



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 22, 2016 – 7:00 P.M.

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:00pm.
2. **ROLL CALL**
PRESENT: Commissioners Cathy Blaivas, Maria Bonacci, Yawar Charlie, Gail Ostergren, Allegra Allison and Edward S. Levin
ABSENT: Commissioner Keith Anthony
STAFF PRESENT: Rachel Dimond HPC Liaison, Antonio Castillo, Associate Planner and Sharita Ellies, Commission Secretary
ALSO PRESENT: Teresa Grimes and Allison Lyons of GPA Consulting

3. **SPECIAL ORDER OF BUSINESS:**

- A. **ELECTION OF CHAIR:** *The Historic Preservation Commission elected Commissioner Gail Ostergren as Chair of the Historic Preservation Commission for a term through June 30, 2017.*
- B. **ELECTION OF VICE-CHAIR:** *The Historic Preservation Commission elected Commissioner Edward S. Levin as Vice-Chair of the Historic Preservation Commission for a term through June 30, 2017.*

NOTE: *Previous recommendation to amend the term of service to August 31, 2017 was corrected per instructions of the City Clerk of the City of West Hollywood; term of June 30, 2017 remains as listed.*

4. **APPROVAL OF AGENDA:**

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

Recommendation: Approve the meeting agenda of Monday, August 22, 2016 as presented. **Moved by Commissioner Levin, seconded by Commissioner Blaivas and unanimously carried; noting the absence of Commissioner Anthony.**

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 **July 25, 2016** as amended. **Moved by Vice-Chair Levin, seconded by Commissioner Allison and unanimously carried; noting the absence of Commissioner Anthony.**

6. PUBLIC COMMENT:

MATT DUBIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding potential Mills Act contract violations to the El Palacio Apartment Building. He requested that the property be taken under consideration for review by City and the HPC.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke out of order concerning Item 11.A. she requested that the Googie Car Wash/Revival be added for review. She said the survey has incorrect address information for Fiesta Hall, commented regarding the day of construction of Plummer Park; she'll provide documentation to the survey team that reflects the correct date information.

MICHAEL WOJKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD, spoke regarding the renovated community building in Kings Road Park, affordable housing, the consideration of 1343 Laurel (Tara) for preservation, the nationally nominated Great Hall/Long Hall buildings and the importance of restoring and preserving buildings within the City.

Item 6.A. Public Comment Closed

7. CONSENT CALENDAR:

A. 8214 - 8218 NORTON AVENUE:

Action: Move Item 7.A. to 8.A. Excluded Consent Calendar for further discussion. **Moved by Vice-Chair Levin, seconded by Commissioner Charlie and unanimously carried; noting the absence of Commissioner Anthony.**

8. EXCLUDED CONSENT CALENDAR:

A. 8214 - 8218 NORTON AVENUE: Request for Local Cultural Resource Designation of the property located at 8214-8218 Norton Avenue, West Hollywood. The Historic Preservation Commission will consider a revised resolution recommending to the City Council the designation of the property as a cultural resource.

Action: Continue to the September 26, 2016 Historic Preservation Commission meeting. **Moved by Vice-Chair Levin, seconded by Chair Ostergren and unanimously carried; noting the absence of Commissioner Anthony.**

9. PUBLIC HEARINGS: None.

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS:

A. CITYWIDE COMMERCIAL HISTORIC RESOURCES SURVEY: The Historic Preservation Commission received the final draft Commercial Historic Resources Survey. Staff and GPA Consulting presented

the final draft survey and provided the HPC with an overview of the historic context statement and an updated list of designated and potential cultural resources for all non-residential buildings throughout the City.

Additionally, Staff introduced the new historic preservation website and provided an overview of the RuskinARC searchable database of all surveyed properties and cultural resources.

STAFF ANTONIO CASTILLO stated the purpose of the item brought before the Commission and said the Commission will review the final draft of the Commercial Historic Resources Survey. He said it was completed over the last nine months which included both public and subcommittee meetings and consisted of the following major components:

- Historic context statement (commercial and non-residential buildings)
- Reconnaissance Level Survey
- Intensive Level Survey

He said GPA surveyed seven hundred sixty-three (763) properties throughout the City, up to and including properties built in 1975 at the reconnaissance level.

He said GPA will provide an overview of the commercial survey findings/recommendations and both he and GPA will provide a brief overview of the proposed historic preservation website and database.

Teresa Grimes and Allison Lyons of GPA Consulting gave an extensive, overview of the website and database that will launch within the next few weeks.

Teresa said the system is cloud-based, it consists of the reconnaissance survey, all local, state & national properties designated within the City and properties within the 1986/1987 Survey that have not been designated but were identified as eligible.

She said there will be additional properties from the 2008 Survey and local nominations designated by the Commission uploaded to the website as a test case by Staff in the near future.

She said there will be training for staff concerning the site and explained that certain language/descriptions will be addressed to better accommodate the City's specific needs.

GPA, City Staff and Members of the Historic Preservation Commission reviewed and discussed extensively the various search categories, designated resource types, features and functions of the website/database.

Teresa Grimes discussed properties that did not meet criteria for review/evaluation and also addressed photographs added/omitted from the website; said the website includes a link to google maps which updates photos of the properties on a more regular basis.

She addressed system codes for property types, ineligible property types, site visits and concluded her presentation.

Item 11.A. Commission Questions to Staff/Consultants:

COMMISSIONER BLAIVAS asked if there would be a walking tour associated with the mobile version of the website, she asked about information discussed by GPA regarding access to functions within the site and if the applications can be completed online.

VICE-CHAIR LEVIN asked to clarify that the purpose of the survey being presented to the HPC and the properties/DPR forms is to recommend approval of the survey, not automatically designate the buildings identified with DPR forms.

COMMISSIONER CHARLIE asked if there would be a comment period for community feedback once the website is officially launched.

COMMISSIONER ALLISON asked if properties that were not designated would be accessible within the site and if there was a link for applications and/or other historic related forms within the site.

CHAIR OSTERGREN asked if information from the 2008 Survey will be fully uploaded before the site launches. She asked for clarification if GPA will be adding information from the 1986/1987 survey, would be adding data from the current historic resources survey and current designation information.

She suggested that photographs associated with properties in the 6Z code be considered for additional review.

Item 11.A. Commission Questions to Staff/Consultants Closed

Item 11.A. Public Comment:

CHAIR OSTERGREN noted for the record the following citizen position slips, in support of Item 11.A for the following individuals:

- JON PONDER, RESIDENT OF THE CITY OF WEST HOLLYWOOD
- ROY OLDENKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD
- LAURA BOCCALETTI, RESIDENT OF THE CITY OF WEST HOLLYWOOD
- KEITH BURTON, RESIDENT OF THE CITY OF WEST HOLLYWOOD

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE REPRESENTATIVE spoke on behalf of the Alliance in support of the item but also expressed concerns regarding properties that were excluded from the survey report, properties with 6Z codes and properties to be considered ineligible for designation.

VICE-CHAIR LEVIN requested that Mr. Omelczenko provide his list of properties to Staff for consideration and public record.

Item 11.A. Public Comment Closed

Item 11.A. Commission Comments:

MEMBERS OF THE COMMISSION, STAFF AND GPA CONSULTING discussed, reviewed and made recommendations for changes to the Commercial Historic Resources Survey in the following chronological order:

- Executive Summary and Introduction
- Criteria For Evaluation
- Historic Context & Associated Property Types
- Survey Results
- Appendix II - Department of Parks and Recreation (DPR) Forms

VICE-CHAIR LEVIN expressed his appreciation for the level of work applied to the survey and the website/database.

COMMISSIONER BLAIVAS commended GPA Consulting for the survey, website/database and timely responses to her questions and concerns.

CHAIR OSTERGREN also commended GPA for the survey, website/database and prompt responses to her questions and concerns.

STAFF ANTONIO CASTILLO said the final draft of the Commercial Survey is scheduled to be presented to the Planning Commission on September 1st and City Council on September 19th as information items.

He addressed the following information and said the website will be available this fall at www.wehopreservation.org:

- Cultural Heritage Preservation Ordinance,
- Historic Preservation Chapter of the General Plan,
- Historic Context Statement,
- Relevant applications and forms for cultural resources, and
- Answers to frequently asked questions about the City's historic preservation process and programs.

12. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

HPC LIAISON RACHEL DIMOND discussed the following upcoming items:

- Draft Craftsman Survey
- Robertson Lane EIR & Work Plan

VICE-CHAIR LEVIN asked about his previous requests for review of the remaining properties identified as potential resources in the 2008 Survey.

COMMISSIONER ALLISON asked what the process would be to satisfy previous requests by public speaker Matt Dubin concerning to the El Palacio Apartment Building.

CHAIR OSTERGREN requested that an update be provided regarding Mr. Dubin's request at the next HPC meeting.

COMMISSIONER CHARLIE asked if there is a site that residents and/or members of the public can access to follow-up on requests to the HPC and asked about the 2016 Annual HPC Event. He said he attended a staff meeting that addressed Mills Acts and will be discussed at a future HPC meeting.

COMMISSIONER BLAIVAS echoed concerns regarding Mr. Dubin's comments, asked how to prevent oversights of this nature and that it be agendized at a future meeting. She asked if the HPC staff member to be hired will assist with applications for nomination/designation.

VICE-CHAIR LEVIN requested a permit history be provided to the Commission to coincide with the previous agenda request by Commissioner Blaivas.

13. PUBLIC COMMENTS:

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed additional concerns regarding Item 11.A. and seismic survey ordinance and four property types discussed during a previous City Council meeting.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER ALLISON thanked Commissioner Charlie for his service as Chair of the Historic Preservation Commission.

CHAIR CHARLIE thanked fellow Commissioners for the opportunity to serve as Chair and Staff for their support. He congratulated Chair Ostergren and Vice-Chair Levin for their appointments.

He admonished members of the public to continue to support current and future efforts of the Commission as well as the monthly HPC meetings.

VICE-CHAIR LEVIN also thanked Commissioner Charlie for his service as Chair and commented regarding the Incentive Subcommittee and the Seismic Advisement Committee.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 9:24 pm to a regular meeting of the Historic Preservation Commission to **September 26, 2016, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 24th DAY OF OCTOBER 2016.



CHAIR GAIL OSTERGREN

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.)*