



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, NOVEMBER 23, 2015 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:00pm
  
2. **ROLL CALL**  
Present: Chair Charlie, Commissioners Allison, Blaivas, Bonacci, and Levin  
  
Absent: Vice-Chair Ostergren and Commissioner Anthony  
  
**STAFF PRESENT:** Rachel Dimond HPC Liaison, Antonio Castillo, Associate Planner, Jennifer Alkire, Senior 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, November 23, 2015 as amended. **Moved by Commissioner Levin, seconded by Commissioner Blaivas and unanimously carried; noting the absence of Vice-Chair Ostergren and Commissioner Anthony.**
  
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 October 26, 2015 as amended. **Moved by Commissioner Levin seconded by Commissioner Allison and unanimously carried; noting the absence of Vice-Chair Ostergren and Commissioner Anthony.**
  
5. **Public Comment:**  
  
ROY OLDENKAMP, PRESIDENT OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE, RESIDENT OF THE CITY OF WEST HOLLYWOOD extended an invitation to the Commission to their December 9, 2015 Holiday Party. He welcomed newly appointed HPC Liaison Rachel Dimond and thanked Former HPC Liaison Antonio Castillo for his service.  
  
MICHAEL WOJTKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke regarding projects approved at the Planning Commission November 19, 2015 meeting which prompted his concerns of mandating exemplary design requirements within the City of West Hollywood.  
  
**Item 5.A. Public Comment Closed**
  
6. **CONSENT CALENDAR:**

**A. 2014-2015 DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT.**

**Action:** Moved to Item 7.A. Excluded Consent Calendar and passed unanimously by acclamation.

**7. EXCLUDED CONSENT CALENDAR:**

**A. 2014-2015 DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT:** Each year the City of West Hollywood is required to file a report on its Historic Preservation Program with the Office of Historic Preservation (OHP). A draft copy of the CLG report is provided for your review and consideration.

HPC INTERN HANNAH FONG gave a presentation detailing information as listed in the staff report of the November 23, 2015 consisting of the progress of ongoing projects, development of new initiatives and modifications to current policies and ordinances.

She explained the history of the report and its relativity to other municipalities such as the State of California Office of Historic Preservation (OHP) and the National Park Service (NPS)

She discussed the report summary which included but was not limited to projects such as the increasing civic engagement in historic preservation, the upcoming Citywide Historic Preservation Survey and Context Statement, revival of the commemorative site recognition program, training opportunities and designing a user-friendly, interactive West Hollywood historic preservation website.

She said in order to keep its certification; Staff has prepared a draft annual report for comments, revisions and to receive and file.

**Item 7.A. Public Comments:**

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding inaccurate Commission information, budgetary constraint & affordable housing stock information resembling the 2013-2014 CLG report, the lack of designations within the period of 2014-2015 and the need for funds to complete present and future preservation projects.

CYNTHIA BLATT RESIDENT OF THE CITY OF WEST HOLLYWOOD also expressed concerns regarding budgetary constraint information resembling the 2013-2014 CLG report. She recommended that reports of this nature have a 30-day public review process and also addressed issues concerning the rent stabilization component of the report.

ROY OLDENKAMP RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the lack of local or national designations, concerned that there was one mills act contract approved. He said him and other peers are working on a mills act approval outreach program. He

expressed concerns regarding "mothball" buildings such as Tara, El Mirador etc. languishing within the City and the need for demolition permits within compliance with the upcoming Historic Preservation Survey.

He too expressed concerns regarding money available for preservation and reiterated concerns regarding the lack of designated properties specific to Sunset, Santa Monica and La Cienega Boulevard.

#### **Item 7.A. Public Comment Closed**

#### **Item 7.A. Commissioner Comments:**

COMMISSIONER LEVIN made note of inaccurate information concerning Commissioner Keith Anthony's personal information, he corrected previous public comment by Victor Omelczenko concerning affordable housing stock; said the information related to multifamily housing stock not affordable housing.

He requested that the implementation of incentives for rehabilitation of historic buildings be addressed more extensively within the report. He said he agreed with previous public comments by Mr. Oldenkamp concerning demolition within the City.

He addressed the budgetary constraints, the City's existing surplus of money and the need to agendaize public concerns regarding funding preservation projects to an upcoming HPC meeting agenda.

COMMISSIONER ALLISON addressed concerns regarding the lack of designations within the City as stated within the report and said there may be a need for paid, HPC staff.

She said the report should include last year's HPC event which was held at the designated resource, Great Hall/Long Hall. She said the report inaccurately lists Councilmember Meisters city of residence as Los Angeles; should be West Hollywood.

CHAIR CHARLIE supports previous comments by fellow Commissioners Levin and Allison. He too recommends that requests of budgetary issues and limitations of the HPC funding be addressed by City Council.

He said the Multifamily Incentives Subcommittee meetings have resumed and said an interactive website is underway. He said public comment issues are heard and received by the HPC and are addressed with the HPC's appointed Councilmembers.

He requested that Staff prepare a more appealing, visual experience within the CLG report. He recommended that previous comments to agendaize requests by fellow Commissioners be added to upcoming agendas.

COMMISSIONER BONNACI addressed inaccurate issues regarding her contact and professional information within the report.

COMMISSIONER BLAIVAS expressed concerns with the information regarding budgetary constraints and would also like it added to a future meeting agenda. She agreed with previous public comments by Victor Omelczenko concerning the lack of designations locally and nationally.

She said she had great concerns with previous items brought before the commission that were not addressed. She recommended that a demolition permit moratorium for potential properties be agendaized.

**Item 7.A. Commissioner Comments Closed**

**8. PUBLIC HEARINGS:** None.

**9. NEW BUSINESS:**

**A. PRESERVATION MONTH EVENT:**

The Historic Preservation Commission and Staff discussed previous and upcoming 2016 Annual Historic Preservation Month event.

Selected date of the event: May 13, 2016. Suggested venues were: San Vicente Inn, The Factory, Tara and Sunset Tower. Staff will also prepare a list of potential Venues to bring back before the Commission.

The Commission appointed Commissioners Blaivas and Bonacci as subcommittee members.

**Item 9.A. Public Comments:**

CYNTHIA BLATT, RESIDENT OF THE CITY OF WEST HOLLYWOOD suggested the event be held on the weekend for greater attendance by the public and promote public awareness of the Commission.

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD. PUBLIC FACILITIES COMMISSIONER also requested that the event be held on the weekend considering conflicts with other Commissions and/or Boards and will yield better attendance.

**Item 9.A. Public Comments Closed**

**10. UNFINISHED BUSINESS:**

**A. COMMERCIAL SURVEY UPDATE:** The Historic Preservation Commission will receive an update on the schedule and survey methodology for the preparation of the Historic Context Statement and Citywide Commercial Survey.

**Recommendation:** Review project schedule and survey methodology and provide comments to staff.

STAFF ANTONIO CASTILLO Introduced Teresa Grimes of GPA Consulting who will be assisting Staff with the Citywide Survey.

She discussed the process and purpose of the presentation. She and Staff, Antonio Castillo explained the data base platform that will be applied to the City's Surveying system and discussed information as listed in the below schedule:



PROJECT SCHEDULE

| West Hollywood - Historic Resources Survey |  |                   |
|--|--|-------------------|
| Date                                       | Task   | GPA Staff         |
| 10/19/15                                   | City Council approved agreement with GPA Consulting  |                   |
| 11/2/15                                    | Begin historic context statement research  | Allison<br>Elysha |
| 11/23/15                                   | First public meeting with Historic Preservation Commission - update on schedule and process  | Teresa            |
| 12/14/15                                   | Second public meeting with Historic Preservation Commission subcommittee - discuss historic context statement outline and community engagement strategy                  | Teresa            |
| 1/6/16                                     | Third public meeting with Historic Preservation Commission subcommittee - update on historic context statement and review materials and format for fourth public meeting | Teresa            |
| 1/11/16                                    | Fourth public meeting with community at large - review purpose and scope of project, update on historic context statement, and process for providing input               | Teresa<br>Amanda  |
| 2/1/16                                     | Begin reconnaissance survey  | Allison<br>Elysha |
| 3/14/16                                    | Fifth public meeting with Historic Preservation Commission subcommittee - review draft historic context statement and list of potential historic resources and districts | Teresa            |
| 4/25/16                                    | Sixth public meeting at Historic Preservation Commission - review draft historic context statement and list of potential historic resources and districts                | Teresa            |
| 8/22/16                                    | Seventh public meeting at Historic Preservation Commission - present final report  | Teresa            |
| 9/19/16                                    | Eighth public meeting at City Council - present final report   | Teresa            |
|  |  |                   |

**Item 10.A. Commercial Survey Update Public Comments:**

ROY OLDEMKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD, suggested there be an oral history aspect to the Survey as well as site visits beyond the windshield level. He recommended collaboration with John Podner and Dominic Priore author of "Riot on Sunset Strip as historic advisory resources.

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD commended Staff on their selection of GPA as the consulting firm.

He recommended Dan Morin 37-year West Hollywood resident and members of existing LGBTQ Coalition as historic advisory resources. He recommended that Staff and GPA utilize the Sunset Specific Plan as a tool of information which identified potentially significant historic buildings.

**Item 10.A. Commercial Survey Update Public Comment Closed**

**Item 10.A. Commercial Survey Update Commissioner Comments:**

COMMISSONER LEVIN commended Staff for selecting GPA Consulting as the firm to assist with the survey and said he was pleased that the project is moving forward.

COMMISSIONER ALLISON commended Staff for moving the project forward and said she was pleased with the technology selected by the consulting firm.

CHAIR CHARLIE said he was pleased with the presentation as well as the proposed data entry technology selected. He recommended that future meetings have user friendly technology/presentations for the public.

He said the community involved component of the survey will be very well received by members of the public.

COMMISSIONER BONACCI commended Staff and GPA for the presentation. She said the user friendly component of the data base is much needed and will be an asset to members of the public.

COMMISSIONER BLAIVAS asked if the proposed data entry system will be utilized by other historic purposes within the City Hall. She also asked if there will be hyperlinks attached to the templates that possibly list additional information/site maps relating to the subject properties.

STAFF ANTONIO CASTILLO AND GPA REPRESENTATIVE TERESA GRIMES said yes they're looking into video and audio components as well.

**11. ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

HPC LIAISON RACHEL DIMOND provided the following updates:

- December 2015 meeting canceled
- January 2016 meeting agenda will include:
  - Legal training by the City Attorney
  - 2008 Multi-Family Survey Properties
  - Property Review Checklist
  - Update Rehab Incentives
  - Certificate of Appropriateness for Chin Chin
  - The Factory EIR Comment Period

**Future Projects:**

- CLG Commemorative Plaque Program
- Designation Process for Commercial Buildings
- Audio/Walking Tours RFP
- Public Relations Plan
- Historic Preservation Training - Commission & Public
- HPC Review Authority/Recommendations To City Council
- January 11, 2016 Survey Kickoff Meeting

**Item 11.A. ITEMS FROM STAFF COMMISSIONER COMMENTS:**

COMMISSIONER LEVIN requested Staff provide training for clarification of the Commission's legal/review authority for projects that do not physically touch existing resources.

CHAIR CHARLIE asked if there was an update regarding a banner promoting public awareness of HPC meetings on the City's website and social media pages.

COMMISSIONER LEVIN asked if the potential sites previously identified by DPR in the Survey Update will be agendized in the future and if so, what will be the schedule. He said the sites were proposed to be agendized for review April 2015 and could have been included in the 2014-2015 CLG Report.

**12. PUBLIC COMMENTS:**

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD, PUBLIC FACILITES COMMISSIONER OF THE CITY OF WEST HOLLWYOOD spoke regarding Commissioner Levin's comments concerning potential sites identified by DPR in the Survey Update.

He addressed issues relating to the budgetary component and P.R.O.W. signage programs within the CLG report. He commented regarding the upcoming West Hollywood Street Media Project and recommended that the Commission become a member of the task force.

He expressed concerns regarding previous comments by Commissioner Blaivas relating to 7701 Lexington located in the R1 Zone which includes potentially historic craftsman homes.

CYNTHIA BLATT, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke regarding the HPC's designation process relating to nominating sites that impact public right of way.

**Item 12.A. Public Comment Closed.**

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER LEVIN requested review of HPC Budget and Staffing be agendaized as a discussion item to a future HPC meeting.

He addressed previous public speaker, Michael Wojtkielewicz's comments relating to mandatory exemplary design requirements and also addressed comments regarding relating to revisiting existing thematic districts.

COMMISSIONER ALLISON recommended that the Commission review properties within the Norma Triangle and expressed concerns regarding the importance of potential historic sites such as 8899 Beverly be brought before the Commission for review.

CHAIR CHARLIE thanked Staff for addressing items addressed in Item 11.A. Items from Staff. He commended Staff and GPA Consulting for the proposed project. He thanked members of the public for their attendance.

COMMISSIONER BLAIVAS commented regarding properties within the R1 Zone, she expressed concerns regarding the proposed demolition of craftsman home located at 7701 Lexington. She said other sites potentially eligible for thematic district are in jeopardy of demolition. She also addressed previous comments by Commissioner Levin concerning previous comments by Michael Wojtkielewicz.

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:54 pm to a regular scheduled meeting of the Historic Preservation Commission to January 25, 2016, 7:00PM at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 25<sup>TH</sup> DAY OF JANUARY 2016.

  
\_\_\_\_\_  
CHAIR YAWAR CHARLIE

ATTEST:

  
\_\_\_\_\_  
HPC SECRETARY SHARITA ELLIES

**NOTE:** A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. (Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the recordings are not of commercial quality.)