

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HISTORIC PRESERVATION COMMISSION

Monday, November 25, 2013

7:00 p.m.

Plummer Park Community Center

Rooms 5 &6

7377 Santa Monica Boulevard

West Hollywood, California 90046

1 CHAIR CHARLES: (Audio in progress) Preservation Commission meeting
2 for Monday, November 25th, 2013. Moving right into Item Number 2, Mr. Rome, can
3 we have a roll call, please?

4 MR. ROME: Commissioner Charlie?

5 COMMISSIONER CHARLIE: Here.

6 MR. ROME: Commissioner Levin?

7 COMMISSIONER LEVIN: Here.

8 MR. ROME: Commissioner Castro?

9 VICE-CHAIR CASTRO: Here.

10 MR. ROME: Commissioner Rice?

11 COMMISSIONER RICE: Here.

12 MR. ROME: Commissioner Ostergren?

13 COMMISSIONER OSTERGREN: Here.

14 MR. ROME: Commissioner Torgan?

15 COMMISSIONER TORGAN: Present.

16 MR. ROME: Commissioner Charles?

17 CHAIR CHARLES: Present. Item Number 3 is approval of the agenda. Do I
18 have a motion to approve the agenda?

19 COMMISSIONER TORGAN: So moved.

20 COMMISSIONER LEVIN: I'll second.

21 CHAIR CHARLES: All those in favor?

22 (All members present state, "Aye".)

23 CHAIR CHARLES: Item Number 4 is approval of the minutes. Are there any
24 changes to the minutes from last month?

25 COMMISSIONER CASTRO: I move to approve the minutes.

1 COMMISSIONER TORGAN: I'll second.
2 CHAIR CHARLES: All those in favor?
3 (All members present state, "Aye".)
4 CHAIR CHARLES: Item Number 5 is public comment. And, Brendan, do we
5 have speaker slips?
6 MR. BRENDAN ROME: There's no speaker slips for public comment.
7 UNIDENTIFIED FEMALE SPEAKER: We have two.
8 COMMISSIONER LEVIN: Really?
9 UNIDENTIFIED FEMALE SPEAKER: At least two. Stephanie and me.
10 Number -- Item Number 5?
11 UNIDENTIFIED MALE SPEAKER: That would be under Item Number 5,
12 general public comments. It can be any item that's not on the agenda.
13 UNIDENTIFIED FEMALE SPEAKER: Public comment is Number 5, which
14 is where we put five down there.
15 UNIDENTIFIED MALE SPEAKER: Oh, I'm sorry.
16 UNIDENTIFIED FEMALE SPEAKER: That's okay.
17 CHAIR CHARLES: So it looks like we have a couple people --
18 UNIDENTIFIED FEMALE SPEAKER: [You're] new around here.
19 (Laughter)
20 CHAIR CHARLES: This period of time has been set aside for the public to
21 address the Historic Preservation Commission on any item not set for public hearing
22 or any item not on tonight's agenda. In accordance with the Brown Act, public
23 comment relating to business that's not on the agenda can't be commented on by this
24 Commission.
25 So I request that all people wishing to address the commission fill out a

1 speaker slip and give it to the Commission secretary. And the Commission requests
2 that when you begin speaking; state your name and your city of residence, looks like
3 we have three. The first speaker is Allegra Allison, to be followed by Stephanie
4 Harker, to be followed by Laura Boccaletti.

5 ALLEGRA ALLISON: Could we have Stephanie kick it off?

6 CHAIR CHARLES: Sure. Stephanie Harker.

7 STEPHANIE HARKER: Good evening, Commissioners, Staff, and members
8 of the public. Stephanie Harker, City of West Hollywood. I suspect that some of you
9 saw the news today online, Los Angeles Times, Los Angeles Times Local, and the
10 press release from John D'Amico's office regarding Great Hall/Long Hall, also known
11 as the Community Clubhouse, Plummer Park Community Clubhouse. And I hope that
12 all of you will support Mayor Pro Tem D'Amico's proposal calling for immediate
13 renovation of Great Hall/Long Hall to, in effect, prevent what had happened to Tara at
14 Laurel Park, causing more expense there. I believe the roof is, having been
15 (inaudible), at least in the neighborhood of \$130,000 now, and damage to the inside.

16 So we're hoping that all of you, as Historic Preservation Commissioners, will
17 support that, and perhaps some of you could come to a council meeting and support
18 the Mayor Pro Tem's proposal to protect our historic property and this park. Thank
19 you very much.

20 CHAIR CHARLES: Allegra Allison, and then Laura Boccaletti.

21 ALLEGRA ALLISON: Allegra Allison, West Hollywood. And I just can't
22 say enough about Stephanie and Kathy and all the work they've done to make this
23 happen with the John D'Amico presentation and how far the Historic Commission's
24 come since I got involved 10 years ago; it's amazing. And things are happening and
25 Tara is being rebuilt, and everything has sort of finally reached its blossoming point.

1 And I'm actually working on a project on Harper, El Pasadero, and it's going to
2 be up in front of you in January. And so I just want to make sure that you all have my
3 contact information. So I'd love to take you and get you a site visit. It's a beautiful
4 piece of property and it's exciting. So I'll pass out my card after the meeting.

5 CHAIR CHARLES: Thank you.

6 ALLEGRA ALLISON: And I support these guys.

7 LAURA BOCCALETTI: Good evening. Laura Boccaletti, West Hollywood.
8 I come to these meetings because I think they're important, especially as a board
9 member of the West Hollywood Preservation Alliance. So the least I would expect is
10 that the agenda online would be for this meeting. And for the past week, every time
11 I've gone online, whether it's through the West Hollywood weekly calendar or directly
12 on the website, it's always taken me to the October 28th agenda.

13 And so I come to this meeting completely unprepared and a little annoyed.

14 CHAIR CHARLES: Sorry.

15 LAURA BOCCALETTI: I would hope that this would be fixed for the next
16 meeting.

17 Also, and I've said this before, please, please, please, every word that all of you
18 say is very important to us who have taken the time to come here, please speak into
19 the microphones. Thank you.

20 CHAIR CHARLES: Item Number 6 --

21 COMMISSIONER TORGAN: Yes. I have a question for Staff.

22 CHAIR CHARLES: Yes.

23 COMMISSIONER TORGAN: Was the agenda physically posted?

24 EMILY STADNICKI: It was, and the link was corrected this morning. Was it
25 this morning?

1 UNIDENTIFIED MALE SPEAKER: It was this morning.

2 EMILY STADNICKI: Yes, we apologize for that.

3 LAURA BOCCALETTI: I looked an hour ago, and it was still October
4 meeting.

5 COMMISSIONER CHARLIE: Actually, I printed my agenda out late in the
6 afternoon and it was fine.

7 EMILY STADNICKI: Now, my understanding is it was corrected today.
8 Which website or which link were you -- what page are you starting from?

9 LAURA BOCCALETTI: I went both directly to weho.org to the calendar to
10 the meetings this month calendar and also through an e-mail of last -- of meetings this
11 week. And every single one took me to October 28th.

12 UNIDENTIFIED MALE SPEAKER: It's happened in other commissions, just
13 so you know. There's a glitch somehow, but it's hard to find it.

14 EMILY STADNICKI: Yes, we're trying to get to the bottom of it, but we're
15 unsure, at this point what the problem is, but we're aware it occurs.

16 COMMISSIONER TORGAN: (Inaudible)

17 EMILY STADNICKI: Yes, we (inaudible).

18 CHAIR CHARLES: All right. Item Number 6 is consent calendar, and we
19 have none tonight.

20 Item Number 7 is Excluded Consent Calendar, and there's none.

21 Item Number 8, Commission Consideration, there is none.

22 And that leads us into Item Number 9, Public Hearings. Item A is 1228 North
23 Flores, and it looks like there are two different issues both related to 1228 Flores. One
24 is a recommendation, potential recommendation to the Planning Commission to issue
25 a certificate of appropriateness, and the other issue is incentives, including a Mills Act

1 Contract.

2 With that, do we have any presentation?

3 ANTONIO CASTILLO: Yes. Good evening, Commissioners. The item
4 before you this evening is a request to rehab the existing single-family dwelling
5 designated as a cultural resource and a request for rehab incentives in conjunction with
6 the construction of a two-story, detached, single-family dwelling behind the existing
7 dwelling.

8 As rehab incentives, the applicant is requesting a partial waiver of parking
9 requirements for the new building unit, a waiver of the minimum density requirement
10 for properties within the R4 Zoning District, and a Mills Act Contract in exchange for
11 the rehab, rehab and ongoing maintenance of the cultural resource.

12 The project includes a request for [the parcel map] as well. This is to allow for
13 the creation of a Common Interest Development (CID). However, the consideration
14 of the parcel map is within the purview of the Planning Commission, and HPC is not
15 required to take any action on this part of the request.

16 Because of the development permits and the parcel map request, HPC's role in
17 this instance would be advisory, and it's recommendation on the rehab of the cultural
18 resource, the request for the rehab incentives and the new development as it pertains to
19 the cultural resource, will be forwarded to the Planning Commission.

20 Additionally, as the Chair mentioned, HPC is requested to make a separate
21 recommendation directly to the City Council on the Mills Act Contract. The Mills Act
22 Contract is not reviewed by the Planning Commission.

23 The property consists of a single-story dwelling with a generally rectangular
24 plan on a 7,500 square-foot lot. The approximate 1,200 square-foot structure was
25 constructed in 1918, and designed in the craftsman style. The property is located on a

1 block primarily of multifamily residences, surrounded by designated properties or
2 properties identified as having potential for future designation.

3 The rehab work being proposed for the cultural resource, both the dwelling as
4 well as the single-car garage detached at the rear, includes electrical and plumbing
5 work as well as insulation. Now, this is for the dwelling not for the garage. Both of
6 them would include repair or replacement of exterior wood siding and repainting, as
7 well as reroofing for both structures.

8 The proposed rear unit includes a approximately 2,200 square-foot single-
9 family dwelling, two stories with two bedrooms and two and a half baths, walk-in
10 closets and an attached one-car garage within the envelope of the structure, two
11 separate balconies, one facing Flores Street and one facing north, as well as a
12 fireplace.

13 This is a layout of the existing, with a proposed rear unit in the back. The
14 structure meets the setback requirements, which includes a 15-foot rear setback, 5-foot
15 site setbacks, 10-foot separation between the proposed unit and the existing unit, as
16 well as a 6-foot separation between the proposed unit and the garage.

17 These are the side views both on the north and the south, smaller unit or the
18 smaller structure being the existing, the second story at the rear, which has
19 approximately an eight-foot height difference.

20 And this is an elevation from the street. Now, this is a two-dimensional
21 drawing, so this is not a true representation of what you would see if you're at the
22 street, across the street, or at the sidewalk level. There's also mature landscaping that
23 would also be obscuring some of the rear elevation.

24 Staff supports the project, given that the proposed work would help preserve
25 the building's significant architectural features. The savings provided by a Mills Act

1 Contract would provide resources necessary for the preservation, rehabilitation, and
2 maintenance of the property and site. The proposed work to the cultural resource and
3 the construction of the new development would not adversely impact the property's
4 historic character. And the proposed work would be subject to conformance to the
5 Secretary of Interior Standards for rehabilitation.

6 And therefore, Staff recommends that the Commission adopt a resolution
7 recommending to the Planning Commission approval of the proposed project and
8 recommending to the City Council approval of the Mills Act Contract. And with that,
9 this concludes my presentation. I'm available for questions. And I also want to
10 mention the architect, the project architect, and the property owner are here to answer
11 any questions that the Commission might have.

12 CHAIR CHARLES: Any questions for Staff before we move into public
13 comments?

14 COMMISSIONER TORGAN: Yes, one quick question. So the city's tandem
15 requirements allow two cars in the driveway?

16 ANTONIO CASTILLO: That's correct.

17 UNIDENTIFIED FEMALE SPEAKER: How does that happen? How does
18 that happen? How could you put two cars in that driveway?

19 CHAIR CHARLES: Ma'am, if you'd like to speak to the Commission, you're
20 welcome to fill out a speaker's slip.

21 UNIDENTIFIED FEMALE SPEAKER: Yes, I'm going to, but just that one
22 question right there stops everything, as far as I'm concerned.

23 CHAIR CHARLES: Just procedurally, just to keep things organized here, we
24 ask you to fill out a slip and speak from the podium.

25 UNIDENTIFIED FEMALE SPEAKER: Okay. Sure.

1 CHAIR CHARLES: So we're going to move into comments. Who would like
2 to go first, the applicant or the architect?

3 UNIDENTIFIED MALE SPEAKER: It's written on here.

4 DAVID DOUCETTE: I'll go ahead, the architect.

5 CHAIR CHARLES: David Doucette?

6 DAVID DOUCETTE: Yes.

7 CHAIR CHARLES: Okay. To be followed then by Paul Habibi.

8 DAVID DOUCETTE: All right. Good evening. Thank you, Antonio for the
9 introduction to the project. So my name's David Doucette. I'm the architect for the
10 project. Antonio gave a good overall description of what the project is about. I would
11 just like to reiterate a couple of things.

12 With the existing cultural resource on the exterior, we're not changing
13 anything. And the new structure is going to really use materials and the language
14 from the existing cultural resource for the new structure. So we want to make sure --
15 one of the goals, both mine and the applicant's, is to make sure that the new structure
16 blends in and lends itself to the cultural resource.

17 Also, we are allowed by the zoning code four stories in height. Of course, we
18 didn't do that; we went two stories here. And I'll call your attention just to the last
19 page of the guide, A-10. It shows some studies that we did there and some parking
20 studies, which if we did parking below the structure, we would have had a taller
21 structure. And you can see from some of the studies there that it would have really
22 been out of scale.

23

24 **RECORDING SYSTEM FAILURE AT 16:09 MINUTES....**

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

SYSTEM RESUMES WITH COMMISSIONER TORGAN SPEAKING:

With the existing culture behind this building, especially done in craftsman style, creates any problems for the character defining features of the structure or the esthetics above of the home.

And with that, I have no problems with recommending approval to the Planning Commission of the waiver of parking requirements and the waiver of density requirements, as well as recommending the Mills Act Contract to City Council.

And I noted, too, in the Mills Act Contract, this is strictly -- we've had discussions in the past about whether or not landscaping and the arch would be included. And this is, I think the first one I've seen this year where it's only the structure, which I'm even more happy to see that's just the structure.

VICE-CHAIR CASTRO: I'll go next once you're done. You're done?

COMMISSIONER TORGAN: I'm done, yes.

VICE-CHAIR CASTRO: So I see there are three things that we're looking at: the Certificate Of Appropriateness, and that's for rehabilitating the historic resource; I see a Mills Act Contract that we're considering that would go to the City Council, and that's for basically a contract to offset the property tax break back into the historic resource; and the third thing I see is the proposed new construction.

What we have the ability to do is provide recommendations to the Planning Commission and their review of the development permit. I have strong concerns about the proposed new construction. I looked at the rehabilitation incentives. I understand what the purpose is, and basically, and I'll read it, it's to recognize and maintain and rehabilitate a cultural resource. Because of increased burdens on the property, the property is able to take these rehab incentives.

1 What I do not understand is that I strongly believe the rehab incentives, and I
2 think the intent and purpose of the rehab incentives is to apply to the historic resource.
3 What's being done here is applying to new construction. Yes, it's on the same site.
4 But I don't believe it's the purpose and intent of the rehab incentives. And what's
5 going on is the ability to waive parking standard on new construction, which I think
6 has -- it's a separate building, apart from the historic resource, I don't see any
7 precedent, unless I'm wrong, but I don't think it should apply to new construction.
8 Why would new construction be given to dismiss zoning code standards?

9 I think that it doesn't meet findings, even if it were to apply. I think that
10 reduction or development standards, especially for parking, would be a detriment to
11 the property. I think that it wouldn't meet the finding of; that it would not be
12 detrimental to the public health, safety, and welfare. I think that the parking impacts
13 would be, it would impact the parking. It is a very tight space back there. I don't even
14 see how you would have enough clearance to back up. It's very tightly placed, the
15 new parking lot, the one new parking space. It's very inconvenient for tenant parking.
16 I don't think people will like it and I think that anyone were to live there, they're just
17 going to spill out onto the street and that's just not good. That's a detriment to the
18 public safety.

19 Flores, I've seen Flores; it's already very, very busy in terms of parking, and I
20 think it just further impacts the parking.

21 Again, I have a big problem with the way the rehab incentive provision is
22 being used in this case. I don't think it meets that intended purpose to apply to new
23 construction. I think the intent is for it to apply to the historic resource itself, not
24 separate and apart from the historic resource.

25 And I do think that the certificate appropriateness is, to some extent, impacted

1 because the new construction in a way, its jam packing this building behind this
2 historic resource. I think it impacts the esthetic integrity. The profile, as viewed from
3 the street is impacted. And it's, to me, very obvious it's just jam packing a building
4 behind it. I think the building footprint is -- there's very little open space on this
5 property. Perhaps a smaller building, but I don't know if that's even in the midst of
6 this. But it's just its too large and it swallows the site.

7 So I'm okay with the certificate of appropriateness and I'm okay with the Mills
8 Act. I am not okay with the rehab incentive.

9 COMMISSIONER LEVIN: Thank you, Chair. I'm going to respectfully
10 disagree with Commissioner Castro. I'll do the easy stuff first. The Mills Act, I think
11 is absolutely a no-brainer. I think it's entirely appropriate, and I'm going to strongly
12 support that that goes to City Council for approval.

13 The certificate of appropriateness is to build -- is not for the existing house, it
14 is actually for the addition. And the threshold question for certificate of
15 appropriateness for new construction or additional construction on the site is would
16 this construction cause the resource to not be designated. That's really the threshold
17 condition for -- **(RECORDING SYSTEM FAILURE)** there's the existing garage.

18 The rehabilitation credit, I think properly rehabilitation credits and incentives
19 apply to the property, not simply to the house itself or not simply to the garage itself.
20 And I think that in this case we're being asked to do two things. One is, we're being
21 asked to waive minimum density. And I think that applying minimum density
22 standards to a historic property is absurd.

23 Commission Torgan quite correctly stated the intent of the minimum density
24 ordinance, but the intent doesn't even matter at this point. This is a historic property
25 and there is no way that minimum density standard should be applied to it.

1 The other rehabilitation credit we're being asked to consider is the waiver of
2 one car. The new construction would ordinarily require two cars. The existing
3 building has a one-car garage and is grandfathered as such. We're being asked to, in
4 effect, waive one car. I don't believe that's in any way inappropriate. Is parking tight
5 on Flores? Yes, parking is tight on all the streets. I live two blocks away from here
6 Parking is tight on the streets; there is no question about that.

7 Do I imagine for a minute that two cars are going to be parked in this
8 driveway, thereby creating triple tandem situation? No, I don't. I don't believe -- I
9 don't believe that anyone's going to park two cars in the driveway on the site. It's
10 entirely possible that in many cases they won't even park one on the site. But we're
11 only being asked to waive the one car, and, to me, it's within the context of a historic
12 structure on historic property, I think that's a de minimis waiver. To do otherwise is
13 to, in effect, say that nothing can be built here, because anything that's going to be
14 built here is going to require two parking spaces.

15 VICE-CHAIR CASTRO: I say put two parking spaces there.

16 COMMISSIONER LEVIN: Well, there is no --

17 VICE-CHAIR CASTRO: (Inaudible) two parking spaces.

18 COMMISSIONER LEVIN: Well, that's wonderful. There's no way to
19 physically put two parking spaces and allow the existing garage to remain in its
20 existing location, cannot --

21 VICE-CHAIR CASTRO: It's a 2,200 square-foot house with two bedrooms.

22 COMMISSIONER LEVIN: With all due respect, Commissioner Castro, there
23 is no way that you can maintain the minimum separation between the two buildings on
24 the site; it's required to be 10 feet, and to accommodate two parking spaces, short of
25 razing the building.

1 VICE-CHAIR CASTRO: I think it's an abuse of the rehab incentive.

2 COMMISSIONER LEVIN: Well, that's --

3 VICE-CHAIR CASTRO: That's me.

4 COMMISSIONER LEVIN: The only misgivings I have about this is that the
5 design of the structure, frankly, is closer to mimicry of the existing building than I like
6 and that's encouraged by the Secretary of Interior Standards. And quite frankly,
7 there's going to be no way on God's green earth that they're going to be able to detail
8 this and build this in a way that it won't be distinguishable, the details will be
9 distinguishable. But the design is that it -- I don't have any fundamental -- I don't
10 think that's a fundamental enough problem to tear this project down. But that's my
11 only misgivings about it; otherwise, I think that it's completely appropriate.

12 COMMISSIONER OSTERGREN: Commissioner Levin, can I ask for
13 clarification? In terms of if we were reviewing the house today for listing --

14 COMMISSIONER LEVIN: Yes.

15 COMMISSIONER OSTERGREN: -- just want clarification on the way you
16 worded -- I see there's a difference between delisting something that's already listed
17 and --

18 COMMISSIONER LEVIN: Sure. No, no. In other words, the threshold is,
19 were this coming to us now, would it -- I believe it's actually would it be cause to be
20 removed from listing. I believe that is the threshold.

21 But even if you can turn that around and say, would the existing building be
22 designable now --

23 COMMISSIONER OSTERGREN: Personally, I can't imagine if this two-
24 story structure was looming behind it that it would be designated.

25 COMMISSIONER LEVIN: Yes, I don't know the answer to that. But the

1 question is, the threshold condition is would it cause it to be delisted?

2 COMMISSIONER OSTERGREN: To be delisted.

3 COMMISSIONER LEVIN: Yes. And that is the threshold as we've been
4 informed on more than one occasion, and I can't see that that's a remote possibility.

5 Yes, I think the question of would we list it if it weren't already? And I don't
6 know the answer to that. I don't think we need -- that's not a question I need a reach.

7 COMMISSIONER OSTERGREN: Okay. I was not clear from the way you
8 worded it whether that was the threshold.

9 COMMISSIONER LEVIN: No, it's would it cause it to be delisted is the
10 threshold question.

11 UNIDENTIFIED FEMALE SPEAKER: So what is the answer to that?

12 COMMISSIONER LEVIN: My answer's no. But, please, this is not a
13 colloquy.

14 COMMISSIONER OSTERGREN: Well, I will say that in looking at the
15 designs as they're presented, I had the same concern as Commissioner Levin
16 mentioned, that -- and this is a flat, two-dimensional, very preliminary design. But in
17 terms of meeting the secretary's standards for rehabilitation, I think there is a strong
18 attempt here to use similar materials and construction -- well, similar materials in a
19 way that, in fact, does approach mimicry. And again, it's not detailed in terms of how
20 this would actually appear in construction. But I would say that it would be difficult
21 here, looking at the way it's presented, to differentiate between the old and the new.
22 These materials go beyond being compatible.

23 I am concerned in terms of looking at the standards, rehab standard, standard
24 nine there particularly, in terms of the new construction not destroying spacial
25 relationships that characterize the property. It is this structure looming over the back.

1 I certainly commend the property owners for not trying to push it to an even
2 higher structure, as shown in the alternate drawings. Those certainly have an even
3 greater impact. But I find myself struggling with this one. I certainly, in theory,
4 support the property owner's right to expand on this property. I'm not convinced this
5 is the way to do it.

6 CHAIR CHARLES: I have a question for Staff, or maybe Commission Levin
7 or someone can answer this. I know that previously we have looked at new
8 construction and its effect on historic properties surrounding the construction. I know
9 we did one on, I believe it was Laurel maybe.

10 COMMISSIONER OSTERGREN: Sweetzer maybe.

11 CHAIR CHARLES: Okay.

12 COMMISSIONER LEVIN: We've done a number.

13 CHAIR CHARLES: And how close are -- I'm unclear. Is 1230 a historic
14 property? Is it historically designated?

15 UNIDENTIFIED FEMALE SPEAKER: Yes.

16 COMMISSIONER LEVIN: The properties on both sides of this and behind it
17 are all designated.

18 CHAIR CHARLES: So I have the question, do we also need to do an analysis
19 regarding its impact on the surrounding historic properties?

20 VICE-CHAIR CASTRO: We've applied in previous certificate of
21 appropriateness, new construction and its relationship to a historic resource. We have
22 applied that.

23 CHAIR CHARLES: And we've even had specific hearings just to determine
24 that.

25 VICE-CHAIR CASTRO: We have.

1 COMMISSIONER LEVIN: That's right.

2 VICE-CHAIR CASTRO: It could be clearly as across the street.

3 CHAIR CHARLES: So I guess maybe, I mean, I deferred it to the experts
4 here. What's your analysis on its impact on surrounding historic properties?

5 COMMISSIONER TORGAN: I, given the size and scale and construction
6 style of this house, I don't see it as creating being problematic for the multifamily
7 buildings that surround it. That's the long and the short of it for me. I don't see it as it
8 somehow altering the integrity or the character-defining properties of those
9 multifamily buildings.

10 CHAIR CHARLES: Both of the properties are multifamily, all sides?

11 COMMISSIONER LEVIN: All the surrounding properties on everything side
12 are multifamily, sides north, south, and the properties to the --

13 CHAIR CHARLES: -- east.

14 COMMISSIONER LEVIN: -- rear, to the east.

15 COMMISSIONER OSTERGREN: Yes, in fact, I think this is the only single-
16 story, single-family house on the entire street. There's a couple of two-story houses to
17 the north that may still be single-family; I don't know.

18 COMMISSIONER TORGAN: I guess I think two-dimensionally, so I have a
19 question for the architect on the commission. It looks like the grade change from the
20 street, from the sidewalk to the rear of the property; it's about four feet, three or four
21 feet.

22 COMMISSIONER LEVIN: It's something like that, yes.

23 COMMISSIONER TORGAN: This kind of issue of looming, of seeing --
24 being able to see the structure behind it, to what extent does that kind of change in
25 grade impact your view if you're looking at the (inaudible)?

1 COMMISSIONER LEVIN: Yes, there is --

2 COMMISSIONER TORGAN: And the reason I say that, because I'm thinking
3 of the one we rejected on [Hahn], that had -- not 927, but the one directly to the south
4 that had the four-unit structure in the back where it was really easy to see that structure
5 from the right-of-way. I mean, you couldn't miss it. So, I'm thinking, aside from the
6 compatibility issues, did that change in grade mean it's not as looming or you just don't
7 notice it as much because of that three- or four-foot grade change?

8 COMMISSIONER LEVIN: I wish the architect had given us better tools here,
9 rather than just the flat elevation; flat elevation view is utterly misleading. It is
10 approximately, yes, it is approximately three feet from sidewalk, current existing
11 elevation of sidewalk, to the flat portion of the rear site where this will be built. It's
12 about; call it three and a half feet.

13 Because the existing single-story house is elevated, the site lines from the
14 sidewalk will be more cut off than they would be if the site was flat. In other words,
15 you will tend -- even though the building behind it is higher in elevation than it would
16 be if the site was flat, the visual cutoff of the building in front is greater.

17 So, again, this is something that, whether it's a model or whether a rendering,
18 would have been an enormous help in a situation like this. But I don't think that you
19 will see -- well, certainly from the sidewalk on this side of Flores, on the east side of
20 Flores, you will not see as much of the building, the two-story building behind,
21 because of the grade change.

22 EMILY STADNICKI: I think it's also important to note that the facade of the
23 new construction is significantly behind the facade of the original house. I mean, it's
24 set way back so that just that in itself changes the view.

25 COMMISSIONER RICE: Well, I'd like to comment. I mean, I look at the

1 alternative here is that the owner can't build this -- I mean, maybe we're looking at this
2 as a compromise. But we could lose the whole historic property; that would be the
3 alternative. So your streetscape would change and you could have higher density with
4 subterranean parking in the seven-unit.

5 VICE-CHAIR CASTRO: He can have Mills Act, though, and he can
6 rehabilitate the --

7 COMMISSIONER RICE: Well, but maybe -- you know, this preserves the
8 building at present. And I think the structure that's going behind it doesn't change the
9 immediate streetscape. Certainly, it has impact to the residents on each side. But I
10 think I'd rather have a two-story building than a much denser. But to me, the
11 alternative is then no historic building on the streetscape at all if they choose to raze
12 the building. At least we're saving the building that we have at the front.

13 CHAIR CHARLES: More thoughts, Comments?

14 VICE-CHAIR CASTRO: Well --

15 EMILY STADNICKI: Can I add one thing before you --

16 VICE-CHAIR CASTRO: Yes.

17 EMILY STADNICKI: -- go further? I wanted to just clarify my
18 understanding of the reduction in development standards. And again, (inaudible) my
19 understanding is that is the intent to use it in a situation such as this where new
20 construction occurs that needs flexibility in the zoning code to create that, to keep
21 the viability of the property so -- in this case it's designated. But if it wasn't, to make
22 sure that that resource stays and compatible, if allowable, density occurs behind it.

23 VICE-CHAIR CASTRO: Can you provide examples of where this has been
24 applied in the past? I would like to -- I'd like to know where we've applied rehab
25 incentives to new construction. Because again, I've seen it applied as adaptive reuse,

1 like the Charlie Chaplin Bed and Breakfast. There was some development flexibility
2 that we provided for them. My concern is new construction and I just want to, again, I
3 may be wrong, but I just don't think it's the appropriate way to use rehab incentives.

4 EMILY STADNICKI: I cannot provide an example right now.

5 VICE-CHAIR CASTRO: I know you can't do it now.

6 EMILY STADNICKI: But I did, through the discussions, we happen to have
7 had discussed this through our multifamily incentives program that we're talking
8 about. And we were talking about how many of these are not very applicable for the
9 apartments, because there is no additional land, where, this could be utilized.

10 VICE-CHAIR CASTRO: And I realize my comments bleed into what the
11 Planning Commission's purview is as the impact of parking for a 2,200 square-foot
12 home with one space.

13 EMILY STADNICKI: I just wanted to show you the department's position on
14 the development standards, it is absolutely appropriate to use them with new
15 construction in conjunction with historic resources, as long as it meets the standards
16 and that that was the intent to preserve the viability of properties.

17 COMMISSIONER TORGAN: I mean, I understand where you're coming
18 from in that rehab incentives shouldn't be used as a matter of policy for new
19 construction. But in terms of has it been before, I think we're getting into kind of a
20 chicken and the egg situation. It's like, yes, it may not have been done because
21 nobody's ever brought it forward to us before, because the layout of the City is just
22 such that the opportunity to use it on new construction in a situation like this has just
23 never been presented to us.

24 COMMISSIONER LEVIN: I mean, I think we have to look at it fairly
25 holistically. We designate buildings. And what that does is it encumbers the property

1 and says to the owner that your building is important enough to the City that the City
2 has a public interest in it, and, because of that, you may not change your building
3 without permission. You must maintain your building. And in exchange for that,
4 though --

5 VICE-CHAIR CASTRO: Right. But I think --

6 COMMISSIONER LEVIN: I think in exchange -- if you'll let me finish the
7 sentence.

8 VICE-CHAIR CASTRO: Yes.

9 COMMISSIONER LEVIN: In exchange for that, though, I think that the city
10 has some obligation to try to accommodate the economic hardship that that imposes on
11 an owner. Now, that doesn't mean that we have to go to the ends of the earth. That
12 doesn't mean that we have to allow a four-story building back here. It doesn't mean
13 that we have to allow subterranean parking. But we need to be able to make some
14 accommodation on a holistic basis to allow the owner to have --

15 VICE-CHAIR CASTRO: Right.

16 COMMISSIONER LEVIN: -- some reasonable benefit as well --

17 VICE-CHAIR CASTRO: I agree. However --

18 COMMISSIONER LEVIN: -- in principle.

19 VICE-CHAIR CASTRO: -- I'm just not willing to accept this plan.

20 COMMISSIONER LEVIN: That's fair enough.

21 VICE-CHAIR CASTRO: And I don't think settling for this plan is
22 appropriate. I have other problems with the fact that it -- how it has impact. I mean,
23 we're --

24 COMMISSIONER LEVIN: That's fair enough.

25 VICE-CHAIR CASTRO: We provide recommendations to the planning

1 commission. It's going to be entirely within their purview. I just don't think it's
2 appropriate. I think its jam packing a building that's too bulky and too massive in
3 context with a historic resource. So, and I think that allowing this rehab incentive to
4 apply to new construction is a detriment to a historic designated resource.

5 COMMISSIONER LEVIN: Well, they're asking for two things. Do you have
6 a problem with the minimum density requirement waiver?

7 VICE-CHAIR CASTRO: I don't. Actually, I don't. But --

8 COMMISSIONER LEVIN: So it really has to do with the one parking space?

9 VICE-CHAIR CASTRO: I have a problem with the one parking space.

10 COMMISSIONER LEVIN: Okay.

11 VICE-CHAIR CASTRO: And the building design is bulky in mass, but I defer
12 that to the Planning Commission.

13 CHAIR CHARLES: How do we want to -- it looks like there's some
14 consensus on the Mills Act. Do we want to go ahead and --

15 COMMISSIONER LEVIN: Well, I think we should treat this as because
16 they're going to different entities, I think we should treat them separately.

17 CHAIR CHARLES: Okay.

18 COMMISSIONER LEVIN: So I'm going to move a recommendation for
19 approval of the Mills Act Contract.

20 COMMISSIONER RICE: I'll second that.

21 CHAIR CHARLES: All right. And let's go ahead and take a roll call on that.

22 COMMISSIONER OSTERGREN: Before we do that, can I just --

23 CHAIR CHARLES: Yes.

24 COMMISSIONER OSTERGREN: -- ask, since the resolution has -- it's been
25 written as a single resolution, has it not?

1 COMMISSIONER CHARLIE: That's a fair point.

2 ANTONIO CASTILLO: Yes, it's a -- the rehab incentives and the certificate
3 of appropriateness is -- I should say that the project in its entirety that goes to the
4 Planning Commission is one resolution.

5 COMMISSIONER OSTERGREN: Is there --

6 ANTONIO CASTILLO: But the Mills Act Contract is not part of the
7 resolution.

8 EMILY STADNICKI: We don't generally include resolutions for Mills Act.

9 COMMISSIONER OSTERGREN: Thank you. Okay. So it's --

10 CHAIR CHARLES: So it's just -- we're just [moving] --?

11 COMMISSIONER LEVIN: Right. So I'm not moving the Staff
12 recommendation. I'm moving that we recommend approval of the Mills Act Contract.

13 CHAIR CHARLES: Okay.

14 COMMISSIONER OSTERGREN: Okay. Thank you.

15 COMMISSIONER LEVIN: Just so it's clear. And I assume that's clear and
16 acceptable for the second?

17 COMMISSIONER RICE: Yes. I understood that.

18 MR. ROME: We have Mr. Levin making the motion and Rice second.

19 Roll call vote:

20 Commissioner Charlie?

21 COMMISSIONER CHARLIE: Yes.

22 MR. ROME: Commissioner Levin?

23 COMMISSIONER LEVIN: Yes.

24 MR. ROME: Commissioner Ostergren?

25 COMMISSIONER OSTERGREN: Yes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. ROME: Commissioner Rice?

COMMISSIONER RICE: Yes.

MR. ROME: Commissioner Torgan?

COMMISSIONER TORGAN: Yes.

MR. ROME: Commissioner Castro?

VICE-CHAIR CASTRO: Yes.

MR. ROME: Chair Charles?

CHAIR CHARLES: Yes.

MR. ROME: Motion approved unanimous.

CHAIR CHARLES: All right.

[COMMISSIONER LEVIN]: That was an easy one.

CHAIR CHARLES: That one's off the table.

EMILY STADNICKI: Would you like a little more Staff comment on the issue of one parking spot?

COMMISSIONER LEVIN: Sure.

ANTONIO CASTILLO: I just want to mention that initially when the application came in, it provided the parking spaces were going to be in the -- actually, I'm sorry. Both parking spaces were going to be in the driveway. And because it's part of a development permit, the code requires that we have a neighborhood meeting. During the discussions at the neighborhood meeting several months ago, what resulted from that was the introduction of the parking space within the envelope of the structure, so to accommodate -- or to not have one of the tenants have to back out their car and so forth.

So initially there were going to be tandem on the driveway. As I mentioned, what resulted from that was to have one of the vehicles inside the garage so each of

1 the units have the one-car garage. So I just wanted to mention that.

2 So that wasn't part of the original request. It was part of a discussion that came
3 out of the neighborhood meeting, and Staff encouraged them to create that one-car
4 garage to try to avoid the tandem situation.

5 COMMISSIONER: So what we have is a code requirement for three covered
6 parking spaces, and what we have is two covered parking spaces plus one driveway
7 space?

8 ANTONIO CASTILLO: Right. So if they were to propose one car in the
9 driveway, they do meet their parking requirement. What we talked to the applicant
10 about is to eliminate the need for that one tandem parking space and request for the
11 incentive. Because if they provide as currently proposed, they provide a one-car
12 garage and they park in the driveway, they meet their parking requirements. And the
13 code allows for that tandem for residential, uncovered for a single-family residence.

14 COMMISSIONER TORGAN: I will be happy to make a motion. I move we
15 approve Resolution Number HPC13-106 as it appears in our agenda packets.

16 COMMISSIONER LEVIN: I'll second.

17 COMMISSIONER OSTERGREN: Before you move forward on that, can I
18 point out one --

19 COMMISSIONER OSTERGREN: Yes. The use of the term complimentary;
20 several times throughout it should be complementary, C-O-M-P-L-E, not L-I.

21 COMMISSIONER TORGAN: Yes, that's acceptable.

22 COMMISSIONER OSTERGREN: So there are at least four usages there.

23 COMMISSIONER LEVIN: Actually, in some of those it could be either.

24 Either one would work. It changes the meaning, but either one would work.

25 CHAIR CHARLES: All right.

1 COMMISSIONER LEVIN: In fact, I think under three, the second sentence of
2 three actually they do mean with I, as in not completing, but as in -- I think they mean
3 I there.

4 COMMISSIONER OSTERGREN: Well --

5 COMMISSIONER LEVIN: But it could go either way.

6 MR. ROME: It's been moved by Commissioner Torgan and seconded by
7 Commissioner Levin, to accept the resolution, the draft resolution, as presented, with
8 the exception of typo correction for complementary. Did the Chair want to entertain
9 any discussion?

10 CHAIR CHARLES: So these are our recommendations to planning. Do we
11 either accept it as a whole?

12 COMMISSIONER LEVIN: Well, that's the current motion. I mean someone
13 could amend it. It could fail and we could have to amend it, but that's the current
14 motion. I mean, it's not -- it isn't an all-or-nothing proposition necessarily, not by law.

15 CHAIR CHARLES: Do we have to have a single, I'm guessing we have to
16 have a single recommendation, to Planning? It can't be --

17 COMMISSIONER LEVIN: Yes, sure. I mean, if this one fails, then someone
18 will try to craft a motion that eliminates whatever caused it to fail.

19 CHAIR CHARLES: Okay.

20 COMMISSIONER LEVIN: I would think. But, yes, we have to make a single
21 recommendation regarding the HPC13-106 one way or the other.

22 EMILY STADNICKI: And if it passes, we can state that it wasn't unanimous
23 then, that there were votes in opposition.

24 ANTONIO CASTILLO: But also I might add that if the Commission feels
25 that there should be specific conditions placed on the development that will lessen or

1 mitigate any potential impacts, we would welcome that as well.

2 CHAIR CHARLES: Okay.

3 BRENDAN ROME: And the same respect, we can also take away --

4 COMMISSIONER CHARLIE: Right. Right.

5 CHAIR CHARLES: Okay. Well, I guess we can go ahead and do roll call as
6 it's currently written.

7 MR. ROME: As is with the typos?

8 CHAIR CHARLES: Right. So there's a motion and a second. Do roll call.

9 MR. ROME: Commissioner Charlie?

10 COMMISSIONER CHARLIE: Yes.

11 MR. ROME: Commissioner Levin?

12 COMMISSIONER LEVIN: Yes.

13 MR. ROME: Commissioner Ostergren?

14 COMMISSIONER OSTERGREN: No.

15 MR. ROME: Commissioner Rice?

16 COMMISSIONER RICE: Yes.

17 MR. ROME: Commissioner Torgan?

18 COMMISSIONER TORGAN: Yes.

19 MR. ROME: Vice-Chair Castro?

20 VICE-CHAIR CASTRO: No.

21 MR. ROME: Chair Charles?

22 CHAIR CHARLES: Yes.

23 MR. ROME: Motion passes five to two.

24 COMMISSIONER LEVIN: And I'd ask that when this goes to Planning
25 Commission that it go with not only the fact that it was a split vote, but with the

1 comments that were made, preferably in transcript form so they can really understand
2 the concerns that some of us had even that voted for it.

3 COMMISSIONER TORGAN: Actually, as we do to Council now, whenever
4 something goes forward, one of us goes to kind of explain our action. Perhaps
5 someone should go and, on our behalf, explain it to the Planning Commission as well.

6 MR. ROME: Just full disclosure, we had technical difficulty. So we have
7 most of the recording, but about two minutes was not recorded.

8 VICE-CHAIR CASTRO: Were they two crucial minutes?

9 (Laughter)

10 MR. ROME: Ed was talking.

11 CHAIR CHARLES: I'm sorry?

12 COMMISSIONER OSTERGREN: Ed was talking?

13 COMMISSIONER LEVIN: Oh, then it's assuredly not crucial.

14 COMMISSIONER TORGAN: How Rose Mary Woods of you, for those of us
15 in a certain age.

16 COMMISSIONER LEVIN: And it's definitely assuredly not crucial, nothing
17 crucial was lost.

18 CHAIR CHARLES: Does anyone want to volunteer to present the
19 recommendation to Planning when it's --?

20 COMMISSIONER TORGAN: Do we have a date for it, a date certain yet?

21 ANTONIO CASTILLO: That has not been scheduled. But we have -- it's too
22 late for December. January, but the first meeting is canceled, I believe. So it might be
23 the beginning of February.

24 COMMISSIONER LEVIN: In other words, we'll have a meeting at which
25 we'll know when it's calendared before we have to decide to send someone?

1 ANTONIO CASTILLO: Yes.

2 COMMISSIONER LEVIN: We [may want], it's pertinent.

3 MR. ROME: So you want that added to the agenda in January, correct?

4 COMMISSIONER TORGAN: Yes, at such time as we know when this will
5 be calendared, we should bring this back just to decide if and who will present this to
6 Planning Commission.

7 CHAIR CHARLES: All right. That's it for Item 9. Item 10, new business,
8 there is none.

9 Item 11, unfinished business, there is none.

10 Item 12A is upcoming projects. Staff will update the Historic Preservation
11 Commission on projects that have been submitted that may require action by the
12 Commission at a future date.

13 EMILY STADNICKI: I don't have any particular projects to discuss, but I was
14 just going to give a very brief overview about our progress with the multifamily
15 incentives.

16 Things are going very well. We had our focus group meetings. We had two
17 residents meetings, tenants, I should say; and one with owners, one with real estate
18 professionals and design professionals, and one with the Historic Preservation
19 Community, which was basically the Preservation Alliance, as well as the LA
20 Conservancy. So we got a lot of good feedback. We had good participation in almost
21 all the sessions. And we feel we're really moving on the right track.

22 COMMISSIONER TORGAN: I guess I'm curious how the focus groups with
23 the owners went.

24 EMILY STADNICKI: It was complicated, but kind of what you would
25 expect. They did seem to acknowledge the value of -- I mean, they all sort of

1 expressed how much they love the property and that that's why they were doing it and
2 that there were challenges. There were some complaints about different divisions and
3 departments and how they deal with tenants versus landlords and that sort of
4 perspective; again, as expected. And I think that what surprised me the most was the
5 tenant meetings, how much the tenants love their units as well and acknowledge that
6 they all had really good deals and were sort of saying, when something comes up, I
7 sometimes just pay for it myself because I already know that I have this great rent and
8 I just love my building, and I want to stay there. So there was a real acknowledgment
9 of sort of the burden that it was for landlords as well. So that was the most surprising
10 thing to me.

11 COMMISSIONER OSTERGREN: What kind of a turnout did you have?

12 EMILY STADNICKI: We had about 8 to 12 people for each session, except
13 for the one tenant meeting. We had two tenant sessions, one in the daytime and one in
14 the evening. And the daytime session actually there was only one person.

15 COMMISSIONER OSTERGREN: Very focused group.

16 EMILY STADNICKI: We got a lot of good information. And, but all the
17 others were -- it was good. There was a good number of people. I mean, that was
18 kind of what we were wanting; any larger than that, you really can't get a lot from each
19 individual. So I think we were very pleased with the turnout. And a lot of people
20 again said I want to stay involved, let me know what I can do to help. The owners
21 were very willing to open their properties for the team to review the situation on the
22 ground. So it was very productive.

23 COMMISSIONER LEVIN: The owners are more realistic than you might
24 imagine. I mean, they've been dealing with the city for a long time. I did attend the
25 preservation, as part of the subcommittee, I thought it was appropriate that one of us

1 was there, so.

2 CHAIR CHARLES: Thank you.

3 EMILY STADNICKI: That's all.

4 CHAIR CHARLES: All right, Item 13, Commissioner Comments.

5 COMMISSIONER TORGAN: I did attend Council last week to tell them a
6 little bit more about what we did on the Tower Records recommendation. And that's
7 exactly what the Council did; they accepted our recommendation in full. I don't know
8 if -- and because it did not meet the criteria, and I explained to them how we thought
9 in part, at least there was one line of thought that our hands were kind of tied by the
10 language of our ordinance. But in the end, they believed it did not meet the criteria,
11 but were interested in the idea of some type of commemoration, not as a substitute, but
12 as something other than designation.

13 Don't know where it will go, but I think the next step for me or one of us
14 would be go to talk to the Cultural Affairs Commission, kind of let them know this
15 should be on their radar screen.

16 COMMISSIONER LEVIN: Yes, I watched on television. I thought you did
17 an entirely appropriate and measured presentation.

18 COMMISSIONER TORGAN: Thank you.

19 COMMISSIONER LEVIN: And thank you for doing that.

20 COMMISSIONER TORGAN: Thank you. I even had a live drive-time
21 interview with KNX that morning as well.

22 CHAIR CHARLES: Anyone else?

23 COMMISSIONER TORGAN: And so my request, I think from the last
24 meeting, too, was to know when the next Cultural Affairs Commission meeting is.

25 EMILY STADNICKI: I know Stephanie sent that out in an e-mail, but we can

1 confirm that.

2 COMMISSIONER LEVIN: Okay.

3 EMILY STADNICKI: Did anyone else receive that? We sent that out, like
4 these are the meetings --

5 COMMISSIONER LEVIN: Yes. Yes, in fact, you did. Yes, but, the last
6 meeting doesn't seem like it was an entire month ago; seems like it was two weeks.
7 That seems like it was a month ago. That memo seems like it was a month ago.

8 COMMISSIONER TORGAN: Just again, just send it to me and --

9 EMILY STADNICKI: Sure, no problem.

10 COMMISSIONER LEVIN: And I'll be happy, unless anybody wants to, I'll
11 make time to go talk to Cultural Affairs.

12 CHAIR CHARLES: Item Number 14 -- oh, I just -- oh, I'm sorry.

13 COMMISSIONER LEVIN: My only comment would be to wish everyone a
14 Happy Thanksgiving.

15 COMMISSIONER TORGAN: Yes, Happy Thanksgivukah.

16 COMMISSIONER RICE: Exactly.

17 COMMISSIONER CHARLIE: Actually, I have one comment.

18 CHAIR CHARLES: Yes.

19 COMMISSIONER CHARLIE: I know I probably sound like a broken record,
20 staff, 'cause I bring this up every time. But I just wanted to get some sort of update to
21 find out if there was any forward motion on the kind of multimedia, social media
22 outreach that I was hoping we could start to do.

23 EMILY STADNICKI: No update at this time. But we do have our new intern
24 onboard, Stephanie, and she's great. She's sort of doing a backlog of things that didn't
25 happen while we were so long without the intern. But it is something that we are

1 interested in doing and we are going to update all them and try to get that soon. I
2 think it'll be after the new year. We're working on the CLG report, I know, in part,
3 right now, and when that's done, then maybe we'll have some time for that.

4 COMMISSIONER CHARLIE: Thank you.

5 CHAIR CHARLES: Anyone else? Item 14, public comment, there is none.

6 ALLEGRA ALLISON: Happy Thanksgiving.

7 M. COMMISSIONER: Thank you.

8 CHAIR CHARLES: Thank you. So we are adjourned until the next specially
9 scheduled meeting on December 9th.

10 (Meeting adjourned)

11 -000-

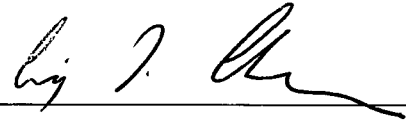
12

13

14 APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
15 COMMISSION ON THIS 27th DAY OF JANUARY 2014.

16

17



18

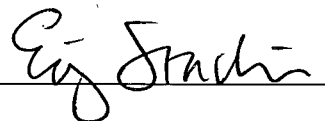
CHAIR CRAIG CHARLES

19

20 ATTEST:

21

22



23

HPC STAFF LIAISON EMILY STADNICKI

24

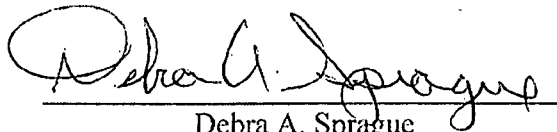
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Transcriptionist Certification

I, Debra A. Sprague, certify that the above transcript has been transcribed from audio file(s) supplied to me for transcription. I certify under penalty of perjury that, to the best of my ability, I correctly transcribed all conversations truly and accurately. I also certify that I am not related to nor an interested party to any individuals in this case.

I subscribed my name this 21st day of January, 2014.



Debra A. Sprague

A Transcription 2000 Services, Inc.
9461 Charleville Blvd., Ste. 373
Beverly Hills CA 90212