



HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
TUESDAY, JUNE 26, 2018 – 7:00 P.M.

1. **CALL TO ORDER** Chair Levin called the meeting to order at 7:10 pm
2. **ROLL CALL**
PRESENT: Commissioners LaJoie, Blaivas, Yavari, Ostergren, and Chair Levin.
ABSENT: Commissioner Winters and Vice-Chair Charlie
STAFF PRESENT: Jennifer Alkire Senior Planner-AICP, Antonio Castillo Associate Planner and Sharita Houston Secretary.
3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda. **Action:** Approve the special meeting agenda of Tuesday, June 26, 2018 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 April 23, 2018 as presented. **Motion by Commissioner Ostergren, second by Commissioner Blaivas and motion passed by acclamation; noting the abstention of Chair Levin.**
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:**
 - A. **7156 SANTA MONICA BLVD:**
ASSOCIATE PLANNER ANTONIO CASTILLO gave presentation detailing information reflected in the June 26, 2018 staff report for the restaurant located at 7156 Santa Monica Boulevard (Formosa Café).

He said the project was a Certificate of Appropriateness (COA) to rehabilitate the exterior of the building and the trolley. The trolley is a repurposed Pacific Electric train car that serves as a dining car. The proposal also includes a reconfiguration of the existing rear outdoor patio and entry corridor.

He said the interior side yard would be enclosed and reconfigured into an interior dining area and new back-of-house kitchen space, the

screened outdoor staircase fronting Santa Monica Boulevard would be reconfigured as well to include a new outdoor dining patio and secondary entry.

He said the building will continue to operate as a restaurant and maintain the Formosa Café name however, will be under a different operator.

He provided background/analysis information specifying location, date of construction of the trolley and building, designation status under the 2016 Citywide Commercial Historic Resources Survey/period of significance, current and proposed construction and the proposed rehabilitation.

He said it is Staff's assessment that the proposed rehabilitation work and new construction:

- Will not adversely affect the cultural resource
- Resource will be maintained and the improvements will be conducted in a manner that preserves the cultural and historic value of the resource in compliance with the *Secretary of the Interior's Standards*
- No demolition or removals of original features to the cultural resource are proposed.
- The project will improve the aesthetic, architectural and historic integrity of the resource and the entire property.
- The proposal is well suited for the Formosa Café building and trolley.

Therefore, Staff recommends that the HPC approve the request subject to the findings and conditions of approval set forth in Draft Resolution.

Item 8.A. Commissioner Questions to Staff:

MEMBERS OF THE COMMISSION AND STAFF addressed concerns with the history report of the trolley and restaurant, contrasts with the date of construction listed in the application package and the DPR forms, review and approval of the project by Staff and the L.A. Conservancy, COA information and nomination/designation status of the site.

Item 8.A. Public Comment:

APPLICANT REPRESENTATIVES ERIC NEWMAN AND ANGELA HECKMAN gave a presentation about the proposed project. They primarily addressed the construction component of the project and said

because the display cabinet appears to be intact it would reduce the scope of work for the project.

He addressed proposed changes to the Patio, relocation of the staircase, the adjacent courtyard, updates to the fence, retain existing landscaping, relocate existing wood sign, 1st and 2nd floor awning and window installation, retain existing emergency staircase, fireproof existing roof covering, retention of neon lighting and plans to deal with existing damage to the building.

He talked about the project renderings, the proposal to update the main entry and proposed changes to the second floor. He talked about changes to the roof deck to create public access.

He thanked the Commission and requests approval of the project as recommended by the L.A. Conservancy and Staff.

Item 8.A. Commissioner Questions to Applicant:

MEMBERS OF THE COMMISSION, STAFF AND APPLICANT REPRESENTATIVES further discussed proposed changes to the exterior and interior of both the trolley and the restaurant. They addressed the project renderings and items excluded within the report.

They talked about the newly installed HVAC system, duct work, installation of new windows, restoration of relocated doors, designation sign, existing light boxes, animated signs, restoration projects implemented in late 90's, interior furnishes to trolley, retractable awnings on 2nd floor, secondary resource and witness information concerning the trolley, original paint, street car building permit, Sanford map, previous use, undercarriage of the trolley and designation status of the site.

ALEXANDER BAZLEY, WEST HOLLYWOOD/MANAGER WEST HOLLYWOOD GATEWAY spoke in favor of the nomination. He commented in support of the property owners (1933 Group) efforts to maintain the structures history.

ADRIAN SCOTT FINE, REPRESENTATIVE L.A. CONSERVANCY spoke in favor of the nomination. He commented about securing grant funding for the property that will be managed by the conservancy. He also spoke about and the Conservancy's letter supporting the project submitted after the staff report was published.

MATT DUBIN, WEST HOLLYWOOD/BUSINESS OWNER FORMOSA GROUP spoke in favor of the nomination. He thanked the applicant for the presentation, commented about the conservancy's support of the project and securing grant funding and said he supports nomination of the property as a local cultural resource.

VICTOR OMELCZENKO WEST HOLLYWOOD spoke in favor of the nomination. He commended property owner, 1933 Group on the proposal and the support of the project by the L.A. Conservancy. He commented about potential designation status of the property listed in the 2016 Commercial Survey and the need for City/Owner nominations of other properties within the survey.

KIMBERLY COPELAND, WEST HOLLYWOOD completed a Citizen Position Slip in lieu of speaking in support of Staff's recommendation.

Item 8.A. Public Comment Closed

Item 8.A. Commissioner Comments:

MEMBERS OF THE COMMISSION further discussed the item. They addressed concerns with the previous and proposed use of the property, potential character defining features of the trolley car, various areas of designation eligibility, successful renovations by the 1933 Group, period of significance listed in DPR forms and said the existing display case is affixed to the buffer but was not a part of the original rail car.

CHAIR LEVIN moved to approve the Certificate of Appropriateness as presented and as conditioned; retain the display case until further historic investigation is conducted to determine the period of significance, and amend Condition 6.8 to include language that requires the history report to address the display case before any work or removal is conducted, second by Commissioner Ostergren.

ACTION: Approve the project and Adopt the following resolution as conditioned: **Resolution No. HPC 18-129**; A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE EXTERIOR IMPROVEMENTS TO THE TWO-STORY BUILDING AND RESTORATION OF THE INTERIOR AND EXTERIOR TO THE ATTACHED RED CAR TROLLEY FOR THE PROPERTY KNOWN AS FORMOSA CAFÉ LOCATED AT 7156 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.

Motion by Chair Levin, second by Commissioner Ostergren and motion passes unanimously on roll call vote:

AYES: LaJoie, Yavari, Blaivas, Ostergren and Chair Levin
NOES: None
RECUSAL: None
ABSENT Winters and Vice-Chair Charlie

9. **NEW BUSINESS:** None.

10. **UNFINISHED BUSINESS:** None.

11. ITEMS FROM STAFF:

A. HPC LIAISON JENNIFER ALKIRE provided the following updates:

- Mills Act Contract for 8225 Fountain (Patio Del Moro).
- HPC Multi-Family Incentives to City Council July 16, 2018 meeting
- Thanked HPC Intern Mike Peterson, Chair Levin, Commission Members and Chattel Inc for attendance and participation to the 2018 Annual HPC Event.

COMMISSIONER YAVARI requested an update concerning the El Palacio Apartment and previous request by Commissioner Blaivas to add Mills Act Contract properties to the HPC website.

ASSOCIATE PLANNER, ANTONIO CASTILLO provided updates regarding the Certificate of Appropriateness and the Mills Act Contract/Rehabilitation & Maintenance Plan for the El Palacio and said the project will be brought back before the Commission within the coming months.

HPC LIAISON JENNIFER ALKIRE said procedures concerning adding new context to the website would require additional costs to the recently executed contract and would update the HPC on the request at a later date.

COMMISSIONER YAVARI asked about the process of public speaker Victor Omelczenko's comments regarding staff and property owner nominations for designation.

CHAIR LEVIN requests that the resolution for the Multi-Family Incentives be forwarded to the Commission prior to execution for review.

12. PUBLIC COMMENTS:

VICTOR OMELCZENKO WEST HOLLYWOOD commented about public correspondence and/or notification of proposed agenda items, he gave an update concerning the status of the Bing Crosby Estate nomination mentioned at the April 2018 HPC meeting and expressed concerns about the Melrose Triangle and demolition of the Jones Cat and Dog Hospital.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER BLAIVAS thanked members of the public for their attendance and Chair Levin for his comments at the HPC Event and also thanked the public speakers for their comments at tonight's meeting.

COMMISSIONER YAVARI reiterated his previous comments about addition of Mills Act Contract properties to the HPC Website and also

asked about the previous request for status updates of non-compliant Mills Act Contract holders be provided to the Commission during monthly HPC meetings.

CHAIR LEVIN recommended nominating 7156 Santa Monica Blvd/Formosa Café for cultural designation **recommendation passes by consensus of the Commission.**

MEMBERS OF THE COMMISSION AND STAFF discussed process and procedures regarding nominating landmarks for cultural designation.

COMMISSIONER OSTERGREN thanked Staff and the Commission for their involvement with the success of the Annual HPC Event.

CHAIR LEVIN also thanked Staff for the 2018 Annual HPC Event and expressed concerns about the scale of ongoing projects at Irv's Burger that may potentially impact its historic designation. He proposed that the Formosa Café be agendized for designation as a local cultural resource at the next or subsequent HPC meeting.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 9:05 pm to a regular meeting of the Historic Preservation Commission on **July 23, 2018, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 23rd DAY OF JULY 2018.



CHAIR EDWARD LEVIN

ATTEST:



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.)*