



**WEST HOLLYWOOD
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA**

MONDAY, JANUARY 22, 2018 – 7:00 P.M.

Plummer Park Community Center, Rooms 5 & 6
7377 Santa Monica Blvd., West Hollywood, California 90046

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. If you require special assistance to participate in this meeting, (e.g., a signer for the hearing impaired), you must call or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Office of the City Clerk at least 48 hours prior to the meeting. For information on public transportation, call 323.GO.METRO (323-466-3876) or go to www.metro.net

Written materials distributed to the Historic Preservation Commission within 72 hours of the Historic Preservation Commission meeting are available for public inspection immediately upon distribution at the West Hollywood Community Development Department at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the Historic Preservation Commission meeting at the staff liaison table.

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Historic Preservation Commission Agenda.

This agenda was posted at: City Hall, the Community Development Department Public Counter, and the West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

Reminder: Please speak clearly into the microphone and turn off all electronic devices. For additional information on any item listed below, please contact Senior Planner, Jennifer Alkire AICP, and Historic Preservation Commission Liaison at (323) 848-6487.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE AGENDA:

The Historic Preservation Commission (HPC) is requested to approve the Agenda.

Recommendation: Approve the regular meeting agenda of January 22, 2018 as presented.

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 November 27, 2017 as presented.

A. NOVEMBER 27, 2017

5. PUBLIC COMMENT:

This time, limited to a maximum of twenty (20) minutes, has been set aside for the public to address the Historic Preservation Commission on any item that is not set for public hearing or any item that is not on tonight's agenda. In accordance with the Brown Act, public comment relating to business not appearing on the agenda cannot be acted upon or discussed by the Commission during the meeting, but may be referred to staff for report on a future agenda, ordered received and filed, or referred to the proper department for administrative resolution. Staff requests that all persons wishing to address the Commission fill out a Speaker's Slip and give it to the Commission Secretary prior to speaking. The Commission requests that when you begin speaking you state your name and the name of the city where you reside. Individuals may address the Commission for up to three (3) minutes each, unless the Commission determines a different time limit.

6. CONSENT CALENDAR:

- A. 2016-2017 DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT:** Each year the City of West Hollywood is required to file a report on its Historic Preservation Program with the Office of Historic Preservation (OHP). A draft copy of the CLG report is provided for your review.

Applicant: City of West Hollywood

Planner: Mike Peterson, Historic Preservation Intern

Recommendation: 1) Receive and file the report.

7. EXCLUDED CONSENT CALENDAR: None.

8. PUBLIC HEARINGS:

- A. 9091 SANTA MONICA BOULEVARD:** Request to designate an existing 5,250 square-foot commercial building as a Local Cultural Resource, enter into a Mills Act Contract for Rehabilitation, and Adaptive Reuse building as a new, six-room hotel over restaurant with outdoor dining located at 9091 Santa Monica Boulevard.

APPLICANT: Taylor Megdal, ESA

STAFF: Jennifer Alkire, AICP

RECOMMENDATION: Staff recommends that the Historic Preservation Commission 1) hold a public hearing, consider all pertinent testimony, and 2) recommend that the City Council approve the requests by adopting the following resolution:

Resolution No. HPC 18-127: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY AS A LOCAL CULTURAL RESOURCE, CONDITIONALLY APPROVE A CERTIFICATE OF APPROPRIATENESS AND REHABILITATION INCENTIVES INCLUDING: A MILLS ACT CONTRACT FOR REHABILITATION OF THE SITE, ADAPTIVE REUSE OF THE SITE AS A RESTAURANT WITH OUTDOOR DINING AND A SIX-ROOM HOTEL; WAIVER OF OFF-STREET PARKING; AND CONTINUED MAINTENANCE AND OPERATION OF THE EXISTING BILLBOARD LOCATED AT 9091 SANTA MONICA BOULEVARD, WEST HOLLYWOOD.

- B. 645 N. ROBERTSON BOULEVARD:** request to redevelop commercial site to include a 262,315 square foot 141-room hotel with associated restaurant, retail, spa and fitness uses and four levels of subterranean parking; partial demolition, rehabilitation and relocation of the building located at 661-665 Robertson Boulevard and 648 La Peer Drive (The Factory Building). Project is located at 645-681 Robertson Boulevard and 648-654 La Peer drive (Robertson Lane Project)

APPLICANT: Faring

STAFF: Jennifer Alkire, AICP

RECOMMENDATION: Staff recommends that the Historic Preservation Commission 1) hold a public hearing, consider all pertinent testimony, and 2) recommend that the City Council certify the Final Environmental Impact Report and approve the Certificate of Appropriateness associated with the Robertson Lane Hotel Project, and adopt the following resolution:

DRAFT RESOLUTION NO. HPC 18-126: "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE A CERTIFICATE OF APPROPRIATENESS IN CONJUNCTION WITH THE PROPOSED HOTEL DEVELOPMENT LOCATED AT 645-681 ROBERTSON BOULEVARD AND 648-654 LA PEER DRIVE, WEST HOLLYWOOD (ROBERTSON LANE).

9. **NEW BUSINESS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **ITEMS FROM STAFF:**

A. UPCOMING PROJECTS:

Staff will update the Historic Preservation Commission on projects that have been submitted to the Current and Historic Preservation Planning Division that may require action by the Commission at a future date.

B. RESCHEDULE MARCH 26, 2018 CANCELLED MEETING:

Staff will discuss a potential meeting date in place of the regular scheduled meeting, March 26, 2018 canceled in observance of the holiday, Cesar Chavez Day.

12. **PUBLIC COMMENT:**

This time is set aside for the public to address the Historic Preservation Commission on any item of interest within the subject matter jurisdiction of the Commission that could not be heard under Item 5 at the beginning of the meeting.

13. **ITEMS FROM COMMISSIONERS:**

The Historic Preservation Commissioners are given this opportunity to make general comments, ask questions or submit requests of Staff.

14. **ADJOURNMENT:**

The Historic Preservation Commission will adjourn to its next regular meeting, which will be on **Monday, February 26, 2018** at 7:00 P.M. Plummer Park, Rooms 5 & 6, 7377 Santa Monica Blvd., West Hollywood, California, 90046.

AFFIDAVIT OF POSTING

State of California)

County of Los Angeles)

City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: January 18, 2018

Signature: J. Lisa T. Potlerton

HISTORIC PRESERVATION COMMISSION

COMMISSION:

Edward S. Levin, Chair
Gail Ostergren, Commissioner
Kevin Yavari, Commissioner
Jake LaJoie, Commissioner

Yawar Charlie, Vice-Chair
Cathy Blaivas, Commissioner
Christopher Winters, Commissioner

CITY OF WEST HOLLYWOOD STAFF:

Jennifer Alkire AICP, Staff Liaison
Mike Peterson - HPC Intern

Sharita Houston, HPC Secretary

AGENDA POLICIES

The Historic Preservation Commission considers a range of requests for certificates of appropriateness, cultural resource designations and historic preservation policy matters, and conducts public hearings on many of its agenda items. Due to the number, complexity and public interest associated with many agenda items, meetings of the Historic Preservation Commission are generally lengthy. The Historic Preservation Commission makes every effort to proceed as expeditiously as possible; your patience and understanding is appreciated.

REQUEST TO SPEAK on an item must be submitted on a Speakers Request Form and submitted to the Historic Preservation Commission Secretary. All requests to address the Historic Preservation Commission on Public Hearings Items must be submitted prior to the Historic Preservation Commission's consideration of the item.

CONSENT CALENDAR items will be acted upon by the Historic Preservation Commission at one time without discussion, unless a Historic Preservation Commissioner pulls a specific item for discussion; which will be moved to the Excluded Consent Calendar.

PUBLIC HEARINGS PROCEDURES on each Public Hearing item include presentation of a staff report; Historic Preservation Commission questions directed to staff; a ten (10) minute presentation by the project applicant or applicant's representative or team, if any; Historic Preservation Commission questions directed to the applicant; three (3) minutes (in order to facilitate the meeting, the Chair may lengthen or shorten the three (3) minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration) for each member of the public wishing to speak to the item; five (5) minutes for the project applicant to respond to the public or clarify issues raised by the public; Historic Preservation Commission deliberations and decisions.

PRESENTATIONS BY MEMBERS OF THE PUBLIC should begin with the speaker stating his or her name and city of residence, followed by a statement regarding the item under consideration. Please speak to the Historic Preservation Commission as a whole.

PROFESSIONALS APPEARING BEFORE THE HISTORIC PRESERVATION COMMISSION should clearly identify their status, such as "attorney", "paralegal", architect", "designer", or "landscape architect". Instances of misrepresentation of professional status may be referred to the City Attorney for possible prosecution.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the City Planning Division staff prior to or at the Historic Preservation Commission meeting; written materials submitted at least eight (8) days in advance of the meeting will be included in the Historic Preservation Commission's meeting packet. Materials submitted after the deadline may be difficult for the Historic Preservation Commission to adequately review.

ASSIGNING OF TIME is not permitted.

ACTION OF THE HISTORIC PRESERVATION COMMISSION on most matters occurs with the affirmative votes of at least four (4) Historic Preservation Commissioners.

APPEAL PROCEDURES

Any final determination by the Historic Preservation Commission may be appealed, and such appeal must be filed within ten (10) calendar days after the Historic Preservation Commission action. This appeal shall be made in written form to the City Clerk's Office, accompanied by an appeal fee or required number of signatures.

The City Clerk, upon filing of said appeal, will set petition for a public hearing before the City of West Hollywood's City Council (or Planning Commission as appropriate) at the earliest date.

If you challenge any City of West Hollywood decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.