



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
Monday, March 24, 2014 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Charles called the meeting to order at 7:00pm.
2. **ROLL CALL**  
Present: Chair Charles, Rice, Ostergren Charlie, Levin, and Torgan  
  
Absent: Vice-Chair Castro  
  
STAFF PRESENT: Emily Stadnicki, HPC Liaison/Senior Planner; Stephanie Cisneros, HPC Intern Planner and Sharita Ellies, Commission Secretary
3. **APPROVAL OF AGENDA:**  
*The Historic Preservation Commission is requested to approve the Agenda.*  
**Recommendation:** Approve the agenda of Monday, March 24, 2014 as presented. **Moved by Commissioner Torgan, seconded by Commissioner Levin and unanimously carried; noting the absence of Vice-Chair Castro.**
4. **APPROVAL OF MINUTES:**  
*The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.*  
**Recommendation:** Approve the meeting minutes of, January 27, 2014 as amended. **Moved by Commissioner Levin seconded by Commissioner Torgan and noting the absence of Vice-Chair Castro.**
5. **Public Comment:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:** None.
9. **PUBLIC HEARINGS:**
  - A. **1424 N. CRESCENT HEIGHTS BOULEVARD, #24:** Applicant is requesting the approval of a Mills Act Contract in exchange for ongoing rehabilitation and maintenance of the local cultural resource located at 1424 N. Crescent Heights Boulevard, #24.

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the Staff Report for unit #24 of the Granville Towers.

She reviewed information pertaining to the location, style and character-defining features of the site and explained the 8-9 story building was constructed in 1930 and designed by the architect Leland Bryant.

She said the property was one of the first buildings to be designated a local cultural resource in 1992 as an excellent example of the French Revival style.

She briefly discussed the proposed maintenance plan and the fiscal impact report and said the Home Owners Association (HOA) is currently in the process of applying for a Mills Act Contract for the building as a whole and stated Staff's recommendation to approve the Mills Act Contract.

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

COMMISSIONER TORGAN asked if the amount listed in the maintenance plan is prorated for each of the forty units within the building.

STAFF LIAISON, EMILY STADNICKI said yes, the amount is prorated and explained the circumstances involved with the processing of the proposed Mills Act Contract for unit #24 and the contract in process for the building as a whole.

COMMISSIONER TORGAN also asked if the request for unit #24 and the existing, 35 Mills Act Contracts will be merged into one contract upon the completion of the request by the HOA.

STAFF LIAISON, EMILY STADNICKI said yes, and although this is complicated, the City is working with the County of Los Angeles to complete the process.

COMMISSIONER LEVIN asked Staff to explain the difficulties of working with the County.

STAFF LIAISON, EMILY STADNICKI said the difficulties are determining how to convert the existing contracts without causing a large cancellation penalty to the existing contract owners.

COMMISSIONER LEVIN asked if the numbers listed in the rehabilitation, restoration, and maintenance plan were numbers from the other existing contracts or are they new.

STAFF LIAISON, EMILY STADNICKI said yes, the numbers were derived from the existing HOA contract,

COMMISSIONER LEVIN asked in general; when were the existing Mills Act Contracts completed and would the current applicants receive abatements until 2021 as listed in Exhibit B of the Staff report.

STAFF LIAISON, EMILY STADNICKI said the existing contracts were completed around 2000; the actual dates were not available at tonight's meeting but Staff will update the Commission at a later date.

She also said yes, the abatement period would be applied to the existing contracts and yes, it will cover the period of 2014 through 2021.

COMMISSIONER TORGAN asked if Exhibit B, rehabilitation, restoration, and maintenance plan was not the same as what exists for the earlier completed units.

STAFF LIAISON, EMILY STADNICKI said that's correct, the current plan has modifications but does list what's currently outstanding for unit #24.

COMMISSIONER LEVIN asked for clarification if windows would be replaced for the entire building on an as needed basis and if yes, what does 2021 listed in Exhibit B refer to.

STAFF LIAISON, EMILY STADNICKI said yes, the windows would be replaced on an as needed basis and the unit presented tonight will be replaced by 2021.

APPLICANT, ROBERT BRINKMANN said there were no time constraints for window replacements; most residents were given the opportunity to replace windows as needed and the majority did theirs last year. He also explained that he will replace windows for unit #24 this year.

COMMISSIONERS LEVIN AND TORGAN suggested that the language listed in Exhibit B be modified to read as follows:

~~Window replacement. — New window policy has been passed by the HOA authorizing owners to use a specific window and requiring replacement of all windows within a unit if one is being replaced~~

COMMISSIONER CHARLIE commented in general about potential problems with future Mills Act contract requests for individual vs. HOA's.

He discussed possible penalties and assessments taxed to HOA's and home owners and also said there should be a specific process to enforce applicants of Mills Act Contracts to complete work as instructed per contract.

COMMISSIONER LEVIN requested that a report be brought back to the Commission to review existing Mills Act Contract work plans for multiple units and HOA's.

a

COMMISSIONER OSTERGREN asked why the estimated costs listed in Exhibit B were not prorated per unit.

STAFF LIAISON, EMILY STADNICKI said the costs were proposed based on conformity to previous Mills Act Contracts and the exact assessment is quite complex. She said once the Mills Act Contract by the HOA is completed all issues should be resolved.

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

**Item 9.A. Public Comment:** None.

**Action:** Recommend approval of a Mills Act Contract in exchange for ongoing rehabilitation and maintenance of the local cultural resource located at 1424 N. Crescent Heights Boulevard, #24. **Moved by Commissioner Levin, seconded by Commissioner Ostergren and passes on roll call vote:**

**Ayes:** Charlie, Rice, Ostergren Torgan and Charles  
**Noes:** None  
**Recuse:** None  
**Absent:** Castro

**10. NEW BUSINESS:**

**A. PRESERVATION MONTH EVENT:**

The Historic Preservation Commission and Staff discussed at length the following venue and theme for the 2014 annual Historic Preservation Month event.

- Staff suggested a tour and reception at The Lot.
- Schedule weeknight with a Speaker
- Open to public with a cap of 50 people
- Commissioners Charlie and Ostergren Appointed as Subcommittee
- May Preservation Month
- Tentative date 05/12/2014
- Schindler House possible venue
- Email suggestions to Liaison

COMMISSIONER CHARLIE supports the suggestion of The Lot and said the idea will appeal to a larger community base and will be an excellent opportunity to inform residents of purpose of the Historic Preservation Commission.

COMMISSIONERS OSTERGREN, LEVIN, TORGAN, AND CHARLIE expressed concerns to the limited number of 50 guests and recommended that guests RSVP.

**11. UNFINISHED BUSINESS:** None.

**12. ITEMS FROM STAFF:**

STAFF LIAISON, EMILY STADNICKI said projects for 1228 N. Flores and 1330 N. Harper Mills Act Contract were approved at the March 17, 2014 City Council meeting.

HPC INTERN STEPHANIE CISNEROS discussed the current status of the Multi-Family Incentive Program. She said the Consultant, (Page & Turnbull) initially reviewed eleven buildings of several typologies and selected La Fontaine, 1224 Flores, 8250 Fountain and the Fountain Lanai for a more in depth study.

She said the study consisted of an evaluation to determine the cost of repairing and maintaining certain systems within historic buildings.

She discussed key systems that require the most attention and said a financial model will be created and implemented to assist with producing future incentive packets that will include detailed financial analysis that will be offered to property owners.

STAFF LIAISON, EMILY STADNICKI said there will be specific constraints to what will be included and that detailed information will be brought back to the Commission.

She said the Technical Advisory Committee will meet again sometime in mid and late April 2014 and will then meet with stakeholders for their feedback before moving forward with an official recommendation to City Council by the HPC.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER CHARLIE requested that a Facebook page be established for the Historic Preservation Commission as soon as possible.

STAFF LIAISON, EMILY STADNICKI said she'll present the request to the City's Public Information Office to confirm the process.

COMMISSIONER RICE asked about the status of a Commercial Building Inventory request discussed in previous HPC meetings.

COMMISSIONER OSTERGREN asked about the status of the CLG Grant.

COMMISSIONER TORGAN congratulated the Commission for being one of five Cities to receive a perfect score and A+ on the L.A. Conservancy Report Card and said he will be attending the APA Conference in April and will not be able to attend the HPC meeting.

**14. PUBLIC COMMENT: None.**

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:09 pm to a regularly scheduled meeting of the Historic Preservation Commission on **Monday, April 28, 2014, 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 28<sup>th</sup> DAY OF APRIL 2014.

  
\_\_\_\_\_  
CHAIR CRAIG CHARLES

ATTEST:

  
\_\_\_\_\_  
HPC STAFF LIAISON EMILY STADNICKI