



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 26, 2015 – 7:00 P.M.

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:00pm
2. **ADMINISTER THE OATH OF OFFICE:**
Councilmember John Duran administered the Oath of Office to appointee, Keith L. Anthony for a term ending May 31, 2017.
3. **ROLL CALL**
Present: Chair Charlie, Vice-Chair Ostergren, Anthony, Blaivas, Bonacci, and Levin

Absent: Commissioner Allison

STAFF PRESENT: Antonio Castillo, Associate Planner, Rachel Dimond, HPC Liaison, Jennifer Alkire, Senior Planner 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, October 26, 2015 as amended. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren and unanimously carried; noting the absence of Commissioner Allison.**
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 August 24, 2015 as amended. **Moved by Commissioner Levin seconded by Commissioner Ostergren and unanimously carried; noting the absence of Commissioner Allison and abstention of Commissioner Anthony.**
6. **Public Comment:**

DAN MORIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the impact of the Ellis Act on tenants within the City. He expressed remarks concerning recently formed groups addressing preservation within the City of West Hollywood and questioned if Commissioner Levin could be objective regarding nominations brought before the HPC that he, as an architect may have a financial interest in if the nominated building(s) were denied.

MICHAEL WOJTKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD/MEMBER OF THE WEST HOLLYWOOD DISABILITIES ADVISORY BOARD invited members of the HPC to attend the 17th Annual Disabilities Service Award October 28, 2015. He expressed concerns regarding ADA accessibility and Aging In Place (the ability to live in the housing of your choice as you grow older) within proposed and future residential and commercial projects within the City.

Item 6.A. Public Comment Closed

7. **CONSENT CALENDAR:** None.
8. **EXCLUDED CONSENT CALENDAR:** None.
9. **PUBLIC HEARINGS:**

- A. **1280 N. Sweetzer Avenue:** The Commission will review the potential impact of a proposed 9 unit, four story condominium building located at 1280 Sweetzer Avenue. The Zoning Ordinance requires this request be reviewed by the Historic Preservation Commission prior to consideration by the Planning Commission (PC) because the proposed project is located directly across Sweetzer from a designated cultural resource located at 1275-1285 Sweetzer Avenue. The site is also in close proximity to three other designated cultural resources.

COMMISSIONER LEVIN noted for the record concerns regarding clarification of policy, procedure and the Commissions duties/responsibilities relating to public hearing items that address significant impacts on archeological resources under CEQA.

He briefly stated the limits of the HPC with reference to action and discussion concerning these items, submitted handouts from the Neighboring Ordinance and the Municipal Code to members of the Commission and requested discussion of said item of the review process be added to next month's HPC meeting agenda.

He also requested that the Planning Commission (governing body the HPC provides comments to) give direction regarding specific questions they'd like the Commission to address.

STAFF JENNIFER ALKIRE, SENIOR PLANNER stated the purpose of agenda Item 9.A.; describing information as listed in the Staff report of October 26, 2015.

She gave a brief background of the proposal which will be a nine-unit, condominium building located at 1280 Sweetzer Avenue. She said the project was reviewed by the Design Review Subcommittee which requested changes to the color palette and said the revisions were forthcoming.

She stated the review process of the City's ordinance regarding projects of this nature, and said although only one of four (Sunset Lanai) designated cultural resources were within close proximity of the proposed project thought it was best to bring all four forward to provide a more comprehensive discussion.

She listed each resource, she stated the date of its construction, location and the notable architect associated with each designated resources. She said there were a number of resources within the area but concentrated on resources within the vicinity of Flores and Harper.

She said because the proposed project is not directly adjacent to the resources and does not abut the historic properties; it is very unlikely to cause direct structural problems and said it is Staffs opinion that the development of the nine-unit condominium will not negatively impact the high density multi-family district.

Item 9.A. Commissioner Question To Staff:

COMMISSIONER ANTHONY asked to clarify the site address listed in the background section of the staff report.

Item 9.A. Commissioner Questions Closed.

Item 9.A. Public Comment:

DAN MORIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD reiterated concerns previously stated at the October 26, 2015 HPC meeting regarding documenting detailed information within meeting minutes among the City's governing bodies. He also spoke concerning relocation fees, the Ellis Act and the lack of style and character with new developments within West Hollywood and Los Angeles.

MICHAEL WOJKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD/MEMBER OF THE WEST HOLLYWOOD DISABILITIES ADVISORY BOARD spoke regarding the limit to the HPC's purview relating to the potential impact on the historic resources. He spoke regarding the drawings of the proposed site and expressed concerns regarding the lack of handicap accessibility and the proposed handicap parking.

LYNN RUSSELL, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke concerning issues previously discussed at the Design Review Subcommittee meeting relating to the color palette and materials selected for the façade of the proposed site; said they should coincide with both style and character of the existing resources.

Item 9.A. Public Comment Closed.

Item 9.A. Commissioner Comments:

COMMISSIONER ANTHONY agreed with previous comments of fellow Commissioners regarding addressing items outside of the Commissions purview.

He said the proposed design of the building will not have a significant structural impact on the existing resources or to the context of the existing resources. He said the proposal fits within the scope of the City's ordinance.

COMMISSIONER BLAIVAS agreed that the proposal does not negatively impact the Sunset Lanai. She said it is outside the purview of the HPC to discuss design issues.

She suggested that a Historic Design Review Subcommittee be established to address proposals that will aesthetically impact historic resources. She agreed with previous public comments by Lynn Russell concerning color palette and materials.

COMMISSIONER BONACCI agreed with previous comments by Commissioner Anthony. She said the proposed project does not impact the historic resources, and said she supports the recommended changes to revise the color palette of the lower portion of the front facade.

She compared the proposed site to an existing modern structure on Fountain Avenue, east of the El Mirador and said it was similar in design to the proposed structure which does not negatively impact the resource.

CHAIR CHARLIE agreed with previous comments regarding addressing issues outside the Commissions purview. He spoke in general regarding existing structures on Sweetzer/Norton and Fountain Avenue similar to the proposed project.

He said history and preservation. However, due to technology, development and variations to aesthetics; change is inevitable and should be welcomed when not demolishing the City's history.

He spoke regarding the process of public comments and advised members of the public that although comments are encouraged, they should be directed to the appropriate governing body to ensure accurate responses.

VICE-CHAIR OSTERGREN said she supports previous comments from fellow Commissioners and said the structure does not significantly or negatively impact the neighboring resources.

COMMISSIONER LEVIN disclosed that he lives within 500ft of the proposed site as a renter in a rent stabilized building and it was not necessary to recuse him from discussion.

He said the proposed site does not impact the resources. He agreed with previous comments by public speaker Michael Wojtkielewicz and advised him to take his comments about ADA accessibility and parking to the Planning Commission meeting.

He noted that the proposed site will block his present view on existing buildings and said views are not protected by the City. He encouraged members of the public to address their concerns with the proposed structure to the Planning Commission.

He said until further direction and clarification is given to the HPC regarding their review authority, the HPC is limited to comments and actions.

STAFF JENNIFER ALKIRE, SENIOR PLANNER also advised members of the public to address their concerns to the Planning Commission. She

also recommended that they provide written comment to Planning Staff and to her as the Senior Planner; will possibly add their comments to the Planning Commission agenda packet.

She said their written comments can also be addressed by the Applicant prior to the PC meeting and perhaps make revisions to the proposed plans.

COMMISSIONER ANTHONY asked if the item was presented to the HPC because of the requested variances.

STAFF JENNIFER ALKIRE, SENIOR PLANNER said no, it was brought before the HPC due to requirements stated in Chapter 19.58 Cultural Heritage Preservation of the City's ordinance.

Item 9.A. Commission Comments Closed.

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS:

TECHNICAL ADVISORY COMMITTEE (T.A.G.) UPDATES AND APPOINTMENTS:

STAFF ANTONIO CASTILLO, (FORMER HPC LIAISON) advised the Commission that Staff, Rachel Dimond will be presenting Item 11 in absence of Urban Designer Stephanie Reich.

HPC LIAISON RACHEL DIMOND gave the following updates:

- Multifamily Incentives will be resumed.
- Technical Advisory Committee (T.A.G.) resume regular order of business after all boards and commissions fill open seat/positions.
- Chair Charlie, Vice-Chair Ostergren and Commissioner Levin were appointed to TAC.

12. ITEMS FROM STAFF:

HPC LIAISON RACHEL DIMOND provided the following updates:

- Multi-Family Incentive Program to be resumed.
- HPC Training potentially during regularly schedule HPC meetings.
- Commercial Survey began today – October 26, 2015 further updates will be provided by Staff, Antonio Castillo.

STAFF ANTONIO CASTILLO provided the following update regarding the Commercial Survey:

- Monday City Council approved contract with GPA Consulting
- Kick-off meeting held today with Staff and Consultant
- HPC Subcommittee consists of Chair Charlie, Vice-Chair Ostergren and Commissioner Levin

- Staff & Consultant will provide project schedule and approach at the November 23, 2015 HPC meeting.
- Tentative Subcommittee meetings scheduled and will be forwarded to members.
- Tentative community outreach meeting scheduled for January 11, 2016.

HPC LIAISON RACHEL DIMOND provided the following updates:

- The Factory EIR is in DRAFT form and comment period and will be brought before the HPC at a later date.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER ANTHONY welcomed newly appointed HPC Liaison, Rachel Dimond. Said he was glad to be back as a Commissioner, glad to see the items presented on tonight's agenda and looks forward to HPC training.

COMMISSIONER BLAIVAS welcomed Commissioner Anthony back and Rachel Dimond to the Commission. She thanked Antonio Castillo for his service as Liaison and assistance.

She too looks forward to Commission Training; it will be an asset to the commission and the community. She commented regarding the Commercial Survey and thanked the public for their attendance and comments.

She addressed previous comments by speaker Michael Wojtkielewicz concerning ADA accessibility and said engaging the public is key and priority.

COMMISSIONER BONACCI welcomed Commissioner Keith Anthony back to the Commission and thanked Commissioner Levin for the information and handouts provided at tonight meeting. She welcomed newly appointed Liaison, Rachel Dimond and thanked Antonio Castillo for his service.

CHAIR CHARLIE welcomed Commissioner Keith Anthony back and Rachel Dimond to the Commission. He thanked Antonio Castillo for his service as HPC Liaison.

He addressed public comments by speaker Dan Morin. He explained recusal procedures in the case of potential conflicts of interest and said members of boards and commissions have been sworn in, taken an oath and are capable of fulfilling their duties both objectively and for the good of the community.

He said he supports training for the HPC and said he attended City Council's previous meeting where he presented ideas for social media advertising such as The Minute, YouTube video; a web based walking tour and other ideas.

COMMISSIONER OSTERGREN welcomed Commissioner Keith Anthony back to the Commission. Said she supports Chair Charlie's, The Minute social media idea and thanked former HPC liaison Antonio Castillo for his service.

COMMISSIONER LEVIN also welcomed Commissioner Keith Anthony back to the Commission and newly appointed HPC Liaison Rachel Dimond. He thanked Antonio Castillo for his service.

He commented regarding the City's extensive timeframes to complete RFP's. He said the Commercial Survey was an exhaustive 13-month process but was glad to know it is now ongoing.

He said he supports the HPC training and said it would be beneficial to members of the public as well.

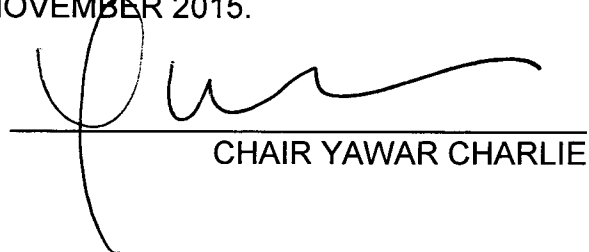
14. PUBLIC COMMENTS:

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD commented regarding The French Market; potentially the first market in the City of West Hollywood. She recommended that it be listed in the upcoming Commercial Survey.

Item 14.A. Public Comment Closed.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:07 pm to a regular scheduled meeting of the Historic Preservation Commission Monday, November 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 NOVEMBER 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.)*