



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 24, 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:** City Clerk, Yvonne Quarker administered the oath of office to Jacob LaJoie.
3. **ROLL CALL PRESENT:** Commissioners LaJoie, Winters, Yavari, Blaivas, and Chair Ostergren.
ABSENT: Commissioner Charlie
RECUSED: Vice-Chair Levin
STAFF PRESENT: Jennifer Alkire AICP, HPC Liaison, Antonio Castillo, Associate Planner and Sharita Ellies Commission Secretary.
ADDITIONAL STAFF: Robert Chattel and Staff of Robert Chattel, Inc.
4. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda.
Action: Approve the meeting agenda of Monday, July 24, 2017 as presented. **Moved by Commissioner Blaivas, seconded by Chair Ostergren and carried.**
5. **APPROVAL OF MINUTES:**
The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.
Action: Approve the meeting minutes of **June 24, 2017** as presented. **Moved by Commissioner Blaivas, seconded by Commissioner Winters and unanimously carried.**
6. **PUBLIC COMMENT:**

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD spoke concerning structure and comments within previous minutes and accuracy and necessity of public comments from individuals that represent agencies of authority.

Chair Ostergren Closed Public Comment.
7. **CONSENT CALENDAR:** None.
8. **EXCLUDED CONSENT CALENDAR:** None.
9. **PUBLIC HEARINGS:**

A. 923-931 N. PALM AVENUE:

ASSOCIATE PLANNER ANTONIO CASTILLO, presented information as listed in the July 24, 2017 staff report recommending that the Historic Preservation Commission provide a recommendation to the Planning Commission on the proposed project.

He explained the details of the project which included a Certificate of Appropriateness (COA) and Rehabilitation Incentives for the demolition of the residential units at 923 North Palm Avenue, and demolition of all accessory structures and non-contributing rear additions associated with the bungalows at 927 and 931 Palm Avenue to develop a senior congregate care facility.

He said 927 Palm would become a reception area for the facility and 931 Palm would become a stand-alone residence. He said the care facility would provide 49 senior units, 48 studio units in the new building and one unit in the stand-alone bungalow and further explained the proposed rehabilitation incentive.

He stated the HPC's purview regarding the proposed project and the environmental analysis and said the Planning Commission has final authority.

He discussed information regarding the site and parcels, zoning and location and the background of the 2013 cultural resource designation(s) and its existing rehabilitation incentives.

He disclosed that Staff received emails after-the-fact; two-supporting and two-opposing the proposed project as well as additional documentation from the State office of Historic Preservation regarding the environmental analysis.

He explained the basis of staff's support of the project and said Staff recommends that the Historic Preservation Commission adopt the Draft Resolution No. HPC 17-175 recommending that the Planning Commission approve the proposed project and adopts the Negative Declaration.

He said the following revisions were made to Draft Resolution No. HPC 17-125 provided in the packet:

- Section 3: revised date to reflect July 24, 2017
- Section 5.3: Added "Aging in Place" language
- Section 5.3: added language to clarify the additional 20 units
- Section 6, Standards 9 & 10: revised language to clarify compliance with SIS

Item 9.A. Commission Questions

COMMISSION AND STAFF further discussed: revisions to the draft resolution, site and location of the proposed new addition, retention of existing landscaping, concerns with approval of the materials and new addition, HPC's purview regarding the COA and the Negative Declaration, recommendation of approval to the Planning Commission, governing authority regarding the Rehabilitation Incentives, and other potential incentives such as parking reductions and density bonuses.

CONSULTANT ROBERT CHATTEL, OF ROBERT CHATTEL INC., STAFF AND THE COMMISSION addressed information regarding The Secretary of the Interior's Standards concerning the existing designated structures and the proposed new construction.

CONSULTANT ROBERT CHATTEL discussed information concerning impacts of adjacent structures that previously compromised the setting of the existing designations, the mass, scale and proportion of the proposed new building.

CONSULTANT ROBERT CHATTEL said there did not appear to be an adverse impact to the historic resources and said the proposed project complies with the City's code and the Secretary of the Interior's Standards.

He said his firm recommended a condition(s) of approval concerning the fence line at the street which detracted from the setting and character of the resources and said development of the landscaping would be addressed by staff.

CHAIR OSTERGREN expressed concerns regarding a potential negative impact of the new construction to the immediate setting of each property; the analysis appears to address the extended setting on the streetscape only.

CONSULTANT ROBERT CHATTEL said the distance between the new construction and the bungalows is approximately 10 feet. He commented regarding the proposed walkway and said both were within code. He discussed changes to the proposed driveway.

COMMISSIONER YAVARI expressed concerns about the definition of setting.

COMMISSIONER WINTERS asked for clarification concerning the previous designations, nomination/denial of 923 Palm and about potential design issues.

COMMISSIONER BLAIVAS expressed concerns about period of significance, setting and feel, the spacial relationship between the new construction and the additions at the rear bungalows.

Item 9.A. Public Comment:

APPLICANTS JEFFREY SEYMOUR WOODLAND HILLS AND JORGE NARINO LOS ANGELES spoke in favor Staff's recommendation of approval.

JEFFREY SEYMOUR commented concerning the care facility, the cultural designation and maintaining the existing bungalows. He said he supports the condition(s) of approval and report by Robert Chattel, Inc.

JORGE NARINO provided a presentation concerning the context and details of the proposed new construction. He addressed the rehabilitation of the bungalows, underground parking and retention of the relationship of the bungalows to the street and front yard landscaping.

He said the conditions of approval concerning the fence have been received and will be modified.

APPLICANT AND THE COMMISSION discussed information concerning setting, setbacks, design, materials and proposed modifications to the façade.

DUFF BENNETT, WEST HOLLYWOOD spoke against Staff's recommendation of approval. He expressed concerns with the owner, applicant, consulting firm and the architect. He stated concerns regarding the municipal code requirement that new construction/developments must be subordinate to existing designated buildings.

JOSEPH BADEN, WEST HOLLYWOOD expressed concerns with Staff's recommendation of approval. He commented regarding the importance of maintaining the designated bungalows as members of the Old Sherman Thematic Grouping.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD spoke against Staff's recommendation of approval. He expressed concerns with the driveway, the obstruction of natural light, displacements of residents and slopes and grade differences. He spoke about designating 923 Palm and the loss of setting concerning the spacial relationship between the new construction and the existing bungalows.

DR. RUTH MURPHY, WEST HOLLYWOOD spoke against Staff's recommendation of approval. She expressed concerns about settings and sites as they relate to subordinate new constructions and resources. She talked about the potential dangers to residents and about staffing the proposed care facility.

GARY LEGAULT, WEST HOLLYWOOD expressed concerns with Staff's recommendation of approval. He commented about potential negative impacts to lighting and landscape. He spoke about Marsha P. Johnson, former LGBTQ Activist and her stay at the 923 Palm bungalow presented during the 2013 nomination process. He recommended that the bungalow be reconsidered for designation.

RALF KNOLL, WEST HOLLYWOOD spoke against Staff's recommendation of approval. He commented about negative impacts to the existing landscaping and the secretary of interior standards approval concerning district, time and setting.

DEE LENS, WEST HOLLYWOOD spoke against Staff's recommendation of approval. She expressed concerns regarding adverse impacts of the COA towards the bungalows/shed and potential legal violations within the application. She too expressed concerns regarding settings and sites as they relate to subordinate new constructions and resources.

BRENT LAWRENCE, WEST HOLLYWOOD expressed concerns opposing Staff's recommendation of approval.

BRIAN T. MAYEDA, WEST HOLLYWOOD completed Citizen Position Slip in Lieu of Speaking opposing Staff's recommendation of approval.

KATE EGGERT, NORTH HOLLYWOOD spoke against Staff's recommendation of approval. She talked about the lack of research towards negative impacts to the integrity of the resources, concerns with the mass of the new construction, lack of architectural continuity and removal of the rear additions to allow the proposed setbacks.

KRISY GOSNEY, NORTH HOLLYWOOD spoke against Staff's recommendation of approval. She talked about the 2013 nomination by both her and Kate Eggert. She expressed concerns regarding the importance of maintaining the integrity, setting and feeling of the resources.

LYNN RUSSELL, WEST HOLLYWOOD expressed concerns with Staff's recommendation of approval. She spoke about concerns of conflict with Ed S. Levin, sitting HPC Commissioner as the Architect of the proposed project and negative declaration.

STEPHANIE J. HARKER, WEST HOLLYWOOD expressed concerns about Staff's recommendation of approval. She talked about the 10-foot spacial relationship and discrepancies with the HPC and City Council 2013 designation resolutions. The HPC resolution states "Building and sites" were designated however, the staff report to the City Council and the City Council resolution state "exterior" only.

ROY OLDENKAMP, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE spoke against Staff's recommendation of approval. He said the shed at 931 Palm was added during the period of significance and would suffer negative impacts to its setting. He addressed the over scaled massing of the construction, landscaping and zoning. He said he supports previous speaker comments about former activist, Marsha P. Johnson.

GEORGE CREDLE, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE spoke against Staff's recommendation of approval. He talked about issues with mass, site, and settings of back yard areas within the period of significance. He said the proposed construction of the care facility is needed but overwhelming and a disservice to the structures.

VICTOR OMELCZENKO, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE spoke against Staff's recommendation of approval. He expressed concerns about conflicting information within the 2013 HPC and City Council resolutions, negative impacts to the removal of rear additions of the resources, mass, scale and subordinate requirements for new constructions and existing resources.

CYNTHIA BLATT, WEST HOLLYWOOD spoke against Staff's recommendation of approval. She commented about the threat to the historic integrity of the resources, the public speakers opposing the project, potential dangers to residents of the proposed care facility and ownership of the property based on the approval of the proposal.

WEST HOLLYWOOD RESIDENTS, MATT DUBIN, BOB BISHOP AND BRENDON MINTO completed Citizen Position Slips In Lieu of Speaking in opposition of Staff's recommendation of approval.

Chair Ostergren Closed Public Comment.

APPLICANTS JEFFREY SEYMOUR AND JORGE NARINO response to previous public comments concerning the resources:

- Due to designation type thematic grouping, the property must be reviewed independent of the context and setting.
- Original setting and integrity were previously compromised by redevelopment of surrounding multi-family buildings
- Height of new construction will be at the required height of the lowest parcel.
- No safety issues relating to the walkway and residents
- The resources designation status will not be comprised by the new construction.

Item 9.A. Commission Comments

COMMISSIONER YAVARI spoke against Staff's recommendation of approval regarding impacts to the spacial relationship of the cultural resources and said he agrees with Commissioner Blaivas regarding inaccurate information about the aesthetics and the cultural resource in terms of adverse and significant impacts due to massing.

COMMISSIONER BLAIVAS spoke against Staff's recommendation of approval. She expressed concerns regarding impacts to the spacial relationship of the cultural resources, retention of its settings and a Mills Act contract as a rehabilitation incentive.

She said the wrap-around design of the new construction adversely impacts the cultural resource(s) and its designation to the Old Sherman Thematic Grouping. She said the negative declaration is not accurate regarding the aesthetics and the cultural resource in terms of adverse and significant impacts due to massing.

COMMISSIONER WINTERS spoke against Staff's recommendation of approval. He said he had issues with the height of the new construction impeding the existing resources and said the State office of Historic Preservation and the West Hollywood Preservation Alliance does not support the proposed project.

COMMISSIONER LAJOIE spoke in favor of Staff's recommendation however, expressed concerns with height, lighting, landscape at both resources and asked for clarification qualifications of designation within the Old Sherman Thematic Grouping.

CHAIR OSTERGREN spoke against Staff's recommendation of approval. She expressed concerns regarding the lack of background information regarding 2013 designation history of the resources. She said the massing and scale of the project would have a negative impact on the resources and felt the project did not meet the Secretary's guidelines that new construction be subordinate to historic buildings.

Action: Chair Ostergren moved to 1) Continue the item to the August 28, 2017 meeting and 2) Staff returns with revisions to the Draft HPC Resolution No. HPC 17-125 recommending denial of the Certificate of Appropriateness (COA) and Rehabilitation Incentives. **Moved by Chair Ostergren, seconded by Commissioner Blaivas and passes on roll call vote:**

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

10. **NEW BUSINESS:** None.

11. **UNFINISHED BUSINESS:** None.

12. ITEMS FROM STAFF:

HPC LIAISON JENNIFER ALKIRE provided the following items from Staff:

- Future agenda item, Robertson Lane Project
- Staff Training
- Chair and Vice-Chair Elections

STAFF ANTONIO CASTILLO provided the following update of Previous Commission Requests/Projects:

- 8491 Fountain Avenue Application Withdrawn

13. PUBLIC COMMENTS:

GEORGE CREDLE, WEST HOLLYWOOD commented regarding HPC procedure and protocol concerning Item 9.A.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

MEMBERS OF THE COMMISSION thanked the public for their comments and support, thanked Staff for meeting preparation, thanked Robert Chattel, Inc for their report and welcomed Commissioner LaJoie.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 9:53 pm to a regular meeting of the Historic Preservation Commission to **August 28, 2017, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 28th DAY OF AUGUST 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.)*