



**HISTORIC PRESERVATION COMMISSION (HPC)
TELECONFERENCE MEETING MINUTES
MONDAY, SEPTEMBER 27, 2021 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair King called the meeting to order at 7:01pm.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Davidson lead the pledge of allegiance.
3. **ROLL CALL**
PRESENT: Chair Michael King, Vice-Chair Jacob Sotsky, Commissioners Edward Levin, Gail Ostergren, Matt Dubin, Lola Davidson, and Andrew Campbell.

ABSENT: None

STAFF PRESENT: Doug Vu, HPC Liaison, Antonio Castillo Sr. Planner, and Sharita Houston, HPC Secretary

OTHER STAFF PRESENT: City Consultants Nels Youngborg, Senior Associate Chattel, Inc.
4. **APPROVAL OF AGENDA:**
 The Historic Preservation Commission (HPC) is requested to approve the agenda.
Action: Approve the meeting agenda of Monday, September 27, 2021 as amended. **Motion by Commissioner Levin, second by Commissioner Campbell and motion passed unanimously.**
5. **APPROVAL OF MINUTES:**
ACTION: Approve the meeting minutes of August 23, 2021 as amended. **Motion by Commissioner Campbell, second by Commissioner Levin and motion passed unanimously.**
6. **PUBLIC COMMENT:**

 HOLLACE BROWN, LOS ANGELES commented about the poor condition and history of the Queens Road Pillar (remaining one of two) erected in 1924 and located at the entrance of Hacienda Park. She said City Staff attempted to update the pillar through its Vision 2020 plan however, its present state is worse. She requested that the Commission consider recommending that the pillar be restored and nominated for designation as a local cultural resource.

 LYNN RUSSELL, WEST HOLLYWOOD commended Staff Doug Vu on the previous and current HPC training sessions which will be provided on the City's website but also asked that the training materials be included in the packets.

Item 6.A. Public Comments Closed.
7. **CONSENT CALENDAR:** None.

8. EXCLUDED CONSENT CALENDAR: None.

9. PUBLIC HEARINGS:

A. 1282 N. FAIRFAX AVENUE: Request to enter into a Mills Act contract for the rehabilitation of a former church building (Crescent Heights Methodist Church), adaptive reuse of the building to creative office space, demolish a two-story building, and construct a six-story, 29-unit multi-family residential building at 1282 North Fairfax Avenue.

STAFF ANTONIO CASTILLO provided a presentation concerning information listed in the September 27, 2021 staff report regarding master project permit MP19-0013 and said the project was previously presented during the February 22, 2021, (HPC) meeting where the Commission adopted Resolution No. HPC 21-148 and recommendation of the Mills Act Contract to the City Council.

He said after recommendations from HPC and the Planning Commission Design Review Subcommittee, the applicant revised the project scope to increase the height of the new building from five stories to six stories, increased the number of residential units from 25 units to 29 units, and other related building and site revisions.

He said the HPC is asked to provide another recommendation to the Planning Commission on the request for a Mills Act Contract, Certificate of Appropriateness and Rehabilitation Incentives as it relates to the rehabilitation, the change of use, and the new construction.

He provided detailed background information regarding the original proposal, explained that the revisions would not impact the resource and said the applicant will provide a presentation about the design of the proposed 29-unit project and the elements that changed since the Commission's initial review in February 2021.

He said Staff supports the project, given that the proposed work will help preserve the cultural resource and provide a net increase in residential units. Without rehabilitation incentives, the historic property may continue to deteriorate as upkeep and maintenance of the property may not be financially feasible.

He said the construction of the residential development would not adversely impact the property's historic character, and the proposed work is in conformance with the Secretary of the Interior's Standards, therefore, Staff recommends that the HPC adopt the draft Resolution recommending that the Planning Commission approve the proposed project and further recommend approval of the Mills Act Contract to the City Council.

Chair King asked for ex parte disclosures from the Commission concerning meetings with the applicant or applicant representative; there were none.

Item 9.A. Commission Questions to Staff:

MEMBERS OF THE COMMISSION AND STAFF discussed information relating to tax abatements benefits for the Mills Act Contract, design elements regarding minimum setback requirements, preserving character defining features of the designated resource (neon sign and cross) and the rehabilitation incentive to waive the in lieu of Public Arts installation fees.

THE COMISSION AND STAFF further discussed and clarified the purpose of the item before the HPC. It was determined that it was not necessary to revisit items previously approved under HPC Resolution No. 21-148 and that the focused efforts of the Commission should go towards the revised project scope.

STAFF ANTONIO CASTILLO also said, Condition 1.9 of Draft Resolution No. HPC 21-155 states the following:

1.9) This approval shall supersede Resolution No. HPC 21-148 adopted by the Historic Preservation Commission on February 22, 2021.

Item 9.A. Public Comment (Applicant Presentation) :

APPLICANT REPRESENTATIVE JEFFREY SEYMOUR, SEYMOUR CONSULTANT GROUP thanked the HPC for their consideration of the proposed project, thanked Staff, Antonio Castillo for the presentation, spoke in favor of the proposed revisions and introduced members of the applicant team.

APPLICANT REPRESENTATIVE SHAHAB GHODS OF PLUS ARCHITECTS provided a detailed presentation concerning the proposed 29-Unit multifamily apartment development and the restoration of the historic church.

He explained the revisions to the project scope which increased the height of the new building from five-stories to six-stories, the number of residential units which increased from 25 to 29 units and changes to the front, side, and rear elevations. He said the rear elevation setbacks increased from ten-feet to fifteen-feet as requested by the HPC during the February 2021 meeting.

He said the hardscape was changed to landscape which will provide more open space and use for the residents and for residents of the proposed creative office space.

He briefly discussed the purpose of adding the proposed top floor which would accommodate the loss of changing the building setbacks from ten to fifteen feet. He discussed information regarding energy efficient components of the project and said the stained-glass windows of the cultural resource will be restored and both structures will be California Title

24, compliant and gave the remainder of the presentation to applicant Katie Horak of ARG.

APPLICANT KATIE HORAK OF ARCHITECTURAL RESOURCE GROUP (ARG) thanked the HPC for their consideration of the item and said she had no further comments at the time but both her and fellow ARG Representative, Andrew Goodrich were available for questions concerning the Mills Act Contract, the proposed rehabilitation incentives, and the Secretary of the Interior's Standards.

Item 9.A. Commissioner Questions to the Applicant

MEMBERS OF THE COMMISSION, APPLICANT REPRESENTATIVES AND STAFF discussed information concerning treatment of the resource's stained-glass character-defining features, the subterranean parking garage at the south elevation, revisions to the rear elevation/increased setbacks, fire stairway access requirements, the affordable housing component, permanency and compatibility of the proposed residential structure and restoration of previous character-defining features that predated the City's incorporation and/or removed prior to the proposed project.

Item 9.A. Public Comment:

KATHY GURA WEST HOLLYWOOD (EMAIL REQUEST) spoke in opposition of the proposed project and requested that the historic Methodist Church be protected and maintain all character-defining features.

LYNN RUSSELL WEST HOLLYWOOD provided public comment documents to the commission prior to the meeting and spoke in opposition of the proposed project. She expressed concerns about the height of the residential structure overshadowing the resource. She said in-kind architectural design could be accomplished while maintaining a distinguishable difference from the historic resource and recommended that the HPC deny approval of the project.

CATHY BLAIVAS WEST HOLLYWOOD expressed concerns about the limited purview of the HPC as it relates to the design and look of the proposed project and to historic preservation within the City of West Hollywood as a whole.

Item 9.A. Public Applicant Response to Public Comments:

APPLICANT REPRESENTATIVE JEFFERY SEYMOUR briefly explained the three-year history of the applicants/owner working with the City to ensure compliance of the proposed project and preservation of the church while creating much needed rental units. He thanked the Commission for hearing the item and asked that they approve the proposed project as presented.

Item 9.A. Public Comments Closed

Item 9.A. Commissioner Comments:

COMMISSIONER CAMPBELL commented in favor of the proposed project. He complimented the applicant for design plans to preserve the church's character defining features, implementation of the conservation plan, and the additional housing provided by the residential development.

He expressed concerns about the proposed plans to demolish the interior of the church and salvaging its potentially historic furnishings.

COMMISSIONER DUBIN commented in general about the importance of property owners and staff monitoring the maintenance and repairs of potential and existing resources as well as the need for affordable housing units within West Hollywood.

He recommended striking the following language from page 6 of 17 of HPC Resolution No. 21-155, section 6.3:

As it would no longer be used as a church, the building's distinctive stained-glass windows (which include some religious iconography) will be retained and restored but obscured by frosted glass panels.

COMMISSIONER LEVIN said he endorsed Commissioner Dubin's request to modify condition 6.3 of the resolution and Commissioner Campbell's suggestion of salvaging items from the interior of the cultural resource as a part of the *waste demolition diversion program* and responded to Commissioner Davidson's comments about the lifespan or permanency of the proposed residential development.

He expressed concerns that the project was revised from five-stories to six-stories and said the five-story iteration appeared to have less impact on the cultural resource.

He said he supports the Mills Act Contract, the adaptive reuse of the church, and said he supports the rehabilitation incentives of the reduction in the minimum dimension of the ground-level common open space, the waiver of the installation of public art or the payment of an in-lieu fee, but has concerns with the affordable housing mix and the proposed use of density bonus waiver as it relates to the Certificate of Appropriateness.

COMMISSIONER OSTERGREN said she supports comments by Commissioner Levin concerning the revisions to the project scope and said she too has concerns with the 6th floor addition; does it meets size, scale, proportions, and massing of Standard No. 9. She said she maintains her previous comments concerning the project stated during the February 2021 meeting.

CHAIR KING commended the applicant for their preservation efforts towards the church but also stated concerns that there is no parking. He

said he also has concerns with the addition of the 6th floor and concerns of potential negative noise impacts from the rooftop area.

COMMISSIONER LEVIN moved to approve Draft Resolution HPC 21-155 to reflect the following amendments:

- Recommendation that the Planning Commission look at the justification for the waiver for the 6th floor addition as it relates to the Certificate of Appropriateness.
- Recommendation to strike the following language from page 6 of 17 of HPC Resolution No. 21-155, section 6.3:

As it would no longer be used as a church, the building's distinctive stained-glass windows (which include some religious iconography) will be retained and restored but obscured by frosted glass panels.

- Recommendation that the Affordable Housing Unit Mix language be limited with the principle that they be able to start their count with a moderate income and then alternate to low or very low income and not make a specific recommendation as to the number and type of units.

Action: Motion to approve Draft Resolution No. HPC 21-155 as amended. **Moved by Commissioner Levin second by Commissioner Dubin and Motion passes on roll call vote 6/7 in favor of the project.**

AYES: Chair King, Vice-Chair Sotsky, Campbell, Levin, Ostergren, and Dubin

NOES Davidson

ABSENT: None

ABSTAIN: None

RECUSALS: None

ADOPT DRAFT RESOLUTION NO. HPC 21-155: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE PLANNING COMMISSION APPROVE A CERTIFICATE OF APPROPRIATNESS AND REHABILITATION INCENTIVES FOR THE REHABILITATION OF FORMER CHURCH BUILDING, ADAPTIVE REUSE OF BUILDING, DEMOLITION OF A TWO-STORY BUILDING, AND NEW CONSTRUCTION OF A 29-UNIT MULTI-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 1282 NORTH FAIRFAX AVENUE, WEST HOLLYWOOD, CALIFORNIA.

10. **NEW BUSINESS:** None.

CHAIR KING amended the agenda to hear Item 12.A out of order

12. UPCOMING PROJECTS:

- A. **HPC Liaison Doug Vu provided the following** information concerning upcoming projects:

October 25,2021 Meeting:

- 9091 Santa Monica Bl – Certificate of Appropriateness returning to the HPC
- HPC Training Session
- Sunset Blvd Billboards

COMMISSION BREAK - The Commission took a 10 Minute Break – **COMMISSION BREAK**

- HPC Meeting resumed at 9:20 PM

11. UNFINISHED BUSINESS:

- A. **HISTORIC PRESERVATION COMMISSION TRAINING NO. 3 (PART 1) RESOURCE DESIGNATION:**

Nels Youngborg, LEED AP, Senior Associate with Chattel, Inc. provided training on project reviews.

CONSULTANT NELS YOUNGBORG, CHATTEL, INC provided training concerning to the following topics:

HISTORIC PRESERVATION 101:

- Project Review – Part 1
 - Identification and Designation Recap:
Review of Historical Resources Determinations under CEQA Significance, Integrity, Character-defining features, West Hollywood Criteria for Designation and West Hollywood Cultural Resources determination process
 - CEQA Thresholds:
Review Public Resource Code Section 21084.1 and California Code of Regulations Sections 15064.5, 15126.4, 15331
 - Project Impacts - Types of Impacts:
 - Less Than Significant
 - Mitigated to less than significant impact
 - Substantial adverse change
 - Material impairment
 - Cumulative impact
 - Standards and Guidelines:
 - Secretary of the Interior's Standards Preservation, Rehabilitation, Restoration and Reconstruction
 - **Addressed Standards 3, 6 and 9 of 10**

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible materials. Replacement of missing feature will be substantiated by documentary and physical evidence.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- Information to Consider Before Project Review Under Secretary of the Interior's Standards:
 - Level of significance
 - Designation/Eligibility criteria
 - Physical condition and integrity
 - Proposed use
 - Project documentation
 - Codes and other regulations

- Project Impacts (other impacts to be addressed at next training)
 - Types of Impacts
 - Substantial Adverse Changes vs Less than Significant Impacts:
 - What is the significance of the historic resource
 - Determine what criteria it was designated or determined eligible under
 - Identify character-defining features listed in public documentation
 - Consider other factors that may have either gained significance through time or features that have been lost since documentation occurred
 - What scopes of work proposed could impact the historic resource?
 - Clear locations of character-defining features on proposed plans
 - Photographs of existing conditions
 - Specifications and cut sheets for proposed materials and equipment

- To scale and dimensional drawings
- Project Review – Part 2 – (Next Training Session)
 - Part 1 Recap
 - West Hollywood Code
 - Certificate of Appropriateness Process
 - Preservation Incentives
 - Case Studies

Item 11.A. Commissioner Questions to Staff: None,

Item 11A. Public Comment: None,

Item 11A. Public Comment Closed

ACTION: None.

12. ITEMS FROM STAFF: Item Heard Out Of Order

13. PUBLIC COMMENT: None,

14. ITEMS FROM COMMISSIONERS:

COMMISSIONER DAVIDSON thanked Commissioner Levin for his knowledge and input concerning her previous comments, she thanked Chattel, Inc Representative, Nels Youngborg for the training presentation and other fellow Commissioners for their services to the commission.

COMMISSIONER LEVIN briefly responded to Commissioner Davidson's comments, thanked Chattel, Inc for the training but said he was also disappointed that members of the public and the advocacy community did not attend.

He provided additional information, dating back to 1924 regarding Public Comment Speaker Hollace Browns presentation concerning the Queens Road Pillar and said the pillar belonged to the City of West Hollywood and should be protected.

COMMISSIONER OSTERGREN commented in support of public speaker Hollace Browns presentation and asked that additional research be completed by Staff and should also be given to the HPC and Hollace Brown. She requested that members of the public submit documents to be reviewed by the HPC one week in advance so they will be included in the meeting packet.

COMMISSIONER DUBIN thanked Staff, members of the public and the consultants for their participation in the meeting. He thanked Hollace Brown, for the public for her presentation and requested that the Queens Road Pillars be agendaized for further discussion.

HPC STAFF LIAISON DOUG VU explained that he has been in communication with Hollace Brown and said the Queens Road Pillars may be agendized as early

as next month as a discussion item and said he will share previous correspondence between himself and Hollace with the commission as well.

VICE-CHAIR SOTSKY said he enjoyed tonight’s meeting, enjoyed everyone’s comments and the training presentation by Chattel, Inc representative Nels Youngborg as well.

CHAIR KING commented about the growing potential cultural resources stock of rent stabilized rental properties constructed in 1979 and earlier within West Hollywood and asked if there was some form of public outreach to encourage cultural resource designation, within the City by members of the public.

HPC STAFF LIAISON DOUG VU said tonight’s training presentation will be made available to members of the public at the City’s website, www.weho.org.

- 15. **ADJOURNMENT:** The Historic Preservation Commission adjourned at 10:22 pm **to a regular scheduled teleconference meeting, Monday, October 25, 2021 beginning at 7:00 P.M.** until completion. Given the local, state and nation state of emergency, this meeting will be a teleconference meeting (with detailed instructions for participation included on the posted agenda).

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 22nd DAY OF NOVEMBER 2021.

DocuSigned by:
Michael King
9DC7C27179854E0
CHAIRPERSON, MICHAEL KING

ATTEST:
DocuSigned by:
Sharita Houston
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.)*