



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, NOVEMBER 28, 2016 – 7:00 P.M.

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:03pm.
2. **ROLL CALL**
PRESENT: Commissioners Anthony, Blaivas, Charlie, Allison, Chair Ostergren and Vice-Chair Levin
ABSENT: Commissioner Bonacci
STAFF PRESENT: Jennifer Alkire AICP, 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, November 28, 2016 as presented. **Moved by Vice-Chair Levin, seconded by Commissioner Charlie and unanimously carried,**
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 **October 24, 2016** as amended. **Moved by Vice-Chair Levin, seconded by Commissioner Allison and unanimously carried.**
5. **PUBLIC COMMENT:**

CARY HARRISON, WEST HOLLYWOOD expressed concern about potential violations of Mills Act contract apartment owner, Wilshire Skyline, Inc. (Villa Italia) located at 1201 N. Crescent Heights Boulevard.

CYNTHIA BLATT, RESIDENT OF THE CITY OF WEST HOLLYWOOD, expressed concern about potential violations and a loss of revenue to the City caused by Mills Act contract property owners.

Chair Ostergren closed the Public Comment.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:**

A. **8289 – 8293 SANTA MONICA BOULEVARD (BEACH NATION):**

Certificate of Appropriateness amending previously approved rehabilitation of cultural resource and Rehabilitation Incentive. A waiver of two additional parking spaces required for the additional square footage.

ASSOCIATE PLANNER ANTONIO CASTILLO presented information listed in staff report dated November 28, 2016. He listed the components of the proposed redesign to the back-of-house, the new entrance to the site, the restaurants current operation/production, previous upgrades and the need for revisions to the previously approved plans.

He indicated that Staff is recommending approval of the project given that the addition would enhance the functionality of the restaurant and the entrance will be located closer to the burger stand to allow the rehabilitated structure to remain as the focal point of the property.

COMMISSIONER BLAIVAS asked if the new entrance has handicap accessibility.

VICE-CHAIR LEVIN asked about the function and purpose of the gate contiguous to the cultural resource.

Item 10.A. Public Comment:

PAUL KALT BUSINESS OWNER/APPLICANT, RESIDENT OF THE CITY OF WEST LOS ANGELES disclosed that he is now majority owner of the business.

He said initial revisions to the plans were due to gradient issues which resulted in further changes to add a proper kitchen, additional structures, at the back-of-house, seating, parking and other methodologies to highlight the resource.

He said the entrance does not have ADA accessibility and the gate was added for security purposes which will not impact the cultural resource.

Item 10.A. Public Comment Closed

Item 10.A. Commissioner Comments:

VICE-CHAIR LEVIN expressed concerns regarding the lack of work to the site previously approve under the rehabilitation incentive.

APPLICANT PAUL KALT stated the work previously completed under the rehabilitation incentive and said additional permits were acquired but are now on hold because of the gradient levels.

COMMISSIONER CHARLIE said the proposed redesign will work in favor of the resource and addressed lack of noticing concerning the gate adjacent to the cultural resource.

COMMISSIONER ALLISON spoke in favor of the item. She said the redesign plan enhances the functionality of the resource.

VICE-CHAIR LEVIN spoke in support of the redesign. He said the expansion of the sidewalk will enhance visibility of the resource from street view. He recommended excluding the intermediate railings, advised addressing practicality and use of the gate and said there's a potential issue with accessibility located at the back of the site.

COMMISSIONER ANTHONY spoke in favor of the item and recommended including identifying the history of the cultural resource in the redesign.

COMMISSIONER BLAIVAS spoke in favor of the item. She expressed concerns regarding the location of ADA accessibility and proposed seating.

CHAIR OSTERGREN spoke in favor of the item. She said the proposed redesign and entryway enhances and accentuates the essence and history of the cultural resource. She said the additional square footage may encroach upon the site line which was an issue years ago.

Vice-Chair Levin moved to approve Staff's recommendation as presented, seconded by Commissioner Allison.

Action: 1) Approve Draft Resolution No. HPC 16-123 as presented noting expressed concerns by members of the commission : A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CERTIFICATE OF APPROPRIATENESS AMENDING THE PREVIOUSLY APPROVED REHABILITATION OF THE DESIGNATED CULTURAL RESOURCE KNOWN AS IRV'S BURGERS AND A REHABILITATION INCENTIVE TO WAIVE TWO PARKING SPACES ASSOCIATED WITH THE INTEGRATION OF THE BURGER STAND WITH THE EXISTING RESTAURANT (BEACH NATION), FOR THE PROPERTY LOCATED AT 8289-8293 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. **Moved by Vice-Chair Levin, seconded by Commissioner Allison and passes unanimously.**

9. **NEW BUSINESS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **ITEMS FROM STAFF:**

A. **UPCOMING PROJECTS:**

HPC LIAISON JENNIFER ALKIRE discussed the following items:

- January's meeting to be scheduled as special meeting due to the City Council meeting.

- HPC website active is as of 11/28/16.

COMMISSIONER ALLISON requested an update on the Mills Act Contract for the Villa Italia.

COMMISSIONER CHARLIE asked about Commissioner training.

VICE-CHAIR LEVIN requested status of designation applications initiated by the City and the schedule for multi-family incentives.

HPC LIAISON JENNIFER ALKIRE said the training and designation applications will be addressed in a future HPC work plan.

COMMISSIONER CHARLIE requested an update of previous requests to Staff by the members of the Commission.

COMMISSIONER BLAIVAS requested an update of the El Palacio.

ASSOCIATE PLANNER ANTONIO CASTILLO said he visited the El Palacio and the Lotus and a report of his findings is forthcoming. He said the contract for the El Palacio will be brought before the Commission at a future date.

CHAIR GAIL OSTERGREN suggested that the City maintain an architect on the HPC at all times since project plans brought to the HPC require an extensive review.

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER ALLISON disclosed that she and Commissioner Blaivas met with public speaker Cary Harrison regarding the Villa Italia. She commended Staff and Chair Ostergren for the successful HPC Event.

VICE-CHAIR LEVIN thanked members of the public for their comments concerning Mills Act Contracts and recommended they be directed to City Council. He too commended Staff for the successful HPC Event.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:05 pm to a regular meeting of the Historic Preservation Commission to **January 30, 2017, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
COMMISSION ON THIS 27th DAY OF FEBRUARY 2017.



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.)*