



HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
TUESDAY, MAY 23, 2017 – 7:00 P.M.

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:00 p.m.
2. **ROLL CALL**
PRESENT: Commissioners Yavari, Blaivas, Charlie, Vice-Chair Levin, and Chair Ostergren.
ABSENT: Commissioner Anthony.
STAFF PRESENT: Jennifer Alkire AICP, HPC Liaison and Sharita Ellies Commission Secretary.
ADDITIONAL STAFF PRESENT: Dudek Consultant Eric Wilson
3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda.
Recommendation: Approve the special meeting agenda of Tuesday, May 23, 2017 as amended. **Moved by Vice-Chair Levin, seconded by Commissioner Charlie and carried.**
4. **APPROVAL OF MINUTES:** April 24, 2017 regular meeting minutes continued to the June 26, 2017 regular meeting of the Historic Preservation Commission (HPC).
5. **PUBLIC COMMENT:**

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, commented about the 2017 HPC Event and expressed concerns regarding public awareness of historic preservation and commissioner attendance to regular meetings.

ROY OLDENKAMP, WEST HOLLYWOOD, commented about the 2017 HPC Event, architecture within the City and the upcoming May 25, 2017 LGBTQ Historic Places in Los Angeles event.

Chair Ostergren closed Public Comment.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:** None.
9. **NEW BUSINESS:** None.
10. **UNFINISHED BUSINESS:**

- A. 645 N. ROBERTSON BOULEVARD DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR):** The Historic Preservation Commission will receive information pertaining to the Draft Environmental Impact Report for the Robertson Lane Hotel project located at 645-681 N. Robertson Boulevard and 648-668 La Peer Drive in West Hollywood, California, and provide comments on the adequacy of environmental documents as it pertains to cultural resources. This item was originally scheduled for the April 24, 2017 meeting of the Historic Preservation Commission; however it was not heard due to lack of quorum. The project information has not changed since that time.

VICE-CHAIR LEVIN recused himself from discussion of the item due to an indirect financial interest and excused himself from the remainder of the meeting.

He spoke out of order on Item 13, Commissioner Comments regarding the 2017 HPC Event and requested that the Laurel Place property be agendized on a future meeting agenda.

SENIOR PLANNER JENNIFER ALKIRE, AICP presented information as listed in the staff report dated May 23, 2017 regarding the proposed Robertson Lane Hotel Project Draft Environmental Impact Report (DEIR).

She stated the purpose of the item, the project location and discussed the proposed project overview of the hotel use, parking, pedestrian walkway, aboveground levels on Robertson Boulevard and La Peer Drive and gave the furtherance of the presentation to Dudek Consultant, Eric Wilson.

DUDEK CONSULTANT ERIC WILSON provided a PowerPoint presentation regarding the following:

- EIR Process
- CEQA Environmental Issues
- Less Than Significant Impacts of the Proposed Project
- Mitigation Measures
- Comment Period of the DEIR and available copies of the DEIR

SENIOR PLANNER JENNIFER ALKIRE AICP restated the purpose of the item brought before the HPC and gave the furtherance of the presentation to Katie Horak, Principal Consultant from Architectural Resources Group and author of the Cultural Resources technical report.

ARCHITECTURAL RESOURCES GROUP CONSULTANT KATIE HORAK provided a PowerPoint presentation regarding the following:

- Property Site and Historic Buildings (The Factory & Mitchell Camera)
- Robertson Lane Building Local, State and National Designation Status

- *Reasons and Period of Significance Relating to Early Motion Picture Industrial Development - 1929-1946*
- *Reasons and Period of Significance relating to LGBTQ Cultural Development and Equality - 1974-1991*
- Project Elevation & Slopes
- Character Defining Features Retained/Restored of the Mitchell Camera and Studio One buildings
- Potential Project Impacts/Mitigation Measures

Item 10.A. Commissioner Questions To Staff:

COMMISSIONER BLAIVAS asked about nomination status of The Factory.

Item 10.A. Public Comment (two minutes):

TOM DOHERTY, WEST HOLLYWOOD BUSINESS OWNER AND RESIDENT spoke in favor of the proposed project.

JOE CLAPSADDLE, WEST HOLLYWOOD spoke in favor of the proposed project.

TRACY PATTIN, WEST HOLLYWOOD RESIDENT/CITY EMPLOYEE spoke in favor of the proposed project.

ROY OLDENKAMP, WEST HOLLYWOOD PRESERVATION ALLIANCE spoke in favor of the proposed project.

MICHAEL WOJKIELEWICZ, WEST HOLLYWOOD expressed concerns about the proposed project meeting Secretary of Interior Standard requirements for designated resources.

KEITH KAPLAN, WEST HOLLYWOOD RESIDENT/CHAIRMAN OF CHAMBER OF COMMERCE spoke in favor of the proposed project.

BOBBIE EDRICK, WEST HOLLYWOOD RESIDENT/CAPTAIN NORMA TRIANGLE NEIGHBORHOOD WATCH spoke in favor of the proposed project.

SAM BORELLI, WEST HOLLYWOOD spoke in favor of the proposed project.

CHRIS MORRIS, LOS ANGELES NATIONAL TRUST FOR HISTORIC PRESERVATION spoke in favor of the proposed project.

MARYANN COLLINS, WEST HOLLYWOOD spoke in favor of the proposed project.

CHARLES LENHOFF, WEST HOLLYWOOD spoke in favor of the proposed project.

DARREN EMBRY, LOS ANGELES/APPLICANT SPOKESMAN AND PROJECT DIRECTOR OF FARING CAPITAL commented briefly regarding the process of the proposed project and in favor of the project.

ADRIAN S. FINE, LOS ANGELES CONSERVANCY spoke in favor of the proposed project and the role the Conservancy played in support of the project.

LYNN RUSSELL, WEST HOLLYWOOD spoke in favor of the proposed project.

SEAN MIMBS, WEST HOLLYWOOD spoke in favor of the proposed project.

Item 10.A. Commissioner Comments:

COMMISSIONER CHARLIE commented in support of the item and commended the developer and staff on the presentation, proposed project, Draft Environmental Impact Report and community outreach efforts.

COMMISSIONER BLAIVAS disclosed that she met with Kate Eggert, Krissy Gosney, Faring Capital and Team, Consultant Katie Horak and a property owner.

She expressed concerns regarding the adequacy of the Alternatives to the Proposed Project and the Project Objectives; stating they were insufficient and requested additional information/research.

She asked if an Architect, that specialized in adaptive reuse was consulted regarding the Alternatives and requested additional information concerning the Secretary of Interior Standards. She commended members of the public for their support.

COMMISSIONER YAVARI commented on the adequacy and sufficiency of the DEIR and in support of the item. He also commended members of the public for their support.

CHAIR OSTERGREN commended Faring Capital and the consulting team for their work with the proposed project and community.

She said she shared similar concerns expressed by Commissioner Blaivas with the adequacy of report relating to the Alternatives to the Proposed Project and whether the project objectives could be met.

She explained the potential negative impacts of truncating the building and reorienting onsite to the historic resource listed in the Alternatives.

She addressed the Secretary of the Interior Standards requirement of not removing original building fabric of the resource which will be a result of the reduction of size of the proposed building.

She spoke in support of the mitigation measure of rehabilitating the façades to reflect each of the periods of significance.

She said she supports majority of the mitigation measures and requested the following be instituted:

Oral History Measure specifies it will be performed by someone trained in oral history methodology.

Requirement added that the documents be provided to the one archive and possibly the Los Angeles County Library to ensure public availability.

Spoke in favor of the onsite interpretation and requested that there be physical visibility and/or awareness of how the building has evolved.

COMMISSIONER BLAIVAS concurred with fellow Commissioners commending the developer and consulting teams for their work and outreach to the community.

She said she also found that there were issues relating to, Goals and Policy of the City of West Hollywood's General Plan/ HPC Element concerning the protection of a cultural resource and land use/planning impacts.

She commented about the projects specific plan to allow zoning districts to deviate from the municipal code of three primary areas that were instituted to accommodate the size and mass of the project. She commented concerning the importance of maintaining the history of the building as one first LGBTQ structures in the City.

11. UPCOMING PROJECTS:

HPC LIAISON JENNIFER ALKIRE discussed the following items:

- June 26, 2017 Meeting Agenda
- Thanked Staff Antonio Castillo and Jonathan Kaplan on coordination the 2017 HPC Event

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER CHARLIE commented about parking spaces during meetings, social media notification of upcoming events. He requested status of previous HPC Commissioner project/agenda requests.

COMMISSIONER BLAIVAS also commended Staff for the HPC Event. She agreed with previous request by Vice-Chair Levin regarding Laurel Place.

CHAIR OSTERGREN thanked Antonio Castillo and Jonathan Kaplan for planning the HPC Event and Mark Yeber for his presentation as well.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:25 pm to a regular meeting of the Historic Preservation Commission to **June 26, 2017, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 26th DAY OF JUNE 2017.



CHAIR GAIL OSTERGREN

ATTEST:



HISTORIC PRESERVATION COMMISSION
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.)*