



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

1. **CALL TO ORDER** Chair Levin called the meeting to order at 7:03 p.m.
2. **ROLL CALL PRESENT:** Commissioners LaJoie, Blaivas, Ostergren, Vice-Chair Charlie and Chair Levin.  
**ABSENT:** Commissioners Winters and Yavari.  
**STAFF PRESENT:** Jennifer Alkire AICP, Jenny Ivanova Acting Secretary, Consultants Robert Chattel & Brian Matuck of Chattel Inc.
3. **APPROVAL OF AGENDA:**  
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda.  
**Action:** Approve the meeting agenda of Monday, November 27, 2017 as presented. **Moved and passed by acclamation.**
4. **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 October 23, 2017 as presented. **Moved and passed by acclamation.**
5. **PUBLIC COMMENT:**  

MATT DUBIN, WEST HOLLYWOOD commented about enforcing existing Mills Act Contract policies.

**Chair Levin Closed Item 5.A. Public Comment**
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:** None.
9. **NEW BUSINESS:**
  - A. **8491-8499 FOUNTAIN AVENUE (EL PALACIO) MILLS ACT CONTRACT UPDATE:** Updated rehabilitation and maintenance plan under Mills Act Contract for the property located at 8491-8499 Fountain Avenue (El Palacio).

STAFF ANTONIO CASTILLO gave a presentation addressing the current status and original application of the Mills Act Contract initiated in 2000 and

approval of the 2007 update of the 10-year work plan by the Historic Preservation Commission for El Palacio.

He discussed the purpose and findings of two periodic inspections performed by Staff and Chattel Inc. which addressed the buildings existing conditions, terms and obligations of the contract, unpermitted work within the vestibules, the 10-year work plan due for update, verify owner conformance to the contract, address proposed projects in the work plan and items that require immediate attention.

He said the current owners acquired the property in 2014, made improvements referenced in the 2007 10-year work plan that were not completed by the previous owner and said the owner submitted a certificate of appropriateness (COA) on November 2, 2017 to address the unpermitted work in vestibules that is currently under review.

He discussed Millis Act Contracts process and requirements, and said the property overall appears to be well maintained but the recent periodic inspection identified various items that must be addressed.

He noted the following preservation/maintenance projects that were not attempted or completed:

- Reinstallation of the finials,
- Restoration of wooden window grilles,
- Seismic retrofitting,
- Stucco repairs

STAFF, CHATTEL INC AND MEMBERS OF THE COMMISSION further addressed issues relating to current ownership, potential breach of contract by owner, COA applications not relating to the work plan, unpermitted work within the vestibules to be removed/reversed, past and future inspections and the proposed 2018 work plan.

STAFF ANTONIO CASTILLO said the proposal adequately addresses and incorporates all recommendations outlined in the 2017 Mills Act Periodic Inspection Report. Therefore, staff recommends that the Commission approve the updated work plan.

**Item 9.A. Public Comments:**

LLOYD HUSSEY/APPLICANT REPRESENTATIVE spoke in favor of Staff's recommendation. Mr. Hussey briefly addressed previous comments concerning ownership, preparation of the previous and proposed work plan, a property inspection report, and public speaker comments regarding unpermitted work, costs for maintenance/repairs and concurred with Staff's findings.

WENDY KRUEGER/EL PALACIO TENANT AND RESIDENT OF WEST HOLLYWOOD spoke against Staff's recommendation. She requested the proposed update be denied due to lack of improvements and unpermitted work at the buildings.

MATT DUBIN RESIDENT OF WEST HOLLYWOOD spoke against Staff's recommendation. He requested the proposed update be denied and the

existing work plan be continued until unpermitted work is reversed and the owners comply with the current work plan.

CYNTHIA BLATT, RESIDENT OF WEST HOLLYWOOD, spoke against Staff's recommendation. She requested that the proposed update be denied until noncompliance issues relating to character defining features are resolved.

SUSANA LAGUDIS RESIDENT OF WEST HOLLYWOOD spoke against Staff's recommendation. She said she supports comments/concerns by Matt Dubin and requests that the proposed work plan be denied until noncompliance items are resolved.

LYNN RUSSELL, RESIDENT OF WEST HOLLYWOOD, spoke against staff's recommendation and commented about noncompliance and unpermitted work at the El Palacio and the Lotus building.

ROBIN ROUTH/TENANT EL PALACIO AND RESIDENT OF WEST HOLLYWOOD spoke against Staff's recommendation. She supports previous comments by Cynthia Blatt and addressed issues concerning unpermitted work and the proposed work plan.

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

COMMISSIONER BLAIVAS expressed concerns with the City's review and submittal process of the item brought before HPC, commended Matt Dubin and tenants of the building for submitting the item to Staff, she expressed concerns regarding the previous and proposed work plan and requested that a landscape plan be included.

VICE-CHAIR CHARLIE addressed issues concerning the existing Mills Act Contract, the proposed work plan and the City's inspection/review process. He said the current owners were advised, during the purchase of the building(s) maintenance requirements relating to properties with Mills Act Contracts and expressed concerns regarding going forward with an approval of the proposed work plan due to existing violations.

COMMISSIONER OSTERGREN agreed with comments by Vice-Chair Charlie. She said she too has concerns with moving forward with the request due to existing violations.

COMMISSIONER LA JOIE agreed with previous Commissioner comments and recommended that an inspection be performed by Staff upon approval of the proposed work plan update.

CHAIR LEVIN expressed concerns with potential breach of contract by the owner, noncompliance/unpermitted work at the property and recommended that proposed work plan be continued until all issues are corrected.

VICE-CHAIR CHARLIE moved to continue the item 90-days to allow the owner time to resolve violations.

CHAIR LEVIN suggested the motion be restated to continue the item 120-days following the initiation and approval of the COA.

VICE-CHAIR CHARLIE concurred with the restated motion to continue to a date uncertain and to direct Staff to bring the item back within 120-days of approval of a Certificate of Appropriateness, seconded by Commissioner Ostergren.

**Item 9.A. Public Comment Closed**

**Item 9.A. Commissioner Comments Closed**

**Action:** Continue Item 9.A. to a date uncertain. Direct Staff to bring the item back to Commission within 120 days following approval of Certificate of Appropriateness, **moved By Vice-Chair Charlie, seconded by Commissioner Ostergren and motion passes on roll call vote:**

AYES: LaJoie, Blaivas, Ostergren, Vice-Chair Charlie and Chair Levin  
NOES: None  
RECUSAL: None  
ABSENT Yavari and Winters

**B. 1216-1224 LA CIENEGA BOULEVARD (THE LOTUS) MILLS ACT**

**CONTRACT UPDATE:** Updated rehabilitation and maintenance plan under Mills Act Contract for the property located at 1216-1224 North La Cienega Boulevard (The Lotus).

STAFF ANTONIO CASTILLO gave a presentation addressing the current status and original application of the Mills Act Contract initiated in 2000 and the 2007 approval/update of the 10-year work plan by the Historic Preservation Commission.

He said the site underwent a similar review process as the El Palacio which consisted of two periodic inspections and addressed the findings. He said the site also has existing noncompliant and unpermitted work in the vestibules and reviewed existing conditions of the property.

He addressed information relating to repairs, maintenance and the paint analysis noted in the proposed work plan and said a letter of compliance was not issued for the site.

He said the property appears to be well maintained but the recent periodic inspection identified various items that must be addressed and also be reflected in the updated work plan.

He said the update to the work plan addressed all recommendations outlined in the July 27, 2017 Mills Act Periodic Inspection Report and is incorporated in the proposal. Therefore, staff recommends that the Commission approve the request for the updated work plan.

**Item 9.B. Public Comments:**

LLOYD HUSSEY/APPLICANT REPRESENTATIVE, spoke in favor of Staff's recommendation. Mr. Hussey briefly addressed restoration, repairs and maintenance issues, he said a property analysis has not been completed, he

addressed public speaker comments regarding noncompliance issues, unpermitted work and said he concurred with Staff's findings.

MATT DUBIN RESIDENT OF WEST HOLLYWOOD spoke against Staff's recommendation. He commented about previously demolished character defining features. He requested his list of undocumented issues be forwarded to Staff/Consultant for review prior to approval and requests that the proposed update is continued until noncompliance issues and unpermitted work is resolved.

CHARIS MICHELSEN/LOTUS TENANT AND RESIDENT OF WEST HOLLYWOOD spoke against Staff's recommendation as noted in an email to assigned planner Antonio Castillo. She commented about health violations, hazards and unpermitted work at the site. She requested the proposed update be denied due to lack of improvements and unpermitted work.

CYNTHIA BLATT, RESIDENT OF WEST HOLLYWOOD, spoke against Staff's recommendation. She agreed with previous comments regarding health/hazard issues by speaker Charis Michelsen. She commented concerning noncompliance issues and the City's Mills Act review process.

LYNN RUSSELL, RESIDENT OF WEST HOLLYWOOD, spoke against Staff's recommendation. She commented about concerns with noncompliance issues by the owner and the City's Mills Act Contract review process.

LLOYD HUSSEY/APPLICANT REPRESENTATIVE, spoke about previous comments concerning the property line fence, he said the fence was approved under a COA and installed for security purposes.

#### **Item 9.B. Public Comments Closed**

COMMISSIONER LA JOIE spoke against Staff's recommendation. He expressed concerns with the City's review and submittal process and the noncompliance issues by the property owner. He recommended the item be continued to a date uncertain.

COMMISSIONER OSTERGREN spoke against Staff's recommendation. She requests that the item be continued to a date uncertain and requests the 2022-2027 schedule be adjusted to prioritize scheduled work.

VICE-CHAIR CHARLIE spoke against Staff's recommendation and reiterated previous comments stated relating to the El Palacio regarding the City's inspection and Mills Act Contract review process. He recommended the item be continued to a date uncertain.

COMMISSIONER BLAIVAS spoke against Staff's recommendation. She expressed concerns with the City's review, submittal and inspection processes, as well as noncompliance issues by the owner. She recommended the item be continued to a date uncertain.

CHAIR LEVIN moved to direct Staff to issue a letter of noncompliance calling for an application for a Certificate of Appropriateness to be filed no later than January 15, 2018 and continue the item to a date uncertain to allow 120-days

for completion of COA for the noncompliant work seconded by Commissioner Ostergren.

CHAIR LEVIN also suggested the work plan include a drip irrigation system to prevent further damage to the exterior of The Lotus building.

**Action:** Continue Item 9.B. to a date uncertain. Direct Staff to issue a letter of noncompliance requiring an application for a Certificate of Appropriateness to be filed by January 15, 2018. Direct Staff to bring the item back within 120 days following approval of the Certificate of Appropriateness, **moved By Chair Levin, seconded by Commissioner Ostergren and motion passes on roll call vote:**

AYES: LaJoie, Blaivas, Ostergren, Vice-Chair Charlie and Chair Levin  
NOES: None  
RECUSAL: None  
ABSENT: Yavari and Winters

**10. UNFINISHED BUSINESS:** None.

**11. ITEMS FROM STAFF:**

HPC LIAISON JENNIFER ALKIRE provided information concerning the following items from Staff:

- December 25, 2017 meeting canceled; next meeting January 22, 2018
- 1<sup>st</sup> Quarter 2018 - Review Mills Act Contract Update
- Annual Past Forward Conference 2017

**12. PUBLIC COMMENTS:**

ROBIN ROUTH, RESIDENT WEST HOLLYWOOD spoke out of order on closed public hearing item 9.B.

MONIQUE M. LUKENS RESIDENT OF SUNLAND CA commented about the history and character defining features of the Macha Theatre. She requested that the theatre be considered for future cultural resource designation.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER LA JOIE thanked members of the public for their support and submitting the public hearing items. He commended the property owners for owning the buildings and looks forward to the general outcome of both.

COMMISSIONER BLAIVAS thanked members of the community for their support and submitting the public hearing items, she acknowledged fellow members of the Commission for their input/actions taken concerning the items and commented about the City's existing Mills Act Contracts.

COMMISSIONER OSTERGREN thanked members of the community for their support. She thanked Staff and Chattel, Inc. for their efforts towards

preparing tonight's public hearing items and looks forward to the 2018 Mills Act Contract Update.

VICE-CHAIR CHARLIE thanked members of the community for their attendance, support and submission of tonight's public hearing items. He commented about the annual 2018 HPC event and social media awareness concerning future HPC meetings.

CHAIR LEVIN also thanked members of the community for their support and submitting the public hearing items.

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 9:26 pm to a regular meeting of the Historic Preservation Commission on **January 22, 2018, 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 JANUARY 2018.

  
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CHAIR EDWARD S. LEVIN

ATTEST:

  
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HISTORIC PRESERVATION COMMISSION  
SECRETARY SHARITA HOUSTON

**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.)*