagreement on  
9 the board, and I can tell you exactly what the board  
10 did vote for. And -- 11:08AM  
11 MR. CORNWELL: Could you speak up.  
12 MS. DIAMOND: I can, yes.  
13 My name is Beth Diamond. I'm the  
14 secretary of the Studio City Residents Association.  
15 And this is the motion that was put before the 11:08AM  
16 board. The architectural historian, Theresa Grimes,  
17 assisted by the SCRA member volunteer, Paula Foster,  
18 has conducted a series of oral history interviews;  
19 has prepared a City of Los Angeles cultural -- I'm  
20 sorry -- Historic Cultural Monument Application for 11:09AM  
21 the Sportsmen's Lodge.  
22 The site has occupied a central place in  
23 the social history of the Valley for many decades.  
24 It began as a trout farm, where thousands of Valley  
25 residents first learned to fish, and evolved into a 11:09AM

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<p>1 banquet facility and became the Valley's most 11:09AM  2 significant social and political gathering place.  3 The monument application does not  4 include -- excuse me. The last significant  5 Sportsmen's Lodge Hotel addition was added in 1962. 11:09AM  6 The application would be submitted to the City of  7 Cultural Heritage Commission for approval. And it  8 would then go to the full city council. If approved  9 for further alterations to the significant features  10 of the complex, would require review of the local -- 11:09AM  11 of the Cultural Heritage Commission.  12 We are asking the board to approve a \$500  13 payment to Theresa Grimes for her work on this  14 nomination. And the board voted that of the 13  15 members on the board, there were no voted -- sorry. 11:10AM  16 There were, yes, eight votes; three for discussions,  17 and two that didn't vote. There were no no votes at  18 all on this.  19 We have -- we have subsequently gone --  20 after it came before the Commission, it was 11:10AM  21 discussed at the board. We did have an open  22 discussion at the board meeting, and the concern  23 that I heard anyway -- I'm not sure if Polly heard  24 the same thing -- was that the -- they were -- we  25 were unclear on the footprint of what it was going 11:10AM</p> <p style="text-align: right;">58</p>	<p>1 delayed for more than two months, we do hope the 11:11AM  2 Commission will move forward at the hearing and  3 recognize the Sportsmen's Lodge for its clear  4 significance.  5 Thank you very much. 11:12AM  6 MR. CORNWELL: Thank you.  7 Polly, do you want to comment on that?  8 Clearly, there's a little misunderstanding, but I  9 appreciate both of you appearing.  10 I have a Caroline Smith. She -- 11:12AM  11 MS. SMITH: I am for. Because the owner  12 was -- was talking against designation, I got mixed  13 up in which is for or against.  14 So I'm for the designation, if you want to  15 go to another against. 11:12AM  16 MR. CORNWELL: Do you want to say  17 anything?  18 MS. SMITH: Yes.  19 MR. CORNWELL: Go ahead.  20 MS. SMITH: I'm vice chair of the 11:12AM  21 Democratic Party of the San Fernando Valley. And  22 I'm on the Chase Knolls Residents Association  23 steering committee. And I'm speaking probably more  24 for the Republican Party right now than the  25 Democratic Party. 11:12AM</p> <p style="text-align: right;">60</p>
<p>1 to be. And that seemed to be the only concern that 11:10AM  2 I was hearing, and what was going to be part of the  3 cultural heritage and what wasn't, because we  4 definitely do not want the hotel as part of it. It  5 should be the fishing part. 11:10AM  6 And, also, I would like to respond to  7 Mr. Harlig's statement about the SCRA not being --  8 MR. CORNWELL: About the what?  9 MS. DIAMOND: About the Studio City  10 Residents Association not being involved in 11:11AM  11 developing his property for him.  12 I was not at the board at the time when he  13 came and spoke to us about what he was going to do  14 with the property, or what he didn't plan to do with  15 the property. 11:11AM  16 But the subsequent discussion that was --  17 was that our mission was not to go to them and tell  18 them what to develop. Our mission is to work with  19 the developers to create something that is  20 compatible with Studio City. So -- and we are not 11:11AM  21 in an adversarial position with him at all. We want  22 to work with him. We've actually written him a  23 letter to work with him on this.  24 We've had no response that I know of.  25 And the last point is that since we've 11:11AM</p> <p style="text-align: right;">59</p>	<p>1 The Sportsmen's Lodge has become, in the 11:12AM  2 last half of the 20th century, the significant place  3 for any sort of significant political announcements.  4 It has probably housed more governors' and  5 gubernatorial and presidential meetings than any 11:12AM  6 other location, even the larger hotels, because of  7 the historic significance.  8 In recent years, the Democratic Party has  9 not been able to use it because of it not being --  10 no longer being a union facility. 11:13AM  11 But it is -- it has been designated and is  12 thought of as the place to go for any political  13 announcements in the Valley. And that is very much  14 the social historic fabric of the Valley, which has  15 such a short history. 11:13AM  16 MR. CORNWELL: Thank you.  17 MS. SMITH: Thank you.  18 MR. CORNWELL: John Lock?  19 John, you say your business affiliation is  20 Sportsmen's Lodge. 11:13AM  21 MR. LOCK: Well, in a way it is.  22 I would like to let it be known that I'm  23 for the Sportsmen's Lodge designation as a monument.  24 MR. CORNWELL: Is this a rented outfit you  25 have on or... 11:13AM</p> <p style="text-align: right;">61</p>

1 MR. LOCK: It goes back tomorrow at 11:13AM  
2 8 o'clock.  
3 I'm an old TV cowboy from some 40 years  
4 back. Been in the motion picture business for a  
5 long time. And I feel that that facility has been 11:14AM  
6 connected to Hollywood for a lot of, lot of years.  
7 It's 10 minutes away to Hollywood.  
8 Right, Johnny?  
9 MR. GRANT: Right.  
10 MR. LOCK: And I watched so many landmarks 11:14AM  
11 go by the wayside, such as -- well, it was a private  
12 club. But the Masters Club was a long time to  
13 establish.  
14 The Actors Club, a gathering place for  
15 many, many of the motion picture community. 11:14AM  
16 The Brown Derby.  
17 Nickerbocker Hotel.  
18 You can talk about a lot of them that  
19 people remember. Now we're talking about the  
20 Valley. But the location is so perfect for -- for a 11:14AM  
21 landmark and for a meeting place, a gathering place  
22 of so many person -- personalities. And the -- the  
23 nostalgia, the personality of the lodge to me is one  
24 of the main things. And whatever the owners want to  
25 do later on that, that's okay. But the landmark 11:15AM

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1 should be a place where people gather to have -- 11:15AM  
2 have any of you seen the -- the Western Heritage  
3 Gallery, art gallery? We have all the legendary  
4 cowboys --  
5 MR. CORNWELL: In the Gene Autry? 11:15AM  
6 MR. LOCK: -- in the Sportsmen's Lodge.  
7 MR. CORNWELL: Oh, yes, right.  
8 MR. LOCK: It's got all the legendary  
9 cowboys, from Roy and Gene and Pat Buttram, who's  
10 designated a -- 11:15AM  
11 MR. ALLEN: That's the hotel.  
12 MR. LOCK: I beg your pardon, sir?  
13 MR. ALLEN: That's the hotel.  
14 MR. LOCK: Well, it's still in the  
15 facility. It's right in the breezeway. Did you 11:15AM  
16 object to it?  
17 MR. ALLEN: No, but it's in the hotel.  
18 MR. CORNWELL: Thank you for mentioning  
19 that.  
20 MR. LOCK: What are we talking about? 11:15AM  
21 What's the difference between a hotel and --  
22 MR. CORNWELL: There's two properties  
23 there. We're looking at the lodge of the  
24 restaurant, the convention center part, but your  
25 comments are... 11:15AM

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1 MR. LOCK: Well, they approved the western 11:16AM  
2 art gallery. There's a lot western personalities  
3 that meet every year. There's Pioneer Broadcasting  
4 that's met there for many years.  
5 It's not only a gathering place, it's a 11:16AM  
6 meeting place for so many -- well, memorial  
7 services. The late great Jock Mahoney had a major,  
8 major memorial service there. John Mitchum within  
9 the last year.  
10 These are -- these are historic characters 11:16AM  
11 in the movie industry. And they had been fond of  
12 the meeting place of the Sportsmen's Lodge. It's --  
13 it's a landmark in itself.  
14 And across the country -- I've traveled  
15 the country across for western festivals all the 11:16AM  
16 time, and everybody seems to know where the  
17 Sportsmen's Lodge in Studio City is.  
18 So I may be a little emotional about it.  
19 I've been to many, many functions. I've seen a lot  
20 of people enjoy the facility as it is. 11:16AM  
21 MR. CORNWELL: Thank you.  
22 MR. LOCK: And I thank you very much for  
23 giving me the time.  
24 It think it definitely should be  
25 designated as a landmark. 11:17AM

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1 MR. CORNWELL: Okay. The last speaker I 11:17AM  
2 have -- if anyone wants to turn in a card -- is Ken  
3 Bernstein from the Conservancy.  
4 I'd just like to comment again on Jay's  
5 remarks. The Commission can delay on its own accord 11:17AM  
6 up to 180 days. Beyond that, the City Council can  
7 add another 180 days for a year. And beyond that,  
8 if that doesn't carry, then the owner can do what he  
9 wants with the property. Hopefully, if this is  
10 designated, there might be a little plaque there 11:17AM  
11 that honors the history of the -- of the property.  
12 Go ahead.  
13 MR. BERNSTEIN: Good morning.  
14 Ken Bernstein with the Los Angeles  
15 Conservancy. 11:17AM  
16 We are strongly in support of the  
17 nomination for Sportsmen's Lodge. As has been  
18 mentioned a few times, we are not substantially  
19 disputing the presentation that was made. Clearly,  
20 there have been alterations to the complex. That 11:17AM  
21 was acknowledged both in the application and in the  
22 presentation that was made to you when this was  
23 taken under consideration. The nomination is,  
24 though, based on the Sportsmen's Lodge -- Lodge's  
25 social and cultural significance to the San Fernando 11:18AM

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<p>1 Valley. 11:18AM</p> <p>2 MR. GRANT: Let me ask you. He didn't</p> <p>3 mention that. When he was just asked what we're</p> <p>4 voting on here, he did not mention the social.</p> <p>5 MR. CORNWELL: It's in the staff report, 11:18AM</p> <p>6 Johnny. Would you like to see it?</p> <p>7 MR. GRANT: I want to know about that.</p> <p>8 How important that is. They started the building.</p> <p>9 MS. KLAUS-MARTIN: Here it is.</p> <p>10 MR. GRANT: I know. I understand -- 11:18AM</p> <p>11 MR. BERNSTEIN: I believe -- I don't have</p> <p>12 the staff report in front of me -- that was the</p> <p>13 basis for --</p> <p>14 MR. CORNWELL: It says the site is</p> <p>15 generally accepted as an integral part of the social 11:18AM</p> <p>16 fabric of the East San Fernando Valley.</p> <p>17 And that's the reason for the staff</p> <p>18 recommending that the Commission declare the site an</p> <p>19 historical cultural monument.</p> <p>20 MR. BERNSTEIN: I think that's consistent 11:18AM</p> <p>21 with what I said, that it is social and cultural,</p> <p>22 not architectural in nature, in terms of the</p> <p>23 justification for the designation.</p> <p>24 And I think you've already heard how this</p> <p>25 is a quintessential San Fernando Valley social and 11:19AM</p> <p>66</p>	<p>1 hill. But to San Fernando Valley residents, the 11:20AM</p> <p>2 Sportsmen's Lodge, it's hard to think of a peer</p> <p>3 facility that really is a peer that fulfilled so</p> <p>4 many functions in the way that the lodge has. And</p> <p>5 not to mention the political history that was 11:20AM</p> <p>6 mentioned by Carolyn Smith and the connection to</p> <p>7 Hollywood that -- that Mr. Lock has mentioned.</p> <p>8 So it's no one of these factors. But</p> <p>9 taken together, I think it really does add up to the</p> <p>10 fact this is a special place for the San Fernando 11:20AM</p> <p>11 Valley. And clearly, as Paula Foster, the volunteer</p> <p>12 from the Studio City area who assisted Theresa</p> <p>13 Grimes in the nomination, as she went around in the</p> <p>14 community and talked to residents, and she did, I</p> <p>15 believe, over 30 oral history interviews in the 11:21AM</p> <p>16 area, she found that this was a site that has played</p> <p>17 a central role in people's lives throughout the</p> <p>18 San Fernando Valley. And there are very few of</p> <p>19 those places still remaining.</p> <p>20 I want to reiterate something Theresa 11:21AM</p> <p>21 Grimes stated, which is that there is not a specific</p> <p>22 test of integrity in the Cultural Heritage Ordinance</p> <p>23 that equates to the integrity test that's in there</p> <p>24 for nationally registered property facilities.</p> <p>25 Clearly, that's the basis of Jan 11:21AM</p> <p>68</p>
<p>1 cultural landmark, and it's no one factor, but I 11:19AM</p> <p>2 think all these factors taken together.</p> <p>3 Yes, there are other banquet facilities.</p> <p>4 There were other banquet facilities from the 1950s</p> <p>5 to 1960s, and a handful of them, not very many from 11:19AM</p> <p>6 that list, actually, are still remaining. But this</p> <p>7 was a unique site. A uniquely special place to</p> <p>8 those who had events there. And it wasn't just --</p> <p>9 and it's not just that there were barmitzvahs, not</p> <p>10 just that there were weddings, but what that this 11:19AM</p> <p>11 was perceived as is a center of San Fernando Valley</p> <p>12 social and cultural life; a gathering place.</p> <p>13 In a sense it is to the San Fernando</p> <p>14 Valley to what on the other side of the hill a</p> <p>15 handful of hotels and banquet centers, places like 11:19AM</p> <p>16 the Biltmore, or the Ambassador Hotel, which we're</p> <p>17 very involved in preserving on Wilshire Boulevard,</p> <p>18 as its future is threatened.</p> <p>19 Those were the places that visiting</p> <p>20 dignitaries came to stay when they visited the area, 11:20AM</p> <p>21 where major political events took place, where major</p> <p>22 gatherings, whether weddings or barmitzvahs or proms</p> <p>23 took place.</p> <p>24 And Valley residents used some of those</p> <p>25 facilities, yes, it's true on the other side of the 11:20AM</p> <p>67</p>	<p>1 Ostashay's report, and this is probably a subject 11:21AM</p> <p>2 that would not meet national register criteria. I</p> <p>3 would grant you that, because of the integrity</p> <p>4 issue.</p> <p>5 Chase Knolls, despite the dispute as to 11:21AM</p> <p>6 whether it is eligible for local status and was</p> <p>7 approved by the City Council, it has been determined</p> <p>8 eligible for the national register. It is largely</p> <p>9 intact. And we felt that has been vindicated by the</p> <p>10 National Park's Services findings in that case. In 11:21AM</p> <p>11 this case, there is an integrity issue here</p> <p>12 architecturally that could be problematic if it were</p> <p>13 nominated to the national register. But the</p> <p>14 criteria in the Cultural Heritage Ordinance are</p> <p>15 somewhat different. I know you know them, but I 11:22AM</p> <p>16 just wanted to go over very quickly why we feel so</p> <p>17 strongly this does meet the local criteria.</p> <p>18 And I've highlighted those criteria, which</p> <p>19 we feel it meets, and I'll just read it very</p> <p>20 quickly: Any site, including significant plant life 11:22AM</p> <p>21 located thereon, building structure -- building or</p> <p>22 structure, of particular historic or cultural</p> <p>23 significance to the City of Los Angeles, such as</p> <p>24 historic structures or sites, in which the broad</p> <p>25 cultural, economic or social history of the nation, 11:22AM</p> <p>69</p>

<p>1 state or community -- and what we're saying here is 11:22AM  2 we're talking about the cultural and social history  3 of this San Fernando Valley community -- is  4 reflected or exemplified, or which are identified  5 with historic personages and importance events in 11:22AM  6 the main occurrence or -- that should be "of,"  7 actually -- of national, state or local history.  8 Then it gets into the architectural  9 criteria. But I would point out it does not need to  10 meet all of those criteria. Each of those clauses 11:23AM  11 in the cultural heritage ordinance are linked by the  12 word "or," so it can meet just a single one of those  13 criteria and still be eligible for designation under  14 the Cultural Heritage Ordinance.  15 The Conservancy first became involved with 11:23AM  16 this issue starting about two years ago, when our  17 Conservancy modern committee brought this to our  18 attention as a significant site in the San Fernando  19 Valley. As I mentioned at the initial hearing, we  20 featured this on a two-day driving tour of the 11:23AM  21 San Fernando Valley in 2000. That attracted over  22 1,000 tour-goers. And they were astounded when they  23 came to the site and didn't know the history of the  24 trout farm, and really reacted very positively to  25 its unique ambience. 11:23AM</p> <p style="text-align: right;">70</p>	<p>1 recognizing and preserving which are less so. 11:25AM  2 And as we've begun that process,  3 Sportsmen's Lodge really has risen to the top of the  4 list, and we really feel we need to take steps to  5 protect the best of the Valley's mid-20th century 11:25AM  6 heritage now before it's lost to us. We think it's  7 one of those sites, and we urge your support.  8 MR. CORNWELL: I just want to point out to  9 the audience, and a plug for the City, the Cultural  10 Heritage department just published this book, the 11:25AM  11 most complete documented list of officially  12 designated Los Angeles monuments ever available in  13 book form, and you can have it for 19.95 at your  14 local bookstore.  15 MR. ALLEN: Can I ask you a question? 11:25AM  16 MR. CORNWELL: I know we will have some  17 response. I think the Commission may have some  18 questions.  19 MS. KLAUS-MARTIN: Well, I would like to  20 know if the opponents deny the unique historical and 11:25AM  21 cultural significance of the Sportsmen's Lodge.  22 MR. ABSHEZ: Yes. I can respond to that  23 and also --  24 MS. KLAUS-MARTIN: Is that a yes, do  25 you -- 11:26AM</p> <p style="text-align: right;">72</p>
<p>1 And we do not feature other -- at that 11:23AM  2 time, again, the site was not threatened then.  3 Doesn't appear to be threatened now. We didn't  4 feature the Ventura Club. We didn't feature any  5 other local clubs or country clubs on the site. 11:24AM  6 We featured the Sportsmen's Lodge because  7 of its unique role to the San Fernando Valley.  8 And I just wanted to conclude by saying,  9 as was mentioned a moment ago, the San Fernando  10 Valley really does have very few designated 11:24AM  11 landmarks. By my count it's fewer than 50 in the  12 entire San Fernando Valley, out of more than 700  13 that this Commission and Council have designated  14 over the years. The San Fernando Valley is about  15 35 percent of the City's population, closer to half 11:24AM  16 of the land mass of the City of L.A., and obviously  17 there's a reason for that inequity. There are  18 younger structures in the San Fernando Valley. It  19 was not as developed in the earliest days of the  20 City of Los Angeles, but as the Valley is coming of 11:24AM  21 age in the 21st Century.  22 And as more sites are in a sense coming of  23 age, reaching the half-century mark, or older, we're  24 beginning to separate the wheat from the chaff;  25 beginning to look at which sites really are worth 11:25AM</p> <p style="text-align: right;">71</p>	<p>1 MR. ABSHEZ: Yes. 11:26AM  2 MS. KLAUS-MARTIN: -- acknowledge that  3 it's been -- maybe the owner, I mean --  4 MR. ABSHEZ: First --  5 MS. KLAUS-MARTIN: I have a question for 11:26AM  6 the owner. Obviously, everybody that has booked all  7 of their events there and who continue to book the  8 wedding space, and all the schools who book  9 everything, I don't think they're booking there  10 under duress; that there's no other place to be had. 11:26AM  11 And, obviously, you enjoy the success that the  12 history has afforded you.  13 MR. CORNWELL: I think Allan's question  14 was he doesn't agree with that.  15 MR. ABSHEZ: I'd just like to address the 11:26AM  16 question.  17 MS. KLAUS-MARTIN: Can you deny -- there's  18 tangible evidence, really, that --  19 MR. ABSHEZ: Here's our point.  20 MS. KLAUS-MARTIN: -- of its unique 11:26AM  21 history.  22 MR. ABSHEZ: First, I would like to note  23 that Miss Ostashay does address in her report at the  24 criteria one. I would like you to be aware of that.  25 She stated that because of the changes in the 11:27AM</p> <p style="text-align: right;">73</p>

<p>1 improvements and the date from the 1990s, she says, 11:27AM  2 quote, "The improvements themselves cannot be said  3 to accurately reflect or exemplify the history of  4 the community."  5 MS. WYMAN: However, the first part of 11:27AM  6 that doesn't even address what criteria one is.  7 Criteria one specifically is addressing  8 the cultural, political and economic or social  9 history of the --  10 MR. ABSHEZ: We're saying that that -- 11:27AM  11 MS. WYMAN: And her whole -- the part that  12 you just referred to doesn't address that at all.  13 It addresses architecture --  14 MR. ABSHEZ: Right.  15 MS. WYMAN: -- which is not the point of 11:27AM  16 No. 1.  17 MR. ABSHEZ: I guess our point is, the  18 Commission is not taking jurisdiction over  19 banqueting. It's taking jurisdiction over  20 improvements. 11:27AM  21 MS. WYMAN: This contradicts --  22 MR. ABSHEZ: Ms. Klaus-Martin, in response  23 to your question about what about the use --  24 MS. KLAUS-MARTIN: No. The history, not  25 the use. 11:27AM</p> <p style="text-align: right;">74</p>	<p>1 which is in West Adams area. 11:28AM  2 The building itself has been very badly  3 remodeled, which was originally wood frame and then  4 stuccoed over. In addition to that, the Original  5 Pantry restaurant, owned by the former mayor, has no 11:29AM  6 particular architectural significance, but the  7 Commission recommended it on the basis of the fact  8 it never closed in 75 years, and it had become part  9 of the social fabric of the downtown --  10 MS. KLAUS-MARTIN: And the residents. 11:29AM  11 MR. OREN: This takes precedence for this  12 kind of nomination. I think there are others that I  13 can't think of right now.  14 MR. CORNWELL: John, do you have a  15 question? 11:29AM  16 MR. GRANT: I don't have a question. I  17 just want to make a statement, and that is that I  18 love Studio City. I love the Sportsmen's Lodge.  19 But if you were today designating this a historic  20 site, a historic site, I would be leading the band 11:29AM  21 going down the boulevard. But all of the ambience  22 and the history that we've talked about we have seen  23 has been destroyed. The history of the thing, the  24 building is gone. That's the way I feel.  25 MR. CORNWELL: Well, how do you destroy 11:29AM</p> <p style="text-align: right;">76</p>
<p>1 MR. ABSHEZ: We don't deny that weddings 11:27AM  2 and barmitzvahs have taken place there, and  3 political functions have taken place there.  4 We assert that that's a common function  5 that has taken place in many facilities. But what 11:28AM  6 separates this from any other facility that's  7 enjoyed by the community? If your market's been  8 there for 30 years, and it's enjoyed by the  9 community, does that make it a landmark? If your  10 dry cleaner has been there, or your donut maker. 11:28AM  11 This is what I mean about the integrity of  12 the monument list. It's not a top 10 list, we  13 believe. And we don't believe that this is the  14 track these City monument programs should be on. It  15 has to relate whether the improvements themselves 11:28AM  16 are significant because that's what your business  17 is. That is what the Commission does. It reviews  18 building permits for improvements.  19 MS. WYMAN: I'd like to respond to  20 Mr. Abshez. 11:28AM  21 Jay, you go first.  22 MR. OREN: I would also like to say that  23 there is precedence for the Commission designating  24 properties on the basis of their history. Two that  25 come to mind are the birthplace of Adlai Stevenson, 11:28AM</p> <p style="text-align: right;">75</p>	<p>1 history? I mean, the building. 11:29AM  2 MR. GRANT: The building.  3 MR. CORNWELL: We're not talking about the  4 building. We're talking about the significance.  5 MR. GRANT: Well, one day we are, and one 11:30AM  6 day we aren't. I'm talking about the history where  7 all the stuff took place. I don't want to waste  8 your time. I've got to go. I just wanted you to  9 know how I felt.  10 MR. CORNWELL: Oh, I have an hour or two 11:30AM  11 to spend here.  12 MR. GRANT: You may have it, but I don't.  13 MR. CORNWELL: Anything that hasn't been  14 said that needs to be said? Any more questions for  15 the Commission? 11:30AM  16 MR. ALLEN: Can I make one point? One  17 quick thing. It was brought up by one speaker.  18 This is something I forgot about.  19 This present operator who bought it from  20 somebody from somebody from somebody, is a nonunion 11:30AM  21 shop. This city is union. No group is allowed to  22 go there. You can't get a band to play there. You  23 can't get a baker to deliver a cake because it's a  24 nonunion shop there. Now, okay? So all you're  25 doing by putting this in is lowering his land value 11:30AM</p> <p style="text-align: right;">77</p>

<p>1 in half so that this guy can try to squeeze in to 11:30AM  2 buy the property.  3 If it was a real thing that the community  4 supported, it would be union. Every other  5 restaurant in the city is union. We're a union 11:30AM  6 city. And that's where the basic problem is why  7 it's not doing business.  8 MR. CORNWELL: Thank you.  9 Unfortunately, those considerations aren't  10 part of the -- our charge. 11:31AM  11 Are we ready to vote? Is there a motion?  12 MS. WYMAN: I vote we designate the  13 Sportsmen's Lodge as a historical monument.  14 MR. CORNWELL: Any seconds?  15 (Ms. Carlisle seconds.) 11:31AM  16 All in favor?  17 (Ayes indicated.)  18 MR. CORNWELL: Opposed?  19 MR. GRANT: No.  20 (Nay indicated.) 11:31AM  21 MR. CORNWELL: We have one opposition.  22 And we thank you all for attending. And,  23 again, this will go to the -- I thought we were  24 going to have someone from Councilwoman's Brill's  25 office here today. They have spoken to me about 11:31AM</p> <p style="text-align: right;">78</p>	<p>1 STATE OF CALIFORNIA ) ss:  2 COUNTY OF LOS ANGELES )  3  4 I, KATHY KELLOGG, CSR No. 6591, do  5 hereby certify:  6  7  8 That the foregoing TRANSCRIPT OF PROCEEDINGS  9 was taken before me at the time and place  10 therein set forth;  11  12  13 That the TRANSCRIPT OF PROCEEDINGS were  14 recorded stenographically by me, and were thereafter  15 transcribed under my direction and supervision, and  16 that the foregoing pages contain a full, true and  17 accurate record of all proceedings and testimony to  18 the best of my skill and ability.  19  20 I further certify that I am neither counsel for  21 any party to said action, nor am I related to any  22 party to said action, nor am I in any way interested  23 in the outcome thereof.  24  25</p> <p style="text-align: right;">80</p>
<p>1 their interest in the property. 11:31AM  2 This will now go to the Arts and  3 Humanities Commission shared by Jack Wise -- Weiss,  4 and Eric Garcetti, he is on that Commission. And  5 then it will go to the city council for approval. 11:31AM  6 If you wish to monitor that, keep in touch  7 with the staff, and they will keep you apprised  8 about it.  9 We thank you for coming today.  10 (TIME NOTED: 11:32 A.M.) 11:32AM  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p> <p style="text-align: right;">79</p>	<p>1 IN WITNESS WHEREOF, I have subscribed my name  2 this 30th day of December, 2002.  3  4  5  6  7 KATHY KELLOGG, CSR No. 6591  8  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p> <p style="text-align: right;">81</p>

<p><b>A</b></p> <p>Aaron 45:5</p> <p>abandoned 20:8</p> <p>Abatement 52:22</p> <p>ability 80:18</p> <p>able 19:2,61:9</p> <p>Abshez 2:7 3:5 4:17,18 5:10 6:7,10,12,14 8:17 25:11,18,22 31:20 32:23 35:11 37:8 72:22 73:1,4,15 73:19,22 74:10,14,17 74:22 75:1,20</p> <p>accepted 8:14 31:16 66:15</p> <p>accessible 8:23</p> <p>accident 20:17</p> <p>accord 65:5</p> <p>accurate 25:9 80:17</p> <p>accurately 10:15 74:3</p> <p>acknowledge 42:19 73:2</p> <p>acknowledged 65:21</p> <p>acre 9:5</p> <p>acres 8:21,22 9:3 36:12</p> <p>action 80:21,22</p> <p>activities 28:7 36:25</p> <p>activity 30:9 33:12</p> <p>Actors 62:14</p> <p>acute 23:12</p> <p>Adams 76:1</p> <p>add 30:22 65:7 68:9</p> <p>added 16:7 25:2 41:12 58:5</p> <p>addition 9:6 15:13,21 16:9,22 19:16 24:24 41:18 58:5 76:4</p> <p>additional 9:13 30:5</p> <p>additions 13:21,22 28:13</p> <p>address 4:24 9:22 25:18 38:9 73:15,23 74:6,12</p> <p>addresses 74:13</p> <p>addressing 74:7</p> <p>adequate 19:6</p> <p>adjacent 9:4</p> <p>Adlai 75:25</p> 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CG 2-2698  
Document also  
Submitted  
in Plm  
Committee  
on  
1-24-05  
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8 CITY OF LOS ANGELES CULTURAL HERITAGE COMMISSION

11 IN RE FINAL DETERMINATION OF ) SUBMITTAL OF DALEDO COMPANY LLC  
12 MONUMENT STATUS AFTER ) IN OPPOSITION TO APPLICATION  
13 INSPECTION RE SPORTSMEN'S LODGE )  
RESTAURANT AND BANQUET CENTER, )  
14 12833 VENTURA BOULEVARD. )  
Hearing: December 4, 2002  
Time: 10:00 a.m.

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TABLE OF EXHIBITS

- Exhibit A: Application to Designate the Sportsmen's Lodge Restaurant and Banquet Center as  
a Monument
- Exhibit B: Transcript of Tape of September 4, 2002 Cultural Heritage Commission Hearing
- Exhibit C: Report Prepared by PCR Services Corporation Regarding Improvements Located at  
Sportsmen's Lodge Restaurant and Banquet Center
- Exhibit D: Declaration of Leonard Harlig
- Exhibit E: Copy of Power Point Presentation Prepared for December 4, 2002 Cultural  
Heritage Commission Hearing

1           A.     PRELIMINARY STATEMENT

2           Daledo Company LLC ("Daledo"), which owns the Sportsmen's Lodge Restaurant and  
3 Banquet Center (the "Sportsmen's Lodge"), requests that the Cultural Heritage Commission (the  
4 "Commission") refrain from recommending that the Sportsmen's Lodge be designated a City of  
5 Los Angeles monument. The Sportsmen's Lodge is currently leased by Daledo to Sportsmen's  
6 Lodge, Inc., whose President is Patrick Holleran. Mr. Holleran's lease expires in January 2007.  
7 Until such time, the lease requires that Mr. Holleran continue to operate the Sportsmen's Lodge.  
8 Accordingly, there is no present threat that the Sportsmen's Lodge will be demolished.

9           The existing improvements at the Sportsmen's Lodge are not architecturally significant.  
10 Nor, since they have been extensively and repeatedly modified, are they historically significant.  
11 As discussed below, the applicants have conceded both of these points. The use of the Property –  
12 restaurant and banqueting – is not dependent on any unique improvements at the Property.  
13 Indeed, the use continues even though the vast majority of the improvements at the Lodge were  
14 remodeled or reconstructed as recently as the mid-1990s.

15           The future use of the property is a planning – not a historic preservation – issue. The  
16 Property is already governed by extensive planning regulations including the Ventura Boulevard  
17 Specific Plan. The proper time to address future development issues is if and when a development  
18 application is made to the City. It would be inappropriate for the City to use its preservation  
19 powers simply to preempt alternative future use where no historic improvements are at stake.  
20 Such an action would be equivalent to "spot zoning" the Property. The California Supreme Court  
21 has held that a local government may not use its regulatory authority to coerce a private property  
22 owner to continue to provide a use that it voluntarily undertook and is under no duty to continue.

23           In summary, and as discussed in more detail below, the Sportsmen's Lodge should not be  
24 declared a monument for the following reasons:

- 25           • The application for the nomination was substantially lacking in foundation, and what  
26           information it did contain was incomplete or erroneous;
- 27           • The Applicants have conceded, and substantial evidence establishes, that the  
28           Sportsmen's Lodge is not architecturally significant, and that its improvements have

1           been substantially and repeatedly remodeled or reconstructed (as recently as the mid-  
2           1990s) so that the improvements lack historic integrity or significance;

- 3           • The use of the property – restaurant and banqueting – is not dependent on any unique  
4           improvements at the Property. The use continues even though the vast majority of the  
5           improvements at the Lodge were remodeled or reconstructed as recently as the mid-  
6           1990s. Thus, it would be inappropriate for the City to require that such improvements  
7           be "preserved."
- 8           • The applicants' claim that the Sportsmen's Lodge "was the Valley's most significant  
9           social and political gathering place" grossly exaggerates the facts. Because of the large  
10          number of facilities and the hundreds of events that went on during any given day, no  
11          one facility could make such a claim. The Sportsmen's Lodge provided only a few of  
12          the hundreds of banquet rooms available in the San Fernando Valley.
- 13          • The Commission's proceedings to date have been tainted by a lack of notice to Daledo  
14          and lack of opportunity to participate in public hearings, as well as improper ex parte  
15          communications.<sup>1</sup>

16           B.        **THE APPLICATION PROVIDES NO FACTUAL FOUNDATION AND**  
17                   **CONTAINS INCOMPLETE AND ERRONEOUS INFORMATION**  
18                   **CONCERNING THE SPORTSMEN'S LODGE**

19           The application accepted by the Commission was supported by only half a page of  
20          information and contains no substantial evidence that demonstrates the Sportsmen's Lodge is  
21          architecturally, historically, or culturally significant. Moreover, the purported facts it contains

22                   

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23           <sup>1</sup>       On September 4, 2002, the Commission held a public hearing at which it voted to take  
24          the property under consideration to be added to the list of monuments for the City of Los Angeles.  
25          The property owners were not afforded notice or opportunity to testify at the hearing although the  
26          applicant and the Los Angeles Conservancy were allowed to attend and testify at the public  
27          hearing. Additionally, the Commission conducted a second public meeting regarding the  
28          application when it toured the property on September 18th. The property owners (who reside in  
                Idaho) were not given sufficient notice so they could make arrangements to attend and participate  
                in the meeting. Daledo filed objections to such improper proceedings in letters to the Commission  
                dated September 30, 2002, and October 3, 2002, which are incorporated herein by reference.  
                Daledo's participation in these continuing proceedings is not intended as a waiver of Daledo's  
                rights with respect to such due process violations, and Daledo reserves all rights and remedies  
                with respect thereto.

1 mischaracterize the nature and history of the improvements on the property.<sup>2</sup> A copy of the  
2 application is attached hereto as Exhibit A.

3 None of the improvements described by the application as "character-defining" actually is  
4 a historical structure. All of the improvements described as "craftsman-style" are the products of  
5 remodeling and reconstruction that occurred in 1996, including the porte cochere and main  
6 entrance along Ventura Boulevard, the Ventura Boulevard patio, and the water wheel. The  
7 craftsman-style building on the east side of the property, which the applicant states "may be the  
8 original improvement made in 1914" actually dates from 1966, when the previous building (then  
9 used as a tackle shop) was demolished and replaced.. In 1967, the tackle shop use was  
10 discontinued and thereafter the building was remodeled as a storage shed and maintenance area.  
11 Today the building is used as an office. In addition, most of the property consists of surface  
12 parking area upon which no improvements are located.

13 Beyond the brief and erroneous description of the improvements on the property, the  
14 application encloses virtually no supporting documentation or other evidence. Public Resources  
15 Code Section 21080(e) provides that "argument, speculation, unsubstantiated opinion or narrative,  
16 evidence which is clearly inaccurate or erroneous... is not substantial evidence." The application  
17 for this nomination reflects inadequate research, is clearly inaccurate and erroneous, and fails to  
18 provide any substantial evidence to support a Commission recommendation that the Lodge be  
19 declared a City of Los Angeles monument.

20  
21  
22  
23 <sup>2</sup> The application was tendered to the Commission on behalf of the Studio City Residents  
24 Association ("SCRA"). However, the Los Angeles Conservancy has repeatedly and publicly  
25 stated that it collaborated in the preparation of the application, and it appeared initially to submit  
26 the nomination to the Commission. The Director of Preservation of the Conservancy, Ken  
27 Bernstein, is a member of a Board of the SCRA. In addition, the President of the SCRA, Tony  
28 Lucente, is also a member of the Board of the Conservancy. Because the two organizations  
actually worked together to prepare and submit the application, the SCRA and Conservancy are  
hereinafter referred to collectively as the "Applicants." Accordingly, Daledo respectfully requests  
that members of the Cultural Heritage Commission disclose any ex parte communications  
regarding this matter, and that those members of the Commission who are members of the Los  
Angeles Conservancy disclose their membership and recuse themselves from any participation in  
these proceedings to avoid the appearance of a conflict of interest.

1 C. THE APPLICANTS THEMSELVES HAVE ADMITTED THAT THE  
2 IMPROVEMENTS AT THE PROPERTY ARE NOT ARCHITECTURALLY  
3 OR HISTORICALLY SIGNIFICANT

4 The Applicants themselves have conceded that the improvements at the Sportsmen's Lodge  
5 lack historic significance and integrity. At the Commission's September 4, 2002 hearing (a  
6 transcript of which is attached as Exhibit B hereto), those speaking on behalf of the Applicants  
7 acknowledged that the improvements comprising the Sportsmen's Lodge, as they exist today, have  
8 no architectural or historical significance.

9 Teresa Grimes testified as the historical and cultural resources consultant for the  
10 Applicants. When the Commission pointed out that the Sportsmen's Lodge consists of buildings  
11 that are no longer original, Ms. Grimes admitted, "certainly the restaurant and the banquet facility  
12 and the additional buildings toward the rear—all of that was remodeled in 1995. And it has  
13 changed." Tr. at 2 (emphasis added). Ms. Grimes then deferred to the SCRA's co-applicant, the  
14 Conservancy, which indicated that "we're dealing with the site as a whole, rather than the  
15 individual structures and the integrity of those individual structures." Tr. at 4. Mr. Bernstein  
16 stated that "the argument really is about the social and cultural significance of what the  
17 Sportsmen's Lodge has been." *Id.* (emphasis added).

18 Ms. Grimes testified that one of the special problems with designating the Lodge a  
19 monument would be how to deal with "permits for alteration for a property that isn't  
20 architecturally significant." Tr. at 3 (emphasis added). Ms. Grimes' admission regarding this  
21 problem is consistent with the discussion presented in Section E below, which explains that it  
22 would be inappropriate for the City to use its historic preservation power to require that *admittedly*  
23 non-significant improvements be "preserved."

24 The Applicants' admissions are consistent with the conclusions of Jan Ostashay, Director  
25 of Cultural Resources Management for PCR Services Corporation, who was retained as a historic  
26 resources consultant by Daledo. Ms. Ostashay's report (the "PCR Report") is attached hereto as  
27 Exhibit C and incorporated herein by reference. In its assessment of the Sportsmen's Lodge, the  
28 PCR Report states that "[t]he improvements currently located at the Sportsmen's Lodge

1 Restaurant and Banquet Center are not architecturally significant and have been extensively and  
2 repeatedly modified over the years. The current improvements lack substantial original historic  
3 fabric (integrity)." PCR Report, at 12 (emphasis added). With respect to whether the  
4 improvements may be said to reflect or exemplify the broad cultural, political or social history of  
5 the community, the PCR Report states that "[b]ecause the appearance of the improvements which  
6 exist today date primarily from the mid-1990s, the new improvements themselves cannot be said  
7 to accurately 'reflect' or 'exemplify' the history of the community." *Id.* at 11. The PCR Report  
8 concludes that it is "the continuity of the use rather than the continuity of the improvements that  
9 distinguishes the Sportsmen's Lodge." *Id.* at 12.

10 D. THE IMPROVEMENTS AT THE SPORTSMEN'S LODGE HAVE BEEN  
11 SUBSTANTIALLY AND REPEATEDLY REMODELED AND  
12 RECONSTRUCTED AND LACK HISTORIC INTEGRITY AND  
13 SIGNIFICANCE

14 In addition to the admissions of the Applicants themselves that the improvements lack  
15 historic significance and integrity, and the PCR Report, further substantial evidence establishes the  
16 same. Attached hereto as Exhibit D and incorporated herein is the declaration of Leonard Harlig  
17 that documents the actual history of the Sportsmen's Lodge and the changes to the improvements  
18 made over the years. Also attached hereto as Exhibit E are copies of the power point presentation  
19 for the Commission that provides photographs and other information in support of Daledo's  
20 presentation. Mr. Harlig's father, David, purchased the Property in 1945. From the time his father  
21 purchased the Property, Leonard Harlig worked there, first as a pantry department assistant; later  
22 as a dishwasher, busboy, bar boy, and host; and finally as manager of the facility and a partner in  
23 the business until it was sold to Harold Price in 1975. Leonard Harlig spent most weekday  
24 evenings, and all day and evening on the weekends, at the Lodge until completing graduate school  
25 in 1957. Moreover, from 1957 until 1975, he spent an average of 18 hours a day at the facility,  
26 seven days a week. Mr. Harlig was involved in every building and grounds improvement or  
27 construction decision from 1951 to 1975, both as a manager and as a partner. In 1968, he  
28 purchased his father's share of the Property and the Sportsmen's Lodge. From 1968 to 1975, he

1 personally and exclusively managed the Sportsmen's Lodge. Accordingly, no one is more  
2 intimately familiar with the Sportsmen's Lodge and the various improvements and changes made  
3 there than Leonard Harlig.

4 Mr. Harlig's detailed declaration (which is summarized below) stands in stark contrast to  
5 the half-page of erroneous information submitted by the Applicants and the testimony of  
6 individuals who were not born, or were merely children, during the period about which they  
7 testify. Mr. Harlig testifies that both the interior and the exterior of the Lodge have been  
8 repeatedly and extensively modified over the years. Today, the Sportsmen's Lodge bears very  
9 little resemblance to its appearance in 1975 when his family sold the business. Rather, the  
10 appearance of the Lodge, both interior and exterior, dates from the mid-1990s. Moreover, as Mr.  
11 Harlig explains, by 1975 the Lodge had already undergone many expansions and remodelings that  
12 had already separated it architecturally from the original two room restaurant constructed between  
13 1945 and 1948. Even the current water features that people associate with the Lodge are different  
14 from those that existed in 1975, which themselves had been extensively modified from the single  
15 trout pond that existed in 1945 when Mr. Harlig's family acquired the property. For all the reasons  
16 described in Mr. Harlig's declaration, the existing improvements at the Sportsmen's Lodge lack  
17 historic significance and integrity.

18 1. **Changes To The Improvements Between 1945 And 1950**

19 In 1945, when the Harligs acquired the property, it was improved with a 30-seat restaurant  
20 called the "Glass Room." The Glass Room featured a tree growing in the room's center through an  
21 opening in the roof, and an open broiler next to the tree. Customers who wished to do so could  
22 fish for trout in the pond outside (which was operated by a tenant), and the restaurant would cook  
23 and serve their catch. The Glass Room had a modern concrete and wood exterior, and was served  
24 by surface parking fronting Ventura Boulevard.

25 In 1948, a second dining room, seating about 90 people, was added to the property, which  
26 became known as the "Main Dining Room." Like the Glass Room, the Main Dining Room was  
27 modern in appearance. At the time the Main Dining Room was added, the tree and open broiler  
28

1 were removed from the Glass Room, a new pond was constructed to the east of the Main Dining  
2 Room, and the kitchen was also expanded and remodeled.

3                   2.       **Changes To The Improvements Between 1950 And 1966**

4           In 1950, a bar area was built adjacent to the Main Dining Room, and the entrance to the  
5 restaurant was remodeled. In 1951, the Lodge discontinued the practice of cooking fish caught by  
6 customers because of customer satisfaction problems. Customers could still fish at the pond and  
7 take their catch home to cook. In 1952, two banquet rooms, the "Waterfalls Room" and the  
8 "Starlight Room," were constructed at the Property, and the Lodge began hosting private parties  
9 and events, becoming known as the "Sportsmen's Lodge Restaurant and Banquet Center." A  
10 lounge area was added adjacent to the bar and, to accommodate the expanding business, the  
11 kitchen was again expanded and remodeled. In 1955, another small banquet room, the "Trophy  
12 Room" was built on the Ventura Boulevard side of the property.

13           In 1956, the Waterfall and Starlight Rooms were expanded to the north. In addition, a new  
14 banquet room, known as the "Chanticleir Room" was built to the west of the Starlight Room.  
15 Additional restrooms were constructed. A new entrance from the parking area was built on the  
16 Coldwater Canyon side of the property. Like the Ventura Boulevard side of the Lodge, the  
17 Coldwater Canyon entrance of the Sportsmen's Lodge was modern in construction and  
18 appearance.

19           From 1957 to 1966, a series of changes were made to the exterior landscaping and  
20 improvements at the Lodge. During this period, the ponds were reconfigured and significantly  
21 reduced in size.

22                   3.       **Changes To The Improvements Between 1966 And 1975**

23           In 1966, the tackle shop building was demolished as part of a remodeling of the property.  
24 A new building was constructed in its place that year, designed to appear similar to the tackle shop  
25 that had been removed. In 1966, the Lodge also undertook a significant expansion. A large  
26 ballroom, known as the "Empire Room" was built. The Empire Room could be divided into two  
27 rooms; the larger room known as the Empire Room, and the smaller room known as the "Regency  
28 Room." Another banquet room was added along Ventura Boulevard, known as the "Oak Room."

majority recognizes, City may not require Ehrlich to build public recreational facilities to replace the private facilities that existed on his property, nor may it impose a fee in an amount calculated to achieve this end." *Id.* at 910. Justice Kennard further explained,

"All of us must bear our fair share of the public costs of maintaining and improving the communities in which we live and work. But the United States Constitution, through the Takings Clause of the Fifth Amendment, protects us all from being arbitrarily singled out and subjected to bearing a disproportionate share of these costs. This constitutional protection does not evaporate when we discontinue a use of our property that we gratuitously undertook and that the government could not constitutionally have required us to continue, no matter how greatly the community may have benefited from the use."

*Id.* at 912. (Kennard, J., concurring in part and dissenting in part) (emphasis added).

Since the improvements at the Sportsmen's Lodge are not architecturally or historically significant, it is inappropriate for the City to require that they be preserved. Although the property is under lease until 2007 and no demolition is threatened, it is clear that the Applicants concern is future development. In addition, the current tenant of the Lodge recently informed Mr. Harlig of its belief that a monument designation would reduce the fair market of the property.

An attempt by the City to use its preservation power as a pretext for coercing Daledo to maintain its banqueting use of the property would clearly run afoul of *Ehrlich's* admonition against municipalities requiring property owners to continue, or mitigate the loss of, private uses which had been gratuitously undertaken. Moreover, such an action would constitute impermissible spot zoning because the City would be using its police power to require Daledo to continue a use that similarly zoned surrounding properties are not required to provide. The California Supreme Court has long since held that it is impermissible for a municipality to apply its zoning ordinances in a manner in which "a small parcel is restricted and given less rights than the surrounding property ... thereby creating an 'island' in the middle of a larger area devoted to other uses." *Wilkins v. San Bernardino* (1946) 29 Cal. 2d 332, 340. Attempts to do so have been consistently found to be "invalid and unreasonable." *Id.*; see also *Reynolds v. Barrett* (1938) 12 Cal. 2d 244, 251.<sup>3</sup>

<sup>3</sup> Use of the City's Cultural Heritage Ordinance to require preservation of admittedly non-significant improvements would also render the City's Ordinance subject to an attack for unconstitutionally vagueness. To survive constitutional scrutiny, a regulatory ordinance must have sufficiently defined standards for application. See *Smtih v. Goguen* (1974) 415 U.S. 566, 572 & n.8 (stating an ordinance that has "terms so vague that men of common intelligence and understanding must guess at its meaning and differ as to its application violates the first essential of due process of law"); see also *Gatto v. County of Sonoma* (2002) 98 Cal. App. 4th 744, 769.

1           G.     CONCLUSION

2           Because the Applicants have conceded, and substantial evidence establishes, that the  
3 improvements at the Sportsmen's Lodge are not architecturally or historically significant,  
4 Sportsmen's Lodge should not be designated a monument. If recognition of the Harligns or the  
5 Sportsmen's Lodge is felt to be desirable, it would be more appropriate for the City Council to  
6 consider a resolution or other appropriate honor that would not burden the property or affect its  
7 value or operation.

8  
9 Dated: December 4, 2002

Respectfully submitted,

10           IRELL & MANELLA LLP  
11           Allan J. Abshez  
12           Michael W. Kaplan

13  
14 By: 

15           Allan J. Abshez  
16           Attorneys for Daledo Company LLC

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27 Designating admittedly non-significant improvements for preservation based upon community  
28 sentiment alone would demonstrate that the Cultural Heritage Ordinance is unconstitutionally  
vague and would set a significantly adverse precedent for future application of the City's Cultural  
Heritage authority.



**CULTURAL HERITAGE COMMISSION**  
433 SOUTH SPRING STREET, 10TH FLOOR  
LOS ANGELES, CA 90013  
(213) 485-6793

**HISTORIC-CULTURAL MONUMENT APPLICATION**

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center
2. STREET ADDRESS: 12833 Ventura Boulevard  
  
CITY: Studio City      ZIP CODE: 91604      COUNCIL DISTRICT: #5
3. ASSESSOR'S PARCEL NO.: ~~2375-21-13~~ **2375-021-013**
4. COMPLETE LEGAL DESCRIPTION: Tract 1368, Lot 5 - Lot com s 78' w 41'20", 33' 16" and N 483' 38" from most s cor of Lot 4 th nw on a curve concave to sw 258' 82" th s 0w00' omitted portion in assessors map book 5.
5. RANGE OF ADDRESSES ON PROPERTY: Not Applicable
6. PRESENT OWNER: Daledo Co.  
  
STREET ADDRESS: Box 2010  
  
CITY: Sun Valley      STATE: Idaho ZIP: 83353      PHONE: 818-755-5000  
  
OWNERSHIP IS: Private
7. PRESENT USE: Restaurant/Banquet Hall      ORIGINAL USE: Trout Pond/Restaurant

**DESCRIPTION (Fill-in items 8 & 9 or do the DESCRIPTION WORK SHEET)**

8. ARCHITECTURAL STYLE: Mid-century Modern with Craftsman Features  
(See Style Guide)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE  
(See optional Description Work Sheet)

See Attached

**HISTORIC-CULTURAL MONUMENT APPLICATION**

**PAGE 2**

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

10. CONSTRUCTION DATE: FACTUAL: Not Applicable ESTIMATED: 1948
11. ARCHITECT, DESIGNER, OR ENGINEER: Unknown
12. CONTRACTOR OR OTHER BUILDER: Unknown
13. DATES OF ENCLOSED PHOTOGRAPHS: 2/27/02  
(8 x 10 Black and White Glossy)
14. CONDITION: EXCELLENT - GOOD - ☒ FAIR - DETERIORATED -  
NO LONGER IN EXISTENCE -
15. ALTERATIONS: The complex evolved into its present state between 1942 and 1996. The one-story Craftsman style building on the east side of the property may be the original improvement made in 1914. According to the building permit records, a dining room was added to a bait and tackle shop. This building morphed into the present day restaurant. New buildings were constructed in 1948 and 1953. The property was renovated in 1996.
16. THREATS TO SITE: NONE KNOWN - YES PRIVATE DEVELOPMENT -  
VANDALISM - PUBLIC WORKS PROJECT - ZONING - OTHER -
17. IS THE STRUCTURE: ON ITS ORIGINAL SITE - YES MOVED - UNKNOWN -

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE;  
INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE  
(See optional Significance Work Sheet)

The Sportsmen's Lodge Restaurant and Banquet Center is historical significance to the City of Los Angeles. It has been an integral part of the social fabric of the Valley since the early decades of the twentieth century. Its development reflects the history of not only the immediate area, but the entire Valley.

19. SOURCES: (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS  
WITH DATES)

See Attached

20. DATE FORM PREPARED: 4/1/02 PREPARER'S NAME: Teresa Grimes

ORGANIZATION: N/A

STREET ADDRESS: 4211 Glenalbyn Drive

CITY: Los Angeles STATE: CA ZIP: 90065 PHONE (323) 221-0942

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

Architectural Description

The Sportsmen's Lodge Restaurant and Banquet Center is located on the north side of Ventura Boulevard near Coldwater Canyon. The complex consists of a series of buildings situated around several trout ponds. The buildings are one-story in height and Modern in style. The wood-framed structures mostly have flat roofs. The exteriors are either board-and-batten, or stucco with wood strips intended to appear as board-and-batten. Craftsman elements can be found throughout the design of the complex. Of particular note is the porte cochere at the entrance to the complex. It features a gabled roof with exposed structural elements, a stone base, and traditional Craftsman style light fixtures. The porte cochere leads to the main entrance of the complex, which is through the building visible from Ventura Boulevard. The street-facing elevation of this building features a patio covered by a wood pergola. The focal point of this area is a small Craftsmen style building with a water wheel. The rear portion of this building looks out on one of the complex's ponds. Expansive windows rest on a river rock base, further reinforcing the rustic Craftsmen feeling of the complex. On the east side of the property is a one-story Craftsmen style building. It is one-story in height, sheathed with clapboard, and covered by a gabled roof. This building is now used as an office, but was used as a tackle shop. At the rear of the property is a relatively taller, Modern building with pane glass windows.

Aesthetically, the most distinguished aspect of the complex is the lush landscaping. A series of paths and bridges surround the two ponds which are home to fish, ducks, and swans. Railings constructed of smooth rounded timbers define the edges of the paths.

The property was renovated in 1996 and now includes the Caribou Restaurant, Muddy Moose Bar, and Patio Cafe.







Excerpt From Tape of September 4, 2002 Cultural Heritage Commission Hearing

KAYE BECKHAM: Item No. 7 – The Sportsmen's Lodge Restaurant and Banquet Center. Elizabeth.

ELIZABETH DIAMOND: Everyone's agreed that Teresa's going to speak first.

TERESA GRIMES: Hi, my name is Teresa Grimes. I prepared the application for the Sportsmen's Lodge on behalf of the Studio City Residents' Association. I just wanted to say, first of all, that I was rather entering uncharted territory in preparing this application because research on the early part or even the middle part of the 20<sup>th</sup> century in the Valley is quite complicated. Many of these early buildings didn't have building permits. The tax assessor's records are very complicated to keep track of. But what I can tell you is that in doing this research, I traced the history of the Sportsmen's Lodge back to 1914 because that was the first assessed improvement on the lot. I believe that that improvement, in 1914, is the Craftsman style building that's on the east side of the property, and I believe I include a photograph of that. But the real history of the property, and the reason why it's historically significant to the City of Los Angeles, dates back to the late 1930s when it became the Trout Lakes and Lodge and ever since then it's been a very integral part of the social fabric of the Valley and certainly the Studio City area in particular. The Trout Lakes and Lodge consisted of these naturally fed man made lakes and then there was this Craftsman style house that became a – I guess you'd call it a bait and tackle shop – and everyone from you know, kids living in the valley to people like Clark Gable, would go there and fish and relax. Very slowly, more amenities were added – a café, restrooms, and then eventually, you could, they sort of had this custom of, you know, you'd catch your trout and then they would actually cook it for you. Then, by 1952, the Trout Lakes and Lodge became known as the Sportsmen's Lodge, and then very slowly this kind of rustic recreational facility in the Valley turned into a banquet facility and more of a fine dining establishment, that it is today. And then I think that, you know, this ultimately, for the last 50 years, the Sportsmen's Lodge has been a very integral part of the social fabric of the Valley – it has been a very important venue for anniversaries, birthday parties, graduations, Bar Mitzvahs, Bat Mitzvahs – a general meeting place for everyone in the Valley. It is also very significant as one of the first and oldest fine dining establishments in the Valley. There are actually resources like this listed in other cities. For example in West

Hollywood the [inaudible] café was designated for its cultural significance, not for its architecture or for the physical design of the place. Those other places are [inaudible]. The food's really bad. [Laughter]

JOHNNY GRANT: The food? I can tell you, the food was not that good. I can tell you that. Nor the service. [Laughter]

TERESA GRIMES: Then there's other places. One of the famous watering holes, the Voodoo Lodge, I mean the Voodoo Bar, in Seattle is also a very famous watering hole that was designated for its social significance, not its architectural value. So I certainly encourage you to take the property under consideration.

MALE VOICE: Also, [inaudible] the Pantry [inaudible]

TERESA GRIMES: Thank you for adding that. That's an excellent example.

KAYE BECKHAM: I didn't hear that.

TERESA GRIMES: The Pantry

KAYE BECKHAM: Oh, the Pantry. Right.

TERESA GRIMES: Do you have a question?

JOHNNY GRANT: Yes. Are you trying to designate the building, which is probably 10 times removed from the original . . . or the image of the Sportmen's . . . ? Now I was there during the days you were talking about – I know about it and a lot of this stuff you told us is absolutely right and a lot of it's hype. What do you want to make historic? The image or the building that is no longer original? And I'm not giving you a hard time.

TERESA GRIMES: No certainly the building – it's just morphed from – well the Craftsman lodge, the Craftsman house is still there – it's very much intact. The lagoons are still there, although they've sort of been more enclosed – you know, with concrete edging and what not, than they were before. They are still very much, a very rustic feel about them in some ways – with the hand rails, the landscaping. Certainly the restaurant and the banquet facility and the additional buildings toward the rear – all of that was remodeled in 1995. And it has changed. In fact I think they've really tried to emphasize the rustic feel from before. I've included some historic photographs of the place that certainly had a more 50's ambience to it with the signage and

Teresa said and that we urge you to take this motion into consideration. Thank you.

KAYE BECKHAM: Thank you for being here. [Clapping] Okay, do I hear a motion?

MARY KLAUS-MARTIN: I move that we take this under consideration.

JOHNNY GRANT: Seconded.

CHAIRPERSON: OK. So moved. We will schedule a site visit. Thank you for being here.

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December 2, 2002

Mr. Leonard Harlig  
THE DALEDO COMPANY, LLC  
Box 2010  
Sun Valley, Idaho 83353

Re: Sportsmen's Lodge: 12833 Ventura Boulevard, Los Angeles

Dear Mr. Harlig:

**PCR Services Corporation (PCR)** has been retained to provide an observation of the Sportsmen's Lodge property located at 12833 Ventura Boulevard, Los Angeles (Studio City), California (the "subject property"). Herewithin, PCR provides no evaluation conclusion as to the subject property's eligibility for federal, state and/or local designation.

The subject property consists of an irregular shaped parcel with improvements consisting of several one-story buildings attached to each other (creating one large complex), a smaller detached one-story building, several ponds, bridges, and walkways. The facility, with its humble beginnings as a small local fishing site, eventually evolved into a restaurant where customers could rent fishing equipment and fish for trout in the ponds within the site. The restaurant offered to cook and serve the trout if a restaurant customer asked. As the surrounding area developed and the popularity of the site grew more dining room space and banquet facilities were added. In the late 1960s, fishing for trout ended, but the restaurant and banquet facilities continued operating and expanding. Throughout the years the facility underwent multiple upgrades and remodelings, most of which were made in the mid-1990s. Today, the Sportsmen's Lodge still operates as a restaurant and banquet center. The following historical chronology was assembled from a review of building permits and tax assessor records, historical photographs, Sanborn Maps, and interviews with the property owner (under oath).

#### SPORTSMEN'S LODGE HISTORICAL CHRONOLOGY

##### Pre-1945:

A small fishing shack and small pond occupied the grounds. The first improvement on the parcel was constructed in 1915 at a cost of \$600. The area was rural and the surrounding area was relatively undeveloped.

##### 1945:

A 30-40 seat, one room restaurant was opened, known as the Glass Room. The Glass Room (presently called the Redwood Room) featured a tree in the center of the room and an open broiler next to the tree. The restaurant was served by surface parking fronting Ventura



Boulevard. The exterior was rustic in style, and of wood and concrete materials with a single glass door entry.

The restaurant allowed its customers to fish for trout in the pond outside the restaurant (the fishing concession was operated by a tenant), and then the restaurant would cook and serve the trout if a restaurant customer asked. The fishing concession was open during the day (while the restaurant was closed) and stayed open until about 8:30 P.M.

1948:

An additional public dining room, seating for about 90 people, is added adjacent to the first dining room. The additional dining room becomes known as the Main Dining Room.

The tree and open broiler is removed from the Glass Room. The kitchen is remodeled.

New pond constructed outside of the new Main Dining Room.

1950:

A bar area is added adjacent to the Main Dining Room. The Ventura Boulevard entrance is remodeled.

1952:

Two additional banquet rooms (the Waterfalls Room {about 75 people} and the Starlight Room {about 150 people}) are added north of original dining room. The kitchen is again expanded. A bar lounge is added adjacent to the bar area.

1955:

A small banquet room, known as the Trophy Room, is added on the Ventura Boulevard side of property. The Trophy Room seats about 25 people.

1956:

The Waterfall and Starlight Rooms are expanded by adding a terrace to the Waterfall Room (30-50 additional seats) and the Starlight Room (60-90 additional seats). A new banquet room, the Chantclair Room (75 seats) is added west of Starlight Room. Additional restrooms are constructed and an entrance is added from Coldwater Canyon. The new entrance is Modern in style, and is constructed of wood and concrete. A separate entrance for parking is created from Coldwater Canyon.



1957-1966:

Landscape, ponds, and vegetation changes were made to improve customer circulation from the Coldwater entrance side, to keep up the appearance of the grounds, and to improve the waterfall feature. Interior remodeling took place from time to time for appearance sake.

1962:

The Sportsmen's Lodge Hotel is opened next to the Daledo Property.

1966:

A new Modern style lobby and restrooms, and new entry are constructed from Coldwater Canyon. As part of this project, the Empire Ball Room (about 1000 seats) is added. The Empire Ball Room can be divided into two parts, with the smaller part called the Regency Room. The trout pond area at the north side of property is enlarged. Cantilevered parking structure is constructed at the north end of property.

A new small banquet room (40-50 seats) is added along the Ventura Boulevard side of the property.

The kitchen undergoes a major expansion.

A completely new concrete and steel contemporary building façade is added on Ventura Boulevard. A new customer entrance area is added at the Ventura Boulevard entrance.

The original fish shack is demolished (according to the property owner) and a new building is constructed in its place.

1967:

Fishing arrangements are terminated. The fishing shack is closed and remodeled as a storage shed and maintenance area.

1972:

The Waterfalls Room is expanded, and an entrance to it from outside is added.

The bridge structures over the ponds are rebuilt (many in-kind) and some are realigned. The exterior waterfalls are changed, and the exterior area is re-landscaped.

1975:

Daledo sells the restaurant and banquet business operation to Harold Price.

Harold Price changes the menu and re-decorates the interior of the Lodge.



1976-1990:

Harold Price changes the menu and the service concepts several times.

Harold Price changes the landscaping, bridges, ponds, and waterfalls (some in-kind), and modifies the facilities' interior spaces and some of the exterior facades.

The Sportsmen's Lodge logo is changed, and a neon sign with the new logo is added on Ventura Boulevard.

1990:

The Lodge lease is sold by Harold Price to William Norred.

1991-1999:

Norred significantly remodels and redecorates interior and exterior of buildings creating the interior and exterior "stone and lodgepole" lodge look currently visible today; eliminating the modern look dating from 1956.

The stage of the Starlight Room is enlarged and remodeled. The stage area of the Empire Ball Room is enlarged and remodeled. The interiors of all banquet rooms are comprehensively remodeled. Of all the banquet rooms, only the Trophy Room retains any elements of its original appearance (the fireplace and center beam and post).

As part of Norred's renovations, new lobbies, entryways and porte cocheres are added at Ventura Boulevard and Coldwater Canyon. The Ventura Boulevard front entrance is again changed, and a new outdoor patio area is built next to the front entrance.

New bridges are built (some in-kind). The north side pond area is reconstructed and reduced by 50 percent. Such area is used first for parking, then later for outdoor weddings and functions. Exterior dining patios are added.

The interior walls and hallways interior to the complex are changed to create new spaces and handicap access restrooms. The bar and lounge area are extensively remodeled. Booths are removed from the lounge area, a separation between the lounge and bar is added, and a stage and dance floor are added.

During 1992-1996, Norred changes menu and décor of former Sportsmen's Lodge to new Muddy Moose (former bar/lounge area) and Caribou Rooms (former Main Dining Room), serving exotic game animal food. The Glass Room is renamed the Redwood Room and is put to utility use (buffet tables, overflow dining). The Chanticleir Room is renamed the Cascade Room.

Mr. Leonard Harlig  
THE DALEDO COMPANY, LLC  
December 2, 2002 - Page 5



### BUILDING PERMIT HISTORY

In reviewing the City of Los Angeles' building permit database, there was a combined total of 235 permits for 12825 and 12833 Ventura Boulevard on file. The addresses appeared to be interchangeable in the database. Because of the number of permits on file and limited time, we did not review all of them. Our search concentrated on the 1948, 1953, and 1996 periods when the Historic-Cultural Monument application said most of the new building occurred. The following table summarizes the work proposed under the permits pulled and reviewed for those years.



Year	Permit Type	Present Use	Proposed Use	Work Proposed	Existing Buildings on Site	Comments
1942	New addition (earliest permit on file)	Office	Office	Add dining room, covered patio, check room, and enclose passage to toilets. Make fish and tackle room into a cocktail lounge by lining skeleton walls with wood finishing. 130'x140', 1-sty/\$2,000	1-restaurant, restroom, fishing	Cocktail lounge is at present the room used for fishing tackle and clubroom. At present, the only access to the restroom is by going outside.
1946	Move/Repair	Storage	Storage	Install cement foundation/slab. Move building from present location to new location and erect fence. 22'x38'/\$800	5-restaurant, fishing house, garage, (2) storage rms.	None
1948	Alter/Addition	Restaurant	Restaurant	Add addition to existing restaurant building, install partitions in building, and close-up several openings. Illegible size/\$12,000	3-restaurant, residence, tropical fish	
1950	Addition	Restaurant	Restaurant	Add a room to front of existing building. 24'x30'/\$3,600	3-restaurant, dwelling, store	None
1952	Alteration	Small office for fishing rental	Office, fishing rental and equipment	Interior work only – partition interior space of office/fishing rental	2-restaurant, fishing rental office	None
1952	Addition	Restaurant	Restaurant	Add new kitchen and dining room. Kitchen: 41'x98'; Dining room: 40'x52'/\$21K	Not listed	None
1952	Addition	Restaurant	Restaurant	Add fireplace in new dining room (stucco exterior). \$300	1-restaurant	None
1953	New Building	N/A	Small office for operating trout lakes	New wood frame, 1-sty bldg. 34'-6"x25'/\$3,500	1-sportsmens lodge	None
1953	New Building	N/A	Storage of Furniture	New wood frame, 1-sty, stucco exterior walls. 16'x30'/no cost listed	1-restaurant	None
1954	Addition	Restaurant	Restaurant	Add addition to existing rear banquet room - attach and move existing storage building to south end of new addition. 22'-6"x81'/\$7,500	3-restaurant, storage, fishing house	None
1954	Addition	Restaurant	Restaurant	Add room to west end of building, 8'6"x6' - \$2,000	3-restaurant, fishing shack, storage	None
1996	Alteration	Restaurant	Restaurant	Extensive interior modifications	Not listed	None



### CHAIN OF OWNERSHIP

The following table notates the chain of ownership according to the Los Angeles County Assessor's mapbooks. In addition to noting the owner's name, cost of improvements and the year of improvements are also listed. The key period of improvement development appears to have been during the 1950s.

Current Abbreviated Legal Description: Part of lots 3, 4, and 5; Tract 1368 <sup>1</sup> Area: 4.07 acres APN: 2375-021-013		
Year	Owner (each change shown)	Improvement (each change shown)
1914	Fred K. Neiderhofer (owned all of Lots 5; 4.7 acres at the northeast corner of Ventura Blvd. and Diaz Street – now Coldwater Canyon)	
1915		\$600 (first)
1919	Clarence W. Stevenson	\$1,190
1924		\$2,000
1925	Thomas L. Earls	
1926	Hattie Weber	
1927	Paul O. Weber	
1930		\$2,260
1933	Fred Weber	
1937	Karl Weber	\$2,790
1939	Paul Weber	
1939	Trout Lakes & Lodge, Ltd. (3.81 acres)	
1940		\$2,270
1945		\$2,590
1947		\$3,230
1948	(3.36 acres)	\$5,230(partial construction)
1949 <sup>2</sup>	Trout Lakes & Lodge, Ltd. (.12 acre) Robert H. and Beatrice M. Clark (3.24 acres)	\$19,600(partial construction)
1950	David Harley and Raymond Fine	
1951	David Harley, et. Al.	\$13,940
1953 <sup>3</sup>	Sportsmen's Lodge Banquet Corp.	\$24,500(partial construction)
1954		\$39,870(partial construction)
1956		\$43,140
1957		\$68,760
1960	Daledo Co.	

<sup>1</sup> The chain-of-ownership shown here applies only to Lot 5, until 1953 when a part of Lot 4 was added to the parcel Lot 5 had the only appreciable improvements until 1953

<sup>2</sup> In 1949, the Trout Lakes & Lodge Company reduced its holdings to only a 12-acre "island" within Lot 5 about 150 feet east of Coldwater. Their name disappeared from the title in 1950

<sup>3</sup> In 1953, Sportsmen's Lodge added the westernmost part of Lot 4 to their parcel It was purchased from Harry M Luks and had only \$270 in improvements on it in 1953.



1968	Daledo Co. and Sportsmen's Lodge	
1985	Daledo Co.	

### EXISTING CONDITIONS

Much of the original design, materials, and workmanship (qualities of integrity) have been modified over the years. However, the property does retain a few aspects of integrity including its original location and much of its setting, feeling, and association (recreated). The small one-story, stand-alone Craftsman style building (construction date unknown) located along the eastern side of the property, though somewhat modified, has remained in its original location since at least the mid-1950s.<sup>4</sup> The property owner, however, states that this structure (previously the fishing shack) actually dates from 1966, when it was constructed to replace the original fishing shack which had been damaged by fire that year.<sup>5</sup>

The new improvements, primarily those completed in 1996, have attempted to recreate a historic feeling by introducing a rustic "stone and lodgepole" style of architecture. Though in fact, the facility's original architecture (both interior and exterior) was Modern in design. Throughout the site, there are some areas where the newer work was completed "in-kind" with compatible materials and design.

### **Integrity**

The evaluation of integrity is sometimes a subjective judgment, but should always be grounded in an understanding of a property's physical features and how they relate to its historical and/or architectural significance. Though not specifically noted in the City's ordinance, a building proposed for landmark designation should not have been so extensively altered that its historic appearance is no longer visible. There are seven aspects or qualities, according to *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, that in various combinations define integrity. "Integrity is the ability of a property to convey its significance."<sup>6</sup> To retain historic integrity a property will always possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance.<sup>7</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors:

<sup>4</sup> *Sanborn Fire Insurance Map, 1955.*

<sup>5</sup> *Personal declaration of Leonard Harlig.*

<sup>6</sup> *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation* Published by the National Park Service, 1997, p. 44

<sup>7</sup> *Ibid*



- Location is the place where the historic property was constructed or the place where the historic event occurred.<sup>8</sup>
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.<sup>9</sup>
- Setting is the physical environment of a historic property.<sup>10</sup>
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.<sup>11</sup>
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>12</sup>
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.<sup>13</sup>
- Association is the direct link between an important historic event or person and a historic property.<sup>14</sup>

In assessing a property's integrity, it is recognized that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to

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<sup>8</sup> "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid*

<sup>9</sup> "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in a designed landscape." *Ibid*.

<sup>10</sup> *Ibid*, p 45

<sup>11</sup> "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid*

<sup>12</sup> "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid*.

<sup>13</sup> "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid*

<sup>14</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid*



convey its historic identity.<sup>15</sup> The retention of specific aspects of integrity is paramount for a property to convey its significance.

A property, which is considered significant for its historic association, is usually eligible for designation if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>16</sup>

In assessing the integrity of a property important for illustrating a particular architectural style or construction technique it should retain most of the physical features that constitute that style or technique.<sup>17</sup>

### Significant Alterations

Based upon a review of building permits, tax assessor records, historic photographs, and site visits significant alterations to the building were noted. Modifications include, but are not limited to the following:

- The exterior and entrances to the facility along both Ventura Boulevard and Coldwater Canyon Boulevard have been modified so that no part of their original appearance remains. Originally the restaurant was setback from Ventura Boulevard. The architectural design of the facility, particularly the front elevation, was 1950's Modern. The new elevation, incorporating the improvements dating from the mid-1990s, now fronts directly on the sidewalk and reflects a "stone and lodgepole pine" motif.
- Originally designed in a 1950s Modern style, the interior spaces of buildings (except the Trophy Room) have been extensively modified over the years. As with the exterior, the building's interior entrance areas, the restaurant and bar and lounge area now feature a "stone and lodgepole" motif introduced in the mid-1990s. The banquet rooms were remodeled at the same time and reflect a generic contemporary hotel-style in its design.
- Although the site has always included water features of some sort, the exterior water features and bridges have been repeatedly remodeled, relocated, expanded and reduced over the years, most recently in the 1990s. Some of this work, however, appears to have been conducted "in-kind."
- Many of the exterior vertical plank wood clad walls have been re-surfaced with stucco or newer wood siding material.

---

<sup>15</sup> *Ibid*, 15, p 46

<sup>16</sup> *Ibid*

<sup>17</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." *Ibid*



- Though the window openings along the water front/landscaped elevations still consist of large expanses of glass, some of the original window openings, window frames, and overall design have been re-configured and/or modified.
- Many of the original bulkhead exterior wall surfaces along the waterfront elevations (originally brick with weeping mortar joints) have been covered with a contemporary river rock veneer.
- All of the original exterior doors, door frames, and entry thresholds have been replaced or modified affecting the original material, workmanship, and design of these components.
- The walkways have been slightly re-configured, expanded and re-surfaced over the years, some probably due to ADA requirements. This work appears to have been conducted with "in-kind" materials.
- Most of the bridges, railings, and lampposts along the bridges have all been replaced with contemporary yet "in-kind" materials.
- Since the completion of recent additions and modifications, the complex has doubled in size, significantly altering its basic footprint of the 1950s (key period of development).

#### CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS CRITERIA

The City of Los Angeles enacted a cultural heritage ordinance in April 1962, which defines Los Angeles Historic-Cultural Monuments (LAHCMs) criteria for the City. A LAHCM must satisfy one or more of the City's Historic-Cultural Monuments criteria.

The Cultural Heritage Commission's criteria for designation are sufficiently broad enough to include a wide variety of potential landmarks. However, a proposed landmark should possess sufficient architectural, historical, and/or cultural significance to warrant designation. Though there is no age requirement for landmarks in Los Angeles, sufficient time to develop a historical perspective and to evaluate its significance in context should be considered.

City of Los Angeles Historic-Cultural Monuments Criteria Assessment	
Criteria (Section 22.130: L. A. Administrative Code)	Property Analysis
1. "It reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or community."	The improvements currently located at the Sportsmen's Lodge Restaurant and Banquet Center have been extensively modified over the years and consequently lack substantial original historic fabric (integrity). Though it should be noted that some of the property's improvements have been completed "in-kind." Because the appearance of the improvements which exist today date primarily from the mid-1990s, the new improvements themselves cannot be said to accurately "reflect" or "exemplify" the history of the community. However, the



	subject property has been associated with the surrounding area as a popular restaurant, banquet facility, and special events site since the late 1940s. Considered one of the many well-recognized social-communal gathering spots, it continues operation as a well-established meeting place.
2. "It is identified with historic personages or with important events in the main currents of national, state, or local history."	The Sportsmen's Lodge does not appear to be identified with any significant persons or critical events in history. Though a variety of events, attended by numerous socialites of the time, have occurred here, their association with historic personages or important events in national, state, or local history have not been substantiated enough to warrant consideration under this criterion.
3. "It embodies certain distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction."	All of the improvements on the grounds have been modified over the years to enhance, if not over exaggerate, the "rustic" lodge style of the original design and intent of the property. Reflecting limited elements of the Modern and Craftsmen styles, the subject property is not a distinctive design; it does not appear to be worthy of study and has been altered numerous times throughout its history.
4. "It is a notable work of a master builder, designer, or architect whose individual genius influenced his age."	The designer, builder, and/or architect of this property are unknown. However, the property owner states the work was done by a local contracting firm. It appears that the property is not associated with any notable builders, designers, or architects.

## CONCLUSION

The improvements currently located at the Sportsmen's Lodge Restaurant and Banquet Center are not architecturally significant and have been extensively and repeatedly modified over the years. The current improvements lack substantial original historic fabric (integrity). Though it is noted that some of the property's improvements have been completed "in-kind." Taken as a whole, however, the appearance of the improvements which exist today, date primarily from the mid-1990s, they in themselves cannot be said to accurately "reflect" or "exemplify" the history of the community prior to that time. The use of the property (restaurant, banqueting facility, special events site) has continued despite repeated and extensive alteration to the improvements, and remains popular. This use has been continuous but in a succession of functionally similar yet in large part physically different indoor and outdoor improvements on this site. It appears to be the continuity of the use rather than the continuity of the improvements that distinguishes the Sportsmen's Lodge.

LOS ANGELES, CAL VOL 42  
**4217**

VALLEJUELO  
OCT 1955

Los Angeles County Flood Control Channel

4218

MOTEL  
8 UNITS



PARK'G

REST

FAIRWAY AV

GOODLAND AV

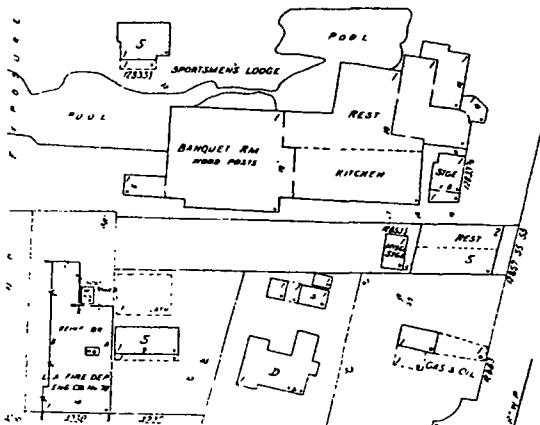
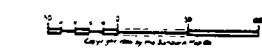
VENTURA & BLVD.

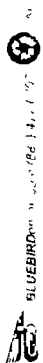
AL COVE AV

COLDWATER 4205 CANYON AV

4205

4206





D

1                                    DECLARATION OF LEONARD HARLIG

2            I, Leonard Harlig declare as follows:

3            1.        I am the managing member of The Daledo Company LLC ("Daledo"). Daledo  
4 owns the property located at 12833 Ventura Boulevard in Studio City (the "Property"). The  
5 establishment which is commonly known as the Sportsmen's Lodge Restaurant and Banquet  
6 Center ("Sportsmen's Lodge" or the "Lodge") is located on the Property. I have personal  
7 knowledge of the facts set forth herein, and, if called upon as a witness, I could and would  
8 competently testify thereto.

9            INTRODUCTION

10           2.        The Sportsmen's Lodge is currently leased by Daledo to Sportsmen's Lodge, Inc.,  
11 Patrick Holleran, President. Mr. Holleran's lease expires in January 2007. Until such time, the  
12 lease requires that Mr. Holleran continues to operate the Sportsmen's Lodge. Accordingly, there is  
13 no present threat that the Sportsmen's Lodge will be demolished.

14           3.        My father, David Harlig, purchased a small portion of the present Property in 1945.  
15 When my father acquired the original portion of the Property, it was already improved with a  
16 small pond stocked with trout, a small tackle shop, and a recently-built, one-room restaurant. From  
17 1945 to 1966, our family purchased a number of adjoining parcels of property to accommodate the  
18 various additions and expansions of the Lodge. These additional parcels were purchased at  
19 substantial cost, based on market value at the time of purchase. These various investments  
20 constitute the principal Harlig Family asset today.

21           4.        From the time my father acquired the original small parcel of Property, I worked  
22 there, first as a pantry department assistant; later as a dishwasher, busboy, bar boy, and host; and  
23 finally as manager of the facility and a partner in the Sportsmen's Lodge from 1951 until I sold the  
24 operating business to Harold Price in 1975. I spent most weekday evenings, and all day and  
25 evening on the weekends, at the Lodge until completing graduate school in 1957. From 1957 until  
26 1975 I spent an average of 18 hours a day at the facility, seven days a week. I was involved in  
27 every building and grounds improvement or construction decision from 1951 to 1975, both as a  
28 manager and as a partner. In 1968, I purchased my father's share of the Property and the

1 Sportsmen's Lodge. From 1968 to 1975, when I sold the Sportsmen's Lodge business operation  
2 and leased the Property, I personally and exclusively managed the Sportsmen's Lodge.  
3 Accordingly, I am intimately familiar with the development and operation of the Sportsmen's  
4 Lodge over the years, and the various improvements and changes made there. It has been  
5 disconcerting, at the least, to read statements from people, unfamiliar with the actual changes over  
6 the years, making incorrect statements about what buildings are old, where they were located, and  
7 when they were built.

8         5. As discussed in more detail below, both the interior and the exterior of the Lodge  
9 have been repeatedly and extensively modified over the years. Today the Sportsmen's Lodge  
10 bears very little resemblance to its appearance in 1975 when my family sold the business and I  
11 ceased my responsibility as its full time manager. Rather, the appearance of the Lodge today, both  
12 interior and exterior, dates from the mid-1990s. Moreover, by 1975 the Lodge had already  
13 undergone many expansions and remodeling which had already separated it architecturally from  
14 the original two room restaurant constructed between 1945 and 1948. Even the current water  
15 features that people associate with the Lodge are different from those that existed in 1975, which  
16 themselves had been extensively modified from the single trout pond that existed in 1945 when  
17 my family acquired the property.

## 18 **CHANGES TO THE IMPROVEMENTS AT THE PROPERTY OVER THE YEARS**

### 19 **Changes To The Improvements Between 1945-1950**

20         6. In 1945, when my father acquired the "Sportsmen's Lodge," it was improved with a  
21 30-40 seat restaurant. The dining room portion of the restaurant was called the "Glass Room."  
22 The Glass Room featured a tree growing in the center of the room, through an opening in the roof,  
23 and an open broiler next to the tree. Customers who wished to do so could fish for trout in the  
24 pond outside (which was operated by a tenant), and the restaurant would cook and serve their  
25 catch. The Glass Room had a modern concrete and wood exterior, and was served by surface  
26 parking fronting Ventura Boulevard.

27         7. In 1948, a second dining room, seating about 90 people, was added to the Property,  
28 which became known as the "Main Dining Room." Like the Glass Room, the Main Dining Room

1 was modern in appearance. At the time the Main Dining Room was added, the tree and open  
2 broiler were removed from the Glass Room, a new pond was constructed to the east of the Main  
3 Dining Room, and the kitchen was also expanded and remodeled. At all times from 1945 on, the  
4 business was known as the "Sportsmen's Lodge."

5 **Changes To The Improvements Between 1950 And 1966**

6 8. In 1950 a bar area was built adjacent to the Main Dining Room, and the entrance to  
7 the restaurant was remodeled.

8 9. In 1951, the Lodge discontinued the practice of cooking fish caught by customers  
9 because of customer satisfaction problems. Customers could still fish at the pond and take their  
10 catch home to cook.

11 10. In 1952, two banquet rooms, the "Waterfalls Room" and the "Starlight Room,"  
12 were constructed at the Property, and the Lodge began hosting private parties and events,  
13 becoming known as the "Sportsmen's Lodge Restaurant and Banquet Center." A lounge area was  
14 added adjacent to the bar and, to accommodate the expanding business, the kitchen was again  
15 expanded and remodeled.

16 11. In 1955, another small banquet room, the "Trophy Room" was built on the Ventura  
17 Boulevard side of the property.

18 12. In 1956, the Waterfall and Starlight Rooms were expanded through the addition of  
19 a terrace. In addition, a new banquet room, known as the "Chanticleir Room" was built to the  
20 west of the Starlight Room. Additional restrooms were constructed. A new entrance to the  
21 facility and a separate parking entrance were built on the Coldwater Canyon side of the property.  
22 Like the Ventura Boulevard side of the Lodge, the Coldwater Canyon entrance of the Sportsmen's  
23 Lodge was modern in construction and appearance.

24 13. From 1957 to 1966, a series of changes were made to the exterior landscaping and  
25 improvements at the Lodge. The ponds were reconfigured and significantly reduced in size.

26 14. In 1962, the "Sportsmen's Lodge Hotel" was opened on the property adjacent to the  
27 Lodge.

28 **Changes To The Improvements Between 1966 And 1975**

1           31.     All of these other facilities hosted weddings, bar and bat mitzvahs, other parties,  
2 community organization events, and political functions.

3           32.     Because of the large number of facilities and the hundreds of events that went on  
4 during any given day, no one facility could claim to be the "San Fernando Valley banqueting  
5 center." The Sportsmen's Lodge provided only a few of the many hundreds of banquet rooms  
6 available in the San Fernando Valley. Depending on the way the banquet rooms were used, there  
7 were many nights when no more than 4 banquet parties were in use, while hundreds of parties  
8 were taking place in other facilities.

9           33.     Moreover, potential clients considering holding their parties at Sportsmen's Lodge  
10 also typically considered facilities in the Pasadena and Los Angeles areas, including the Bel Air  
11 Hotel, the Beverly Hilton, the Beverly Hills Hotel, the Beverly Wilshire, the Miramar, the  
12 Ambassador Hotel, the Biltmore, the Hollywood Palladium, Earl Carroll's, the Shrine Auditorium,  
13 Ciro's, the Macambo, Billy Gray's Band Box, Various Elk Lodges (BPOE), the Hillcrest Country  
14 Club, the LA Country Club, other country clubs and golf facilities with banquet rooms, and almost  
15 every large church and synagogue in Los Angeles and Beverly Hills. Thus, the Sportsmen's  
16 Lodge actually served a very small percentage of the total market for private parties in the area.

17           34.     In the 1960s and early 1970s, the number of San Fernando Valley and Los Angeles  
18 City area restaurants and facilities competing for private parties and events greatly expanded. On  
19 any given night hundreds of events in Los Angeles were occurring, and the Sportsmen's Lodge  
20 found itself serving a much smaller percentage of a much larger market. In the San Fernando  
21 Valley some of the new facilities included the Odyssey, Castaways, the Calabasas Inn, Sheraton  
22 Universal City, the Marriott in Woodland Hills, Bistro Gardens, and the Warner Center Hilton. In  
23 addition, other Los Angeles area facilities such as the Playboy Club, Century Plaza, Bonaventure,  
24 Omni Hotel, Westin Hotel, Airport Hotels, Beverly Hills Bistro, Radisson Hotels, and Downtown  
25 Hilton competed for, and obtained, the vast majority of the private party business in the Los  
26 Angeles/San Fernando Valley area. Many of these other facilities featured architecture, settings,  
27 and amenities and supporting infrastructure that placed the aging-Sportsmen's Lodge at a  
28 competitive disadvantage.

1           35.     In the years since our family sold the business, the Sportsmen's Lodge has seen its  
2 former customer volume sharply reduced. The ever increasing number of new restaurants and the  
3 increase in the number of competing new hotel banquet rooms, all with modern facilities, have  
4 created remorseless competition to serve the Valley's and City's restaurant and banquet needs.  
5 Even if the Lodge never held another banquet, the competing facilities in the community could  
6 easily handle the entirety of the community's banquet business. The Restaurant once served 9,000  
7 to 12,000 dinner customers a month (through 1975), plus another 1600 Sunday Brunches, but now  
8 serves (based on reports provided to me by the tenant) only around 3,500 to 5,000 customers a  
9 month, including daily lunches and Sunday Brunch. Banquet food service activity (again based on  
10 reports to me provided by the tenant) has also been reduced to about 60 percent of its 1975  
11 activity.

12 **CONCLUSION**

13           36.     Given all that I know, the improvements which exist today on the Property cannot  
14 fairly be characterized as historic. The banqueting use of the property has continued even though  
15 the improvements have been repeatedly modified and remodeled. I do not believe that it would be  
16 appropriate for the City to require that the existing improvements be preserved so as to coerce the  
17 continued use of the Property for banqueting or to complicate any future sale or redevelopment of  
18 the Property. The proper time to require development mitigation is if and when a development  
19 application is made to the City. There are already existing zoning regulations to cover such  
20 applications and it is unnecessary to attempt to limit future development by designating the  
21 Property as a Cultural Monument in order to preempt any alternative future use.

22

23           Executed on December 3, 2002, at Ketchum, Idaho.

24           I declare under penalty of perjury under the laws of the State of California that the  
25 foregoing is true and correct.

26

27

28

  
\_\_\_\_\_  
Leonard Harlig

[

E

*SPORTSMEN'S  
LODGE*

# *Property Summary*

- Parking ~ 3 acres
- Improvements ~ 1.5 acres
- Landscaped Area ~ .5 acres

# Admissions by Applicants

## ***Applicant's Historic Resources Consultant (Teresa Grimes):***

*"Certainly the restaurant and the banquet facility and the additional buildings toward the rear--all of that was remodeled in 1995. And it has changed."*

# Admissions by Applicants

**Bernstein:** “rather than the individual structures and the integrity of those individual structures....The argument really is about the social and cultural significance of what the Sportsmen’s Lodge has been.”

# Admissions by Applicants

**Applicant's Historic Resources Consultant (Teresa Grimes):** one of the problems with designating the Lodge would be how to "deal with permits for alteration for a property that isn't architecturally significant."

# PCR Assessment

*"The improvements currently located at the Sportsmen's Lodge Restaurant and Banquet Center have been extensively modified over the years and consequently lack substantial original historic fabric (integrity)."*

# PCR Assessment

*"Because the appearance of the improvements which exist today date primarily from the mid-1990s, the new improvements themselves cannot be said to accurately 'reflect' or 'exemplify' the history of the community."*

# PCR Assessment

*"It appears to be continuity of use rather than the continuity of the improvements that distinguishes the Sportsmen's Lodge."*

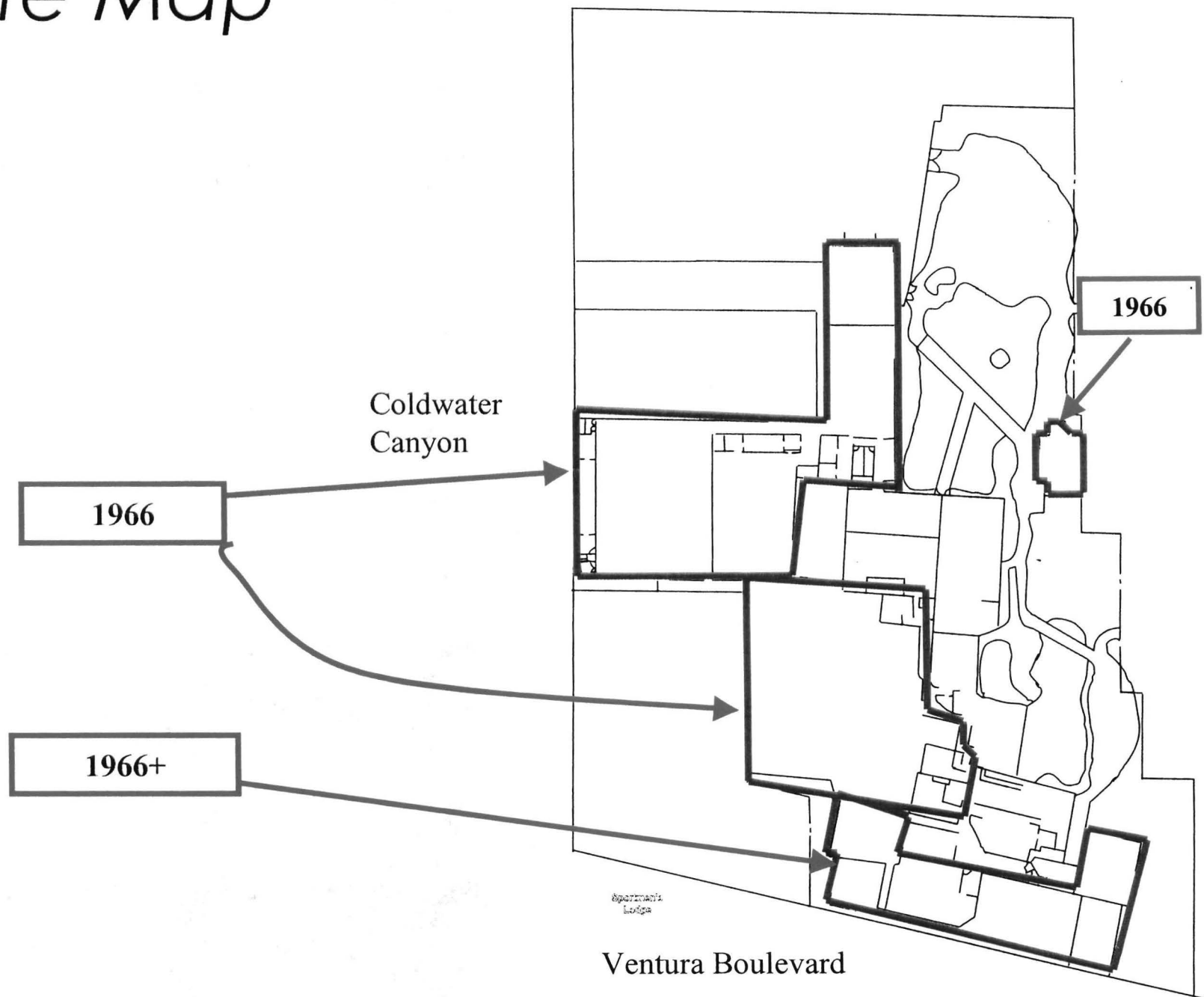
# Chronology

- 1945 ~ Harligns purchase the property. One room restaurant, pond, tackle shop.
- 1950s ~ Large scale addition and remodeling.
- 1966 ~ New tackle shop. Significant expansion of modern-style entrances, lobbies, banquet rooms, kitchen, cantilevered parking.
- 1975-1990 ~ Extensive interior and exterior remodeling.
- 1991-1999 ~ Complete makeover to faux “stone and lodgepole” look.

*SPORTSMEN'S  
LODGE*

*BUILDINGS*

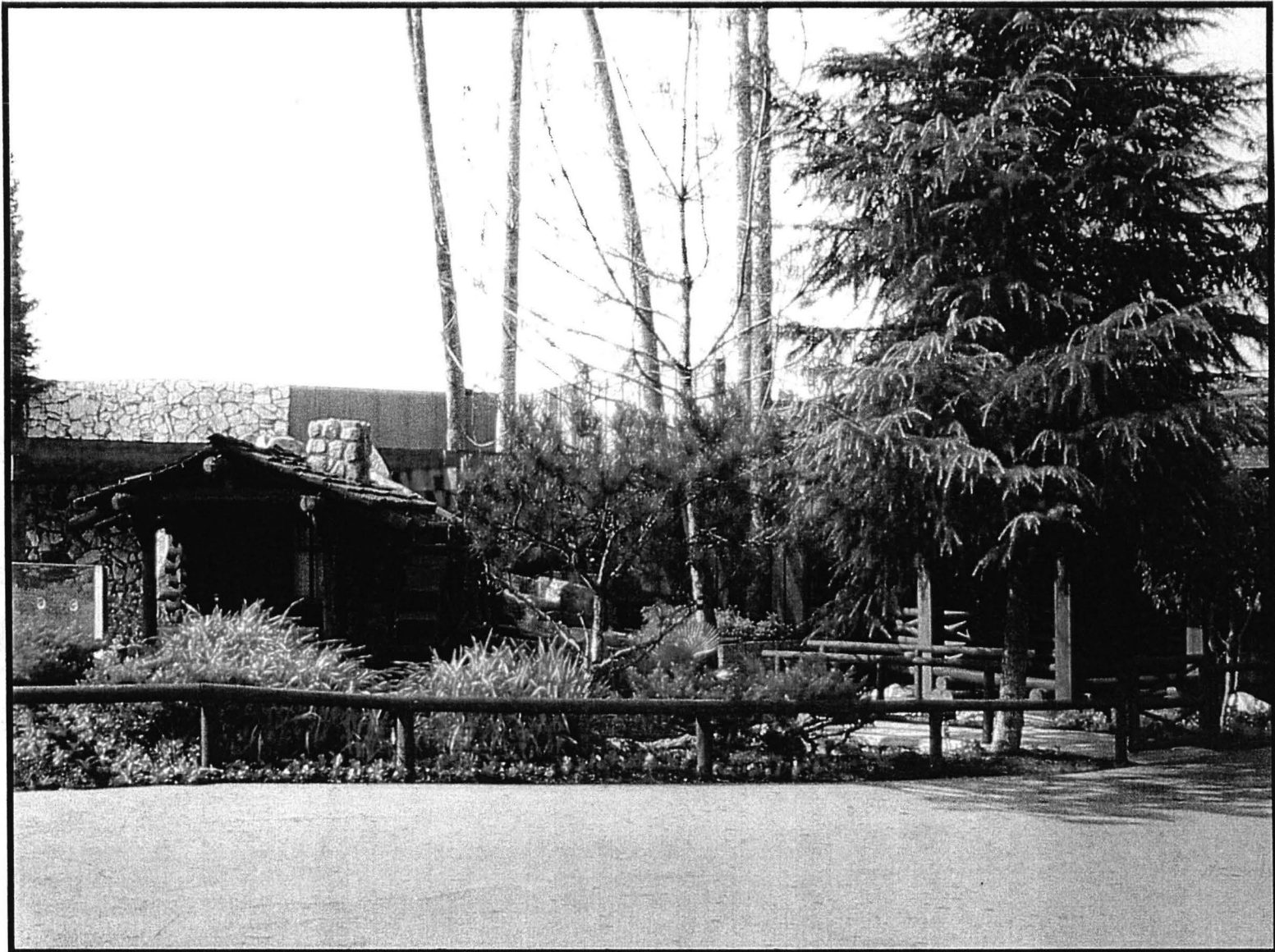
# Site Map



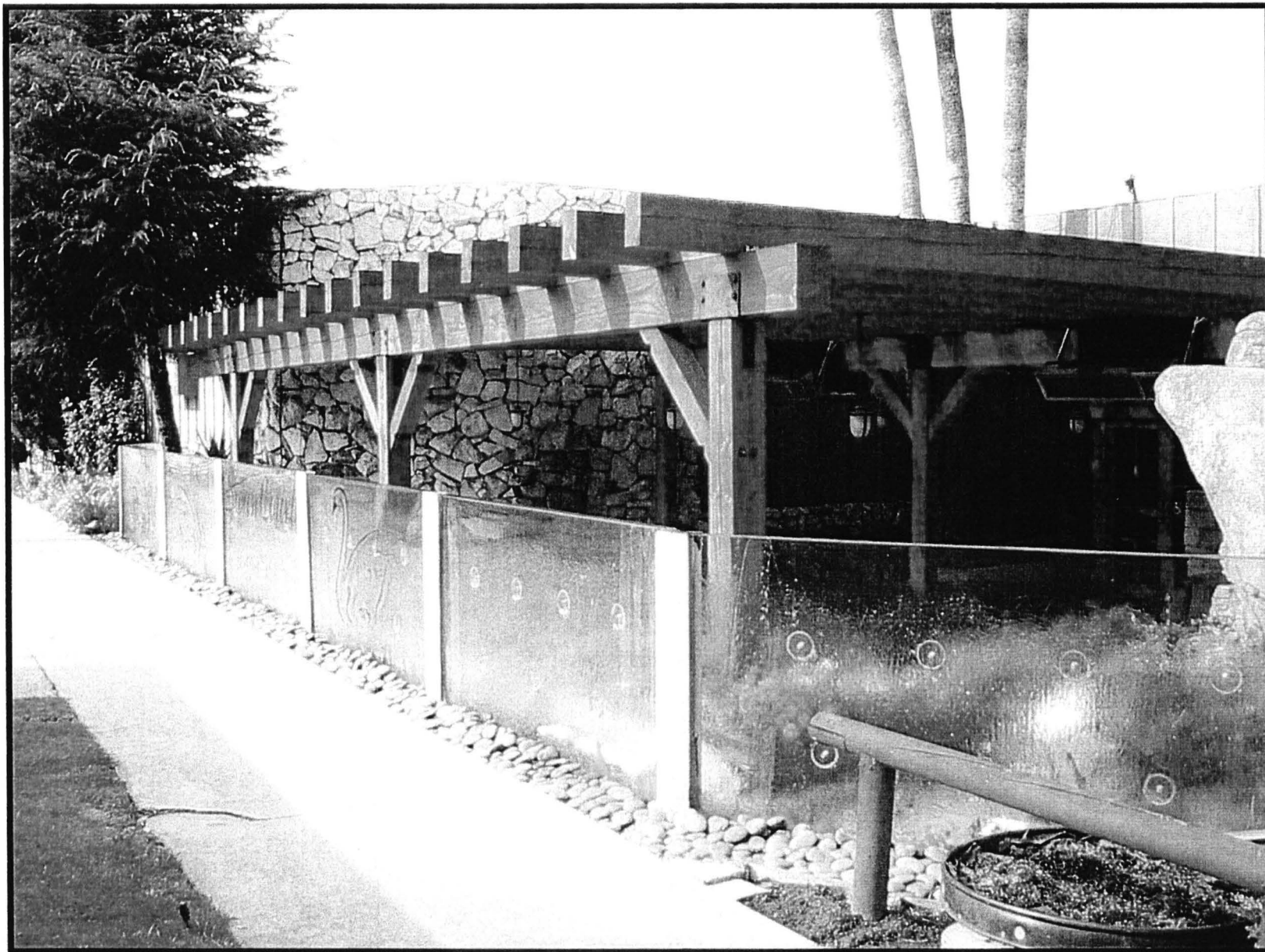
# *Modern-Style Ventura Frontage*



# *Current View of Ventura Entrance*



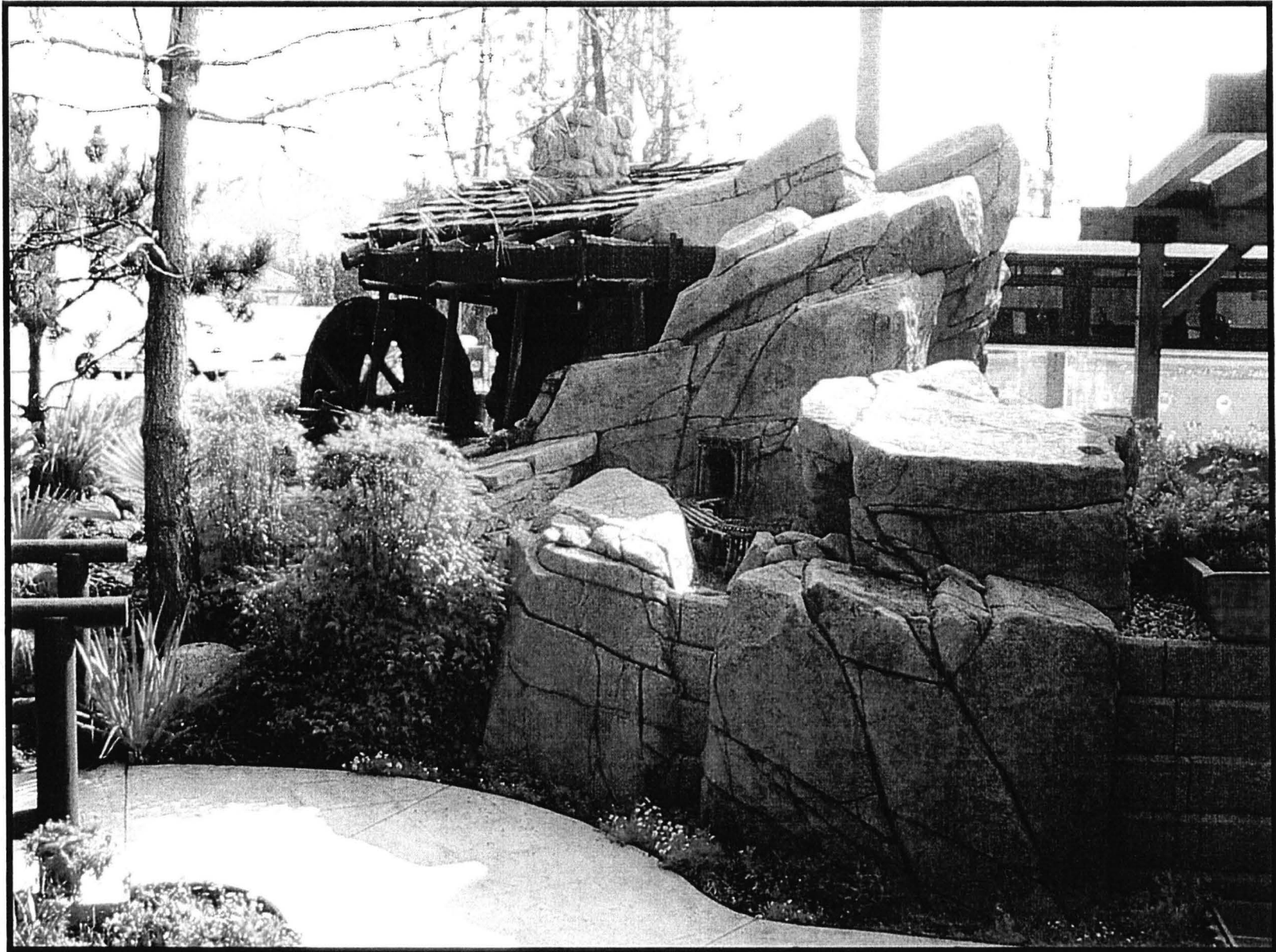
# *Current Ventura Boulevard Frontage*



# *Current Ventura Boulevard Frontage*



# *Current Ventura Boulevard Frontage*

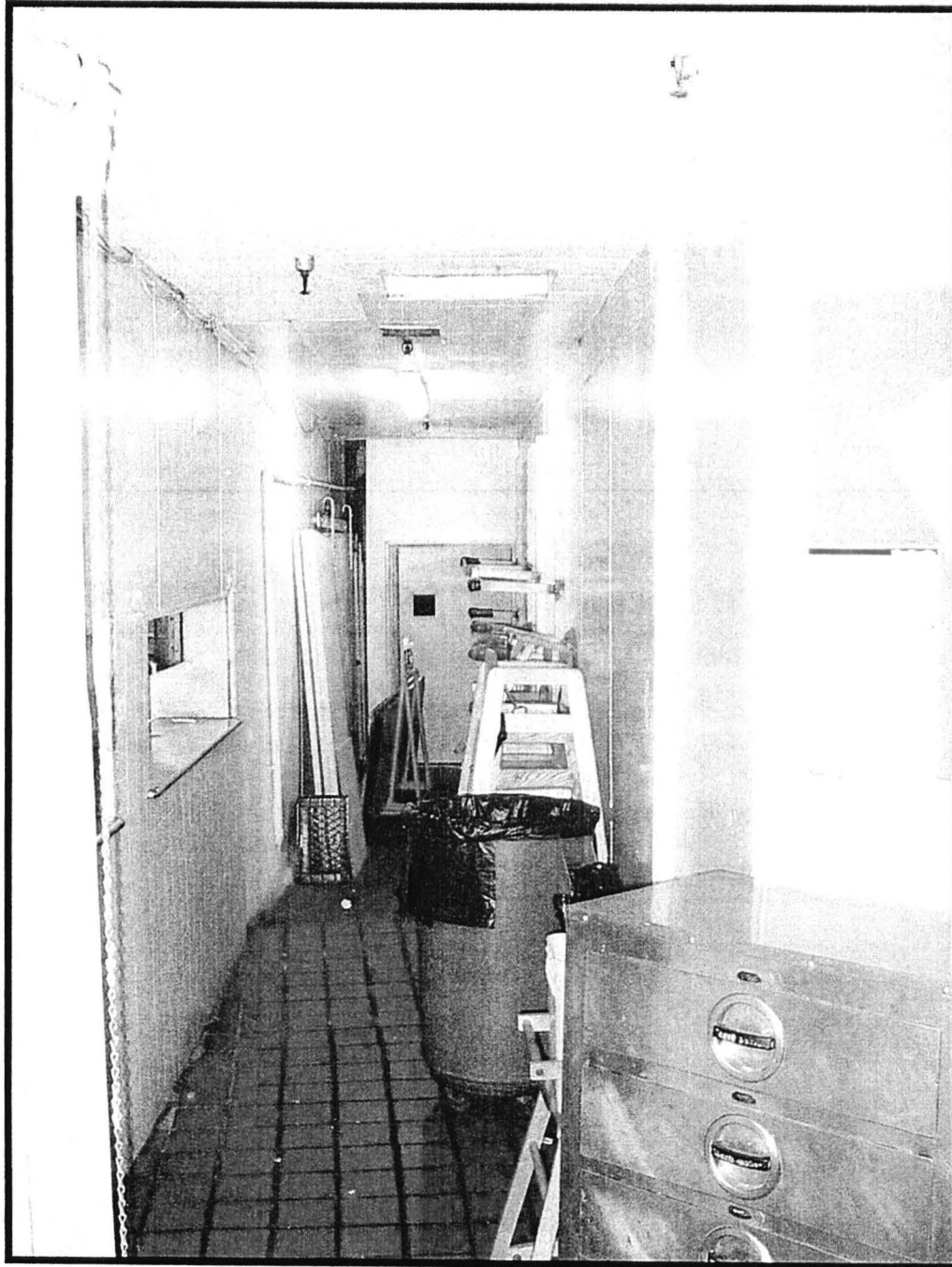


# Coldwater Entrance





*Original  
Kitchen*



*Current View  
From Same  
Location*

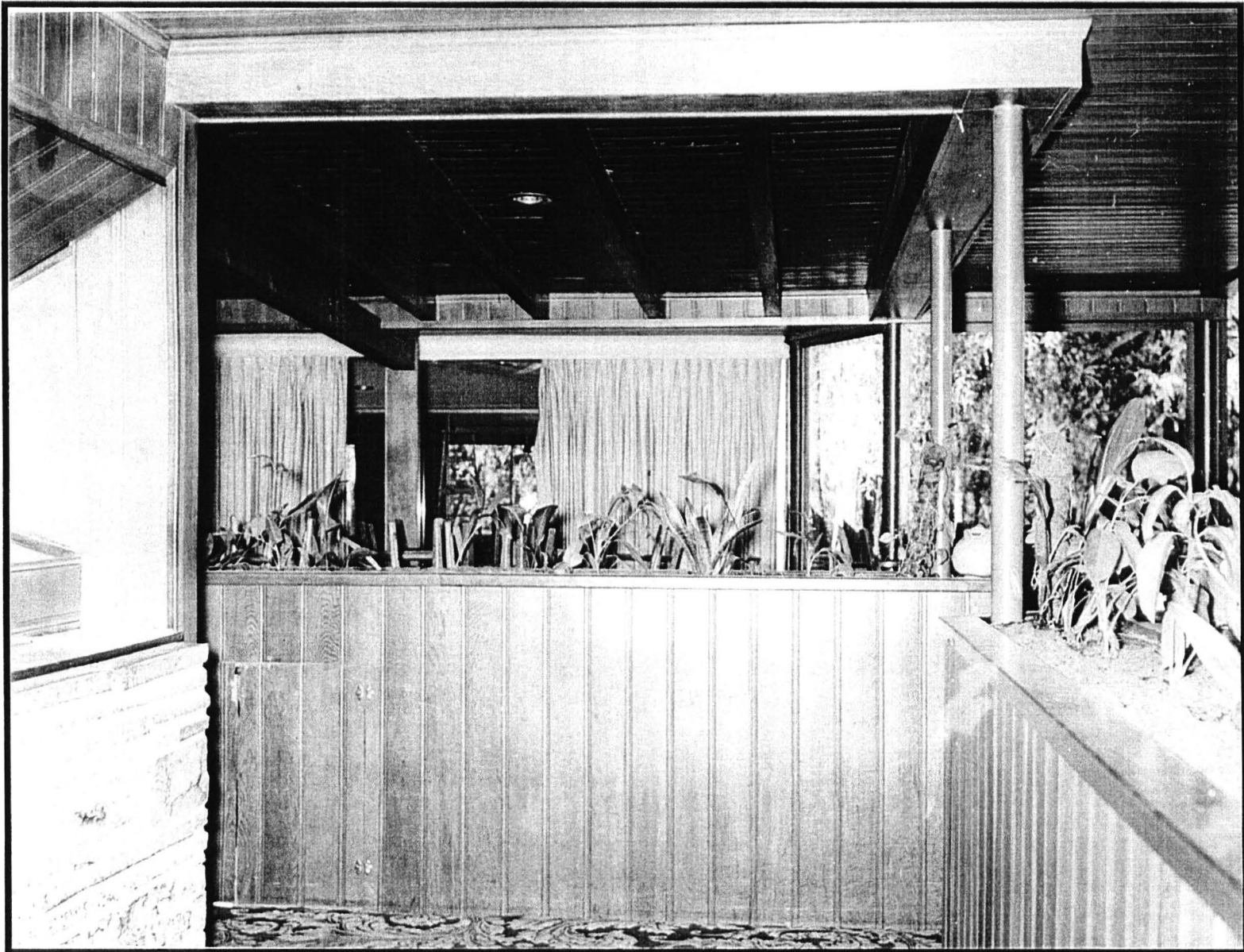
# *New Kitchen ~ Post 1966*



# *New Kitchen ~ Post 1966*



# *Main Dining Room ~ Original Modern-Style Design*



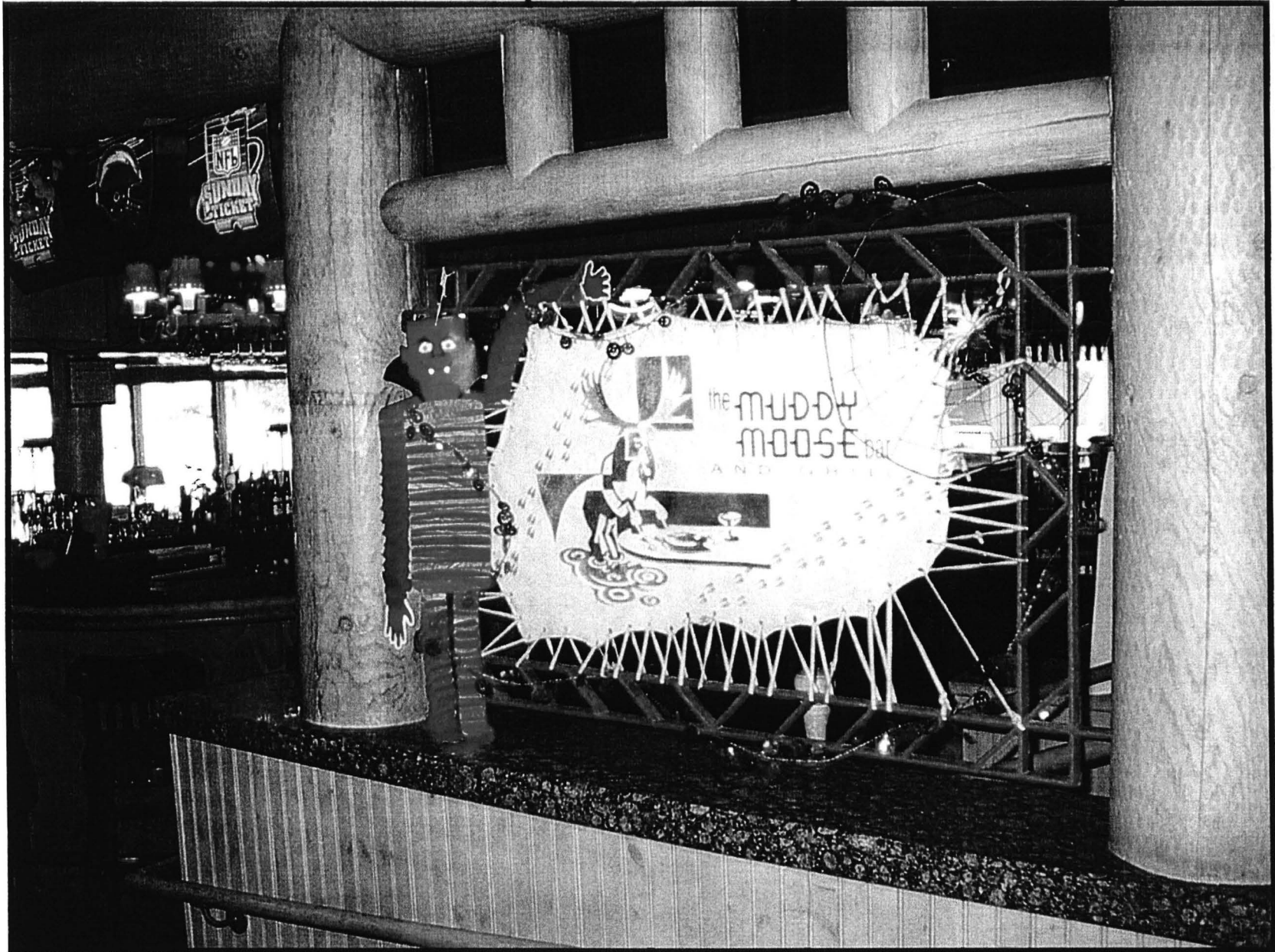
# *Main Dining Room ~ Mid-1990s Remodel*



# *Former Glass Room ~ Mid-1990s Remodel*



# 1990s Bar (Muddy Moose)



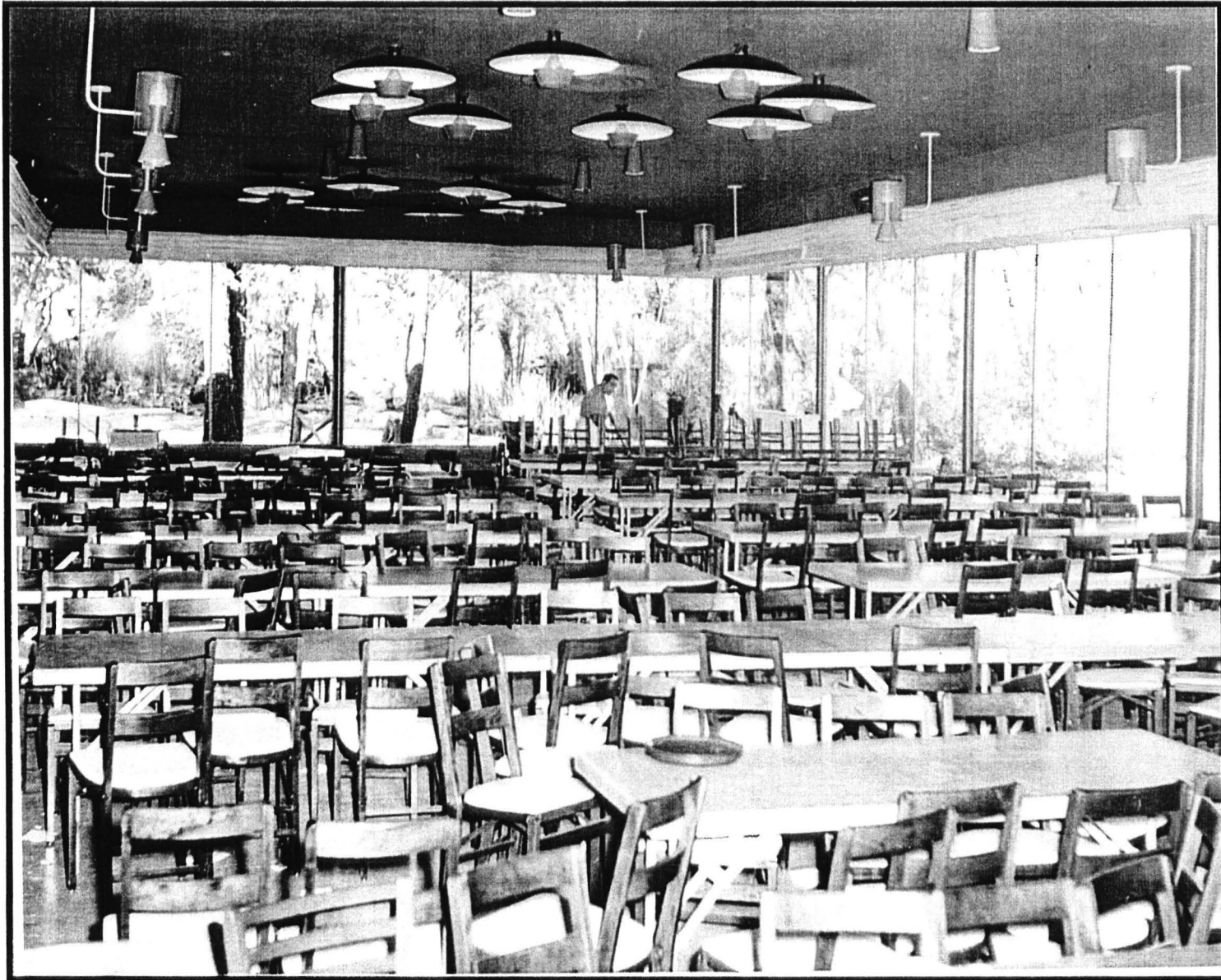
# 1990s Bar (Muddy Moose)



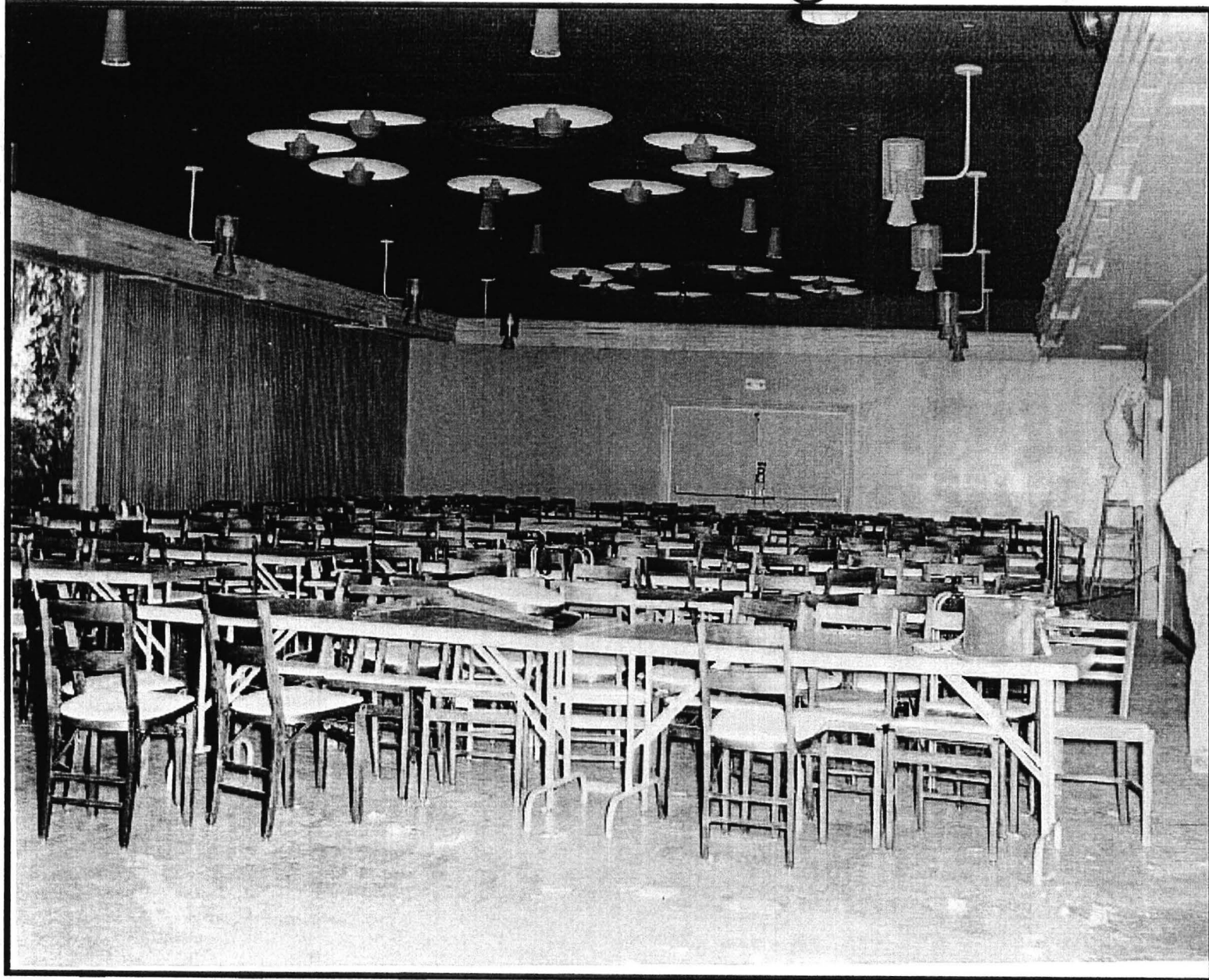
# *1990s Bar (Muddy Moose)*



# *Waterfalls Room ~ Original Interior*



# *Waterfalls Room ~ Original Interior*



# Waterfalls Room ~ Mid-1990s Remodel



# *Starlite Room ~ 1990s Remodel*



# *Starlite Room ~ 1990s Remodel*



*Current View of Former Glass Room ~  
East Elevation*



# *Current View of Main Dining Hall ~ East Elevation*



# *Glass Room and Main Dining Room Before Construction of Waterfalls Room*



# 1990s Faux Lodge-Style Ventura Entrance





*1990s Faux  
Lodge-Style  
Coldwater  
Entrance*

# Generic Interior



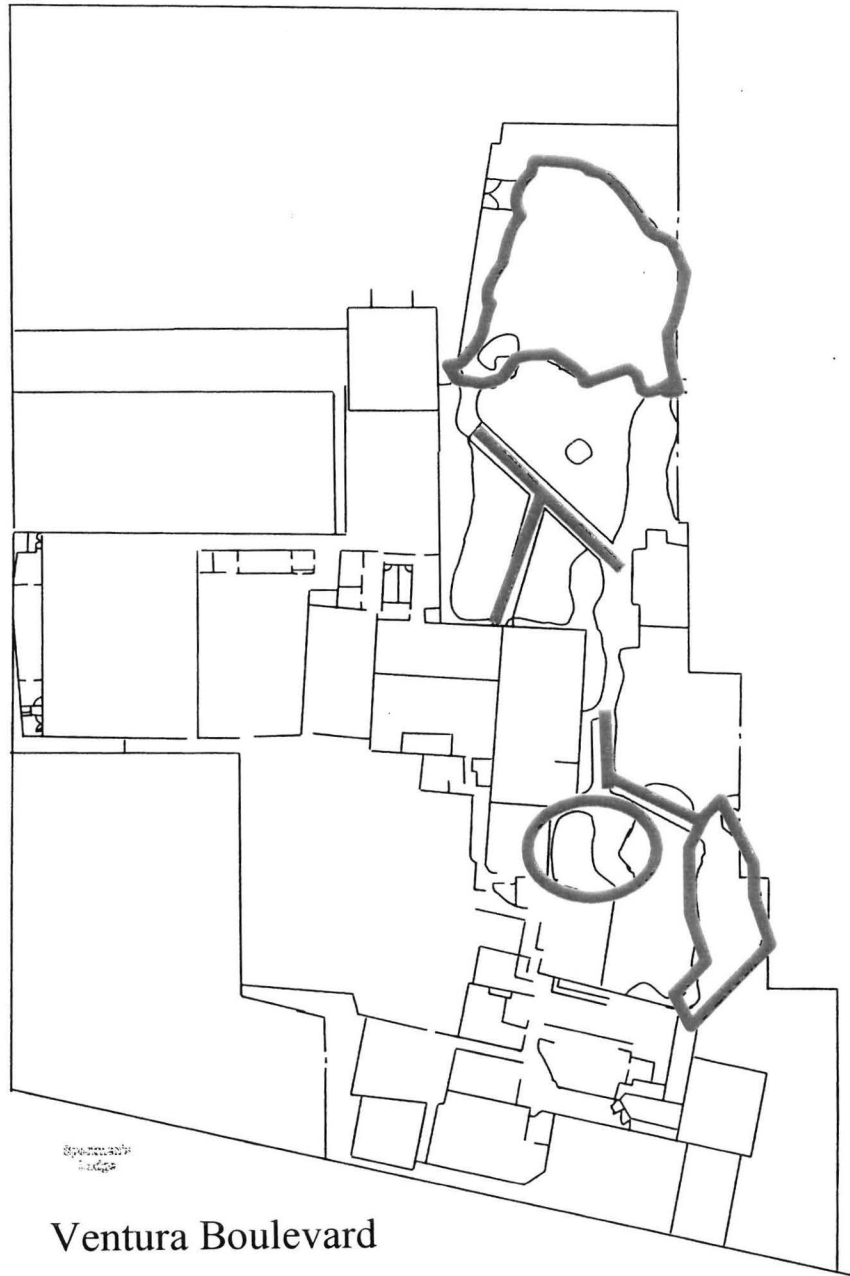


# *Generic Interior*

*SPORTSMEN'S  
LODGE*

*EXTERIOR AREAS*

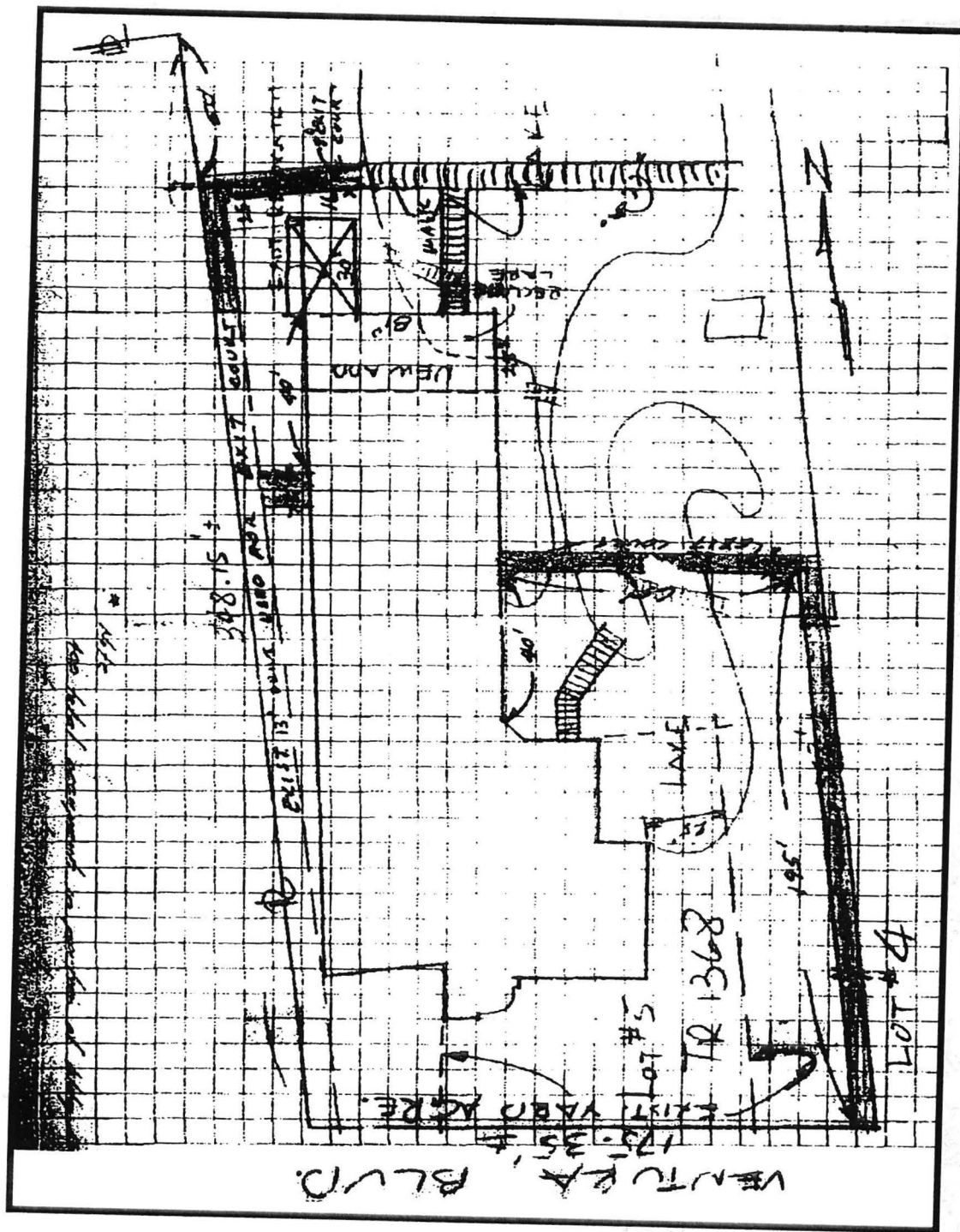
Coldwater  
Canyon



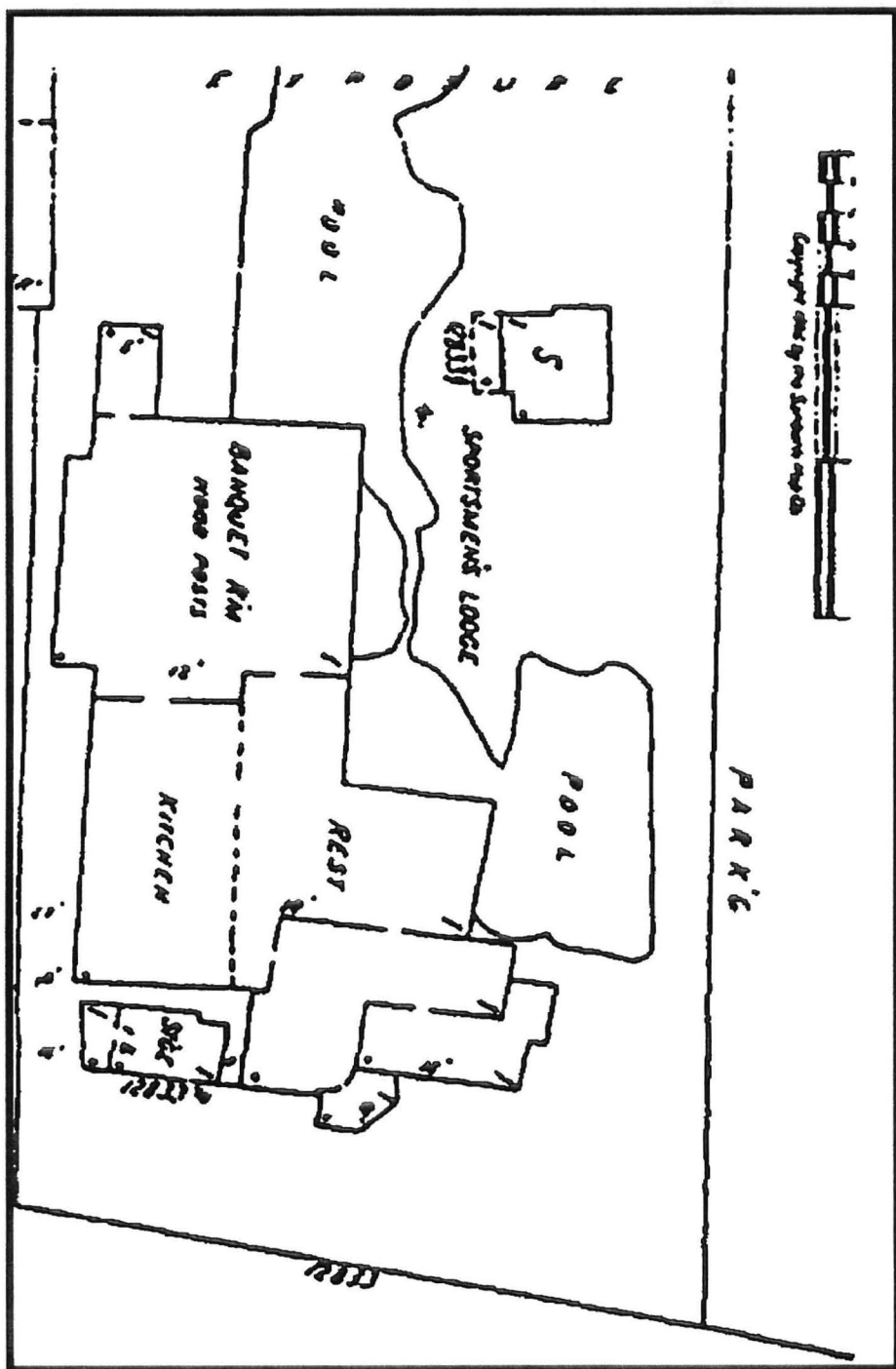
Ventura Boulevard

## Exterior Map

Areas constructed,  
removed, rebuilt,  
reconfigured  
throughout the 1970s,  
1980s and 1990s.

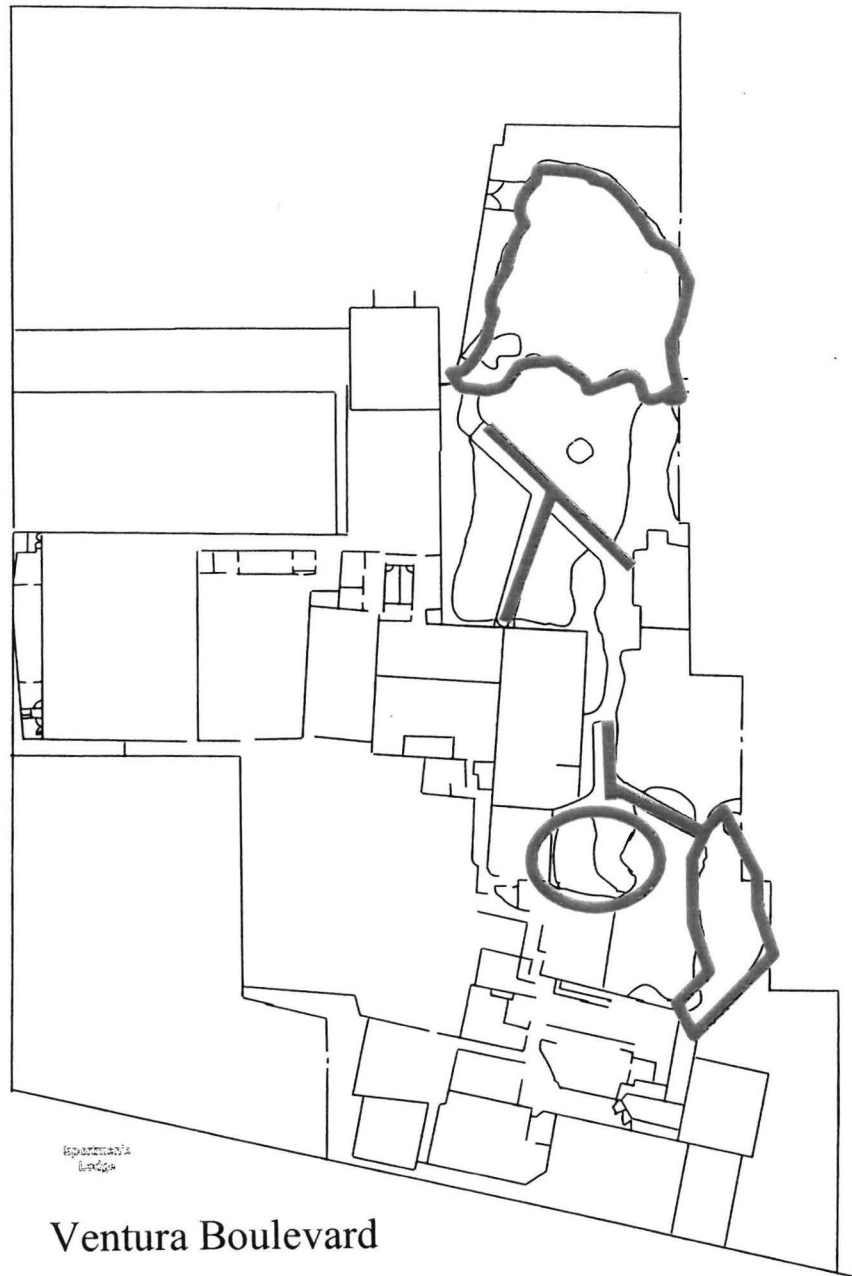


1954 Map



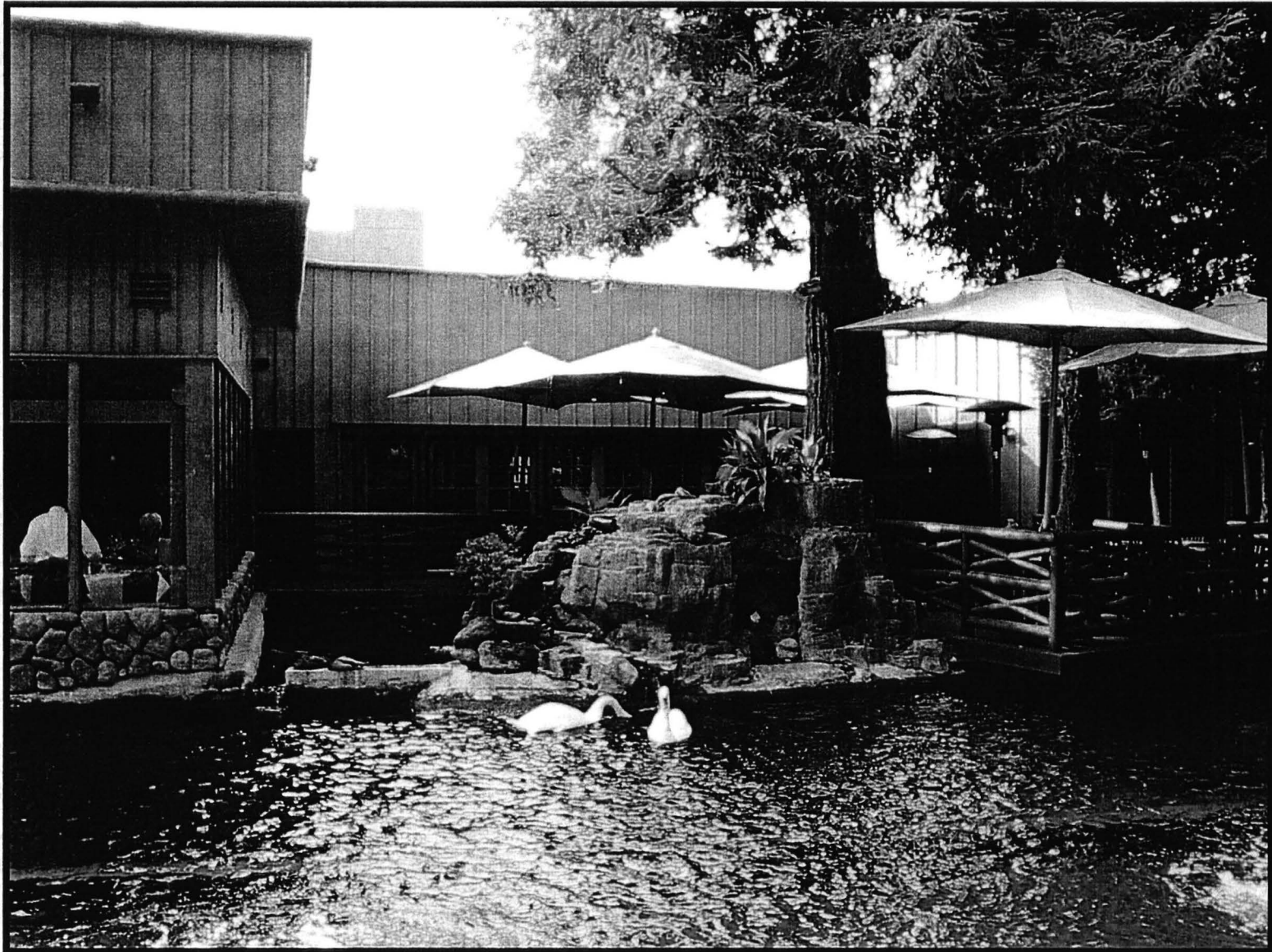
1955 Map

Coldwater  
Canyon

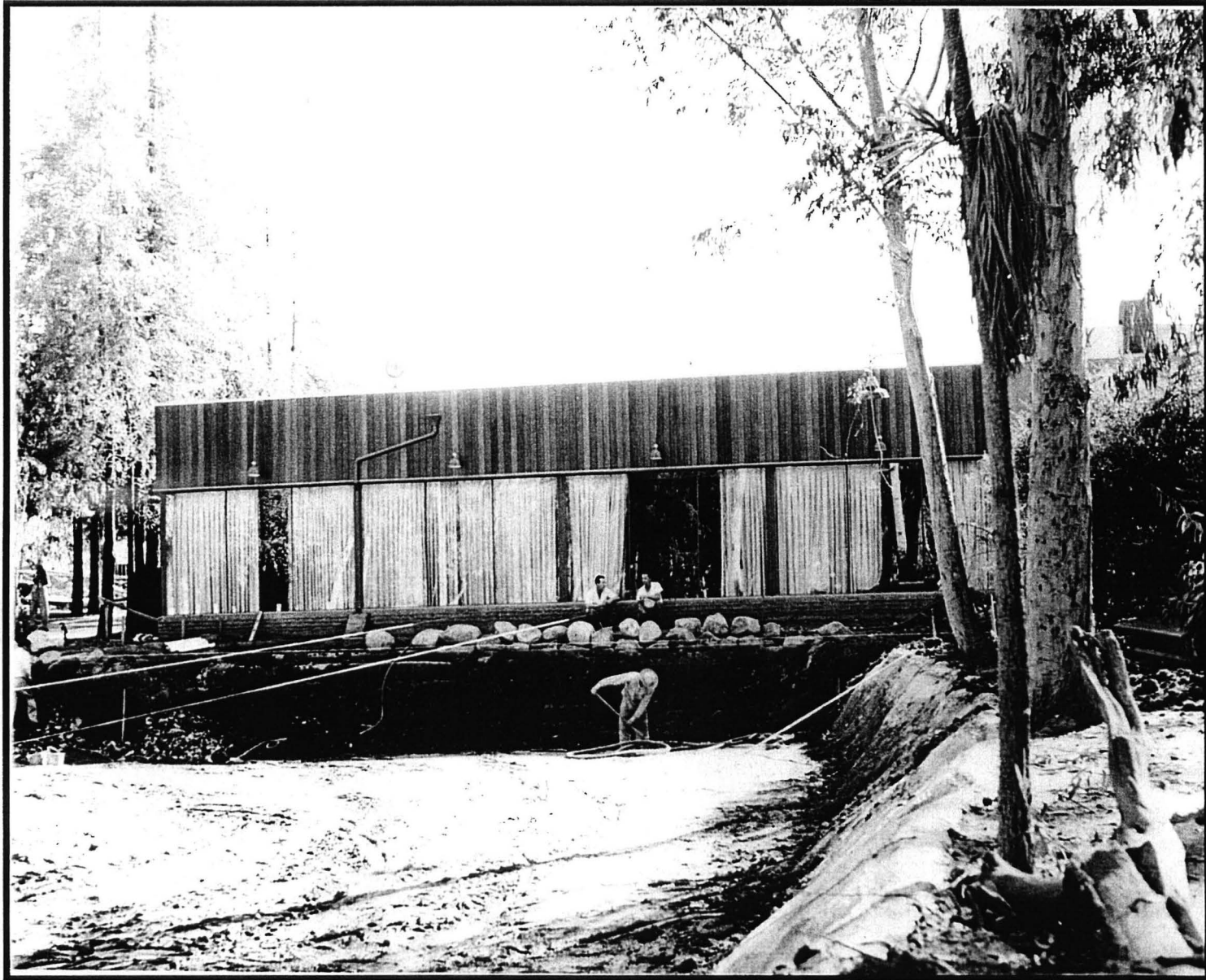


*Current  
Site Map*

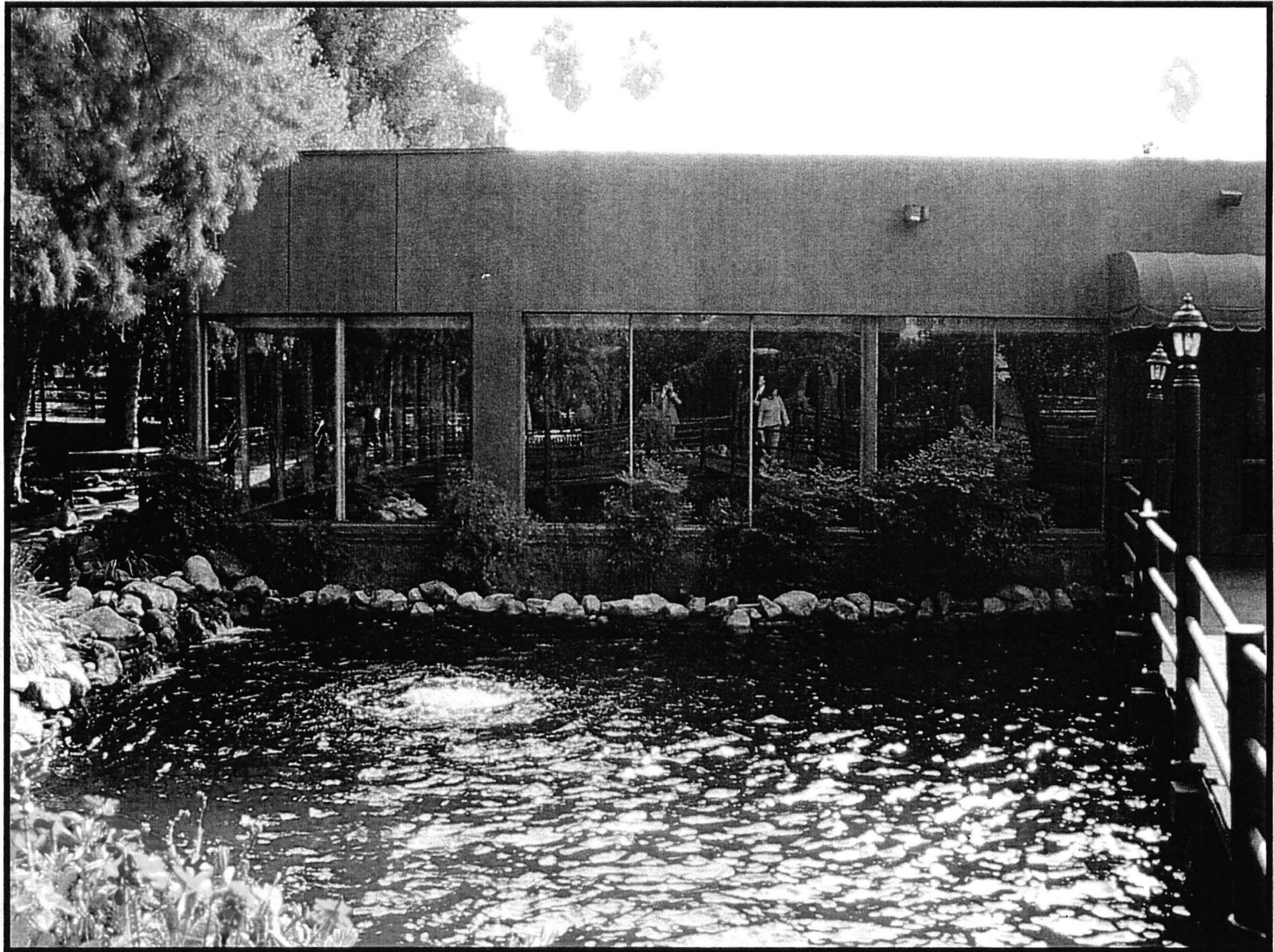
# *Current View of Former Glass Room ~ East Elevation*



# Waterfalls and Starlite Rooms ~ Old North Elevation



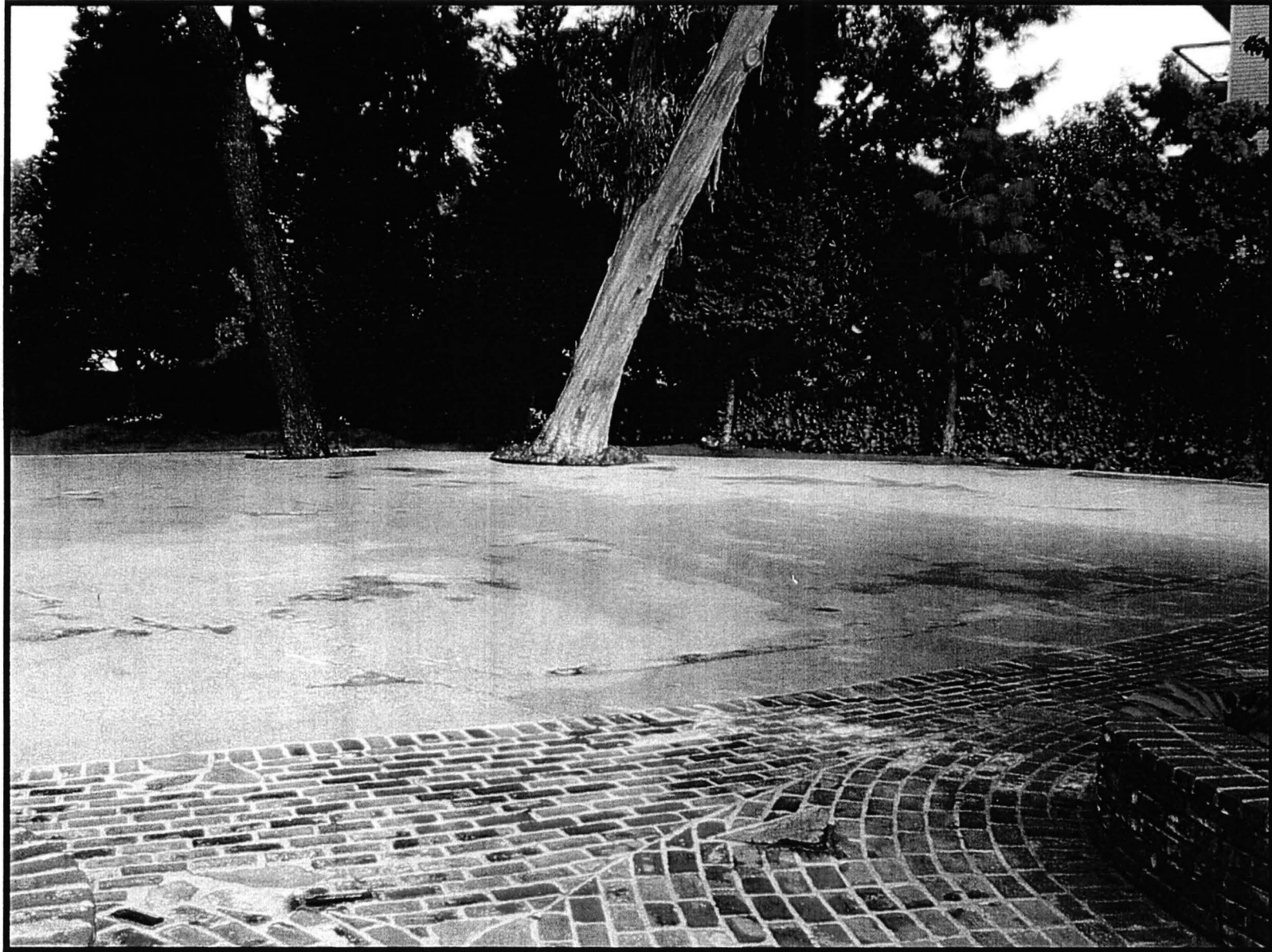
# *Current View of Waterfalls Room*



# *Current View of Waterfalls Room ~ East Elevation*



# *Former Trout Pond (Banquet Garden)*



The Conservancy's claim that the Sportsmen's lodge was "the Valley's most significant social and political gathering place" grossly exaggerates the facts.

*OTHER  
BANQUETING  
CENTERS*

## *Some 1950s and 1960s Banqueting Facilities in the Valley*

- Howard Johnson
- Ventura Club
- Smokehouse Restaurant
- Queen's Arms
- King's Arms
- Fireside Inn
- Pickwick Banquet Center
- Mikado
- El Caballero Country Club
- Lakeside Country Club
- Braemar Country Club
- Knollwood Country Club
- Verdugo Hills Country Club
- many churches
- many synagogues

## *Additional 1950s and 1960s Banqueting Facilities in the Los Angeles Area*

- Bel Air Hotel
- Beverly Hilton
- Beverly Hills Hotel
- Beverly Wilshire
- Miramar
- Ambassador Hotel
- Biltmore
- Hollywood Palladium
- Earl Carroll's
- Shrine Auditorium
- Ciro's
- Macambo
- Billy Gray's Band Box
- Various Elk Lodges (BPOE)
- Hillcrest Country Club
- L.A. Country Club
- other country clubs and golf facilities
- many churches
- many synagogues

## *Additional Banqueting Facilities in the 1960s and 1970s*

- Odyssey
- Castaways
- Calabasas Inn
- Sheraton Universal City
- Marriott in Woodland Hills
- Bistro Gardens
- Warner Center Hilton
- Playboy Club
- Century Plaza
- Bonaventure
- Omni Hotel
- Westin Hotel
- Airport Hotels
- Beverly Hills Bistro
- Radisson Hotels
- Downtown Hilton

# *Decline in Customer Volume*

- Through 1975 - 10,600 to 13,600 per month.
- Today - 3,500 to 5,000 per month.
- Banquet food service activity now reduced to approximately 60% of 1975 activity.

# **CULTURAL HERITAGE COMMISSION DESIGNATION OF THE SPORTSMENS LODGE RESTAURANT AND BANQUET CENTER**

## **Commission Action:**

**Declare the Site a Historic-Cultural Monument and find that it meets the Cultural Heritage Ordinance definition of a monument as set forth in LAAC Section 22.130 because the Sportsmen's Lodge Restaurant and Banquet Center exemplifies the broad cultural and social history of the San Fernando Valley community.**

## **Findings:**

- **The Sportsmen's Lodge Restaurant and Banquet Center is significant for its association with the historical and cultural development of the City of Los Angeles.**
- **The property has been an an integral part of the social fabric of the Valley since the early decades of the Twentieth Century**
- **The development of the property reflects the history of the immediate neighborhood and the entire San Fernando Valley.**

## **Chronology:**

- **December 4, 2002 – CHC Action**
- **December 13, 2002 – File referred to Arts, Health and Humanities Committee**
- **February 16, 2005 – File referred to Planning and Land Use Management Committee**

## **Criteria**

**The criterion is Los Angeles Administrative Code Section 22.130, which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age. At issue is whether the Commissioners find that the application meets the Ordinance's threshold of significance:**

**IRELL & MANELLA LLP**A REGISTERED LIMITED LIABILITY LAW PARTNERSHIP  
INCLUDING PROFESSIONAL CORPORATIONS840 NEWPORT CENTER DRIVE, SUITE 400  
NEWPORT BEACH, CA 92660-6324  
TELEPHONE (949) 786-6661  
FACSIMILE (949) 760-98001800 AVENUE OF THE STARS, SUITE 800  
LOS ANGELES, CALIFORNIA 90067-4276TELEPHONE (310) 277-1010  
FACSIMILE (310) 203-7199  
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TELEPHONE (310) 208-7575  
FACSIMILE (310) 203-7199  
[cmaher@irell.com](mailto:cmaher@irell.com)

October 7, 2002

**VIA FACSIMILE AND U.S. MAIL**

Mr. Michael Cornwell  
President  
Cultural Heritage Commission  
433 South Spring Street, 10th Floor  
Los Angeles, California 90013

Ms. Marjorie Thayne  
Administrative Assistance  
Cultural Heritage Commission  
433 South Spring Street, 10th Floor  
Los Angeles, California 90013

Post-it® Fax Note	7671	Date	# of pages <b>2</b>
To	<b>ALAN ALIETTI</b>	From	<b>JAY OREN</b>
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	<b>978-1079</b>	Fax #	

Re: Sportsmen's Lodge Restaurant and Banquet Center; October 16, 2002  
Agenda

Dear Mr. Cornwell and Ms. Thayne:

We are writing to follow-up our letter of October 3, 2002 in support of Daledo's continuing request for a continuance of the Cultural Heritage Commission's further consideration of this matter until the Commission's first regularly scheduled hearing in December.

We are writing to notify the Commission that, to the extent the City's practices with respect to the 60-day time period referenced in Administrative Code Section 22.125.1 are based on an intent by the City to protect property owners from the delays associated with the "temporary stay" provisions of Section 22.125.1 (pertaining to building and demolition permits) during the City's consideration of a Historic or Cultural Monument designation, Daledo hereby waives such protections to the extent of the additional delay caused by Daledo's instant request for a continuance.

As set forth in our previous correspondence, failure of the Commission to continue this matter would severely prejudice Daledo's ability to prepare for and participate in the Commission's process. On the other hand, granting a continuance in this matter will prejudice no party whatsoever.

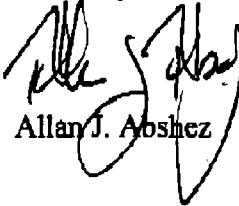
**IRELL & MANELLA LLP**

A REGISTERED LIMITED LIABILITY LAW PARTNERSHIP  
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Mr. Michael Cornwell  
Ms. Marjorie Thayne  
October 7, 2002  
Page 2

For all of these reasons, we renew Daledo's September 30, 2002 request to continue the Commission's further consideration of this matter until the Commission's first regularly scheduled hearing in December. We would appreciate your prompt written response to this request so that Daledo can determine how to appropriately proceed.

Sincerely,



Allan J. Aoshiez

AJA

cc: Mr. Leonard Harlig  
Terry Martin-Brown, Esq.

J. MICHAEL CAREY  
City Clerk

FRANK T. MARTINEZ  
Executive Officer

When making inquiries  
relative to this matter  
refer to File No.

# CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN  
MAYOR

Office of the  
**CITY CLERK**  
Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
Council File Information - (213) 978-1043  
General Information - (213) 978-1133  
Fax: (213) 978-1040

HELEN GINSBURG  
Chief, Council and Public Services Division

02-2698  
CD 2

December 13, 2002

ARTS, HEALTH & HUMANITIES COMMITTEE

*Let's the Place*

In accordance with Council Rules, communication from the Cultural Heritage Commission relative to the inclusion of the Sportsmen's Lodge Restaurant and Banquet Center at 12833 Ventura Boulevard in the list of Historic-Cultural Monuments, was referred on December 13, 2002, to the ARTS, HEALTH & HUMANITIES COMMITTEE.

*J. Michael Carey*

City Clerk  
amm



**CULTURAL AFFAIRS  
COMMISSION**

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PRESIDENT

DENNIS R. MARTINEZ  
VICE PRESIDENT

ANTHONY DE LOS REYES  
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Los Angeles City Council  
Room 395, City Hall  
MESSENGER STOP #160

**CITY OF LOS ANGELES**

CALIFORNIA



**JAMES K. HAHN**  
MAYOR

**CULTURAL AFFAIRS  
DEPARTMENT**

433 S. SPRING ST., 10TH FLOOR  
LOS ANGELES, CA 90013  
(213) 473-7700  
(213) 473-8352 FAX

MARGIE J. REESE  
GENERAL MANAGER

December 5, 2002

RECEIVED  
CITY CLERK'S OFFICE  
2002 DEC 10 AM 8:27  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

SUBJECT: SPORTSMEN'S LODGE RESTAURANT AND BANQUET CENTER  
12833 Ventura Boulevard

Honorable Members:

At the Cultural Heritage Commission meeting of December 4, 2002, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the City whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The Cultural Heritage Commission would greatly appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council. **The Council has 60 days from September 4, 2002 to act pursuant to LAAC Sec. 22.125.1. The Council, by resolution, may extend the period for good cause for an additional 15 days.**

Sincerely,

MARGIE J. REESE, GENERAL MANAGER

MARJORIE THAYNE  
Commission Executive Assistant II

MT:efj

Enclosures

c: Councilman Jack Weiss  
Zoning Coordinator  
Preservation Coordinator  
Daledo Co.

RE-REFER TO: PLAN & LAND USE MGT.

~~ARTS HEALTH & HUMANITIES~~

FEB 16 2005

DEC 13 2002



**CULTURAL HERITAGE COMMISSION**  
433 SOUTH SPRING STREET, 10TH FLOOR  
LOS ANGELES, CA 90013  
(213) 485-6793

**HISTORIC-CULTURAL MONUMENT APPLICATION**

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center
2. STREET ADDRESS: 12833 Ventura Boulevard  
CITY: Studio City ZIP CODE: 91604 COUNCIL DISTRICT: #5 2
3. ASSESSOR'S PARCEL NO.: ~~2375-21-13~~ 2375-021-013
4. COMPLETE LEGAL DESCRIPTION: Tract 1368, Lot 5 - Lot com s 78' w 41'20", 33' 16" and N 483' 38" from most s cor of Lot 4 th nw on a curve concave to sw 258' 82" th s 0w00' omitted portion in assessors map book 5.
5. RANGE OF ADDRESSES ON PROPERTY: Not Applicable
6. PRESENT OWNER: Daledo Co.  
STREET ADDRESS: Box 2010  
CITY: Sun Valley STATE: Idaho ZIP: 83353 PHONE: 818-755-5000  
OWNERSHIP IS: Private
7. PRESENT USE: Restaurant/Banquet Hall ORIGINAL USE: Trout Pond/Restaurant

**DESCRIPTION (Fill-in items 8 & 9 or do the DESCRIPTION WORK SHEET)**

8. ARCHITECTURAL STYLE: Mid-century Modern with Craftsman Features  
(See Style Guide)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE  
(See optional Description Work Sheet)

See Attached

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

10. CONSTRUCTION DATE: FACTUAL: Not Applicable ESTIMATED: 1948

11. ARCHITECT, DESIGNER, OR ENGINEER: Unknown

12. CONTRACTOR OR OTHER BUILDER: Unknown

13. DATES OF ENCLOSED PHOTOGRAPHS: 2/27/02  
(8 x 10 Black and White Glossy)

14. CONDITION: EXCELLENT - GOOD - X FAIR - DETERIORATED -  
NO LONGER IN EXISTENCE -

15. ALTERATIONS: The complex evolved into its present state between 1942 and 1996. The one-story Craftsman style building on the east side of the property may be the original improvement made in 1914. According to the building permit records, a dining room was added to a bait and tackle shop. This building morphed into the present day restaurant. New buildings were constructed in 1948 and 1953. The property was renovated in 1996.

16. THREATS TO SITE: NONE KNOWN - YES PRIVATE DEVELOPMENT -  
VANDALISM - PUBLIC WORKS PROJECT - ZONING - OTHER -

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE - YES MOVED - UNKNOWN -

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE;  
INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE  
(See optional Significance Work Sheet)

The Sportsmen's Lodge Restaurant and Banquet Center is historical significance to the City of Los Angeles. It has been an integral part of the social fabric of the Valley since the early decades of the twentieth century. Its development reflects the history of not only the immediate area, but the entire Valley.

19. SOURCES: (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS  
WITH DATES)

See Attached

20. DATE FORM PREPARED: 4/1/02 PREPARER'S NAME: Teresa Grimes

ORGANIZATION: N/A

STREET ADDRESS: 4211 Glenalbyn Drive

CITY: Los Angeles STATE: CA ZIP: 90065 PHONE (323) 221-0942

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

Architectural Description

The Sportsmen's Lodge Restaurant and Banquet Center is located on the north side of Ventura Boulevard near Coldwater Canyon. The complex consists of a series of buildings situated around several trout ponds. The buildings are one-story in height and Modern in style. The wood-framed structures mostly have flat roofs. The exteriors are either board-and-batten, or stucco with wood strips intended to appear as board-and-batten. Craftsman elements can be found throughout the design of the complex. Of particular note is the porte cochere at the entrance to the complex. It features a gabled roof with exposed structural elements, a stone base, and traditional Craftsman style light-fixtures. The porte cochere leads to the main entrance of the complex, which is through the building visible from Ventura Boulevard. The street-facing elevation of this building features a patio covered by a wood pergola. The focal point of this area is a small Craftsmen style building with a water wheel. The rear portion of this building looks out on one of the complex's ponds. Expansive windows rest on a river rock base, further reinforcing the rustic Craftsmen feeling of the complex. On the east side of the property is a one-story Craftsman style building. It is one-story in height, sheathed with clapboard, and covered by a gabled roof. This building is now used as an office, but was used as a tackle shop. At the rear of the property is a relatively taller, Modern building with pane glass windows.

Aesthetically, the most distinguished aspect of the complex is the lush landscaping. A series of paths and bridges surround the two ponds which are home to fish, ducks, and swans. Railings constructed of smooth rounded timbers define the edges of the paths.

The property was renovated in 1996 and now includes the Caribou Restaurant, Muddy Moose Bar, and Patio Cafe.

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

**Property History**

The first improvement was made to the property in 1914. At this time the property included all of Lot 5 of Tract 1368, which covered the northwest corner of Coldwater Canyon and Ventura Boulevards. Fred K. Niderhofer purchased the property from A.H. Thompson in 1913. Niderhofer apparently built a structure in 1914, because the value of the improvements rose from \$0 to \$600. This structure may be the small Craftsmen style building presently on the east side of the lot. The property changed hands several time during the teens, twenties, and thirties, and the value of the improvements rose slowly, ranging from \$1,190 to \$2,790. In 1938, the Trout Lakes & Lodge purchased the property from Paul Weber. The Trout Lakes & Lodge consisted of naturally-fed, man-made lakes and a bait and tackle shop. Slowly other amenities were added such as a cafe and restrooms. During these years, the neighborhood included a drug store, a gas station, ranches, and homes of those working in the growing entertainment industry.

The first building permit for the address 12833 Ventura Boulevard was issued in 1942. The permit states that the existing building was an office, which included a restaurant, restrooms and tackle shop. The proposed work was for "adding a dining room, covered patio, check room and enclosed passage way to toilets, also making the fishing tackle room into a cocktail lounge..." This information suggests that there was more than one tackle shop, as the Craftsman style building, which is now an office, but was originally a tackle shop, is unaltered. R.A. Berkey was the owner of record. On subsequent building permits during the mid-forties Ben Bross was identified as the owner.

In 1948, a group of individuals including Robert and Beatrice Clark, Raymond Fine, and David Hartig purchased the property and made major improvements. By 1951, the name had been changed to the Sportsmen's Lodge. From that point up until 1961, the building permits and tax assessor records identify the owners as the Sportsmen's Lodge and Banquet Corp. In 1961, the property was purchased by Daledo Co., while the name remained the Sportsmen's Lodge. Daledo Co. was associated with a developer by the name of Robert Chuckrow. While David Hartig and his associates had purchased Lot 4, just to the east many years beforehand, it remained basically unimproved. In 1962 Daledo constructed a 200 room hotel on the lot. At this point, the lakes became less of a recreational facility with a restaurant and more of a landscape feature surrounded by a restaurant. The restaurant slowly grew to the point whereby large parties could be accommodated.

**Statement of Significance**

Sportsmen's Lodge has occupied a very special place in the social history of the Valley since the early decades of the twentieth century. Its development reflects the history not only of the immediate area, but of the entire Valley. The property was originally known as the Trout Lakes & Lodge. Founded in approximately 1938, the Trout Lakes & Lodge was a popular recreational spot in the Valley where locals as well as movie stars went to cast their fishing lines. By 1951, the name of the property had changed to the Sportsmen's Lodge. Slowly the property was transformed from a rustic fishing hole into a restaurant and banquet facility. For the past fifty

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

years the Sportsmen's Lodge has played a significant role in the social fabric of the Valley as a popular gathering place for community and business groups as well as the venue for countless weddings, anniversary parties, and bar/bat mitzvahs. It is also significant as one of the oldest fine dining establishments in the Valley.

After being separated from the Ranch Ex-Mission San Fernando in the 1880s, the site was owned by the Lankershims, one of the most influential families in the Valley's history. It was bought by the Chandlers, another highly influential family, in 1909, and changed hands a number of times in that decade and the next, reflecting the real estate boom and subdivision mania that characterized the early twentieth century in the Valley. While the land was changing hands, the first Red Car trolley made it over the Cahuenga Pass in 1911, the first movie studios in the area were built in 1912, and the Valley's population started to grow.

That growing population used Ventura Boulevard, which was a part of El Camino Real and at that time also the U.S. Route 101, as its main thoroughfare. The three main roadways into the valley in the 1920s (the Cahuenga pass, Laurel Canyon, and Coldwater Canyon, as today) all funneled motorists onto Ventura Boulevard, which even then, as a two-lane road, was the primary east-west artery of the San Fernando Valley. Regardless of which route they took from the basin into the Valley, all motorists had to pass the intersection of Ventura and Coldwater before continuing their journeys. Even the Los Angeles River, which had not yet been diverted or paved, took a bend in that spot and created an easily accessible pool, which horseback travelers probably used as a watering hole. Its very geography, then, made the site now occupied by the Sportsmen's Lodge literally a crossroads between city and country, a watering hole by which all travelers inevitably passed.

In the 1920s and 30s, real estate developers in the Valley as a whole envisioned and promoted a new Valley lifestyle, "a natural, healthy life close to Nature" in which residents could live a rural, outdoorsy life at home in the Valley while also availing themselves of urban conveniences in nearby Los Angeles. An intense interest in outdoor pursuits spawned golf courses, polo grounds, small lakes and fishing ponds in the most populated areas of the Valley.

As part of that trend, the Trout Lakes & Lodge purchased the site of the future Sportsmen's Lodge and established a system of man-made lakes there, which they stocked with trout. Locals enjoyed fishing there, played golf at the nearby Hollywood Country Club, across Ventura Boulevard, and rode at the Holly Heights Polo and Hunt Club at the nearby intersection of Ventura and Fulton. The immediate area surrounding the lakes and these country clubs was especially lovely and was therefore praised (and promoted) as "one of the scenic beauty spots of the San Fernando Foothills" and "America's Most Beautiful Suburb." The close proximity of the hills to the Los Angeles River at that point gave the area a lush, moist, shady feeling that still persists today on the grounds of the Sportsmen's Lodge. Other similar man-made fishing lakes were also created around the same time, such as, for example, nearby Toluca Lake. But not all of them served as large a population because not all of them had the advantage of being located right on the heavily traveled El Camino Real, as was the Trout Lakes & Lodge.

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

The cool, moist shadiness of the site had another layer of cultural significance as well. By the late 1920s, three Valley movie studios (Warner's, Universal and Mack Sennett's studio, later renamed Republic Pictures) were cranking out A and B pictures by the hundreds every year; "motion picture production fast became the Valley's third biggest industry, behind ranching and subdividing." Actors and crew alike withstood "blazing summer days without natural shade" and gravitated to the Trout Lakes & Lodge as a place to cool off. Thus began a close relationship between the movie industry and the Sportsmen's Lodge site that still continues today. The man-made lakes and every new development on the site since then have consistently ministered to the needs of movie workers both in front of and behind the camera. In the 1930s, exhausted, sunburned movie people would cool their heels and enjoy some shady downtime at the lakes; in the 40s, when the property was sold and the restaurant and cocktail lounge were established, industry people still frequented the place as the best and closest "watering hole"; by the early 50s, when the name "Sportsmen's Lodge" was first applied, it was "*the* place to see and be seen" for actors and others living in the Valley.

The restaurant itself (not the Patio Café) has considerable significance as one of the "founders of fine dining" in Los Angeles. When it opened in 1945, it was the only fine dining restaurant in the Valley. By 1948, it was "so popular that one has to make reservations or wait hours." German chef Karl Stockl was widely admired across the Southland, as were the maitre d' and the caterer. In keeping with the "Sportsmen's Lodge" theme, patrons could "catch their dinner" in the trout ponds and have it served to them in the restaurant. Local hunters regularly brought their game to the chef and he would gladly prepare it for gracious presentation. In the 1940s and 50s, there wasn't a whole lot to do in the Valley, so the Sportsmen played an important role as many people's first and most memorable fine dining experience. Many young people over the years have had their first real restaurant dinner there after high school graduation; one interviewee reported that her graduation dinner there in 1952 was "just thrilling for us. It was our first adult outing and with the ducks and the pond and all; we thought it was fairyland."

After World War II, the Valley population surged yet again as hundred of young families arrived in search of "studios, orange groves, and the optimistic aura of a place where a soldier and his sweetheart could make up for lost time." The sunny, pastoral Valley lifestyle that was first envisioned in the 1920s persisted in the public imagination even as residential and commercial development engulfed thousands of rural acres per year, and the Sportsmen upheld and exemplified those ideals. Countless fathers taught their children how to fish there; in nearly every oral history interview conducted for this project, the interviewee said "my father taught me to fish there" before saying anything else. This was true regardless of the age of the interview subject. Locals of all ages clearly cherish their memories of handling their first fish and being taught by their fathers how to enjoy and co-exist with nature.

In 1947, the Cahuenga Pass roadway became a freeway, which poured all of its motorists out onto Ventura Boulevard, now "the most heavily traveled highway link in the state." In the late 1940s and 50s, on the famously eclectic Boulevard, "one may find a glamour starlet in imported gabardine chatting earnestly with a chicken farmer in jeans." Much of that chatting would have been done at the Sportsmen's Lodge, conveniently located at a major crossroads,

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

both literally and figuratively, of Valley culture. Poised at Ventura and Coldwater, the Sportsmen stood at the dividing line between the prestigious hilly neighborhoods south of Ventura and the more accessible flat neighborhoods to the north; between Studio City proper and Sherman Oaks; between the suburban lifestyles of the south and east Valley and the "fast-vanishing rural life" in the more distant areas to the north and west. The Valley itself staked its identity on the notion of country comfort near the city, and the Sportsmen has exemplified and supported the country/city lifestyle in every phase of its development.

By 1960, the Valley's population had doubled yet again, and the Ventura Freeway finally opened, relieving the congestion on the surface streets, and "once the freeways arrived, the old Valley seemed to fade away more quickly." In expanding the restaurant and banquet facility, the Sportsman took on even more of the pivotal role it plays today as the gathering place of choice for scores of groups and clubs. "Every Valley community, it seems, has a homeowner association willing to fight city hall," and the homeowner groups of the East and Mid-Valley have regularly chosen the Sportsman as their meeting place ever since it first opened, and when the facilities expanded, the new space was immediately filled with still more local groups and functions, a tradition that continues today. For most of the 1960s, the Sportsman was the only facility in the Valley that could accommodate a party of 500 in one room. Only in 1969, when the Sheraton Universal was built, did another venue become available for large events. Yet even then, the Sportsman remained the more popular choice because of its long history as "an essential and historic anchor of the community," and it became a keen competitor for the largest events when the banquet center was renovated and enlarged to accommodate parties as large as 1,000 in the early 1990s. With that enlargement, the trout fishing came to an end, but the huge mature trees and some of the original ponds were preserved, and the site still has the lush, shady, uniquely oasis-like feeling it has had from the beginning. In that manner, the establishment gained new economic viability without forsaking or even seriously compromising its original character.

In 1990, a L.A. Times article mourned the disappearance of all but seven of the oldest, most famous fine dining restaurants in Los Angeles. Since then, three of the seven have disappeared (along with several others that were not mentioned in the article, such as the Tail of the Cock in Sherman Oaks and the King's Arms in Burbank). Of the four that still survive today, three are on the other side of the hill. The Sportsmen's Lodge, then, is the only remaining "founder of fine dining" in the Valley. Though the restaurant interior has changed considerably, the cool ponds, tall trees, lush foliage and graceful swans would still be recognizable to a person who had visited the place in the late 1940s.

While the restaurant's prestige as a fine dining establishment has somewhat decreased, the Sportsmen continues to be one of the most popular gathering places in Studio City and the rest of the East Valley. Business groups, hobby groups, fraternal organizations, religious groups, alumni groups, swing dancers, local civic organizations—"You name it, they've hosted it." The Pacific Pioneer Broadcasters, comprised of people who have been in the broadcasting profession for over 20 years, meets there monthly. In addition, the longstanding affinity between the Sportsmen's Lodge and Western actors is reflected today in the Western movie posters and photos that are displayed in the Patio Café, as well as the fact that events surrounding the

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

Golden Boot awards, honoring Western actors, have historically been held there every year. The sheer variety of the groups that use the Sportsman as their meeting place attests to its vitality as a part of contemporary *and* historical Valley culture. These groups are drawn not only by the convenient location, nice meeting rooms, attractive grounds and accommodating staff, but also by the fact that similar groups have been meeting there for so many decades that "everybody knows where it is" and the place has acquired a palpable aura of history and continuity that locals appreciate very much. There is no other venue like it in the surrounding areas; Van Nuys has a "great big empty hall with no charm, no sense of local history, just a few folding chairs." The Sportsmen's Lodge is "the closest thing to a Town Hall that we have."

Countless families have chosen the Sportsmen as the setting for their most important personal moments: weddings, bar/bat mitzvahs, wakes, graduation parties, family reunions, et cetera. Few of the weddings or bar mitzvahs can be seen as historically important in themselves, but hundreds of them taken together suggest that the local community has always consistently chosen the Sportsman to serve as the backdrop for their personal turning points. Even today, with a bewildering array of alternative venues available, there is always a bridal veil or two hanging in the salon while the brides are being prepared for their weddings.

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

SOURCES

Public Records

City of Los Angeles Building Permit Records, attached.

Los Angeles County Tax Assessor Records, attached.

Valley History

California State University, Northridge. "San Fernando Valley History Digital Library" (website with images and some text). <http://digital-library.csun.edu>.

Keffer, Frank. *The History of the San Fernando Valley*. 1934.

Roderick, Kevin. *The San Fernando Valley: America's Suburb*. Los Angeles Times Books, 2001.

Lopez, Barry. "A Scary Abundance of Water: Growing Up with the San Fernando Valley." Cover story in the *LA Weekly*, Valley edition, January 11-17, 2002. Pages 22-30.

Talley-Jones, Kathy, and Letitia Burns O'Connor. *The Road Ahead: The Automobile Club of Southern California, 1900-2000*. Automobile Club of Southern California, 2000.

The Sportsmen's Lodge

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Anonymous. "Car Show Benefits Jewish Community Center." Daily News of Los Angeles, November 8, 1999. Valley edition, News section, page N4.

Anonymous. "Sportsmen's Lodge to Stay in Studio City." Los Angeles Times, December 16, 1995. Valley edition, page 7.

Anonymous. Sportsmen's Lodge website: [www.slhotel.com](http://www.slhotel.com) (Includes a brief history of the site, its uses and its structures)

Beller, Sheila. Telephone interview, June 2002.

Borenstein, Doris. Email interview, May 31, 2002.

Clay, Elsa. Telephone interview, June 2002.

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

Fitzpatrick, James. Personal interview, May 20, 2002.

Gindroz, Elizabeth. Telephone interview, May 2002.

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Jameson, Bob. Telephone interview, May 2002.

Karlak, Pat. "Hollywood Veterans of Another Stripe: Stars Who Served Honored with Dinner." Daily News of Los Angeles, November 12, 1994. Valley edition, News section, page N1.

Kassarjian, Hal. Telephone interview, May 18, 2002.

Lipson, Larry. "The Founders of Fine Dining: Legendary Restaurants Live On." Daily News of Los Angeles, October 22, 1990. Valley edition, L.A. Life section, page L4.

Markman, Jon D. "Best Buy Sees Sportsmen's Lodge as Site for Superstore." Los Angeles Times, November 23, 1995. Page 1 of Valley edition.

Marshall, Robert. Telephone interview, June 6, 2002.

McCarthy, Dennis. "Swing Dancers Jive at Sportsmen's Lodge." Daily News of Los Angeles, October 8, 1999. Valley edition, News section, page N3.

Monarez, Paula. "Weekend Diversions: Sportsmen's Lodge Takes Shot at 'Carol.'" Daily News of Los Angeles, December 20, 1991. Valley edition, LA Life section, page L8.

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Orlov, Rick. "Riordan, Lungren Urge Public to Help Counter L.A. Crime." Daily News of Los Angeles, October 30, 1993. Valley edition, News section, page N4.

Peveler, Carol. Telephone interview, June 2002.

Quigley, Fran. Telephone interview, May 2002.

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Roberts, Jim. Telephone interview, June 2002.

Ross, Gary. Telephone interview, June 2002.

NAME OF PROPOSED MONUMENT: Sportsmen's Lodge Restaurant and Banquet Center

Ryan, Donna. Telephone interview, June 2002.

Selline, Shawna. Personal interview, May 2002.

Shuster, Fred. "Young Clubgoers Make Tracks to Cut Loose at Muddy Moose." Daily News of Los Angeles, December 31, 1993. Valley edition, LA Life section, page L17.

Stratton, Gil. Telephone interview, May 2002.

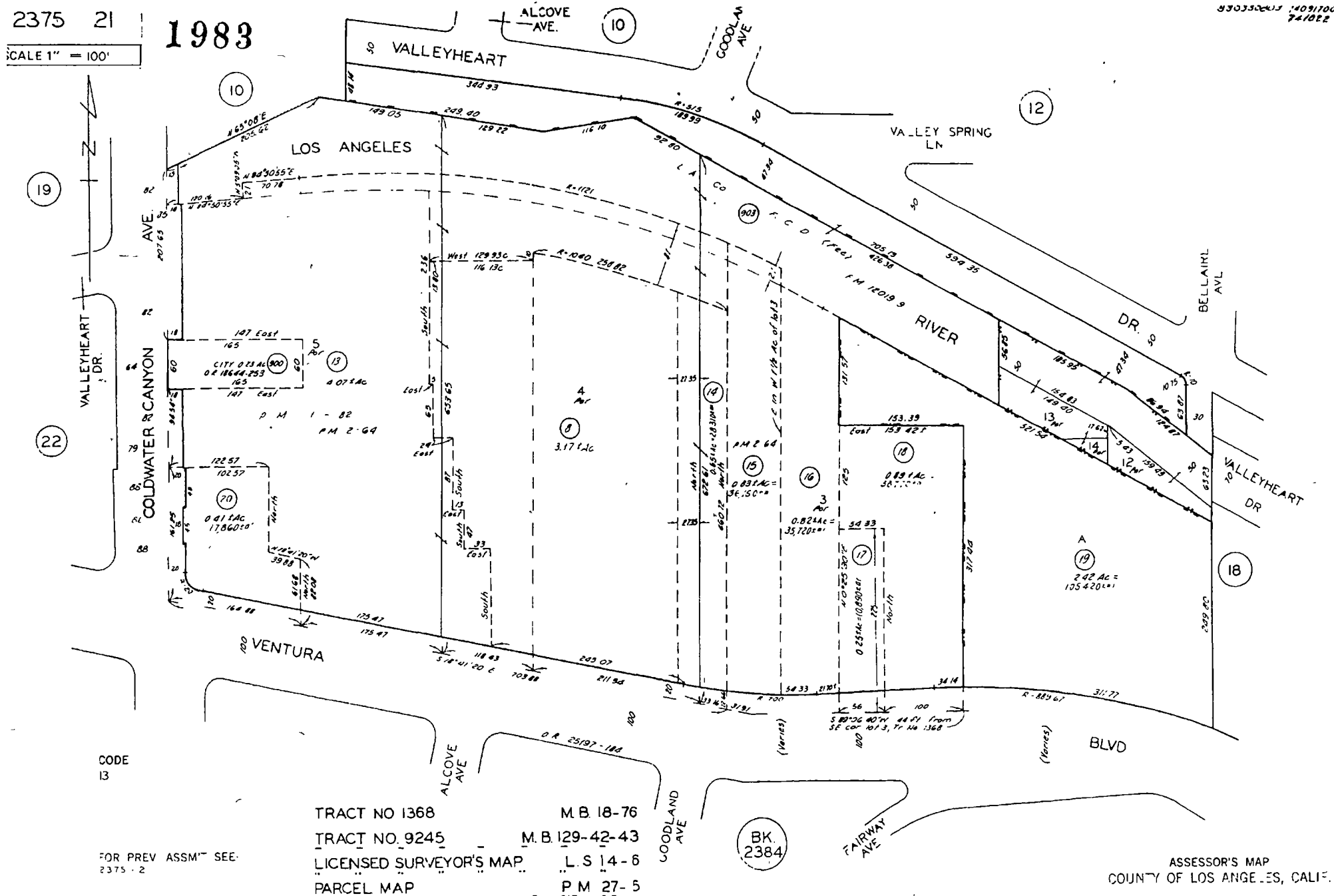
Stratton, Mary-Margaret. Telephone interview, May 2002.

Sullivan, Bill. Telephone interview, May 2002.

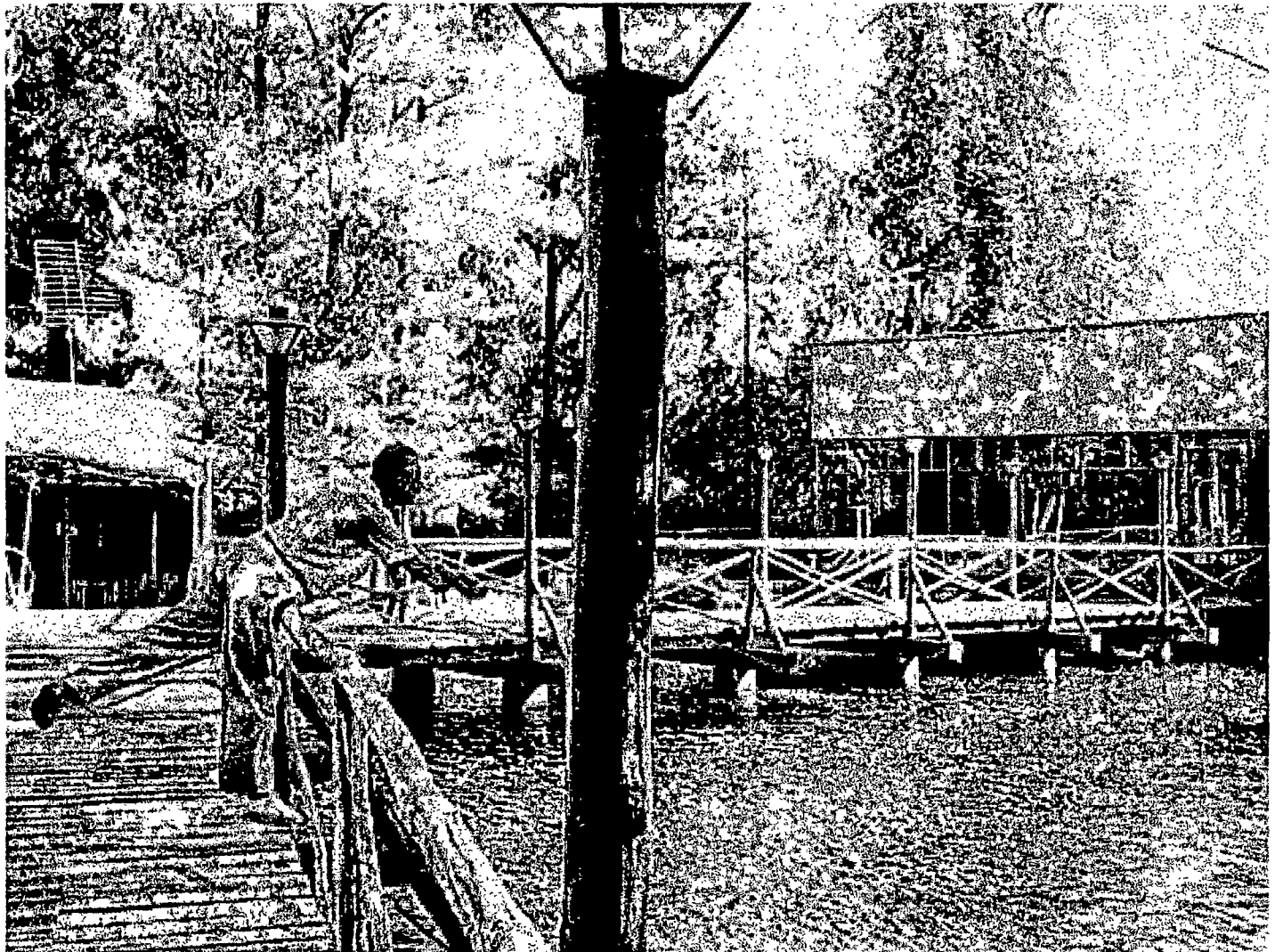
Weinetrobe, Maury. Telephone interview, June 2002.

Zaklan, Nichola. "Developer May Purchase Restaurant Site." Daily News of Los Angeles, February 25, 1989. Valley edition, Business section, page B1.

SCALE 1" = 100'







# TAX ASSESSOR RESEARCH

1971-62 Book 2375 page 21, 1962-1952 Book 553 page 17, 1912-1951 Book 233 pages 3, 202, 34

Year	Owner	Land	Impr.	Lot 5
1912	A.H. Thompson	600	0	All
1913	A.H. Thompson	600	0	All
1914	Fred K. Niderhofer	600	0	All
1915	Fred K. Niderhofer	600	600	All
1916	Fred K. Niderhofer	1175	290	All
1917	Fred K. Niderhofer	1170	450	All
1918	Fred K. Niderhofer	1170	450	All
1919	Clarence Stevenson	1170	1190	All
1920	Clarence Stevenson	1170	1380	All
1921	Clarence Stevenson	1170	1670	All
1922	Clarence Stevenson	1170	1830	All
1923	Clarence Stevenson	2120	1830	All
1924	Clarence Stevenson	2120	2000	All
1925	Thomas L. Earls	2120	2000	All
1926	Hattie Weber	3760	2840	All
1927	Paul Weber	3760	2840	All
1928	Paul Weber	8410	2700	All
1929	Paul Weber	8410	2700	All
1930	Paul Weber	7570	2260	All
1931	Paul Weber	7570	2220	All
1932	Paul Weber	6400	1640	All
1933	Estate of Fred Weber	4610	1790	All
1934	Estate of Fred Weber	4610	1790	All
1935	Estate of Fred Weber	4610	1790	All
1936	Estate of Fred Weber	5990	2450	All
1937	Executor Karl Weber	5990	2790	All
1938	Paul Weber	5990	2790	All

<b>Year</b>	<b>Owner</b>	<b>Land</b>	<b>Impr.</b>	<b>Lot 5</b>
1939	Trout Lakes & Lodge	5300	2270	All
1940	Trout Lakes & Lodge	5300	2270	All but corner lot purchased by Union Oil
1941	Trout Lakes & Lodge	5300	2270	All but Union Oil lot and lot purchased by City of LA
1942	Trout Lakes & Lodge	5020	2270	
1943	Trout Lakes & Lodge	6250	2870	
1944	Trout Lakes & Lodge	6250	2870	
1945	Trout Lakes & Lodge	5140	2590	
1946	Trout Lakes & Lodge	10500	2590	
1947	Trout Lakes & Lodge	21750	3230	
1948	Trout Lakes & Lodge	19300	5230	Parcel 9
1949	Trout Lakes & Lodge	2000	0	Parcel 9
1950	Trout Lakes & Lodge	2000	0	Parcel 9
1951	Trout Lakes & Lodge	2000	0	Parcel 9
1952	David Hartig et al	12200	13940	Parcel 7
1953	Sportsmen's Lodge Banquet	20000		Parcel 7
1954	Sportsmen's Lodge Banquet	20300	39890	Parcel 7
1955	Sportsmen's Lodge Banquet	20300	43100	Parcel 7
1956	Sportsmen's Lodge Banquet	20300	43140	Parcel 7
1957	Sportsmen's Lodge Banquet	20300	67950	Parcel 7
1958	Sportsmen's Lodge Banquet	20300	68760	Parcel 7
1959	Sportsmen's Lodge Banquet	20300	68760	Parcel 7
1960	Sportsmen's Lodge Banquet	20300	68760	Parcel 7
1961	Sportsmen's Lodge Banquet	20300	68760	Parcel 7
1962	Daledo Co.	35000	68760	Parcel 7
1963	Daledo Co.	41200	44650	Parcel 13
1964	Daledo Co.	41200	44650	Parcel 13
1965	Daledo Co.	41200	44650	Parcel 13
1966	Daledo Co.	41200	44650	Parcel 13
1967	Daledo Co.	41200	44650	Parcel 13
1968	Daledo Co. & SLB	49500	93230	Parcel 13

<b>Owner</b>	<b>Land</b>	<b>Impr.</b>	<b>Lot 5</b>
Robert and Beatrice Clark	0	0	Parcel 15-17
Raymond Fine	19300	19600	Parcel 15-17
David Hartig & Raymond Fine	19300	19600	Parcel 15-17
David Hartig et al	12200	13940	Parcel 15-17
Parcels 9, 15-17 are combined and renumbered parcel 7			

Parcel 9 purchased from Charles Gunther

Parcel 10 purchased from Horace Smith

1969	Daledo Co. & SLB	49500 93230 Parcel 13
1970	Daledo Co. & SLB	49500 93230 Parcel 13
1971	Daledo Co. & SLB	49500 93230 Parcel 13

## BUILDING PERMIT RESEARCH

Year	Permit #	Owner	Description
1942	50991	R.A. Berkeley	Adding a dining room covered patio check room and enclosed passage to toilets. Also making a fishing tackle room into a cocktail lounge...
1945	17922	Ben Bross	Install...veneer panel inside...
1946	54803	Ben Bross	To provide footing for false front...
1948	934	Robert Clark	Erect a new building
1948	6340	Eligible	Sign
1951	17088	Sportsmen's Lodge	Veneer 5 feet with flagstone around existing chimney
1952	40633	Sportsmen's Lodge	Add new kitchen and dining room...
1952	39969	Hollywood Trout Lakes	Consolidate 2 rooms into 1 create private office, reroof entire building...
1952	41579	Sportsmen's Lodge	Add fireplace to dining room
1952	41273	Sportsmen's Lodge	Remove existing non-bearing partition, provide new false beam ceiling, convert existing office into dining room
1953	43018	Sportsmen's Lodge	Foundation for addition to dining room
1953	48018	Sportsmen's Lodge	Erect a new building, small office for Sportsmen's Trout Lake
1953	51170	Sportsmen's Lodge	Alter furniture storage building



# STUDIO CITY RESIDENTS ASSOCIATION

P.O. Box 1374 • Studio City, CA 91614 • Ph (818)509-0230 Fax (818)509-0260 • [www.studiocityresidents.org](http://www.studiocityresidents.org)

July 24, 2002

Cultural Heritage Commission  
City of Los Angeles Cultural Affairs Department  
433 S. Spring St., 10<sup>th</sup> Floor  
Los Angeles, CA 90013

Dear Commissioners:


It is my great pleasure to submit the attached Historic-Cultural Monument application for Sportsmen's Lodge Restaurant and Banquet Center in Studio City.

The Studio City Residents Association (SCRA) is one of Los Angeles' premier neighborhood associations, representing over 2,300 member households in Studio City. This is the first Historic-Cultural Monument application submitted by the SCRA, underscoring our belief that Sportsmen's Lodge is one of the signature sites reflecting the history of our community and the entire San Fernando Valley.

The nomination incorporates the outstanding research of architectural historian Teresa Grimes, along with information gleaned from oral history interviews conducted by SCRA member Paula Foster. The Commission should be aware that the application includes the historic restaurant and banquet facility on this site, but excludes the 1962 hotel development, which is on a separate legal parcel.

The SCRA looks forward to working with your Commission to provide long-overdue official recognition for this important Valley landmark. Thank you for your consideration.

Sincerely,

  
Tony Lucente  
President

cc: Councilmember Wendy Greuel  
Councilman Jack Weiss

**Officers:**

Tony Lucente, President  
Arthur Howard, Executive Vice President  
Polly Ward, Administrative Vice President  
Tina Callas, Treasurer  
Beth Dymond, Secretary

**Board Members:**

Ken Bernstein	Frances Quigley
Mark Gelfat	Len Rood
Jack Green	Judy Schwartz
Richard Groll	Gloria Woods

PARCEL LEVEL INFORMATION GENERATED BY Z54JMO ON 08/22/2002

----- BOOK-PAGE-PARCEL: 2375 021 013 -----

SITUS: 12833 VENTURA BLVD LOS ANGELES CA 91604  
 PLANNING AREA: SHERMAN OAKS-STUDIO CITY CENSUS TRACT: 143901  
 COUNCIL DIST: 02 DISTRICT MAP: 165B161

	TRACT	BLK	LOT	ARB UNIT
LEGAL DESCRIPTION:	1368	-	-5	-1 -
ZONE :	C1.5			USECODE: 2100
BUILDING DESIGN:	2100		BUILDING CLASS: DX	YEAR BUILT: 36
LAND VALUE: \$	1,683,628		IMPROVEMENT VALUE: \$	1,444,125
OWNER(COUNTY):	DALEDO CO		LAST OWNER CHANGE: 07-24-1968	
	BOX 2010			
	SUN VALLEY IDAHO		83353	
OWNER( CITY ):	DALEDO CO.		AS OF DATE: 03-01-1991	
	BOX 2 010		S	
	ID83353			
PARCEL AREA(ACRES):	4.070	PARCEL AREA(SQ. FT):	177,289	
GROSS SQ FT:	125,068	TOTAL UNITS:	0	SQ FT/UNIT: 0
TOTAL BEDROOM :	0	TOTAL BATHROOM :	0	

MORE

PARCEL LEVEL INFORMATION GENERATED BY Z54JMO ON 08/22/2002

----- BOOK-PAGE-PARCEL: 2375 021 900 -----

SITUS: 00000

PLANNING AREA: SHERMAN OAKS-STUDIO CITY

CENSUS TRACT: 143901

COUNCIL DIST: 02

DISTRICT MAP: 165B161

	TRACT	BLK	LOT	ARB	UNIT
LEGAL DESCRIPTION:	1368	-	-5	-2	-

ZONE : C1.5

USECODE: 8800

BUILDING DESIGN:

BUILDING CLASS:

YEAR BUILT: 0

LAND VALUE: \$ 33,298

IMPROVEMENT VALUE: \$ 0

OWNER(COUNTY): L A CITY

LAST OWNER CHANGE: 00-00-2000

00000

OWNER( CITY ): CITY OF LOS ANGELES

AS OF DATE: 05-26-1992

200 N MAIN ST

LOS ANGELES CA90012

PARCEL AREA(ACRES): .230 PARCEL AREA(SQ FT): 10,019

GROSS SQ FT: 0 TOTAL UNITS: 0 SQ FT/UNIT: 0

TOTAL BEDROOM : 0 TOTAL BATHROOM : 0

MORE

PARCEL LEVEL INFORMATION GENERATED BY Z54JMO ON 08/22/2002

----- BOOK-PAGE-PARCEL: 2375 021 903 -----

SITUS: 00000

PLANNING AREA: SHERMAN OAKS-STUDIO CITY CENSUS TRACT: 143500

COUNCIL DIST: 02 DISTRICT MAP: 165B161

	TRACT	BLK	LOT	ARB UNIT
LEGAL DESCRIPTION:	1368	-	-5	-3 -
ZONE : OS				USECODE: 8800
BUILDING DESIGN:				BUILDING CLASS: YEAR BUILT: 0
LAND VALUE: \$	505			IMPROVEMENT VALUE: \$ 0
OWNER(COUNTY):	L A CO FLOOD CONTROL DIST			LAST OWNER CHANGE: 00-00-2000
	500	W TEMPLE ST		
	LOS ANGELES CA			90012
OWNER( CITY ):	COUNTY OF LOS ANGELES			AS OF DATE: 08-05-1991
	900	S FREMONT AVE		
	ALHAMBRA			CA91803
PARCEL AREA(ACRES):	4.371	PARCEL AREA(SQ FT):		190,401
GROSS SQ FT:	0	TOTAL UNITS: 0		SQ FT/UNIT: 0
TOTAL BEDROOM :	0	TOTAL BATHROOM :		0

END OF REPORT

M E T E S A N D B O U N D S

BOOK-PAGE-PARCEL: 2375-021-903

OWNER(COUNTY) : L A CO FLOOD CONTROL DIST

SITUS ADDRESS : 00000

00000

LOT COM AT NE COR OF LOT A P M 27-5 TH  
NW ON NE LINE OF SD LOT AND NW PROLONGA-  
TION-THEREOF TO E LINE OF W 1 1/2 ACS  
OF LOT 3 TR NO 1368 TH N THEREON TO SW  
SEE ASSESSOR MAPBOOK FOR MISSING PORTION  
1368

=====

METES AND BOUNDS ARE FOR 'ON-LINE' DISPLAY O N L Y AND CAN
BE PRINTED O N L Y BY USING THE 'PRINT SCREEN' KEY.

=====

END OF REPORT



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