



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 24, 2015 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:01pm
2. **ADMINISTER THE OATH OF OFFICE:**
Item continued to the September 28, 2015 meeting of the Historic Preservation Commission. Moved by Chair Charlie and unanimously carried noting the absence of Commissioner Anthony.
3. **ROLL CALL**
Present: Chair Charlie, Vice-Chair Ostergren Blaivas, Bonacci, Allison, and Levin

Absent: Commissioner Anthony.

STAFF PRESENT: Antonio Castillo, HPC Liaison, Hannah Fong, HPC Intern and Sharita Ellies, Commission Secretary
4. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the agenda of Monday, August 24, 2015 as amended. **Moved by Commissioner Levin, seconded by Chair Charlie and unanimously carried; noting the absence of Commissioner Anthony.**
5. **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 July 27, 2015 as amended. **Moved by Commissioner Levin seconded by Commissioner Allison and unanimously carried; noting the absence of Commissioner Anthony.**
6. **Public Comment:**

DAN MORIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the process of documenting meeting minutes among governing bodies such as commissions and advisory boards within The City of West Hollywood.

Item 6.A. Public Comment Closed
7. **CONSENT CALENDAR:** None.
8. **EXCLUDED CONSENT CALENDAR:** None.
9. **PUBLIC HEARINGS:** None.

10. NEW BUSINESS:

- A. 826 N. KINGS ROAD:** The Commission will review the potential impact of a proposed 25-unit, four-story, and apartment building; with subterranean parking located at 826 N. Kings Road.

STAFF LAURIE YELTON stated the purpose of the item detailing information as listed in the Staff report of August 24, 2015.

She said the proposal is a request to demolish a single-family residence and construct a 25-unit, four-story apartment building on the property located at 826 N. Kings Road with subterranean parking.

She stated requirements relating to projects as listed in the West Hollywood Municipal Code. She said the Historic Preservation Commission (HPC) was requested to review the proposal for potential impacts to the Schindler House, a designated cultural resource located diagonally across the street from the subject property at 835 N. Kings Road.

She said, on June 30, 2014, the HPC reviewed the project for potential impacts, which consisted of a five-stories and 34-units and provided comments to the Planning Commission as the review authority.

She said the HPC found that the proposal did respect the heritage of the Schindler House and also spoke in favor of the developers concern regarding preserving selected trees.

She said the HPC generally spoke in favor of the project and the developers design team for their efforts towards lowering the mass and scale at the front of the property and their consideration of the designated cultural resource as well as preserving and relocating the existing oak trees.

She said the HPC previously stated there would not be an impact to the significance of the Schindler House and the design was compatible with the existing cultural resource.

She said the larger project was remanded back to the initial process of review by direction of the City Council at their May 4, 2015 meeting and it was requested that The Charlie, cultural designated resource be included in the review for potential impact as well.

She said Staff found that there would not be a significant impact to either building; the proximity of the proposed project would not compromise the integrity of the designated resources because of its modern design.

She said the project meets all of the standards required by the municipal code and said the applicant met with the owner of the Charlie who supports the project as noted in exhibit B of the staff report.

Item 10.A. Public Comment:

RIC ABRAMSON, ARCHITECT, APPLICANT REPRESENTATIVE AND RESIDENT OF THE CITY OF WEST HOLLYWOOD gave a PowerPoint presentation on behalf of Demetri Darnos and Mark Lehman. He said the proposed project has been modified to a smaller scale; 24 units and four stories.

He stated its location in relation to the Schindler House and The Charlie. He said although smaller, the proposed project retains the original design theme. He said the historic heritage and importance of its history to the community was significant to the developer's plans.

He said the design of the proposed building would compliment the design of the existing historic structures and further explained the proposed plans in relation to massing, scale, materials and landscape.

SUSAN PINKUS RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the item. She said she and over 200 other individuals spoke at the previous meeting against the large scale of the project and is now in favor of the re-design.

CYNTHIA BLATT RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of the revised proposed project. She commended the re-design efforts of the developer and recommended that the HPC, Developers and the members of the community work together in the near future in like manner of this project.

CHAIR CHARLIE stated for the record, the following individuals in support of the item which completed Citizen Position Slips In Lieu of Speaking Form:

- DAVID ANGSTEN, RESIDENT OF THE CITY OF WEST HOLLYWOOD
- MICHAEL WOJKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD
- KAREN BENNETT, RESIDENT OF THE CITY OF WEST HOLLYWOOD

Item 10.A. Public Comment Closed.

Item 10.A. Commissioner Questions

COMMISSIONER CATHY BLAIVAS commented in favor of the proposed project. She thanked and commended Ric Abramson for the presentation and asked about the existing trees on the properties.

RIC ABRAMSON APPLICANT REPRESENTATIVE explained the proposed plans to maintain the existing trees.

COMMISSIONER CATHY BLAIVAS expressed concerns about the length of construction in relationships to a potential negative impact on The Charlie and also the shade and shadow study.

RIC ABRAMSON APPLICANT REPRESENTATIVE explained the protocol and process of construction conditions relating to site security and lighting. He pointed out the areas of designation of The Charlie and said the designated area would not be impacted due to its location.

COMMISSIONER CATHY BLAIVAS asked about the design of the entrance.

RIC ABRAMSON APPLICANT REPRESENTATIVE said two of the three points of entry are pedestrian entries and the third will be to a subterranean parking garage.

COMMISSIONER BONACCI asked if any of the units would be inclusionary apartment units and if the entry way would have a round the clock security.

RIC ABRAMSON APPLICANT REPRESENTATIVE said the previous project did include five inclusionary units but this one has none. He said the entry way would have a concierge attendant.

COMMISSIONER ALLISON asked if the existing oak tree at the entrance of the front driveway and the one at the south-east rear of will be preserved.

RIC ABRAMSON APPLICANT REPRESENTATIVE said the oak will not be able to be saved but an olive tree has been selected to replace it he said the tree at the rear is salvageable and protective measures have been taken.

VICE-CHAIR OSTERGREN asked about the metal screen and height of the building to the north.

RIC ABRAMSON APPLICANT REPRESENTATIVE said the metal screen defines the required common space of the building and will be a lounge area. He said the height of the proposed building is four feet lower than the adjacent building.

COMMISSIONER LEVIN asked if the trees were designated as heritage trees.

RIC ABRAMSON APPLICANT REPRESENTATIVE said the trees were not designated as heritage trees.

Item 10.A. Commissioner Questions Closed.

Item 10.A. Commissioner Comments:

CHAIR CHARLIE said the combined efforts of developer/community was successful and hoped to see it work with future development projects such as The Factory.

COMMISSIONER BLAIVAS also commended the architect/developer/community for their exemplary efforts of planning the proposed project and said its design compliments the existing area.

COMMISSIONER ALLISON spoke in favor of the project; she said the project does not impact the Schindler House or The Charlie and commended the efforts of the design team and said it was a success to all involved.

VICE-CHAIR OSTERGREN commended the design team as well as members of the community for their support and recommendations towards the project.

She spoke regarding Councils direction of remanding the project back to the HPC. She said tonight's public comments were not generally within the purview of the Commission.

She said the HPC's area of jurisdiction in this case would be the potential impact of the project to the resources as seen from the public right of way and did not see a negative impact to The Schindler House or The Charlie.

COMMISSIONER LEVIN moved that the proposed project has no substantial adverse impact to the Schindler House and has no substantial adverse impact on The Charlie, seconded by Commissioner Allison.

COMMISSIONER LEVIN said he agreed with Vice-Chair Ostergren's comments and stated the threshold impact requirements under CEQA which define actions and decisions by the HPC.

Item 10.A. Commission Comments Closed.

Action: Commissioner Levin moved that 1) the proposed project has no substantial adverse impact to the Schindler House and 2) the proposed project has no substantial adverse impact on The Charlie **Moved by Commissioner Levin, seconded by Commissioner Allison and is unanimously carried noting the absence of Commissioner Anthony.**

11. UNFINISHED BUSINESS:

A. LGBTQ HISTORIC SITES COALITION:

HPC LIAISON ANTONIO CASTILLO and members of the Commission discussed its participation in a coalition that will focus on preservation of historic sites relating to the LGBTQ within Los Angeles County.

He said the item was tabled from the July 2015 pending further instruction by the City Attorney and a request for updates.

He said the inaugural meeting of the coalition has not been scheduled as of yet.

The City Attorney advised that members of the HPC can attend the coalition meeting but must attend as members of the public not acting as representative of the City or the HPC to prevent Brown Act violations.

He said if the HPC desires to have representation at the coalition, one or two should be designated and report back to the full Commission.

He explained the process of a member of staff attending as a Liaison to the meetings and/or representative of the Community.

CHAIR CHARLIE asked Staff to notify the HPC with the date of the Coalition meeting.

HPC LIAISON ANTONIO CASTILLO introduced newly appointed HPC intern, Hannah Fong to the Commission.

12. ITEMS FROM STAFF:

HPC LIAISON ANTONIO CASTILLO provided the following updates:

- Application for 1350 Hayworth moving forward and the applicant proposes to include a Mills Act contract request concurrently.
- Provided an update regarding the project at Laurel Place.
- Provided an update regarding the Historic Preservation Incentives to be agendaized at the September 2015 HPC meeting.
- Tools for Commission members i.e. business cards and binders.
- California Preservation Foundation scheduled workshop September 10, 2015 9am to 4pm in downtown Los Angeles. Commissioners welcome.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER BONACCI said she was not a member of the HPC at the time Item 10.A. was previously brought before the Commission but supports the proposed project.

CHAIR CHARLIE thanked Staff for their follow-up concerning previous requests of the Commission and will be attending the next City Council meeting as a member of the public to request social media advertisement of properties presented to the HPC

He requested that Staff inform the Public Information Department to post the next meeting of the HPC to the City's social media sites.

COMMISSIONER LEVIN said he supports Chair Charlie's recommendation of social media advertisement.

14. SPECIAL ORDER OF BUSINESS:

A. ELECTION OF CHAIR

Members of the Historic Preservation Commission re-elected Commissioner Yawar Charlie as Chair of the HPC for a term through June 30, 2016.

B. ELECTION OF VICE-CHAIR

Members of the Historic Preservation Commission re-elected Commissioner Gail Ostergren as Vice-Chair of the HPC for a term through June 30, 2016.

15. PUBLIC COMMENTS:

RIC ABRAMSON RESIDENT OF THE CITY OF WEST HOLLYWOOD said he too supports Chair Charlie's suggestion of social media advertisement and suggested that there be a 3-D presentation of historic sites made available to the public as well as a walk-through of historic sites.

He spoke regarding Commissioner Levin's comments concerning incentives and requested an update and/or direction for those previously involved.

KRISY GOSNEY RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke regarding the coalition and said the tentative date of the meeting is the end of September and stated the potential topics which will cover the L.A. County area.

She discussed the topic of a commercial survey and suggested a moratorium of a West Hollywood Design District for properties fifty years or older.

MICHAEL WOJTKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed a list of concerns regarding Item 10.A. and its design standards.

KATE EGGERT RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke concerning a moratorium for a design district within the City and

also expressed concerns regarding meetings of the board of directors for the design district and its budget.

LYNN RUSSELL RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke concerning historic buildings within the City. She recommended that the exhibit displayed at the 2015 HPC event be permanently advertised by the City.

Item 15.A. Public Comment Closed.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:22 pm to a regular scheduled meeting of the Historic Preservation Commission **Monday, September 28, 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 26th DAY OF OCTOBER 2015.



CHAIR YAWAR CHARLIE

ATTEST:



HPC SECRETARY SHARITA ELLIES

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.)*