



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 24, 2016 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:03pm.
2. **ROLL CALL**
PRESENT: Commissioners Cathy Blaivas, Maria Bonacci, Yawar Charlie, Gail Ostergren, Allegra Allison and Edward Levin
ABSENT: Commissioner Keith Anthony
STAFF PRESENT: Jennifer Alkire HPC Liaison, Antonio Castillo, Associate Planner and Sharita Ellies, Commission Secretary
3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the regular meeting agenda.
Recommendation: Approve the regular meeting agenda of Monday, October 24, 2016 as presented. **Moved by Vice-Chair Levin, seconded by Commissioner Charlie and unanimously carried; noting the absence of Commissioner Anthony.**
4. **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 22, 2016** as amended. **Moved by Vice-Chair Levin, seconded by Commissioner Charlie and unanimously carried; noting the absence of Commissioner Anthony.**
5. **PUBLIC COMMENT:**

DUFF BENNETT, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the City's designation process as listed in its municipal code and requested properties 927 and 931 Palm Avenue, designated 3 years ago, be added to the City's cultural resources maps and other related historic sites/resources.

MICHAEL WOJTKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding notice of events and the City's online calendar.

He said the annual Historic Preservation Event and other previous events were not publicly noticed or added to the City's calendar in a timely manner. He addressed a Public Facilities park walk through, Disabilities Awareness Month and the importance of Commissions and Board members being well-informed of the functions and duties of their governing bodies.

LYNN RUSSEL, RESIDENT OF THE CITY OF WEST HOLLYWOOD, spoke regarding previous comments by public speaker Duff Bennett concerning the Palm Avenue designations. She expressed concerns regarding property owner's lack of upkeep with their designated resources.

Item 5.A. Public Comment Closed

6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:** None.
9. **NEW BUSINESS:** None.
10. **UNFINISHED BUSINESS:**
 - A. **8214 - 8218 NORTON AVENUE:** Continued from canceled September 26, 2016 HPC regularly scheduled meeting. The Historic Preservation Commission will consider a revised resolution recommending to City Council the designation of the property as a local cultural resource.

STAFF ANTONIO CASTILLO gave a brief presentation of information listed in the staff report of October 24, 2016 about the Historic Preservation Commission's recommendation to City Council to adopt modified Resolution No. HPC 16-121.

He gave a recap of the project's history before the Commission, the Commission's direction for revisions to the resolution and said Staff has provided the modified resolution excluding conditions previously requested by the Commission.

Item 10.A. Public Comment:

CYNTHIA PHAKOS APPLICANT REPRESENTATIVE, RESIDENT OF THE CITY OF WEST HOLLYWOOD stated her position as applicant representative, the history of the project from its inception in 2013 to present, the designation process as property owner, Cherri Woods initially understood it would be.

She explained the owner's concerns regarding changes to the City's designation process effective 2014 and the negative impact it's caused her existing application for designation.

She said the owner cannot afford the cost to maintain a designated resource without a change of use. She explained the owner's position regarding Ellising the building and the opposition and complications it's caused both her and its occupants.

She said the changes to the status of the building, delays and existing complications would not have occurred if the designation was completed in a timelier manner.

Item 10.A. Commissioner Questions to Applicant:

COMMISSIONER ALLEGRA ALLISON asked if the buildings current use is an Airbnb which was listed on the owner's website as of the last HPC meeting.

CYNTHIA PHAKOS APPLICANT REPRESENTATIVE said there were no Airbnb tenants to her knowledge.

COMMISSIONER CATHY BLAIVAS asked if there has been additional work to the building since the last HPC meeting.

CYNTHIA PHAKOS APPLICANT REPRESENTATIVE said there was work to the building per requirements of the Building and Safety department to repair the violations within a certain time frame.

She said in her haste the owner obtained a contractor to correct the Building and Safety violations which further damaged the building. She said there has not been any additional work to the building since as instructed by Planning Staff.

COMMISSIONER EDWARD LEVIN asked if the owner was advised not to undertake repairs to the building even if they would meet the Secretary of Interior Standards.

CYNTHIA PHAKOS APPLICANT REPRESENTATIVE said project planner Antonio Castillo told the owner there cannot be any work to the building or permits while in the process of a designation application.

STAFF ANTONIO CASTILLO said the City's municipal code states that no building or planning permits shall be issued while a designation is pending. He said because there was no action by City Council prior to the change of the municipal code, the project must now follow the current designation process.

He said the rehabilitation incentive is pending approval of the designation and said the permits approved by the building department were for repair only of the balcony not removal.

ROY OLDENKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD said he visited the site and met with the owner. He said the tiles at the stairwell appear to be replaceable and the owner has them.

He said the former apartment of Jim Morrison has changes to the balcony but they are not visible to the public and does not negatively impact the integrity of the building.

DONALD ANSPAUCH, RESIDENT OF THE CITY OF WEST HOLLYWOOD said he has been a neighboring resident/owner since 1997 and was one that supported a petition against the cultural designation with the change of use as an Airbnb. He stated the number of tenants that were ellised out of the building and a cease and desist order given to the owner for operating the property as an Airbnb.

LYNN RUSSELL, RESIDENT OF THE CITY OF WEST HOLLYWOOD said although the building maintains its beauty she is concerned that since purchased in 2003, the property owners has shown no interest in the building as a potential historic site and said it appears that her only interest is for financial gain.

She said she does not agree that the property merits designation based on its relationship with Jim Morrison.

BRAD SNAPIR, RESIDENT OF THE CITY OF WEST HOLLYWOOD said he agreed with public speaker Lynn Russell regarding the owner's financial interest in the building only. He said he was the contractor that repaired the stairwell and he and other contractors have not been paid or paid in full.

CHRISTOPHER WINTERS, RESIDENT OF THE CITY OF WEST HOLLYWOOD said the building does not merit designation and should not be granted to property owners that have an interest of financial gain only.

CYNTHIA PHAKOS APPLICANT REPRESENTATIVE spoke in defense of the character of the owner. She said railing and tiles have been properly stored at the property. She said there was serious water damage to the stairwell that required extensive removal and repairs.

PUBLIC SPEAKER spoke out of order and stated that the owner sold the historic tiles on an internet site and is not concerned with preserving the building.

Item 10.A. Public Comment Closed

CHAIR GAIL OSTERGREN stated previous actions by the Commission and what's permissible under its purview. She said the item before the Commission was not to address the rehabilitation incentive or change of use but to determine if recent alterations to the site have negatively impacted its integrity and/or its original recommendation by the HPC for designation as a local cultural resource in 2014.

VICE-CHAIR EDWARD LEVIN moved to forward, by acclamation the Commission's recommendation in favor of designation as a local cultural resource; specifically noting it passed on a split four/three vote in September 2014 to City Council.

Action: Move modified Draft Resolution No. HPC 16-121, forward to The City Council specifically noting the Historic Preservation Commission's original four/three vote in favor of designating the structure as a local

cultural resource; **passes by acclamation.** Noting the absence of **Commissioner Keith Anthony.**

Modified Draft Resolution No. HPC 16-121: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE LOCAL CULTURAL RESOURCE DESIGNATION OF THE BUILDING LOCATED AT 8214-8218 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA.

COMMISSIONER YAWAR CHARLIE commented regarding past and present discussion of the designation, the Commissions scope of work concerning the item and thanked members of the public for their input.

COMMISSIONER ALLEGRA ALLISON also thanked members of the public for their input and spoke in favor of the motion. She noted for the record that she was against the designation but was in favor of the motion as stated.

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

HPC LIAISON JENNIFER ALKIRE discussed the following upcoming items:

- Annual Historic Preservation Event, Thursday, October 27, 2016 at the MAK Center for Art and Architecture/Schindler House.
- Historic Preservation Contract for HPC Consultant
- Legacy Business Program – Within the City's Economic Development Departments Work Plan
- Beach Nation Project - Discussion item at November 2016 HPC Meeting

COMMISSIONER YAWAR CHARLIE asked if the HPC event is available online and requested documentation to pass along to members of the public.

STAFF ANTONIO CASTILLO provided an update regarding previous request by the Commission concerning recent activity at the El Palacio, located at 8491 Fountain Avenue relating to its Mills Act Contract.

He said there have been multiple owners since the beginning of the contract in 2000 and has had the following permits:

- 16 Certificates of Appropriateness approvals - rehabilitation related since 2000.
- 3 Mills Act Inspections in 2004

- Rehabilitation Plan Amendment in 2007
- Mills Act Inspection in 2011
- Most recent Mills Act Inspection week of October 17, 2016
- Spoke with Mr. Dubin public speaker from August 2016 Meeting
- Staff preparing an analysis to identify previous work and letter to property owner.

VICE-CHAIR EDWARD LEVIN requested an update regarding the analysis and letter to the property owner.

COMMISSIONER CATHY BLAIVAS asked about the Mills Act Contract review process and requested additional reviews be performed to be more aware of default and things of that nature.

HPC LIAISON JENNIFER ALKIRE said that process will be an assignment to the proposed Contract HPC Consultant.

MICHAEL WOJTKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke concerning the continued absences of Commissioner Keith Anthony, the importance of attendance and participation of commission/board meetings and cordially extended an invitation to the 18th Annual Disability Advisory Board Awards Ceremony, October 26, 2016, at 6:00pm.

12. PUBLIC COMMENTS:

STEVE MARTIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD thanked Commissioner Levin for his motion to move the designation forward. He also commented regarding Commissioner Blaivas' request for monitoring construction and Mills Act Contracts within the City and submitted a request to rename Plummer Park.

LYNN RUSSELL, RESIDENT OF THE CITY OF WEST HOLLYWOOD corrected her pervious comments regarding residents at the Palm designations as well as reiterated the need for continual upkeep.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER CATHY BLAIVAS thanked members of the public for their attendance and comments. Said she appreciated the update regarding the El Palacio and items from staff information regarding Legacy Business.

She expressed concerns regarding the fencing around Irv's Burgers and previous public comments by Duff Bennett. She recommended that members of the community become involved with reporting Mills Act Contract information.

Thanked Michael Wojtkielewicz for his comments regarding delays to updating city calendar events. She discussed the limits of the

Commissions purview, invited all to attend the annual HPC Event Thursday and welcomed newly appointed HPC Liaison Jennifer Alkire.

COMMISSIONER YAWAR CHARLIE also extended an open invitation to the HPC Event and addressed previous concerns regarding monitoring construction and Mills Act Contracts within the City.

COMMISSIONER ALLEGRA ALLISON said Commissioner Cathy Blaivas and Stephanie Harker will be awarded the Individual Award at the 18th Annual Disability Advisory Board Awards Ceremony and invited members of the commission and public to attend.

VICE-CHAIR LEVIN addressed the issue of assigning members of the community to update Staff regarding Mills Act Contract issues as well as absences by commissioners.


He said updates resulting in inspections of the properties under Mills Act contracts should not be the responsibility of tenants or neighboring residents. He said Commission and Board member absences are to be address to and by City Council.

He said the previously discussed designation of 8214-8218 Norton Avenue will be discussed at an upcoming City Council meeting and recommended that members of the public attend to voice their comments.

CHAIR GAIL OSTERGREN reiterated Commissioner Levin's comments concerning 8214-8218 Norton Avenue before City Council and also welcomed Jennifer Alkire as the HPC Liaison.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:22 pm to a regular meeting of the Historic Preservation Commission to **November 28, 2016, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 28th DAY OF NOVEMBER 2016.



CHAIR GAIL OSTERGREN

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.)*