



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 28, 2017 – 7:00 P.M.

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:02 p.m.
2. **SPECIAL ORDER OF BUSINESS:**
 - A. **Election of Chair:**
Action: The Historic Preservation Commission elected Edward S. Levin as Chair for a term through June 30, 2018, **moved by Commissioner Ostergren and passed by acclamation.**
 - B. **Election of Vice-Chair:** The Historic Preservation Commission elected Yawar Charlie as Vice-Chair for a term through June 30, 2018, **moved by Chair Levin and passed by acclamation.**
3. **ROLL CALL**

PRESENT: Commissioners LaJoie, Winters, Blaivas, Ostergren, Yavari, Vice-Chair Charlie and Chair Levin.

ABSENT: None.

STAFF PRESENT: Jennifer Alkire AICP, HPC Liaison, Sharita Ellies Commission Secretary and City Attorney Lauren Langer
4. **APPROVAL OF AGENDA:**

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

Action: Approve the meeting agenda of Monday, August 28, 2017 as amended. **Moved by Vice-Chair Charlie and passed by acclamation.**
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 **July 24, 2017** as amended; **moved by Commissioner Ostergren, seconded by Commissioner Blaivas and carried. Noting abstention by Chair Levin and Vice-Chair Charlie.**
6. **PUBLIC COMMENT:**

ROY OLDENKAMP, WEST HOLLYWOOD commented about the passing of former historic preservationist Cheryl Dudley Roberts.

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD commented about aspirations of enhanced designed housing and greater accessibility within West Hollywood and complimented the commission/staff on its election process.

STEPHANIE HARKER WEST HOLLYWOOD commended the HPC, Staff and Public for support and commitment to historic preservation within the City. She

commented about the Palm Avenue project and thanked Gail Ostergren for her service as Chair.

DEE LINS WEST HOLLYWOOD thanked the HPC for their service and action taken concerning the proposed Palm Avenue/Sherman Thematic District project during the July 2017 HPC meeting.

Chair Levin Closed Public Comment and recused himself from Item 8.A.

7. CONSENT CALENDAR:

Action: Vice-Chair Charlie moved to discuss the Item under 8.A. Excluded consent Calendar and **passes unanimously by acclamation; noting the recusal of Chair Levin.**

8. EXCLUDED CONSENT CALENDAR:

- A. 923-931 N. PALM AVENUE:** Rehabilitation of two Designated Cultural Resources, demolition of all non-contributing buildings and rear additions and construction of a four-story Senior Congregate Care Facility At 923-931 North Palm Avenue.

GEORGE CREDLE WEST HOLLYWOOD commented about the action taken by the commission concerning the proposed Palm Avenue project during the July 2017 HPC meeting. He recommended that recent changes to the design, mass and scale be brought back to the HPC for review.

GARY LEGAULT WEST HOLLYWOOD reiterated his opposition of the proposed project and restated the potential historic significance of 923 Palm Avenue in relationship to former LGBTQ/Civil rights activist Marsha P. Johnson.

CYNTHIA BLATT WEST HOLLYWOOD expressed concerns about Staff unilaterally reversing actions taken by the Commission and opposition of the proposed Palm Avenue project by public speakers during the July 2017 HPC meeting.

ROY OLDENKAMP, WEST HOLLYWOOD spoke on behalf of the WEST HOLLYWOOD PRESERVATION ALLIANCE, in support of The Secretary of the Interior Standards findings. He said the proposed project is not subordinate to the existing resource and compromises its historic context. He said Item 7.A. - Exhibit A lists the designation addresses as 923 and 931 N. Palm and should be to 927 & 931 N. Palm Avenue.

STEPHANIE HARKER WEST HOLLYWOOD thanked the developers for adhering to the request of the public and the Commission about the plans and scale of the project and recommended that there be additional public hearings and neighborhood meetings concerning the proposed changes.

LYNN RUSSELL WEST HOLLYWOOD stated her opposition of the proposed project and recommended that the developers re-design the project to be more compatible and complimentary to the existing structures.

JEFFREY SEYMOUR, APPLICANT RESIDENT briefly explained the purpose of tonight's item and the revised changes to the design and scale of the proposed project to be brought back before the HPC.

MEMBERS OF THE COMMISSION AND STAFF addressed public speaker R. Oldenkamp's concerns regarding the designation address; Exhibit A refers to the proposed project only not the designation address.

VICE-CHAIR CHARLIE, COMMISSIONERS OSTERGREN, BLAIVAS, WINTERS AND LAJOIE spoke in favor of the proposed changes to the design and scale of the project. They thanked members of the community for their comments and thanked the applicant/developers for their willingness to accommodate requests heard during the July 2017 HPC meeting.

COMMISSIONER OSTERGREN moved to table the adoption of Draft Resolution No. HPC 17-125 and direct Staff to re-notice an additional public hearing upon submittal of the applicants redesigned project.

Action: Adoption of Draft Resolution No. HPC 17-125 tabled. Staff directed to re-notice a public hearing upon submittal of the applicant's redesigned project. **Moved by Commissioner Ostergren, seconded by Commissioner LaJolie and passes unanimously by acclamation; noting the recusal of Chair Levin.**

9. **PUBLIC HEARINGS:** None.

10. **NEW BUSINESS:**

A. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TRAINING:**
Assistant City Attorney, Lauren Langer provided training on the California Environmental Quality Act.

ASSISTANT CITY ATTORNEY LANGER, STAFF AND MEMBERS OF THE COMMISSION discussed the process and purpose of CEQA in relationship to providing informed decisions to governing bodies within the City about environmental consequences to existing historic resources.

They also discussed topics relating to mitigating identified potential adverse impacts and findings of historic resources to members of the community.

Item 10.A. Public Comment:

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented about assessment factors of CEQA evaluations when determining potential impacts to members of the senior community.

Chair Levin Closed Item 10.A. Public Comment

11. **UNFINISHED BUSINESS:** None.

12. **ITEMS FROM STAFF:**

HPC LIAISON JENNIFER ALKIRE provided the following items from Staff:

- Mills Act Program Training/Best Practices
- Robertson Lane Project TBD
- Lexington/Curson Survey to be heard and finalized during the September 18th City Council Meeting.

COMMISSIONER BLAIVAS asked for an update regarding the Methodist Church.

13. **PUBLIC COMMENTS:** None.

14. **HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER BLAIVAS thanked former Chair Ostergren and Staff for their service and congratulated Chair Levin and Vice-Chair Charlie on their appointments.

COMMISSIONER OSTERGREN asked for an update regarding Irv's Burgers and the Billboard Study project and congratulated Chair Levin and Vice-Chair Charlie on their appointments.

VICE-CHAIR CHARLIE thanked former Chair Ostergren for her service and members of the public for their input and attendance to HPC meetings.

CHAIR LEVIN thanked members of the Commission for his election and thanked former Chair Ostergren for her service. He commented about the owners of the Patio Del Moro's restoration projects at their historic property and their concerns about the City's previously approved HPC incentives.

CHAIR LEVIN AND STAFF further discussed concerns about previous requests for updates and the status of the, previously addressed proposed incentives which originated in 2013.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:47 pm to a regular meeting of the Historic Preservation Commission on **September 25, 2017, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 23rd DAY OF OCTOBER 2017.



CHAIR EDWARD S. LEVIN

ATTEST:



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.)*