



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Monday, January 26, 2015 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:03pm.

2. **ADMINISTER THE OATH OF OFFICE:** *Yvonne Quarker, City Clerk administered the Oath of Office to Commissioner Maria Bonacci.*

3. **ROLL CALL**
Present: Chair Charlie, Vice-Chair Rice, Levin, Ostergren, Allison, Torgan and Bonacci

Absent: None.

STAFF PRESENT: Antonio Castillo, HPC Liaison/Associate Planner; Jennifer Alkire, Sr. Planner, Stephanie Cisneros, HPC Liaison and Danny Castillo, Acting Commission Secretary

4. **SPECIAL ORDER OF BUSINESS:**
 - A. **SPECIAL ELECTION OF CHAIR:** The Commission unanimously appointed Yawar Charlie as Chair of the Historic Preservation Commission.

 - B. **SPECIAL ELECTION OF VICE-CHAIR:** As a result of the newly appointed Chair Yawar Charlie, the Commission unanimously appointed Paul Rice, Vice-Chair of the Historic Preservation Commission.

5. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the agenda of Monday, January 26, 2015 as presented. **Moved by Commissioner Levin, seconded by Commissioner Torgan and unanimously carried.**

6. **APPROVAL OF MINUTES:**
The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.
Recommendation: Approve the meeting minutes of, November 24, 2014 as presented. **Moved by Commissioner Torgan seconded by Commissioner Bonacci and unanimously carried.**

7. **Public Comment:**

MICHAEL WOJTKIELEWICK, RESIDENT OF THE CITY OF WEST HOLLYWOOD, expressed concerns regarding City Council and the

Historic Preservation Commission's policy and/or procedures towards protecting designated resources within West Hollywood, particularly the location of Great Hall/Long Hall and preserving it's character defining features.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the potentially negative impact to elderly tenants regarding the Detroit Bungalows owned by the West Hollywood Community Housing Corporation. She also requested that the survey of commercial buildings previously discussed be executed.

CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD welcomed newly appointed Commissioner Bonacci and said she concurred with previous comments from speaker Michael Wojtkielewick. She expressed concerns about the importance of protecting and preserving buildings within the City particularly tenants of bungalows and courtyards. She also expressed concerns regarding the need for an update regarding the status of the proposed demolition of The Factory.

Item 7.A. Public Comment Closed.

8. **CONSENT CALENDAR:** 2013-2014 DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT: Each year the City of West Hollywood is required to file a report on its Historic Preservation Program with the Office of Historic Preservation (OHP). A draft copy of the CLG report is provided for your review and consideration. **Moved by Commissioner Torgan, seconded by Commissioner Levin and unanimously carried.**

Action: Receive and file.

9. **EXCLUDED CONSENT CALENDAR:** None.

10. **PUBLIC HEARINGS:**

- A. **1128-1130 N. VISTA STREET:** Continued from the November 24, 2014 HPC meeting. The applicant is requesting the approval of a Mills Act Contract for the rehabilitation and ongoing maintenance of the Cultural Resource. The property is locally designated as a contributing building in the Plummer Park Apartment Grouping.

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the staff report of January 26, 2015 North Vista Street.

She said Staff and the City Attorney concluded that the Mills Act contract can be applied to the rear non-designated structure and also said the property's designation status may be affected over time if the rear structure is not properly maintained.

Staff's assessment and the City Attorney's office concurred that the term "designated properties" can apply to properties as a whole and not specifically designated structures and/or buildings.

The City Attorney was confident with the decision that the rear structure can be recognized as an integral part of the designated property and, therefore, can benefit from the Mills Act contract.

Item 10.A. Questions to Staff:

Commissioner Levin asked if Staff and the City Attorney's conclusion were case by case scenarios and/or can their determination be applied in general to other properties of this nature.

HPC INTERN STEPHANIE CISNEROS said yes, the term designated properties can apply in other cases in general.

Item 10.A. Public Comment:

SHANE SWERDLOW, CHATTEL INC./APPLICANT HISTORIC PRESERVATION CONSULTANT, RESIDENT OF THE CITY OF LOS ANGELES spoke in support of Staff's recommendation. He said he was the Applicant's consultant and was available to answer questions.

VICTOR OMELZCENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD, BOARD MEMBER OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA) spoke in support of Staff's recommendation. He said both he and the WHPA support Staff's recommendation and the consideration of the Mills Act Contract.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in support of Staff's recommendation. She expressed concerns regarding changes to the façade by previous owners and hopes that the new owner will restore all fixtures back to original.

Item 10.A. Public Comment Closed.

Item 10.A. Commissioner Comments:

COMMISSIONER LEVIN spoke in support of Staff's recommendation. He said his original concerns regarding the rear structure were addressed by the City Attorney and is willing to move forward with Staff's recommendation.

COMMISSIONER TORGAN spoke in support of Staff's recommendation. He said his original concerns regarding contributing structures listed on maps provided during the November 2014 HPC meeting and the City Attorney's decision have been satisfied and is willing to move forward with Staff's recommendation.

COMMISSIONER LEVIN moved to approve the Mills Act Contract for the rehabilitation and ongoing maintenance of the Cultural Resource to City Council.

Action: Recommend approval of the Mills Act Contract for the rehabilitation and ongoing maintenance of the Cultural Resource as presented, **moved by Commissioner Torgan, seconded by Commissioner Allison and passes on roll call vote:**

Ayes: Charlie, Levin, Rice, Ostergren, Torgan, Allison and Bonacci

Noes: None

Recuse: None

Absent: None

11. NEW BUSINESS:

- A. 1216 N. FLORES STREET:** The commission will review the potential impact of a proposed 14 unit, five story condominium building located at 1216-1220 Flores Street. The Zoning Ordinance requires that this request be reviewed by the Historic Preservation Commission prior to consideration by the Planning Commission because the proposed project is to be located on a property adjacent to a designated cultural resource – 1224 Flores. The project is also located on the same block as additional cultural resources – 1228 Flores and 1230-1232 Flores.

STAFF JENNIFER ALKIRE gave a PowerPoint presentation detailing information as listed in the staff report of January 26, 2015.

She said the item was for Commission Consideration only and to receive comments that will be taken to the Planning Commission at a later date.

She said the project was previously approved by the City Council in 2010 and has since expired. The Applicant would like to go forward with the project as a new entitlement.

She said the newly proposed project has slightly changed but remains as a request for a 14 unit, five story condominium building within an existing vacant lot.

She said the proposed project will be located to the immediate right of 1224 Flores and to the left of 1228 Flores both cultural resources designated within the Courtyard Thematic Grouping.

She said the proposed request will also be presented to the Design Review Subcommittee February 12, 2015 and the Planning Commission will be scheduled afterward.

Item 11.A. Commissioner Questions To Staff:

COMMISSIONER TORGAN asked if the item was previously discussed by the HPC and if yes, what action, if any was taken.

STAFF JENNIFER ALKIRE said it was presented to the HPC as a public hearing in April 2009 and said the following are responses from the members of the Commission in at that time:

COMMISSIONERS LEVIN and CASTRO stated that the development would not have an adverse impact on the cultural resource immediately adjacent.

STAFF JENNIFER ALKIRE noted that 1228 N. Flores was not a designated resource at the time the item was heard in April 2009.

COMMISSIONERS AZAR, RICE and HAHN stated that the development would have a shadow impact on the cultural resource to the North.

COMMISSIONER KAYE did not state a direct impact on the resource but did comment regarding the design.

COMMISSIONER OSTERGREN asked for clarification if the part of the proposed building jutting out over the driveway was at a lower height than the proposed plans for the five story building.

STAFF JENNIFER ALKIRE said it was the same.

COMMISSIONER LEVIN asked if the proposed project was reviewed by the Los Angeles County Fire Department.

STAFF JENNIFER ALKIRE said the project is presently in the review process with the fire department. She said she will verify the present status and provide an update to the Commission if there are changes.

APPLICANT REPRESENTATIVE/BOAZ MODOUVSKY ARCHITECT, RESIDENT OF THE CITY OF VAN NUYS spoke in support of Staff's recommendation. He spoke regarding previous comments from Commissioner Levin and said the project was previously approved by fire department and met his concerns regarding the two-hour safety shaft. He said fire precautions are in place and said all corrections required were focused primarily to the interior.

He clarified that the only permits lapsed were the entitlements with the building and safety department. All other required approvals have been met.

STAFF JENNIFER ALKIRE said she would follow up with the building and safety department to confirm if there are any standing issues concerning permits.

COMMISSIONER RICE asked if there were changes to the exterior of the building since the item was last presented to the commission in 2009.

STAFF JENNIFER ALKIRE said there were minor changes to the exterior; from wood to white stucco.

Item 11.A. Public Comments:

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation. He said the proposed structure was too large for the historic street of Flores and it would have a deleterious impact on its neighboring historic resources.

He said there are other proposed five-story structures within the City that should be reconsidered as well and anticipated hearing the Commissions input on the potentially negative impact the proposed structures will impose on the historic context of West Hollywood.

DAVID GLOVER, RESIDENT OF THE CITY OF WEST HOLLYWOOD/PRESIDENT OF THE NORTH FLORES HOMEOWNERS ASSOCIATION expressed concerns regarding Staff's recommendation.

He spoke on behalf of the association and himself opposing Staff's recommendation. He acknowledged that the vacant lot should be addressed and recommended that another plan be devised that will be responsibly and sensitive to the adjacent historic structures.

RON EMMONS/PROPERTY OWNER AT 1224 FLORES STREET, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns in opposition of Staff's recommendation, He said the project does not comply with the parameters of the existing District and should not go forward.

STEVEN ANDREWS, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation. He said he and other members of the community attended the January 14, 2015 neighborhood meeting where each spoke in opposition of the project.

He said he too agrees that the building is too large and too tall for the area; he said the project can potentially cause traffic issues and said the impact from the noise due to construction will be unbearable.

He expressed concerns that there were no changes to the original design and said it's incompatible with the neighborhood and will obstruct their present views of the Hollywood Hills.

CHRIS STAVROUDIS, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns in opposition of Staff's

recommendation. He said the height of the proposed structure will obstruct the view of the adjacent historic building and is disproportionate with everything on the street.

He said the sizable grade and visual height of the plans were misleading and were not adequately addressed.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns in opposition of Staff's recommendation. She too said the project is too large for the neighborhood and was concerned by the need of developers to obstruct the existing fabric of the existing designated resources within the City.

ELIZABETH STRAIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns in opposition of Staff's recommendation. She said too agreed that there are potential issues with the proposed sizable grade and visual height listed within the renderings and also said the project may cause issues with parking as well if approved.

CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in opposition of Staff's recommendation. She said she agreed with all that has been said against the proposed project by previous public speakers.

She said the design of the building does not comply with the neighborhood. She said the proposed five story building will compromise the historic architecture of the neighborhood.

APPLICANT REPRESENTATIVE/BOAZ MIODOUVSKY ARCHITECT, RESIDENT OF THE CITY OF VAN NUYS spoke again in favor of the proposed project. He addressed the issue of design and said the proposed project was designed to the more modern eye while taking in consideration the historic fabric of the neighborhood.

He said the height issue is limited to the elevator shaft and stairwell which are to give access to the roof. He said he'd like to work with members of the neighborhood regarding their issues with views and grades.

Item 11.A. Public Comment Closed.

Item 11.A. COMMISSIONER COMMENTS:

COMMISSIONER ALLISON stated that the height of the proposed project is too massive and will have a negative, shadowing impact on the existing building next to it. She said the rendering was deceptive and misleading in size.

COMMISSIONER OSTERGREN stated that said she agreed with everything previously stated in terms of the scale of the structure of the project. She said it will be the tallest building on the street and will change its entire character.

She said the materials presented tonight do not list the total number of historic structures on the street. She said the issues of design are not her major concern but its actual scale. She said unfortunately the neighborhood is zoned for these types of projects and may be the first of many.

She recommended that the developer slightly step the building away which will gain height as it's moved away from the historic structures.

CHAIR CHARLIE stated that although he agreed that the scale of the project is large, the design of the proposed building is the present trend within construction and in great demand.

He deferred to the previous comments from the Commissioners during the April 2009 meeting and said beside the issue of a negative shadow impact; it appeared to be favored by the majority.

STAFF JENNIFER ALKIRE said the decision of the Commission at that time appeared to be split.

COMMISSIONER TORGAN stated that he agreed that the building is too large and the rendering did not do it justice. He said although there does appear to be a negative impact, it is not significant.

He said the building to the North is a contributor to a Thematic Courtyard District and the courtyard faces the opposite of the proposed project and the adjacent building is mostly to the rear of the building which will not cause a shadow impact on the courtyard.

He said although there does appear to be a shadow issue it is not adverse enough to significantly impact the courtyard. He said the concerns brought forth by the public are better suited and should be brought before the Planning Commission.

COMMISSIONER LEVIN noted that the materials brought forth do show the street sloping and the elevation presented before the Commission and alluded to by Commissioner Ostergren just to the North of the project is a four-and-a-half story structure and the building 3 doors down is another property is at least four stories.

He agreed with Commissioner Torgan that the existing area is not within a historic district but a thematic grouping. He said the majority of the buildings on the street are not and will never meet eligibility requirements for designation.

He said his main concern was with where the building steps back beyond the driveway of the adjacent historic building. He said there would not be a significant shadow impact to the existing building and there should be more study to determine if there can be a more prominent step back.

He too recommended that these issues be addressed by the Planning commission and also said there is no law in place of protecting the views as addressed by previous speakers within the City.

COMMISSIONER ALLISON reiterated her concerns of the tall structure compromising the setting of the existing building and said again that it would in fact negatively impact the existing structure.

COMMISSIONER RICE stated that he agreed that the structure is a bit massive however; the modern design of the proposed building enhances the age and historic element of the existing structure. He said denying newer architectural buildings will inhibit the City the opportunity to explore more contrast and designs.

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

HPC INTERN STEPHANIE CISNEROS spoke about the following projects:

- Updates regarding the forthcoming WeHo Library Exhibit.
- Annual HPC Event - Potentially held at the WeHo Library

HPC LIAISON ANTONIO CASTILLO spoke about the following projects:

- No upcoming applications or proposed projects until May 2015

COMMISSIONER LEVIN asked about the present status of R3/R4 list of 34 designated projects to be reviewed by the Commission.

HPC LIAISON ANTONIO CASTILLO said the list is under review and will be brought back before the Commission in the near future.

- Commercial Survey is underway and draft proposals for consultants are as well. He said the process is pending further direction from the City Council.

COMMISSIONER ALLISON asked if the project at The Factory will be presented before the HPC.

STAFF JENNIFER ALKIRE said she'd get an update from Staff and bring the information back to the Commission.

COMMISSIONER OSTERGREN asked for an update regarding the Incentive study.

HPC LIAISON ANTONIO CASTILLO said the Urban Planner is assigned to that project and will be the best contact. He said he'll speak with her and bring the information back to the Commission a later date.

COMMISSIONER ALLISON asked if the application designation process can be added to the City's website.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER TORGAN and fellow members of the Commission welcomed newly appointed Commissioner Maria Bonacci.

COMMISSIONER OSTERGREN commented about upcoming events at the Getty beginning at 7:30 pm regarding the Eames House and DoCoMoMo will have a tour at Richard Neutra's Drive in Church in Orange County.

CHAIR CHARLIE asked for an update regarding the HPC Annual Event and the status of his request for Social Media advertisement.

HPC LIAISON ANTONIO CASTILLO advised the Commission that due to Brown Act laws regarding the prohibition of Staff, Committee, or Commission is not allowed to have their own media page. All media is to go through the Public Information Department.

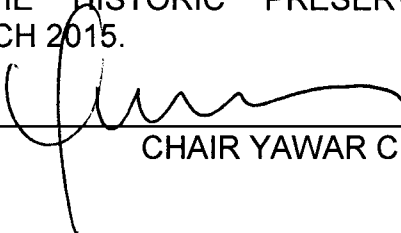
15. PUBLIC COMMENT:

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD commented regarding the Commercial Building Survey, a previous request for a Social Cultural Historic Landmarks program, and developing a LGBT historic context study. He also commented about the recent appeal filed against the decision to rehabilitate the San Vicente Inn previously discussed at the October 27, 2014 HPC meeting.

Item 15.A. Public Comment Closed

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:45 pm to a regularly scheduled meeting of the Historic Preservation Commission on **Monday, February 23, 2015, 7:00 P.M.** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 23RD DAY OF MARCH 2015.



CHAIR YAWAR CHARLIE

ATTEST: 

HPC STAFF LIAISON ANTONIO CASTILLO