



Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	—

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. *Mc*

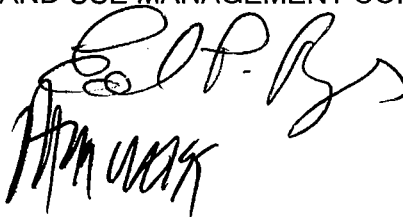
since the 1990's have been extensively and repeatedly modified, and therefore are not architecturally significant. In addition, it was reported that all of the improvements described as "Craftsman Style" resulted from remodeling and reconstruction occurring in 1996. It was reported that the owner is 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



MEMBER      VOTE  
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

**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 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. 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.

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