



**HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING MINUTES  
Tuesday, March 27, 2012 – 7:00 P.M.**

1. **CALL TO ORDER**                      Chair Ostergren called the meeting to order at 7:01pm.
  
2. **ROLL CALL**  
Present:                                      Chair Ostergren, Vice-Chair Torgan, Commissioners Rice, Charles, Kaye & Levin  
  
Absent:                                        Commissioner Castro
  
3. **APPROVAL OF AGENDA:**  
*The Historic Preservation Commission (HPC) is requested to approve the Agenda.*  
**Recommendation:** Approve the special meeting agenda of Tuesday, March 27, 2012 as amended to hear Items 9.A. and 9.B after Item 10.B. **Moved by Commissioner Levin, seconded by Vice-Chair Torgan, Motioned carried with a 5 to 1 vote, opposed by Commissioner Kaye and noting the absence of Commissioner Castro.**
  
4. **APPROVAL OF MINUTES:**  
*The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.*  
**Recommendation:** Approve the minutes of, January 23, 2012 as amended. **Moved by Commissioner Kaye, seconded by Commissioner Levin and unanimously carried; noting the absence of Commissioner Castro.**

Changes by Commissioner Levin:

**Pg. 71:** I've also been asking for a commercial **^survey** for quite a while...

Changes by Chair Ostergren:

**Pg. 7:** ~~Ferra~~ **Tara** took eight years to save; the Fickett Library was unceremoniously bulldozed.

**Pg. 9:** I encourage you to continue to pursue all avenues, and ~~we've~~ **you've** got to turn the tide here, so keep it up.

**Pages 11 & 12:** Correct all entries of ~~Survey~~**Olé Survey L.A.**

**Pg. 13:** have a physical lake **^link** to each period, each important period of development.

**Pg. 13:** Using documentation to make ~~[finalists]~~ **^final lists have** been fairly

## **5. PUBLIC COMMENT**

CITY PLANNING MANAGER JOHN KEHO addressed concerns pertaining to a recent article in the L.A. Times regarding The Lot project. He said The Lots Comprehensive Redevelopment Agreement was approved in 1993 which included a Historic preservation strategy that allowed demolition and/or preservation of primary, secondary and non-contributing resources.

He said in 2002 the City approved an amendment to the agreement as a result of the City's Gateway Project that would reposition, instead of demolish certain buildings on The Lot.

The more recent amendment to the Comprehensive development agreement was in 2007 that contained a historic preservation element which included an environmental and historic analysis.

He said to date; the City has approved permits to demolish the building located at the south of the entrance on Formosa.

BRIAN WADLEY RESIDENT OF THE CITY OF LOS ANGELES expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

HUGH MANRO NEELY RESIDENT OF THE CITY OF LOENA VALLEY / FILM DIRECTOR OF MARY PICKFORD INSTITUTE FOR FILM EDUCATION expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site and shared archival photos.

MICHAEL DONAHUE RESIDENT OF THE CITY OF LOS ANGELES expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

ALLISON ANDERS RESIDENT OF THE CITY OF ALTADENA expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site and shared copies of information regarding movies and a petition opposing this project.

VICTOR OMELCZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns about Plummer Park Great Hall/ Long Hall projects and the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

STEVE WARD RESIDENT OF THE CITY OF BEVERLY HILLS/ L.A. CONSERVANCY MEMBER ANGELES expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

SHELIA LIGHTFOOT RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns about Plummer Park Great Hall/ Long Hall projects and the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site. She also commented in favor of Item 10.B. Aging Housing Stock Condominium Conversions.

LYNN RUSSELL RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns about the Comprehensive Redevelopment Plan for The Lot and suggested that the City reconsider their approval to demolish potentially historic buildings located at this site.

**Item 5.A Public Comment Closed**

6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:** None.

THE COMMISSION HEARD ITEM 9.C. OUT OF ORDER

9. **PUBLIC HEARINGS:**

**Item 9.C. 1302 SWEETZER AVENUE (EL MIRADOR)**

John Keho, Planning Manager, provided an oral presentation and background information on behalf of Sr. Project Planner Francisco Contreras, as presented in the staff report dated Tuesday, March 27, 2012 for the location of 1302-1310 Sweetzer Avenue.

He explained that the City Attorney's office was present and that they also assisted in the preparation of the development agreement.

He said the application was a proposal to rehabilitate, restore and or convert the El Mirador Hotel. He said the applicant would like to change the use of the existing rental property to a condominium or an urban inn.

He said because the property is a historic resource, the zoning ordinance requires that the project be reviewed by the HPC, it requires that the applicant apply for a Development Agreement (D.A.) and other requirements that relate to projects of this nature.

He pointed out issues that should be addressed by the HPC such as physical changes to the building, what change of use or adaptive reuse will be suitable for the structure.

He said the applicant was interested in obtaining all benefits that apply to change of uses, waving fees and rehabilitation incentives and explained the benefits that would be available to the City as listed in Exhibit C.

He said the Applicant is present but does not wish to comment and concluded his comments.

#### **Item 9.C. Commissioner Questions**

COMMISSIONER KAYE asked Staff to explain the following language in page 3 of 10, section Project Overview regarding the *"Current and Historic Preservation Planning Division"*.

PLANNING MANAGER JOHN KEHO explained that the comment refers to one individual department within the Community Development Division.

COMMISSIONER KAYE asked Staff to explain the following language in page 3 of 10, section Project Overview regarding *"Depending on the scope of each renovation project, some will be reviewed and approved at the staff level, while some larger components may require review and approval by the HPC"*.

PLANNING MANAGER JOHN KEHO said it has not been determined if the Commission may or may not require review and approval of renovations but that the Commission can request that the language be changed in the D.A. to reflect a more definite approval process. He briefly explained items that would require staff level or HPC approval.

COMMISSIONER KAYE asked if replacing the windows in the building would require a Certificate of Appropriateness (COFA) and if so would it be presented to the HPC for review.

PLANNING MANAGER JOHN KEHO said if the windows are an *in-kind* replacement or any *in-kind* renovation is made it would not require a COFA or review by the HPC.

He said the information listed in the D.A. is recommendation only and that the HPC can recommend changes to the language at tonight's meeting.

COMMISSIONER LEVIN asked if the process was that the HPC would make a recommendation in tonight's meeting and that recommendation would be presented to the City Council for approval.

PLANNING MANAGER JOHN KEHO said yes that is the process.

COMMISSIONER RICE asked if the information in Exhibit C regarding "*Clean and Maintain the El Mirador sign*" referred to both signs in the building and if not, should the Commission recommend that the language be changed to state both signs be cleaned and maintained.

PLANNING MANAGER JOHN KEHO said recommending that the language be changed to reflect both signs is the correct process.

COMMISSIONER RICE asked if there was a list of original building materials anywhere.

PLANNING MANAGER JOHN KEHO said Staff does not have that information but the Commission could ask the applicant.

VICE-CHAIR TORGAN disclosed that he, members of other Commissions and Staff met with the applicant.

COMMISSIONER LEVIN also disclosed that he, members of other Commissions and Staff met with the Applicant as well and that he spoke with the Applicant on other occasions.

COMMISSIONER CHARLES referred back to the windows that were addressed earlier. He asked to confirm if there in fact was no way that the renovations to the windows would come before the HPC.

PLANNING MANAGER JOHN KEHO explained the process of preparing the D.A. between Staff and the Applicant. He said although the Commission is not included in the actual preparation of the written document they do have the ability to recommend changes to it i.e. language be added that the windows come back to the Commission.

**Item 9.C. Commissioner Questions To Staff Closed.**

**Item 9.C. Public Comment**

FARHAD ESHAGHPOUR RESIDENT OF THE CITY OF WEST HOLLYWOOD commented against Staff's recommendation to adopt the Development Agreement and Rehabilitation Incentive for the rehabilitation and restoration of the El Mirador. He said he attended a previous Planning Commission (PC) meeting where incentives were discussed regarding rent control. He asked if the proposal will be the roadmap for Historic Property building owners in which owners will Ellis buildings instead of maintaining them.

SHELIA LIGHTFOOT commented against Staff's recommendation to adopt the Development Agreement and Rehabilitation Incentive for the rehabilitation and restoration of the El Mirador and asked how parking issues would be addressed in the proposal.

STEVE WARD RESIDENT OF THE CITY OF BEVERLY HILLS commented against Staff's recommendation to adopt the Development Agreement and Rehabilitation Incentive for the rehabilitation and restoration of the El Mirador and asked if there is a resource in place that historic property owners can contact.

VICTOR OLMEZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation to adopt the Development Agreement and Rehabilitation Incentive for the rehabilitation and the potential negative impact of waiving exaction fees the City may have to forgo.

**Item 9.C. Public Comment Closed**

**Item 9.C. Commission Comments**

CHAIR OSTERGREN asked if the rehabilitation would proceed in exactly the same way for either of the two proposed uses.

PLANNING MANAGER JOHN KEHO said the D.A. is written correctly and that the rehabilitation would take place the same for either use.

CHAIR OSTERGREN asked if the building would ever be able to return to rental use since it has been ellised unless the original rents would be reinstated.

CHAIR OSTERGREN asked for clarification of page 5, section 2.5. *The Project consists of the rehabilitation and restoration of the building on the Property (the "Building") in accordance with Secretary of the Interior standards and the requirements set forth in Exhibit B to enable its use as residential condominiums or rental apartments....* She asked if there is a period of time that the building cannot be used as rental units.

PLANNING MANAGER JOHN KEHO said it's a seven year period the property can't return to market rates.

STAFF CHRISTI HOGAN CITY ATTORNEY clarified that there is nothing that precludes the property owner from using the building as rental housing; they must simply comply with the Ellis Act which is what John Keho referenced when he mentioned ten-years.

CHAIR OSTERGREN asked if the following comment, listed on page 5 of the Staff report section; Designated Status/Proposed by Applicant "*New construction will be consistent with the overall character of the building*" referred to the rehabilitation of the building.

PLANNING MANAGER JOHN KEHO clarified that yes that referred to rehabilitation of the building. He also addressed the issue of parking. He said it remains the same; there were no change.

COMMISSIONER KAYE asked for clarification of potential parking issues that may increase traffic if the change of use is an Urban Inn.

PLANNING MANAGER JOHN KEHO said the City's Mobility Department completed a traffic analysis and found that there was no significant amount of trips generated that would cross a specific threshold which would trigger a more detailed traffic study.

COMMISSIONER KAYE asked if there will be an arrival or drop off point for patrons if the use would be an Urban Inn.

PLANNING MANAGER JOHN KEHO said Staff did not address that issue and advised the Commission to address the Applicant with issues of patron drop off points.

COMMISSIONER LEVIN commented on technical issues regarding page 11 of section 3.7.2 Maintenance of the Building in the D.A., where it references *Exhibit B* of the D.A. He suggested that the Secretary of Interior Standards be added to page 28, Exhibit B section b to be consistent and correct.

He also made a general comment on questions raised by previous speaker Farhad Eshaghpour. His concern was that the wrong precedent would possibly be set by this Development Agreement in that Property owners would Ellis their buildings.

He said Exhibit C includes a number of items specifically those that affect the exterior appearance of the building should be addressed as a CofA and be brought back before the Commission for review. He said this information should also be specified in the Development Agreement.

VICE-CHAIR TORGAN commented on uniqueness of the El Mirador and said it would not be roadmap unless one would want to get out of the rental business and said the larger issue is what do with aging stock in the City of West Hollywood that will eventually become cultural resources. He said he does not have a problem of waving impact and exaction fees or Staff level approval of certain renovations but does concur with fellow Commissioner regarding the importance of certain items such as the massive portion of window replacements in this building coming back to the Commission for review.

COMMISSIONER LEVIN agreed with Vice-Chair Torgan about the windows and said based on the Secretary of Interior Standards and the MPS preservation briefs that deal with window replacements, the replacement proposal would be acceptable but should be discussed by the Commission not at Staff level.

He also commented on Exhibit C section *Exterior Walls: Scaffold the building in order to clean the elevations with non-abrasive methods. Remove any deteriorated paint. Repair Banding, quoins, and ornate plaster detailing and other decorative finish surfaces by removing the damaged material and patching with epoxy that duplicates the old in strength, composition, color and texture. Refinish complete exterior.*

He said epoxy is not considered as replacement material for Historic buildings and should be discussed as a CofA by the Commission not at Staff level.

COMMISSIONER CHARLES expressed concerns of removing existing original materials. He addressed the issue of wording not specific enough to determine if items within the property will be removed if deemed non-repairable by someone else's standards.

PLANNING MANAGER JOHN KEHO agreed that it is not clearly stated how it will be determined what method will be utilized to determine if items should be repaired or removed.

COMMISSIONER RICE commented on the complexity and scale of the building. He suggested that an assessment be done by the property owner that could recommend specific repairs for a building such as this.

PLANNING MANAGER JOHN KEHO asked if Exhibit D did not list enough details pertaining to repairs.

COMMISSIONER RICE commented on adaptive reuse element. He suggested that the owner look at the viability of the Urban Inn from an economic standpoint.

COMMISSIONER KAYE commented on previous comments by public speaker Farshard Eshgapor regarding ellising buildings and the importance of rehabilitating historic structures as opposed to them being unattended or vacant.

He commented on the Commissions limited review authority regarding this project and said the Commission has very limited input now and when it was previously discussed.

PLANNING MANAGER JOHN KEHO reiterated his previous statement that Exhibit B be reviewed similar to how a Mills Act Contract would be reviewed and said the Commission could suggest elements of change in the language of the D.A. that will make it stronger from a historic preservation standpoint or if either of the suggested changes of use will be appropriate.

COMMISSIONER KAYE asked for clarification regarding the Commission's authority to recommend approval or denial of certain renovations as stated in the Development Agreement or send it back to Staff for changes.

PLANNING MANAGER JOHN KEHO said the Commission has the ability to make recommendations that will be forwarded to the Planning Commission or City Council and that Staff would not re-write the D.A. until it goes before the Planning Commission, however it will list the recommended changes from the HPC.

CHRISTI HOGAN CITY ATTORNEY commented on the specific goals of the City one of which is Historic Preservation policies that includes affordable housing and rent control. She commented on the history of the El Mirador and issues regarding the buildings present condition and status.

She commented on the history and lengthy process of renovating the building which has now come to a Development Agreement and that it is designed to be affordable, cost effective and economic use to benefit the Applicant.

COMMISSIONER KAYE said he does not agree with the change of use to an Urban Inn due to inadequate parking and access for guest arrival and fears that it will end up a rental housing again.

COMMISSIONER LEVIN said he does not have problem with the proposed changes of use. He suggests that something be done quickly due to impending water penetration issues with the west façade.

He said there are technical issues within the D.A., some with parking that must be resolved and that his main concern is the language within the

agreement specifically renovations, repairs, changes that should be Certificates of Appropriates and should be brought back to the Commission for review.

COMMISSIONER CHARLES said he agrees there are things that should be indicated in the D.A. particularly potential changes to the properties character defining features which are within the purview of the HPC. He recommends that that information be added to the Development Agreement in order to maintain the integrity of the Historic Resource.

CHAIR OSTERGREN said there are discrepancies with exhibits within the D.A. that should be addressed and corrected. She said although the Commission may or may not agree that the proposed uses are the appropriate uses, the agreement will go forward to the Planning Commission and suggested that all recommendations be noted in tonight's meeting.

She asked if the Applicant was aware of the 20% Rehabilitation Tax Credit which will substantially offset the rehabilitation costs of the building.

PLANNING MANAGER JOHN KEHO said he did not know if the Applicant was aware of the tax credit.

CHAIR OSTERGREN said there is reference to a Maintenance Plan in the agreement but with the exception of the word "maintain" throughout Exhibit D, there is no such plan and asked if that should be a recommendation to add a schedule from the Commission.

PLANNING MANAGER JOHN KEHO said there is nothing except Exhibit D that lists maintenance and said the Commission would need to be very concise as to what types of maintenance.

COMMISSIONER KAYE asked the City Attorney if the property is transferred to another entity could that person be a relative of the existing owner.

CHRISTI HOGAN CITY ATTORNEY said the information will be taken into consideration and added to the D.A. if necessary.

VICE-CHAIR TORGAN asked if the following information regarding Certificates of Appropriateness will be applied to this property as stated on page 6 section 2.7 of the D.A. as would any other application for a CofA:

*Future Project Applications. It is expressly contemplated by the parties that after the Approval Date Owner will apply for and the City will be asked to consider certain future applications for discretionary land use permits, including but not limited to a Certificate of Appropriateness pursuant to Chapter 19.58 of the Zoning Ordinance for all work described in Exhibit C. will be applied by the D.A.*

CHAIR OSTERGREN asked if there were specific issues to review regarding the rehabilitation plan of the proposed project.

The Commission restated the following requested changes to Exhibit C:

1. Clean and maintain the El Mirador sign ^Signage.
2. Change references of "Period of Original refers to ^Period of Significance" in each paragraph
3. Changes references of Epoxy to ^Appropriate Materials
4. Add language in the D.A. that Work which requires a CofA be brought back to the HPC for review.

#### **Item 9.C. Commissioner Comments Closed**

**Action:** Approve Resolution No. HPC 12-101 a Resolution of the Historic Preservation Commission of the City of West Hollywood recommending that the City Council approve the request for a Development Agreement, Zone Map Amendment, Zone Text Amendment, Rehabilitation Incentive, Conditional Use Permit, and Tentative Tract Map, for the rehabilitation and restoration of the El Mirador building at 1302-1310 N. Sweetzer Avenue, with certain waivers of development standards and exaction fees to enable its use as condominiums or an Urban Inn." **Moved by Commissioner Kaye, Seconded by Vice-Chair Torgan and carried with a 6 to 0 vote noting the absence of Commissioner Castro as amended to note provisos and recommendations by the Commission particularly that the windows be brought back to the Commission for review as a Certificate of Appropriateness (CofA) .**

#### **Item 9.C. Closed**

**THE COMMISSION TOOK A 5 MINUTE BREAK**

**MEETING RECONVENED AT 9:16 PM**

THE COMMISSION HEARD ITEM 10.A. AND 10.B. OUT OF ORDER

#### **ITEM 10.A. CALIFORNIA LANDMARK NO. 160 AND IT'S RELATIONSHIP TO PLUMMER PARK:**

At its January 23, 2012 meeting, the HPC requested that staff comment on the status of California Landmark No. 160 and its relationship to Plummer Park.

Planning Manager John Keho provided an oral presentation and background information as presented in the staff report dated Tuesday, March 27, 2012 for California Landmark No. 160 and its relationship to Plummer Park.

He said Staff obtained information from the State Office of Historic Preservation and said the following changes have occurred.

Several buildings and structures have been added, including a parking lot and community center, a playground, hardscape, Long Hall/Great Hall, and Fiesta Hall.

Based on the absence of the Plummer House, the near-complete loss of integrity of its original setting, and LSA's analysis, staff determined that California Historic Landmark No. 160 no longer existed at Plummer Park.

Because the Plummer House was moved to Calabasas in 1983, the historical Landmark No. 160 has lost its historical integrity and would no longer support designation as a historic landmark; the Park is not a qualified historic property, as it does not meet the criteria for such designation and has not been so designated by OHP; and even if the Park retained its designation as a historic landmark, the designation does not prevent the City from approving improvements and modifications to the Park, provided that the City complies with CEQA.

#### **Item 10.A. Public Comment**

LAURA BOCCALETTI RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She spoke about the importance of maintaining the character and integrity of the building and stated that it's the only WPA building standing.

LYNDIA LOWY RESIDENT OF THE CITY OF WEST HOLLYWOOD AND MEMBER OF THE EASTSIDE PAC expressed concerns regarding the status of California Landmark No. 160. She said Plummer Park should be retained because Long Hall/ Great Hall are the only remaining WPA structures within the County of Los Angeles and are eligible for national and local registry as well as eligible for designation to the District on Vista Street.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She said it appears that the City is allowing the removal of existing historic sites. She asked that the Commission reconsider allowing the proposed changes.

JULIA GOLDBER RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She asked that the Commission ask City Council to not allow what happened to the Lot happen to Plummer Park which will in turn erase **pertinent history within West Hollywood and said the Park still maintains** its important historic significance.

ALLEGRA ALLISON RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She commented on information listed in the Staff report that states the property is no longer eligible as a designation.

STEVE WARD RESIDENT OF THE CITY OF BEVERLY HILLS/L.A. CONSERVANCY expressed concerns regarding the status of California Landmark No. 160. He said the historic criteria of Plummer Park remains intact; it should be preserved and found that the Commission has done nothing to preserve it.

He said Great Hall/Long Hall are WPA buildings and are both significant and historic and maintains integrity. He said the Commission has done nothing to maintain the buildings status and said it appears that they're more known for developmental incentives versus preservation.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She thanked the Commission for asking Staff to investigate this Landmark. She too commented on the Plummer House move and asked that the Commission do what they can to restore and reuse Great Hall/Long Hall based on its lengthy history within West Hollywood and CEQA'S report.

VIRGINIA GILICK RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She commented on the analysis of the Staff report and said WPA buildings are historic. She said the date of origin is inaccurate; the report says 1951 but should be 1950.

VICTOR OMELCZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. He said the Park should be made a legacy and the constituents would prefer that the buildings within it remain the same. He said parking is available for the Park and it is not necessary to remove the historic trees to create underground parking.

LYNN RUSSELL RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the status of California Landmark No. 160. She said there remains compelling historic elements at the site which qualifies it to be a historic landmark and said it stands as an established venue and asked that Staff do what they can to have the site preserved.

#### **Item 10.A. Public Comment Closed**

#### **Item 10.A. Commissioner Comments**

COMMISSIONER KAYE commended Staff for the information provided regarding the status of California Landmark No. 160. He responded to previous speaker comments and said tonight's report is for informational purposes and advised the

public to continue attending meetings, responding to notices and voicing their opinions. He also said with the exception of the Commission, anyone can nominate a building and to feel free to do so.

He explained the role of the Commission and its limitations. He said a successful historic preservation plan entails great effort towards detail and research and said he appreciates the public's attendance and support.

CHAIR OSTERGREN also commended Staff for the information provided tonight and agreed with Commissioner Kaye's response to previous speaker comments as well as the explanation of the Commissions limited responsibilities and authority.

**Item 10.A. Closed**

**Item 10.B. AGING HOUSING STOCK CONDOMINIUM CONVERSIONS:**

At its January 23, 2012 meeting, the HPC requested information on the Aging Housing Stock/Condo Conversion discussion presented to the Planning Commission at its October 20, 2011 and November 17, 2011 meetings.

Planning Manager John Keho provided background information as presented in the staff report dated Tuesday, March 27, 2012 and said this report included Planning Commission staff reports and minutes for two previous meetings and that the Aging Housing Stock/Condominium Conversion will be reviewed as part of the Housing Element Update that begins in 2013 and there is no discussion scheduled until that time.

COMMISSIONER LEVIN asked if there will be a task force or special preparation for the Aging Housing Stock/Condominium Conversion.

PLANNING MANAGER JOHN KEHO said there may be a task force in 2013 but nothing prior to that time.

**Item 10.B. Closed.**

THE COMMISSION HEARD ITEM 9.A. AND 9.B. OUT OF ORDER

**ITEM 9. PUBLIC HEARINGS:**

**A. 1135 N. FULLER AVENUE HISTORIC NOMINATION:**

Request for denial Local Cultural Resource Designation of a Craftsman-style single-family dwelling constructed in 1914 and located at 1135 N. Fuller Avenue in West Hollywood.

Staff Antonio Castillo provided an oral presentation and background information as presented in the staff report dated Tuesday, March 27, 2012 for Local Cultural Resource Designation of a Craftsman-style single-

family dwelling constructed in 1914 located at 1135 N. Fuller Avenue in West Hollywood.

He said the item is a city-initiated cultural resource nomination for a Craftsman-style single-family dwelling constructed in 1914 located at 1135 N. Fuller Avenue. This pre-1920 building is one of several Craftsman properties identified by the City's consulting firm of ARG in the 2008 survey update as having potential for designation.

Please note that the staff report identifies the property as 1135 Fuller. However, that address pertains to one of the rear units on this property. But this nomination was for the front structure only. The rear duplex is not identified in the survey as a pre-1920s building, and therefore not a contributing structure considered in this nomination application.

Currently, there are 16 Craftsman structures designated citywide, including five designated as part of the Craftsman District, eight as part of the Old Sherman Thematic Grouping, and three individual designations.

Given their distinctive geographic significance, it is staff's assessment that the building, located nowhere near the Craftsman District or the Old Sherman Thematic Grouping, would not be eligible to be included in either of the two.

ARG identified this structure in good condition and integrity. However, this property does not appear to be an individually significant example of its architectural style or property type nor does it appear to be individually eligible for historic designation at the state or federal level. Although designed in the Craftsman style, the structure does not exemplify one of the few remaining examples in in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type since many Craftsman homes can be found throughout West Hollywood and the nearby region; many of much better quality, architectural significance, and integrity.

Staff finds that the property is not eligible for listing as a cultural resource under Criterion B or any existing thematic grouping or district of Craftsman structures. Therefore, staff recommends that the Commission adopt a Resolution recommending that the City Council deny the property as a City of West Hollywood Cultural Resource.

#### **Item 9.A. Commissioner Questions To Staff**

COMMISSIONER LEVIN addressed a question to City Attorney Christi Hogan. He asked if there would be a problem with the notice due to the wrong address.

PLANNING MANAGER JOHN KEHO said the City also prepares a mailing which provides the accurate property information.

VICE-CHAIR TORGAN asked if Staff reviews the word "few" in Criterion B as three or less.

STAFF ANTONIO CASTILLO stated the process of reviewing Criterion B and said there were over 50 craftsman properties in the survey.

CHAIR OSTERGREN asked about public inquiry information listed on page 4 of 6.

STAFF ANTONIO CASTILLO said the inquiry was a phone call from one of the tenants of the building asking for details regarding the project.

**Item 9.A. Commissioner Questions To Staff Closed.**

**Item 9.A. Public Comment**

VICTOR OMELCZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to deny the designation of the Structure as a local cultural resource.

**Item 9.A. Public Comment Closed**

**Item 9.A. Commission Comments**

COMMISSIONER KAYE commented in favor of Staff's recommendation to deny the designation of the Structure as a local cultural resource. He also suggested that a district be created on the eastside to preserve some of the more vernacular structures such as this. He said public support regarding public hearings is very important and needed.

COMMISSIONER LEVIN commented in favor of Staff's recommendation to deny the designation of the Structure as a local cultural resource and said he agreed with Commissioner Kaye's comments regarding creating a district on the Eastside which would benefit this property. He said the property does not meet any criteria for individual designation but would be eligible in a district.

CHAIR OSTERGREN commented in favor of Staff's recommendation to deny the designation of the Structure as a local cultural resource she said she agreed with Commissioner Kaye and Levin's comments. She expressed concerns about the property being eligible for designation within a district in the near future (at least 10 years) if denied at tonight's meeting.

STAFF ANTONIO CASTILLO said there is a provision in the code that a property owner can designate their property at any time.

The Commission and Staff discussed at length previous designations on Vista Street that did and did not meet criteria and the possibility of creating a Vista Grouping. They also discussed, at length, the possibility and procedures for establishing a district for properties such as tonight's designation and one other on the Eastside.

COMMISSIONER LEVIN asked what would be the outcome of this nomination if no action is taken by the Commission.

PLANNING MANAGER JOHN KEHO said the designation could be continued to a date uncertain for further research in creating a District or Thematic Grouping on the Eastside.

#### **Item 9.A. Commissioner Comments Closed**

**Action:** Continue Item 9.A. a Resolution of the Historic Preservation Commission of the City of West Hollywood, recommending that the City Council deny the designation of the structure as a local cultural resource to a date uncertain and to direct Staff to look into creating a Thematic Grouping. **Moved by Commissioner Kaye, seconded by Commissioner Charles.**

**Chair Ostergren moved to amend the action to include recommendation to Staff to look at Craftsman style properties on Vista Street, South of Fountain Avenue, seconded by Commissioner Charles and carried with a 6 to 0 vote noting the absence of Commissioner Castro.**

#### **Item 9.A. Closed**

#### **B. 1243 N. FULLER AVENUE HISTORIC NOMINATION:**

Request for denial of Local Cultural Resource Designation of a Craftsman-style, single-family dwelling constructed in 1909 and located at 1243 N. Fuller Avenue in West Hollywood.

Staff Antonio Castillo provided an oral presentation and background information as presented in the staff report dated Tuesday, March 27, 2012 for Local Cultural Resource Designation of a Craftsman-style single-family dwelling.

He said the property was developed with a rear dwelling constructed sometime after 1920. The one and one-half story structure has a relatively square plan. A deeply sloping side gable roof is pierced by a nearly full width shed roof dormer. Exposed rafter tails are visible under the open eaves of both the primary and secondary dormer roofs.

The exterior walls appear to be covered with asbestos siding that is not original. The main façade is asymmetrically composed with a full width porch, supported by four stout columns. The porch was originally designed

to wrap around the south side of the building but has since been enclosed. The porch columns are clad with stone, which do not appear to be original.

ARG identified the structure in fair condition and integrity and an example of a Craftsman with a distinctive size and scale compared to other bungalow Craftsman structures. However, this property does not appear to be an individually significant example of its architectural style or property type nor does it appear to be individually eligible for historic designation at the state or federal level.

Staff has met with the property owner to discuss the nomination process and the benefits of owning a designated cultural resource in the City of West Hollywood. But the property owner has expressed opposition for this designation.

Staff finds that the property is not eligible for listing as a cultural resource under Criterion B or any existing thematic grouping or district of Craftsman structures. Therefore, staff recommends that the Commission adopt a Resolution recommending that the City Council deny the property as a City of West Hollywood Cultural Resource.

**Item 9.B. Commissioner Questions to Staff: None.**

**Item 9.B. Public Comment**

JONAH BORRIS OWNER/RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to deny the designation of the structure as a local cultural resource.

VICTOR OMELCZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation to deny the designation of the structure as a local cultural resource and said the home deserves landmark status.

LYNN RUSSELL RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation to deny the designation of the structure as a local cultural resource and asked if the Commission could create a district for this property.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation to deny the designation of the structure as a local cultural resource and said there should be some type of protection for this type of property and possibly consider at thematic district for the property as well.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation to deny the designation of the structure as a local cultural resource she said she

agreed with the previous three speakers and appreciated the upgrades to the property.

#### **Item 9.B. Commissioner Comments**

COMMISSIONER LEVIN spoke in favor of Staff's recommendation to deny the designation of the structure as a local cultural resource. He said the property does not retain sufficient integrity.

COMMISSIONER KAYE spoke in favor of Staff's recommendation to deny the designation of the structure as a local cultural resource. He said the exterior and interior of the property is extraordinary and beautiful but does not maintain integrity and said the property is missing a number of original features.

COMMISSIONER RICE spoke in favor of Staff's recommendation to deny the designation of the structure as a local cultural resource and said he too agreed with Commissioner Levin regarding insufficient integrity and would give a false sense of history.

#### **Item 9.B. Commissioner Comments Closed**

**Action:** Approve Resolution No. HPC 12-100 recommending that the City Council deny the designation of the structure located at 1243 North Fuller Avenue, as a local cultural resource. **Moved by Vice-Chair Torgan, seconded by Commissioner Charles and carried on a 5 to 1 vote, Commissioner Kaye voting no and noting the absence of Commissioner Castro.**

**Item 9.B. Closed.**

**11. UNFINISHED BUSINESS:** None.

**12. ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:** None.

**B. 2012 HISTORIC PRESERVATION CELEBRATION:**

The Commission and Staff discussed preparation of this year's annual Historic Preservation Celebration.

Commissioner Kaye suggested the venue of The Hollywood Rivera. He said the theme will be California Dreamin' which will involve L.A. Pool Culture hosted by Frances Anderton and other speakers to be announced.

He said the event will be, May 22, 2012 from 6-8:30 PM.

**Recommendation:** Approve the venue of May 22, 2012 Historic Preservation Celebration. **Moved by Commissioner Levin, seconded by Vice-Chair Torgan and unanimously carried; noting the absence of Commissioner Castro.**

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER LEVIN congratulated Chair Ostergren on her involvement with the Getty's new program of Historic Preservation of Modern Architecture and said their first project will be the Eames House.

COMMISSIONER CHARLES requested a copy of the Craftsman booklet discussed earlier by Commissioner Kaye.

COMMISSIONER RICE asked if the El Mirador project; documents/exhibits could be re-numbered sequentially for simpler viewing within the packet.

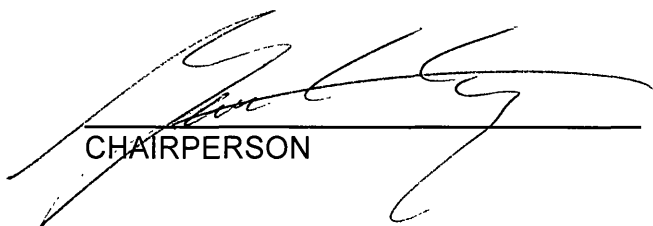
CHAIR OSTERGREN discussed this year's California Preservation Conference forum and said it will be May 3-5 in the City of Oakland, California.

PLANNING MANAGER JOHN KEHO said Commissioner Castro will be attending the conference on his behalf and will be representing City Staff as well.

**14. PUBLIC COMMENT:** None.

**ADJOURNMENT:** *The Historic Preservation Commission will adjourn to a regularly scheduled meeting of the Historic Preservation Commission on **Monday, April 23, 2012, 7:00 P.M.** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 23<sup>rd</sup> DAY OF JULY, 2012.

  
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CHAIRPERSON

ATTEST:

  
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HISTORIC PRESERVATION STAFF LIAISON