



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 26, 2017 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:02 p.m.
2. **ADMINISTER THE OATH OF OFFICE:** Councilmember John Duran administered the oath of Office to Commissioner Christopher Winters at City Hall at 5:00 pm.
3. **ROLL CALL**
PRESENT: Commissioners Winters, Blaivas, Charlie, Vice-Chair Levin, and Chair Ostergren.
ABSENT: Commissioner Yavari.
STAFF PRESENT: Jennifer Alkire AICP, HPC Liaison, Antonio Castillo, Associate Planner and Sharita Ellies Commission Secretary.
4. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda.
Recommendation: Approve the meeting agenda of Monday, June 26, 2017 as presented. **Moved by Commissioner Charlie, seconded by Vice-Chair Levin and carried.**
5. **APPROVAL OF MINUTES:**
 - A. April 24, 2017 approved as presented. **Moved by Vice-Chair Levin, seconded by Commissioner Blaivas and carried.**
 - B. May 23, 2017 meeting minutes as amended. **Moved by Commissioner Charlie, seconded Commissioner Blaivas and carried. Noting the abstentions of Vice-Chair Levin and Commissioner Winters.**
6. **PUBLIC COMMENT:**

DUFF BENNETT, WEST HOLLYWOOD, expressed concerns about potential negative impacts of the proposed project to the designated cultural resources located at 923-931 Palm Avenue.

JOE BADEN, WEST HOLLYWOOD, expressed concerns about potential negative impacts of the proposed project to the designated cultural resources located at 923-931 Palm Avenue.

DR. RUTH MURPHY, WEST HOLLYWOOD expressed concerns about potential negative impacts of the proposed project to the designated cultural resources located at 923-931 Palm Avenue.

GARY LEGAULT, WEST HOLLYWOOD, expressed concerns about potential negative impacts of the proposed project to the designated cultural resources located at 923-931 Palm Avenue.

RALI KNOLL, WEST HOLLYWOOD, expressed concerns about potential negative impacts of a proposed project to designated cultural resources located at 923-931 Palm Avenue.

BARB WOLFF, WEST HOLLYWOOD, expressed concerns about potential negative impacts of the proposed project to the designated cultural resources located at 923-931 Palm Avenue.

BRENT LAWRENCE, WEST HOLLYWOOD, expressed concerns about potential negative impacts of the proposed project to the designated cultural resources located at 923-931 Palm Avenue.

VICTOR OMELCZENKO, WEST HOLLYWOOD welcomed Commissioner Winters and commented about the history and function of the West Hollywood Preservation Alliance. He addressed properties previously discussed within the Citywide Commercial Historic Resources Survey.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented about commission member attendance, commission recusals and expressed concerns about the structure and content of meeting minutes.

Chair Ostergren closed Public Comment.

7. **CONSENT CALENDAR:** None.

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

9. **PUBLIC HEARINGS:**

A. **8491 FOUNTAIN AVENUE (EL PALACIO):** Certificate of Appropriateness (COA) to build a masonry perimeter wall within the street side setback and within a portion of the front yard setback. The project also includes a new concrete walkway and concrete steps along the street-side setback.

ASSOCIATE PLANNER ANTONIO CASTILLO, presented information as listed in the June 26, 2017 staff report regarding the request for a COA to the El Palacio, a local cultural resource designation located at 8491 Fountain Avenue.

He explained the details of the proposed project which included removal of an approximate 10-foot tall perimeter hedge and four wrought iron pedestrian gates to construct a six-foot tall masonry wall with decorative pilasters and vine pockets.

He said the intent of the applicant concerning the proposed project is to reduce the height obstruction from the existing hedge and provide more visibility to the historic building, while continuing to provide privacy and security for the tenants.

He advised the commission of recent public comments in opposition of the project received through emails and provided during the meeting.

He stated staff's recommendation that the Historic Preservation Commission approve the project request, subject to the findings and conditions of approval set forth in draft Resolution No. HPC 17-124.

Item 9.A. Commission Questions

COMMISSIONERS CHARLIE, BLAIVAS AND WINTERS, STAFF AND APPLICANT LLOYD HUSSEY discussed existing Mills Act contract violations and unpermitted work to interior character defining features that have not addressed and/or resolved.

VICE CHAIR LEVIN and CHAIR OSTERGREN requested clarification of the proposed masonry wall with decorative pilasters the vine pocket additions and materials from Applicant Lloyd Hussey.

COMMISSIONER BLAIVAS, WINTERS AND VICE-CHAIR requested clarification concerning the function of the fence added in 2011 to the La Cienega Blvd side of the site.

Item 9.A. Public Comment:

MATT DUBIN, WEST HOLLYWOOD spoke against Staff's recommendation to approve the request for a Certificate of Appropriateness and stated outstanding/hazardous issues at the site.

CYNTHIA BLATT, WEST HOLLYWOOD spoke against Staff's recommendation to approve the request for a Certificate of Appropriateness and expressed concerns with noncompliant Mills Act contract violations.

CHARIS MICHELSEN/TENANT, WEST HOLLYWOOD spoke against Staff's recommendation to approve the request for a Certificate of Appropriateness, expressed concerns with existing Mills Act contract violations, unpermitted projects and an existing repair issue within her unit.

WENDY KRUEGER WEST HOLLYWOOD spoke against Staff's recommendation to approve the request for a Certificate of Appropriateness and expressed concerns with Mills Act contract violations and the fence addressed during Commission questions.

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE spoke against Staff's recommendation to approve the request for a Certificate of Appropriateness. He commented regarding its history, existing Mills Act contract violations and unpermitted projects.

APPLICANT LLOYD HUSSEY addressed previous comments regarding hazardous issues at the site, unpermitted projects, and noncompliant Millis Act contract violations.

Chair Ostergren closed Item 9.A. Public Comment.

Item 9.A. Commission Comments

COMMISSIONER CHARLIE spoke against Staff's recommendation and requested that the COA be withheld until all open work orders, Mills Act violations and/or other COA's are resolved.

COMMISSIONER BLAIVAS spoke against Staff's recommendation and requested that Draft Resolution No. HPC 17-124 be revised to read,

"No permit, for the construction of the masonry wall be issued until all unpermitted, noncompliant and maintenance work is completed, re-inspected and passed and that a reasonable timeframe of the project be stated".

COMMISSIONER WINTERS thanked members of the public for their comments. He spoke against Staff's recommendation and requested that the COA be withheld until all open work orders, Mills Act violations and/or other COA's are resolved.

VICE-CHAIR LEVIN spoke against Staff's recommendation and requested that public speaker, Charis Michelsen and Staff schedule site visit of her unit. He moved that the Item be continued to a date determined by Staff. He also requested the City Attorney be present or give the Commission direction regarding an action towards the request.

ASSOCIATE PLANNER ANTONIO CASTILLO recommended continuing to a date uncertain.

Action: Vice-Chair Levin moved to 1) continue the Draft HPC Resolution No. HPC 17-124 to a date uncertain and 2) request the City Attorney give further direction regarding action towards the item.
Moved by Vice-Chair Levin, seconded by Commissioner Charlie and passes on roll call vote:

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| AYES: | Winters, Blaivas, Charlie, Vice-Chair Levin Chair Ostergren. |
| NOES: | None. |
| ABSENT: | Yavari. |
| ABSTAIN: | None. |

10. NEW BUSINESS:

- A. HISTORIC PRESERVATION COMMISSION TRAINING:** Chattel, Inc. provided an informational presentation on the Secretary of the Interior's Standard for Treatment of Historic Properties.

ROBERT CHATTEL AND BRYAN MADDOCK OF CHATTEL, INC gave a presentation concerning the following topics:

- Standards
- Guidelines
- The Secretary's Standards are operative under Federal, State, and local law.
- Preservation
- Rehabilitation
- Restoration
- Reconstruction
- National Park Service/Technical Preservation Services
- Character-Defining Features
- Significant Spaces

Item 10.A. Public Comment:

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented about Mills Act tax credits, structure of the training presentation and spoke out of order regarding an EIR from previous HPC meeting.

- 11. UNFINISHED BUSINESS:** None.

12. ITEMS FROM STAFF:

HPC LIAISON JENNIFER ALKIRE provided the following items from Staff:

- 645 N. Robertson/Robertson Lane Hotel Project - July 2017 HPC meeting agenda for COA.

Updates of Previous Commission Requests:

- Legal Updates From City Attorney regarding information pertaining to CEQA Guidelines and Standards
- Upcoming Commissioner Training
 - Mills Act Training
- Social Media – CDD & PIO Interdepartmental Project
 - Preservation Website
 - Walking Tour
 - City/HPC Social Media Accounts Update
- 2008 Multi-Family Survey Results combined with the 2016 Commercial Resources Survey
- Mills Act Contract and Program Updates
- Laurel Place Moth-Ball Program – In Place 10 Years

13. PUBLIC COMMENTS:

WENDY KRUEGER, WEST HOLLYWOOD commented against Staff's recommendation on closed Public Comment Item 9.A.

ROBIN ROUTH, WEST HOLLYWOOD commented against Staff's recommendation on closed Public Comment Item 9.A.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER CHARLIE thanked the Staff Liaison for the status updates, acknowledged Item 6.A. Public Speaker comments and welcomed Commissioner Winters to the HPC.

COMMISSIONER BLAIVAS welcomed Commissioner Winters to the HPC, congratulated Chair Ostergren and Commissioner Charlie on their re-appointments and thanked members of the public for their comments.

She expressed concerns regarding potential violations to The Lotus, broken stain glass windows at the Methodist Church on Fairfax/Fountain and requested status of Irv's Burgers.

VICE-CHAIR LEVIN welcomed Commissioner Winters to the HPC, thanked Staff for the updates and for the upcoming training. He commented regarding the Laurel Place moth-balling treatment period and potential water damage to the building and also congratulated Chair Ostergren and Commissioner Charlie on their re-appointments.

COMMISSIONER WINTERS thanked Staff for support, members of the public for their comments, said he looks forward to working with the HPC and requests information regarding the Commercial Property Survey and the Craftsman homes.

CHAIR OSTERGREN thanked Staff Liaison for updates and assisting Commissioner Winters.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 9:43 pm to a regular meeting of the Historic Preservation Commission to July 24, 2017, 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 JULY 2017.



CHAIR GAIL OSTERGREN

ATTEST:



HISTORIC PRESERVATION COMMISSION
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.)*