



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 27, 2018 – 7:00 P.M.

1. **CALL TO ORDER** Chair Winters called the meeting to order at 7:00 pm

2. **ROLL CALL**
PRESENT: Commissioners LaJoie, Blaivas, Charlie, Levin
Vice-Chair Yavari and Chair Winters

ABSENT: Commissioner Ostergren

STAFF PRESENT: Jennifer Alkire Senior Planner-AICP, Antonio Castillo Associate Planner, Mike Peterson, HPC Intern, Nels Youngborg of Chattel Inc. and Sharita Houston, Secretary.

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the meeting agenda. **Action:** Approve the regular meeting agenda of Monday, August 27, 2018 as amended. **Motion by Commissioner Levin, second by Commissioner Blaivas and motion passed by acclamation.**

4. **APPROVAL OF MINUTES:**
The HPC is requested to approve the minutes of prior Historic Preservation Commission meetings. **Action:** Approve the meeting minutes of July 23, 2018 as presented. **Motion by Chair Winters, second by Commissioner Levin and motion passed by acclamation; noting the abstention of Commissioners Charlie and Chair Winters.**

ITEM 11.A. ITEMS FROM STAFF HEARD OUT OF ORDER:

STAFF, JEFF AUBEL/CODE COMPLIANCE MANAGER, gave a brief presentation about the role of Code Compliance relating to property maintenance and code compliance issues as noted in Title 19 of the City's Municipal Code.

He addressed enforcement policy and procedures relating but not limited to non-compliant Mills Act contract property owners. He explained the process from initial warning notifications to the third and final step of filing criminal charges, and further discussed property and maintenance code requirements.

STAFF AND MEMBERS OF THE COMMISSION discussed enforcement procedures, compliance officer availability/number of officers, definition of code violations as opposed to complaints, the role and/or responsibilities of a compliance officer.

CHAIR WINTERS requested direction from Staff regarding notification of potential violations. Staff Jeff Aubel recommended that the Commission or

members of the public contact the Public Works Department/Code Compliance and follow procedures of reporting property maintenance/code violations.

5. PUBLIC COMMENT:

MICHAEL WOJTKLEWWICZ, WEST HOLLYWOOD completed speaker slip but did not comment.

DUFF BENNETT, WEST HOLLYWOOD expressed concerns regarding methods and funds to preserve single family homes and designated landmarks within the City of West Hollywood. He recommended that the Code Compliance Division implement property maintenance actions to protect 927 and 931 Palm Avenue.

VICTOR OMELCZENKO, WEST HOLLYWOOD provided updates regarding the national, local and State nominations of the Bing Crosby Building 9028 Sunset Boulevard. He commented about the Madison Car Wash and an EIR for the French Market discussed at a previous Planning Commission Design Review Subcommittee meeting. He said he supports previous comments by public speaker Duff Bennett regarding 927 and 931 Palm Avenue.

6. CONSENT CALENDAR: None.

7. EXCLUDED CONSENT CALENDAR: None.

8. PUBLIC HEARINGS: None.

9. NEW BUSINESS: None.

10. UNFINISHED BUSINESS:

A. 8491 FOUNTAIN AVENUE: Updated Mills Act Contract Rehabilitation and Maintenance Plan for the property located at 8491-8499 Fountain Avenue (El Palacio)

STAFF ANTONIO CASTILLO provided a combined update regarding 8491 Fountain Avenue-(El Palacio) and 1216 N. La Cienega Boulevard-(The Lotus).

He said both items were continued from the November 27, 2017, HPC meeting and said both property owners Chateau Park Homes, LLC and Empire View Homes, LLC submitted updated 10-year Rehabilitation/Maintenance Plans. He also said the HPC discussed unpermitted work to the public vestibules of the buildings.

He said the HPC directed Staff to return with a work plan update within 120 days after the issuance of a Certificate of Appropriateness (COA) and continued the item to allow applicant time to reverse the unpermitted work.

He explained components of the work plan which identified character-defining features, the conditions of the features, recommended treatment and a schedule for the work to be completed and said the work plans are for Mills Act Contracts, both of which will remain in place.

He said Staff approved the COA, May 1, 2018 for the reversal of the unpermitted work which included restoration of newel posts, doors, wood, marble and carpet flooring within the vestibules and also exterior lanterns for The Lotus.

He said on August 9, 2018, Staff and Chattel, Inc. conducted a site visit to inspect existing work under the COA. He said the vestibules of the El Palacio were complete and met the requirements of the Secretary of the Interior's Standards and said the work to The Lotus is incomplete and the owner requests an extension to the 120 days.

He said the updated work plans adequately address previous comments by the HPC, all recommendations outlined in last year's Mills Act Periodic Inspection Report and said Staff recommends that the applicant engage an arborist to assess landscaping throughout both properties.

Additionally, the engineer and arborist reports should include a plan to address repairs and ongoing maintenance and all reports be submitted to the City for review and reference as part of the updated work plan.

He said Staff recommends that the HPC accept the updated work plans for both properties and discussed the photo presentation of the building's interior, exterior and proposed materials.

STAFF, CHATTEL INC AND MEMBERS OF THE COMMISSION Further discussed information relating to the 10-year rehabilitation and maintenance plan and the updated work plan.

Item 10.A. and 10.B. Commissioner Questions to Staff:

COMMISSIONER CHARLIE asked if the property owners will meet proposed timelines within the updated work plan and COA's.

COMMISSIONER LEVIN asked about the purpose of the extension for The Lotus.

COMMISSIONER BLAIVAS asked for clarification of Staffs previous comments about completed work at the El Palacio.

Item 10.A. and 10.B. Public Comment:

LLOYD HUSSEY APPLICANT REPRESENTATIVE EL PALACIO AND THE LOTUS commented in favor of Staff's recommendations. He briefly spoke about the COA's requested to reverse work in both vestibules.

He commented about delays as a result of weather conditions that prohibited work at The Lotus. He gave details of materials and procedures used to preserve and reverse incompatible work implemented to the character defining features of both structures and said 80% of the work at The Lotus is complete.

MEMBERS OF THE COMMISSION, STAFF AND THE APPLICANT further discussed timeframes concerning work to be completed within the vestibules and the updated work plan.

VICTOR OMELCZENKO, PRESIDNET WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA)/ RESIDENT WEST HOLLYWOOD commented in support of Staff's recommendations. He spoke in favor of both owners' efforts to conform the buildings to Mills Act Contracts standards and spoke about encouraging additional incentives for owners of historic landmarks.

MATT DUBIN, RESIDENT WEST HOLLYWOOD commended property owners for their efforts of resolving noncompliance issues within both buildings.

He noted that The Lotus was presented to the commission over two years and requests that enforcement of Mills Act Contracts become priority within all departments of City Hall.

CHAIR WINTERS acknowledged the following citizen position slip in lieu of speaking and in support of Item 10.B:

VICTOR OMELCZENKO, PRESIDNET WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA)/ RESIDENT WEST HOLLYWOOD

Item 10.A. and 10.B. Public Comment Closed

Item 10.A. and 10.B. Commissioner Comments:

COMMISSIONER LEVIN spoke in favor of Staff's recommendations of the updated work plan as amended. He commended Matt Dubin for his work towards awareness of the conditions at The Lotus and the property owners for their work at the sites.

He said he supports Staff's recommendations of an arborist to assess landscaping throughout both properties and the request for an extension by the owner of The Lotus.

COMMISSIONER CHARLIE commented in favor of Staff's recommendation. He thanked members of the public and staff for their work ethics and enforcement to resolve issues/violations at the buildings and said he supports the updated work plan as amended.

He too supports recommendations of additional incentives, interdepartmental enforcement/compliance staff and advised members of the public to contact City Council members as well concerning things of this nature.

COMMISSIONER LAJOIE commented in favor of Staff's recommendations of the updated work plans as amended and commended the property owners for their efforts of resolving noncompliance issues at both buildings.

He thanked Matt Dubin for his efforts concerning public awareness of the conditions at The Lotus, Staff and community members for their input concerning The Lotus and the El Palacio.

COMMISSIONER BLAIVAS commented in favor of Staff's recommendations of the updated work plans as amended. She commended the property owners for their efforts of resolving issues at both buildings and Matt Dubin for his perseverance.

She expressed concerns regarding the need for enforcement and education regarding policy and procedures for noncompliant Mills Act Contracts owners and thanked Staff, fellow commissioners and members of the public for their attendance and input.

VICE-CHAIR YAVARI spoke in favor of Staff's recommendations of the updated work plans as amended. He commended Matt Dubin for his work towards bringing the conditions of The Lotus before the HPC. He requested an ongoing update of the status of both buildings.

COMMISSIONER CHARLIE supports Vice-Chair Yavari's request for an update and requests that updates of all properties with contracts be brought before the HPC.

CHAIR WINTERS spoke in favor of Staff's recommendations of the updated work plans as amended. He commended Matt Dubin and members of the community for their efforts towards bringing the items before the HPC.

He commented about the importance of Staff following procedures and engaging enforcement practices concerning noncompliant Mills Act Contract owners, all in the effort of protecting and preserving designated structures within the City of West Hollywood.

COMMISSIONER LEVIN moved to approve Staff's recommendation of the updated work plans as amended to engage an arborist to assess landscaping throughout both properties.

Action: Approve Staff's recommendation for updated work plans for properties 8491 Fountain Avenue and 1216 N. La Cienega Boulevard with the recommended addition of engaging an arborist. **Moved by**

Commissioner Levin, seconded by Chair Winters and motion passes on roll call vote:

AYES: LaJoie, Blaivas, Charlie, Levin, Yavari and Winters
NOES: None
ABSENT: Ostergren
RECUSED: None

11. ITEMS FROM STAFF: SEE AMENDED AGENDA COMMENTS

HPC LIAISON JENNIFER ALKIRE provided the following update/items from Staff:

- French Market EIR review and hearing at the September 2018 HPC meeting.
- Multi-Family Incentives to be brought before the City Council for review at the October 1, 2018 Meeting.

Members of the HPC discussed and requested an update of the Soft Seismic Retrofits process and procedures be brought to the HPC. COMMISSIONER CHARLIE requested an update on the status of construction at Irv's Burgers and current and/or recent requests for Mills Act Contracts.

HPC LIAISON JENNIFER ALKIRE said the applicant at Irv's Burgers is in compliance with the current COA and is scheduled to open September 2018. She said there are not new applications for Mills Act Contracts.

COMMISSIONER BLAIVAS asked that an update concerning public speaker, Duff Bennett's comments about current renovations at the Palm Avenue designated resources be brought to the HPC.

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LEVIN responded to previous public speaker Duff Bennet and Chair Winters comments about Public Safety's Code Compliance procedures and the need for dedicated compliance officer for property maintenance issues relating to HPC. He said the request is not cost effective and there is no justification to bring the request before City Council.

COMMISSIONER LAJOIE commented about expenses relating to rent controlled historic buildings within the City and asked if there were recommendations by neighboring Cities to resolve the issues.

He also said he supports the recommendation by Commissioner Blaivas to educate Mills Act Property Owners and requests that it be added to a future HPC agenda.

MEMBERS OF THE COMMISSION AND STAFF discussed adding an information item to the September 2018 agenda regarding previous discussion/actions regarding Multi-Family Incentives by the HPC.

COMMISSIONER CHARLIE thanked members of the community for their attendance and input to the HPC meeting. He requested that an accessible form of community outreach be provided to members of the community regarding Mills Act Contracts.

He asked if there were procedures or actions taken against property owners that have altered and/or compromised the integrity of designated resources.

COMMISSIONER BLAIVAS thanked members of the public, Staff and the HPC for their attendance and input. She commented about Commissioner LaJoie's remarks concerning new ownership and breaching contracts.

CHAIR WINTERS acknowledged Vice-Chair Yavari's birthday and expressed concerns about the presentation provided by Code Compliance Manager Jeff Aubel.

He said he was not satisfied by the information provided and is concerned that requests by members of the public are not resolved in an efficient or effective manner.

He requests that a discussion item be added to the October 2018 meeting of the HPC to discuss code compliance and/or procedures relating to compliance/violations of Mills Act Contracts and designated properties.

14. **ADJOURNMENT:** *The Historic Preservation Commission adjourned at 9:35 pm to a regular meeting of the Historic Preservation Commission on **September 24, 2018, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
COMMISSION ON THIS 24th DAY OF SEPTEMBER 2018.


Vice-Chair Kevin Yavari

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.)*