



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 24, 2018 – 7:00 P.M.**

1. **CALL TO ORDER** Vice-Chair Yavari called the meeting to order
At 7:01 pm

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

ABSENT: Chair Winters and LaJoie

STAFF PRESENT: Jennifer Alkire, Senior Planner-AICP, Nels
Youngborg, 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, September 24, 2018
as amended to continue Item 9.A. to the next meeting of the Historic
Preservation Commission. **Motion by Commissioner Levin, second by
Commissioner Ostergren 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 August 27, 2018 as presented. **Motion
by Commissioner Blaivas, second by Commissioner Levin and motion
passed by acclamation; noting the abstention of Commissioners
Ostergren.**

5. **PUBLIC COMMENT:**

VICTOR OMELCZENKO, WEST HOLLYWOOD congratulated the City of West
Hollywood as recipient of the 2018, Governors Historic Preservation Award for
the Commercial Historic Resources Survey and commented about an upcoming
neighborhood meeting for Barney's Beanery and a potential state historic tax
credit for California proposed in 2014 to assist historic property owners.

MICHAEL WOJTKLEWWICZ, WEST HOLLYWOOD expressed concerns about
the August 27, 2018 Items from Staff presentation by Code Compliance
Manager, Jeff Aubel. He criticized Manager Aubel's demeanor, the divisions of
professionalism and the process of obtaining public record information.

Item 5.A. Public Comments Closed.

6. **CONSENT CALENDAR:** None.

7. **EXCLUDED CONSENT CALENDAR:** None.

8. **PUBLIC HEARINGS:** None.

9. **NEW BUSINESS:** None.

- A. **CODE COMPLIANCE:** Staff and Commission discussion regarding Code Compliance as it relates to historic buildings.
Action: Continued to the October 22, 2018 HPC Meeting. **Motion by Vice-Chair Yavari and motion passed unanimously by acclamation.**

10. **UNFINISHED BUSINESS:**

A. **MULTI-FAMILY INCENTIVES UPDATE:**

STAFF JENNIFER ALKIRE gave a presentation regarding Multi-Family Incentives Updates scheduled to be presented at the October 1st City Council Meeting.

She stated the history of the study which was initiated by Staff and performed by Page & Turnbull in 2016 the details of its process to date and stated proposed recommendations to be presented to City Council at their next meeting.

She stated the following recommendations to be presented to Council:

- Mills Act Contract
- Technical Assistance Program for property owners and applicants
- Maintain Fee Waivers and extend to maintenance and rehabilitation building permits
- Modify Rent Stabilization Ordinance to institute an alternative plan for existing paint schedules.

She stated the following incentives I not recommended to Council:

- Transfer Developments Right Program
- Historic Apartment Preservation Program (HAPP)

Item 10.A. Commissioner Questions to Staff:

COMMISSIONER OSTERGREN asked for more detailed information about the Historic Apartment Preservation Program (HAPP)

COMMISSIONER BLAIVAS asked for more details about the Technical Assistance Program.

Item 10.A. Public Comments:

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE PRESIDENT (WHPA), WEST HOLLYWOOD said the WHPA stands by its previous statements in support of the four incentives and recommended that HAPP be included. He said the HPC initially recommended that the Technical Assistance Program be modified from an On-call Consultant to a Full-time Consultant.

Item 10.A. Public Comments Closed.

Item 10.A. Commissioner Comments:

COMMISSIONER LEVIN stated concerns with the process and selection of the incentives proposed to be recommended to City Council. He commented about the initial discussion and recommendations by the HPC and gave brief details regarding the potential need and assistance of the four proposed recommendations.

He said the HPC originally recommended five incentives; HAPP included and suggested that it be added to the list of recommendations to be heard at the October 1st meeting. He said of the five the HAPP is the most important.

COMMISSIONER CHARLIE said he supports comments by Commissioner Levin and supports the Mills Act Contract Incentive. He too supports the HAPP program; it will be great investment. He said the Multi-Family Incentives should benefit all historic property owners.

COMMISSIONER BLAIVAS said she agrees with fellow Commissioner comments by Levin and Charlie regarding HAPP. She expressed concerns about neglect, lack of enforcement and non-compliant issues concerning maintenance programs of historic properties with Mills Act Programs.

VICE-CHAIR YAVARI asked for further explanation about Staffs statement regarding other principalities not making use of HAPP.

COMMISSIONER OSTERGREN said she was a member of the incentives subcommittee; she supports comments by Commissioners Levin and Charlie. She said the study was initiated by the City who requested that it be *"broadly creative and something that had not already been done"*.

She said the recommendations were and should be presented to Council as originally submitted by the Subcommittee and the Commission years ago.

MEMBERS OF THE COMMISSION reiterated their unanimous recommendation of including all incentives as previously initiated by the study to the City Council and to add the HAPP program to the list of recommendations as well.

- B. MILLS ACT CONTRACT UPDATE:** Staff will provide an update of progress on Mills Act inspections, general levels of compliance, and enforcement activity.

NELS YOUNGBORG, CHATTLE INC CONSULTANT gave a presentation regarding recommendations for Mills Act Contract Updated Work Plans.

He stated each recommendation and its purpose. He said the updates include the following:

- Tracking Data Base: Conformance, Inspection Schedules, Tax Savings and Fiscal Impacts to City
- Current Mills Act Assessed Value Changes: Assessments requested; will be added tracking sheet once received and bill be provided to City annually
- Implementation of Inspection Protocol
- Consolidation of existing Mills Act Contracts within Condominiums

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

COMMISSIONER LEVIN AND VICE-CHAIR YAVARI asked when the conformance/nonconformance tracking sheet will be available to the Commission and requested that that a summary report be provided annually or after scheduled tenant inspections.

COMMISSIONERS OSTERGREN, LEVIN AND CHARLIE addressed and requested clarification of the process and procedures of Consolidating Existing Multi-Family/Condominiums with Mills Act contracts.

COMMISSIONER BLAIVAS reiterated her previous request of adding Mills Act Contract properties to the HPC data base.

Item 10.B. Public Comment:

LYNN RUSSELL WEST HOLLYWOOD commented about the benefits of the Mills Act Contract, turnover rate of existing buildings in West Hollywood, non-compliant property owners of Mills Act Contracts and changed to existing character defining features of the historic buildings.

VICTOR OMELCZENKO, WEST HOLLYWOOD commented concerning the consultants' findings and results. He addressed individual property owners of condominium projects of existing buildings within West Hollywood and the Tax Credit benefits of the Mills Act Contract. He recommended that a list of Mills Act Contract property owners be available via the internet.

Item 10.B. Public Comment Closed

11. ITEMS FROM STAFF:

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

- Multi-Family Incentives and Several Zone Text Amendments to be brought before the City Council for review at the October 1, 2018 Meeting.
- October 22, 2018 HPC Meeting:
 - Continued New Business Code Compliance discussion item
 - French Market EIR review and comment only October DEIR
 - Public hearing item of 8439 Sunset Boulevard (Piazza Del Sol)

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER BLAIVAS thanked members of the public, Staff and the HPC for their attendance and input. She commented about an event by the L.A. Conservancy and an update regarding the status of properties previously addressed by Duff Bennett concerning Palm Avenue Properties.

COMMISSIONER CHARLIE requested status of a previous request for a "WeHo-Minute" infomercial to be aired on WeHoTV.

COMMISSIONER LEVIN commented about a discussion item at the last meeting of the Planning Commission that addressed the revocation of a COA to restripe the parking at the El Palacio apartment building and congratulated the HPC on the upcoming Commercial Survey Governor's Award.

VICE-CHAIR YAVARI thanked the public for their attendance and comments. He said he supports previous comments about Mills Act Contracts available to the public via internet. He recommended that members of the HPC attend the City Council October 1, 2018 meeting concerning the Multi-Family Incentives Update.

MEMBERS OF THE COMMISSISON nominated Commissioner Levin, in absence of Chair Winters as representative of the Historic Preservation Commission at the October 2018 meeting regarding the incentive updates.

14. ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:09 pm to a regular meeting of the Historic Preservation Commission on **October 22, 2018, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
COMMISSION ON THIS 22nd DAY OF OCTOBER 2018.



CHAIR CHRISTOPHER WINTERS

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.)*