



HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, APRIL 23, 2018 – 7:00 P.M.

1. **CALL TO ORDER** Vice-Chair Charlie called the meeting to order at 7:05 p.m.
2. **ROLL CALL**  
**PRESENT:** Commissioners LaJoie, Winters, Blaivas, Vice-Chair Charlie, Yavari and Ostergren.  
**ABSENT:** Chair Levin  
**STAFF PRESENT:** Jennifer Alkire AICP, Sharita Houston Secretary, Consultants Robert Chattel and Nels Youngborg of Chattel Inc.
3. **APPROVAL OF AGENDA:**  
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda. **Action:** Approve the Monday, April 23, 2018 agenda as presented. **Motion by Commissioner Ostergren, second by Commissioner Blaivas and motion passed by acclamation.**
4. **APPROVAL OF MINUTES:**  
The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings. **Action:** Approve the meeting minutes of **March 28, 2018** as amended. **Motion by Commissioner Ostergren, second by Commissioner Blaivas and motion passed by acclamation.**
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:** None.
9. **NEW BUSINESS:**
  - A. **WEST HOLLYWOOD ARTS PLAN:** The Commission received a report from Arts Manager Andrew Campbell and Cultural Plan Consultant Amanda Carlson on the implementation priorities and processing of the City of West Hollywood's, WeHo Arts Community 2018/2019 Cultural Plan.  
  
They provided a presentation of the past two years results and findings from community based research of the WeHo Arts Plan. They discussed the importance of the plan being iterative, participatory and experimental.  
  
They spoke about the citywide community engagement component of the plan, previous surveys, meetings-(pop-up/living room sessions), the need

for creative art performances space and affordable live/work space for artists.

Consultant Amanda Carlson said the presentation was an abridged version of the complete version now available on the City's website, [www.weho.org/theplan](http://www.weho.org/theplan).

They discussed actions implemented by the Arts and Cultural Affairs Commission, future implementation projects, citywide interests for murals at historically designated resources, grant funding for the plan and their Facebook group page.

MEMBERS OF THE COMMISSION thanked Andrew Campbell and Amanda Carlson for the presentation and briefly discussed the arts plan. They offered recommendations and suggestions concerning potential art awareness projects and affordable housing for artists.

They further discussed the topic of murals and historic resources, art at construction sites, social media visibility, live/work housing for artists and potentially partnering the Arts and HPC Commissions on future projects.

They discussed artwork at The Lot and properties on Sunset Boulevard, acquiring artists for the City of West Hollywood's Parklets Program, status of the AIDS Monument and the Señor Plummer Play scheduled to return to Plummer Park October 2018.

**Action:** Receive and file Report.

## **10. UNFINISHED BUSINESS:**

- A. FOLLOW UP DISCUSSION OF MILLS ACT MONITORING AND ENFORCEMENT:** MEMBERS OF THE COMMISSION, STAFF AND CONSULTANTS ROBERT CHATTEL AND NELS YOUNGBORG OF CHATTEL INC. discussed information and updates concerning Mills Act Contract monitoring and enforcement requirements/procedures.

CONSULTANTS ROBERT CHATTEL AND NELS YOUNGBORG provided a detailed presentation focusing on scopes of work within the City of West Hollywood and other neighboring Cities.

They discussed rehabilitation procedures concerning periodic inspection dates, seismic retrofits relating to waterproofing, landscaping, roofing, and removal/replacement of window air condition units.

They addressed inspection enforcement procedures, language within Mills Act Contract, inspection maintenance requirements, 30-day compliance timeframes and failure to comply and contract cancellation procedures.

COMMISSIONER WINTERS thanked staff for the presentation. He commented regarding contract reinforcement procedures and requested that letters of noncompliance be submitted to contract holders in a timelier and consistent manner.

COMMISSIONER BLAIVAS thanked staff for the presentation and their recent efforts to improve the compliance issues. She expressed concerns about potential resources overlooked in the inspection selection process and requested an update of the non-compliant issues at the El Palacio Apartment building.

She asked about procedures concerning seismic retrofits of tenant occupied buildings and requested that buildings with Mills Act Contracts be added to the historic data base.

COMMISSIONER YAVARI concurred with Commissioner Blaivas about the historic data base. He asked if there were retrofit issues with the tenant inspections performed by the Consultants. He asked about his previous request for access to review inspection reports and contract noncompliance letters.

COMMISSIONER OSTERGREN said although the Mills Act Contract procedures were not previously enforced, she's optimistic that Staff and the Consultants are working to resolve the matter based on their recent efforts.

VICE-CHAIR CHARLIE said he agreed with previous comments by the Commission, he said he was concerned that issues with reinforcement procedures were not addressed years ago. He too, however is optimistic and pleased that Staff is working to resolve all issues.

**Item 10.A. Public Comment:**

VICTOR OMELCZENKO WEST HOLLYWOOD asked about the total number of Mills Act Contracts. He requests that contract owner information become public information, asked if compliance inspections include the interior and exterior of buildings. He commented about previous financial incentives and improvements for owners of historic apartment buildings.

MATT DUBIN WEST HOLLYWOOD commented about previous efforts to resolve contract violations at the El Palacio which date back to December 2016 and the arduous efforts to approve the Certificate of Appropriateness.

**Action:** Receive and File.

**11. ITEMS FROM STAFF:**

**A.** LIAISON JENNIFER ALKIRE provided the following updates:

- Annual HPC Event scheduled for 06/25/2018 at Plummer Parks Fiesta Hall. Theme: Evolution of Housing Types in West Hollywood. Event will include Mills Act Contract awareness.

- Annual Event will be in place of the monthly HPC June 2018 meeting; cancellation and/or special meeting notification available at a later date.
- May 2018 meeting will be rescheduled as a special meeting 05/31/2018 in observance of Memorial Day holiday 05/28/2018. Agenda will include two proposed new development public hearing items.
- Upcoming training and/or information sessions for the Commission and members of the public.
- Budget approved trainings for Commission Members

COMMISSIONER YAVARI requested an update concerning Certificate of Appropriateness for the El Palacio Apartment Building.

COMMISSIONER WINTERS requested a future agenda item for July 2018 HPC meeting regarding staff/commission Certificate of Appropriateness approvals.

COMMISSIONER BLAIVAS requested that a representative of the HPC attend future Planning Commission and City Council meetings that address items heard by the HPC.

COMMISSIONER LA JOIE asked about the approval process for certificate of appropriateness applications.

VICE-CHAIR CHARLIE reiterated his request for training on reading building plans and requested that priority status be given to projects that require immediate attention.

## **12. PUBLIC COMMENTS:**

VICTOR OMELCZENKO WEST HOLLYWOOD commented about a designation nomination by the State Historic Resources Commission in the city of Palo Alto for the Bing Crosby Building located at 9028 Sunset Boulevard. He said the property is also included in the City of West Hollywood's Commercial Survey.

## **13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER LA JOIE thanked Staff for the items heard tonight and members of the public for their attendance. He commented about tenant occupied/earthquake retrofit buildings.

He recommended establishing additional incentives for the buildings and suggested that members of the Commission attend future meetings concerning buildings of this nature as well.

COMMISSIONER WINTERS thanked members of the public for their attendance and their ongoing efforts towards protection and preservation within the City. He advised speaker Victor Omelczenko to nominate the buildings he addressed in public comments for designation.

He said he also agrees with Commissioner Blaivas and Yavari concerning adding buildings with Mills Act Contracts to the historic data base.

COMMISSIONER BLAIVAS commented about the 2018 annual HPC event. She thanked members of the public for their regular attendance, comments and perseverance towards preservation, specifically, Matt Dubin who in turn prompted the extensive research of Mills Contract compliance issues.

VICE-CHAIR CHARLIE requested that the special meeting noticing information be prioritized and made aware to members of the public as soon as possible.

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:35 pm to a special meeting of the Historic Preservation Commission on **May 31, 2018, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 26<sup>th</sup> DAY OF JUNE 2018.

  
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CHAIR EDWARD LEVIN

ATTEST:

  
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HISTORIC PRESERVATION COMMISSION  
SECRETARY SHARITA HOUSTON

**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.)*