



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 27, 2017 – 7:00 P.M.

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:01pm.
2. **ROLL CALL**
PRESENT: Commissioners Anthony, Blaivas, Allison, Chair Ostergren and Vice-Chair Levin

ABSENT: Commissioners Bonacci and Charlie

STAFF PRESENT: Jennifer Alkire AICP, HPC Liaison and Sharita Ellies, Commission Secretary

ADDITIONAL STAFF: David DeGrazia, CHPP Manager

3. **APPROVAL OF AGENDA:**

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

Recommendation: Approve the regular meeting agenda of Monday, February 27, 2017 as presented. **Moved by Vice-Chair Levin, seconded by Commissioner Anthony and unanimously carried,**

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 **November 28, 2016** as presented. **Moved by Vice-Chair Levin, seconded by Commissioner Blaivas and unanimously carried.**

5. **PUBLIC COMMENT:**

DUFF BENNETT, WEST HOLLYWOOD, commented on a proposed four story, forty-five unit senior citizen facility at the rear of the designated resources 927-931 Palm Avenue.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, commented on proposed plans to the Beach Nation Restaurant located at 8292 Santa Monica Blvd and requested the Commission adjourn in memory of specific historic buildings and trees.

MATT DUBIN, WEST HOLLYWOOD, commented on previous concerns expressed at the November 2016 HPC meeting about the El Palacio and Lotus. He requested a better process of submitting updates on noncompliant Mills Act contract holders be revised.

Chair Ostergren closed Public Comment.

6. **CONSENT CALENDAR:** None.

7. **EXCLUDED CONSENT CALENDAR:** None.

8. **PUBLIC HEARINGS:** None.

9. **NEW BUSINESS:**

A. **HISTORIC PRESERVATION COMMISSION TRAINING:** Chattel, Inc., Historic Preservation Consultants will provide an informational presentation on the Mills Act Contract.

HPC LIAISON JENNIFER ALKIRE introduced the public hearing item and gave the furtherance of the item over to the consultant firm, Chattel Incorporated who provided a presentation on Mills Act review, approval, and implementation practices.

ROBERT CHATTEL, CHATTEL INC. introduced members of his staff, Nels Youngborg and Brian Matuk and briefly explained their company's history as consultants with neighboring cities.

They provided a powerpoint presentation stating the history of Mills Act contracts; a contract between City and property owners that applies to all taxable properties such as single/Multi-family, condominium, commercial and industrial properties.

They said the Mills Act Contract was implemented in 1972 by Senator James Mills and stated its benefits/incentives as the leading financial incentive in California for historic preservation.

They discussed contract requirements, tax savings, scope of rehabilitation and restoration, contract terms, renewals, current eighty contracts within West Hollywood and addressed issues relating to the cities current implementation process.

They briefly discussed upcoming Mills Act workshops and webinars and said they'll provide additional details of each event to staff and concluded their presentation.

Members of the Historic Preservation Commission, Staff and Chattel Inc. discussed the item, provided feedback and comments as well as recommendations to improve the periodic inspection schedule and condominium review process.

VICE-CHAIR LEVIN requested priority review status be given to Mills Act Contract properties, El Palacio and the Lotus.

CHAIR OSTERGREN reiterated previous comments about obtaining an architect for the HPC; she recommended training for reviewing architectural plans and training of the overall planning review process.

10. UNFINISHED BUSINESS: None.

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

HPC LIAISON JENNIFER ALKIRE discussed the following items:

- March 15.2017 special HPC meeting date
- Commercial Resources and Lexington-Curson Survey Updates heard at March special meeting
- Provided updates regarding the following:
 - Beach Nation Restaurant Closed; Irv's Burgers restoration going forward
 - San Vicente Inn under construction
 - Certificate of Appropriateness to paint Villa Italia & Mills Act Inspection
 - New HPC Intern, Johnathan Kaplan
 - HPC Work Plan

12. PUBLIC COMMENTS:

ROY OLDENKAMP, WEST HOLLYWOOD, PRESIDENT WEST HOLLYWOOD PRESERVATION ALLIANCE commented about upcoming Sunset Boulevard Walking Tours scheduled for March 2017 and thanked Commissioner Allison for her years of service.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER BLAIVAS thanked Commissioner Allison for her years of service, commented about public noticing, follow up procedures of existing Mills Act contract holders and concurred with public speaker Michael Wojtkielewicz's adjournment requests.

COMMISSIONER ALLISON commented on her notice of resignation stated during New Business Item 9.A. and thanked Staff and members of the Commission for their support.

VICE-CHAIR EDWARD LEVIN requested a discussion item be agendaized to review the Mills Act ordinance and also thanked Commissioner Allison for her years of service.

CHAIR OSTERGREN also thanked Commissioner Allison for her years of service and adjourned the meeting.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:23 pm to a special meeting of the Historic Preservation Commission to **March 15, 2017, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 15th DAY OF MARCH 2017.



CHAIR GAIL OSTERGREN

ATTEST:

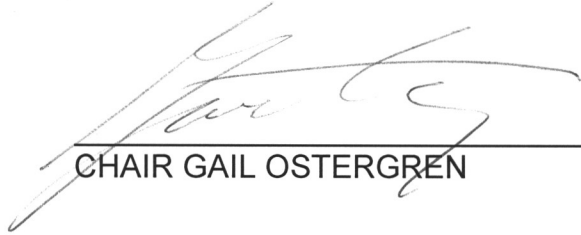


HISTORIC PRESERVATION COMMISSION
ACTING SECRETARY DAVID K. GILLIG

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