



HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, JULY 25, 2016 – 7:00 P.M.

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:00pm.
2. **ROLL CALL**  
**PRESENT:** Commissioners Blaivas, Allison, Levin Chair Charlie and Vice-Chair Ostergren. **Commissioner Anthony arrived after Roll Call.**  
**ABSENT:** Commissioner Bonacci  
**STAFF PRESENT:** Jennifer Alkire Acting-HPC Liaison, Antonio Castillo, Associate Planner and Sharita Ellies, Commission Secretary  
**ALSO PRESENT:** Stephanie DeWolfe, Deputy City Manager/CDD Director and David DeGrazia, CHPP Planning Manager
3. **SPECIAL ORDER OF BUSINESS:**
  - A. **ELECTION OF CHAIR:** *The Historic Preservation Commission (HPC) tabled the election of Chair to the August 22, 2016 HPC meeting. Moved by Chair Charlie, seconded by Commissioner Levin and unanimously carried; noting the absence of Commissioner Bonacci.*
  - B. **ELECTION OF VICE-CHAIR:** *The Historic Preservation Commission tabled the election of Vice-Chair to the August 22, 2016 HPC meeting. Moved by Chair Charlie, seconded by Commissioner Levin and unanimously carried; noting the absence of Commissioner Bonacci.*
4. **APPROVAL OF AGENDA:**

*The Historic Preservation Commission (HPC) is requested to approve the meeting agenda.*

**Recommendation:** Approve the meeting agenda of Monday, July 25, 2016 as presented. **Moved by Commissioner Levin, seconded by Commissioner Blaivas and unanimously carried; noting the absence of Commissioner Bonacci.**
5. **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 **May 23, 2016** as amended. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren and unanimously carried; noting the absence of Commissioner Bonacci.**

**Recommendation:** Approve the meeting minutes of **June 27, 2016** as amended. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren and unanimously carried; noting the absence of Commissioner Bonacci and abstention of Chair Charlie and Commissioner Anthony.**

THE COMMISSION heard out of order comments from Deputy City Manager/CDD Director Stephanie DeWolfe and CHPP Manager, David DeGrazia concerning a staff report presented at the July 18, 2016 City Council meeting for the Historic Preservation Work Program, 2016-2017 budget year regarding the following topics and said Staff will return with updates September or October 2016:

- Documentation
- Protection
- Incentives
- Outreach and Education

COMMISSIONER LEVIN requested updates regarding outstanding designations from the R2, R3, R4 Survey and education/training for members of the Commission and public.

CHAIR CHARLIE suggested that there be an emphasis on community awareness regarding the information proposed for the 2016-2017 Historic Preservation Work Program.

**6. PUBLIC COMMENT:**

MICHAEL WOJTKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD, spoke regarding approval status of a historic tree at a previous meeting of the Public Facilities Commission (PFC) / Heritage Tree ADHOC Committee and addressed the importance of protection and preservation of both historic trees and properties within the City. He recommends that the PFC & HPC consider joint preservation efforts in the future.

**7. CONSENT CALENDAR:** None.

**8. EXCLUDED CONSENT CALENDAR:** None.

**9. PUBLIC HEARINGS:**

**A. 8214 NORTON AVENUE:** Amendment to request a change of use from apartment (residential) to Bed & Breakfast Inn (commercial) as part of a rehabilitation incentive in conjunction with a nomination to designate the property as a local cultural resource.

STAFF ANTONIO CASTILLO, ASSOCIATE PLANNER gave a presentation summarizing information listed in the July 25, 2016 staff report.

He said the property owner initiated an application for cultural resource designation in 2014 and concurrently a request for a rehabilitation incentive to allow the adaptive reuse of the apartment building to a Bed & Breakfast Inn.

He said the HPC recommended approval of the designation and also approved the rehabilitation incentive contingent on cultural resource designation by City Council. He said Council has not taken action on the designation at this time.

He said in 2015, Staff discovered unpermitted work on the building that impacted its character-defining features. He addressed the original maintenance plan, identified necessary upgrades and discussed the status of the following character-defining features:

- Flat stucco walls with smooth finish
- Crenellated corbels
- Recessed windows and doors
- Wood casement windows in groups
- Heavy wood structural elements (balcony)
- Decorative tile (stairs)

He discussed information relating to review authority during the submission of the original and current proposed projects and said since Council has not taken action on the designation request; the resolution for the rehabilitation incentive is not in effect.

He said due to amendments to the rehabilitation and maintenance plan by the applicant, its Staff's assessment that this revision is a major change to the Plan and must be reconsidered by the HPC, under the amended Zoning Code, for a decision with a recommendation to the Planning Commission.

He discussed the Secretary of Interior Standards concerning the property regarding the loss of historic features and materials and said although the property is not nominated for its architectural style, HPC found that the building retained integrity and exhibited the features extant when Jim Morrison lived and worked at the property.

He said the alterations to the building by the owner have impacted the character-defining features and impaired the building to the degree that the aesthetic, architectural, and historic integrity of the cultural resource no longer maintain the level of integrity previously found to be significant by HPC.

He said staff recommends denial of the designation and without the designation, the property does not qualify for the incentive for change of

use into a Bed & Breakfast Inn; therefore, Staff also recommends denial of the rehabilitation incentive.

He noted for the record that staff received a letter in opposition of the project and a petition signed by thirty-three residents in opposition to the conversion of the residential building to a Bed & Breakfast Inn, due to the removal of rental units from the market and the potential for parking impacts.

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

COMMISSIONER LEVIN asked about information under the heading of Original Request listed on page 4 of 8 of the staff report. He asked if recent documentation has been submitted to support the property being Jim Morrison's primary residence or him as a joint tenant/renter.

COMMISSIONER ALLISON expressed similar concerns as Commissioner Levin regarding documentation to support the property being Jim Morrison primary residence.

STAFF ANTONIO CASTILLO, ASSOCIATE PLANNER said there has not been recent documentation submitted to support the property as Jim Morrison's primary residence.

COMMISSIONER BLAIVAS asked why the original nomination had not been presented to City Council.

VICE-CHAIR OSTERGREN asked about the time lapse (nine-months) between the approval of the resolution by the HPC, completion of proposed work by the applicant and why the nomination has not gone forward to City Council.

STAFF ANTONIO CASTILLO, ASSOCIATE PLANNER said the physical changes to the building and unforeseen circumstances with the applicant's consultant caused the extensive delays.

CHAIR CHARLIE expressed concerns regarding the two-year time frame of the project being brought back before the HPC, the project not being presented to City Council and previous discussion and actions taken by the HPC during the 2014 meeting.

VICE-CHAIR OSTERGREN asked about the sequence of events, current state of the building and code violations noted in the architectural report.

COMMISSIONER ALLISON asked what were the remaining seven violations noted in the architectural report.

**Item 9.A. Public Comment:**

CYNTHIA PHAKOS OF KOFFKA PHAKOS DESIGN ARCHITECTURE /APPLICANT REPRESENTATIVE said her firm has been representing the applicant since 2016. She explained the delays after the approval of the

designation back in 2014. She said the delays were due to canceled meetings by the City and as a result of the cancellations, the owner thought it best to Ellis the building in April 2015.

She explained the order of events as noted in the background summary, sections 2013-2014, 2015 and 2016 of the architectural report relating to the condition of the building, repairs to the building by the owner and permits from the City.

She said the Building and Safety department approved the projects without a certificate of appropriateness/planning approval and explained the added costs after additional research of the buildings current state.

LAURA BOCCALETTI, RESIDENT OF THE CITY OF WEST HOLLYWOOD relinquished her comments to public speaker Victor Omelczenko.

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE MEMBER AND RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke on behalf of the Alliance. He said the alliance previously supported the nomination based on its character association with Jim Morrison and addressed previous action taken by the Commission in 2014.

He said the Alliance did not offer a position regarding the change of use and requested clarification regarding the previous action by the HPC, status of recently submitted applications, delays by the City, the current condition of the buildings and its cultural significance. He asked if there were changes to the action taken by HPC during the 2014 meeting that would affect their decision today.

CHAIR CHARLIE noted for the record a citizen position slip, in lieu of speaking in support of Item 9.A. by Clinton H. Wallace

**Item 9.A. Commissioners Questions To Applicant:**

COMMISSIONER ALLISON said the owner recently listed three units of the Ellised building on her vacation website as vacation rentals.

COMMISSIONER LEVIN asked about Exhibit J of the staff report. He said there was not a proper set of drawings included in the packet. He said without proper drawings the HPC cannot give an accurate review of the rehabilitation incentive project.

COMMISSIONER ALLISON asked about the list of changes by the owner prior to submitting the application for designation and a change of use. She asked what replacements were made to the roof, tiles and garage.

CHAIR CHARLIE spoke in favor of the proposed budget for the maintenance plan by the applicant.

**Item 9.A. Commissioner Comments:**

COMMISSIONER ANTHONY asked members of the Commission that heard the item in 2014 to further explain the discussion regarding Jim Morrison's association with the property.

CHAIR CHARLIE briefly explained the four-to-three vote in favor of the cultural designation, talked about the public comment in support of the item, character defining features altered by the applicant, and documentation of Jim Morrison's association with the building.

COMMISSIONER LEVIN said there was no supporting documentation of the site as Jim Morrison's primary residence presented at the 2014 meeting; anecdotal information and testimony only were provided at the time of the meeting.

COMMISSIONER ALLISON stated a list of songs written by Jim Morrison during and prior to the time of his residency at 8214 Norton.

COMMISSIONER LEVIN said the project was scheduled to be presented to City Council in September or October 2014 but was continued to a date uncertain.

He said he would support the 2014 decision by HPC but due to the present condition of the building does not support moving forward with the rehabilitation incentive contingent upon the property being formally designated by City Council.

COMMISSIONER ALLISON said she supports Staff's recommendation to deny designation as a local cultural resource. She said the historic fabric has been altered.

VICE-CHAIR OSTERGREN said the alterations to the building do not appear to be visible to the public right of way.

CHAIR CHARLIE also said the alterations to the building are not visible to the public.

COMMISSIONER BLAIVAS said she too agrees that the changes are not visible and said changes to the tiles and baluster can be reversible. She requested that there not be another delay of the project being presented to City Council in the future.

COMMISSIONER LEVIN moved to bring back revisions to Draft Resolution No. HPC 16-121 to reaffirm the Commission's previous adoption of Draft Resolution No. HPC 14-110 and approve Resolution No. HPC 16-122 without prejudice, seconded by Vice-Chair Ostergren.

**Action:** Commissioner Levin moved to 1) bring back revisions to Draft Resolution No. HPC 16-121 to reaffirm the Commission's adoption of Draft Resolution No. HPC 14-110 recommending designation of the building as a local cultural resource with the condition of reconstruction of the balcony and stairs to the Secretary of Interior Standards and 2) approve Resolution No. HPC 16-122 a resolution of the Historic Preservation

Commission of the City of West Hollywood, recommending that the Planning Commission deny a rehabilitation incentive in the form of a change of use from residential apartments to a Bed and Breakfast Inn without prejudice until and unless the property is designated by the City Council. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren and passes by acclamation noting the absence of Commissioner Bonacci and Commissioner Allison's opposition of the designation as a local cultural resource.**

10. **NEW BUSINESS:** None.

11. **UNFINISHED BUSINESS:** None.

12. **ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

ACTING HPC LIAISON JENNIFER ALKIRE explained the absence of HPC Liaison Rachel Dimond was due to illness and emphasized Staff's support of previous comments by Deputy City Manager/CDD Director Stephanie DeWolfe and CHPP Planning Manager David DeGrazia.

13. **PUBLIC COMMENTS:** None.

14. **HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

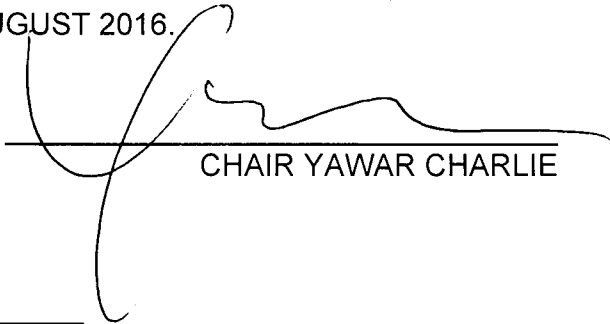
COMMISSIONER BLAIVAS asked that it be noted for the record that she has concerns with previous comments by Consultant Theresa Grimes of GPA Consulting during the July 2016 HPC meeting relating to the number of proposed properties to be reviewed under their contract with the City. She also thanked Michael Wojtkielewicz for his information regarding the Heritage Tree Program.

ACTING HPC LIAISON JENNIFER ALKIRE said it was not the final number of properties but was a baseline of the scope of work mandatory to complete the contract with the City.

CHAIR CHARLIE reiterated his previous requests for a banner/social media advertisement of the HPC meetings and said he supports the HPC Annual Event in October 2016.

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at **8:24 pm** to a regular meeting of the Historic Preservation Commission to **August 22, 2016, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION  
COMMISSION ON THIS 22<sup>nd</sup> DAY OF AUGUST 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.)*