



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 28, 2019 – 7:00 P.M.

1. CALL TO ORDER

Chair Winters called the meeting to order
At 7:00 pm

2. ROLL CALL

PRESENT:

Chair Winters, Commissioners LaJoie, Blaivas,
Charlie, Ostergren and Levin

ABSENT:

None.

STAFF PRESENT:

Jennifer Alkire, Senior Planner AICP, Mike
Peterson, HPC Intern, Nels Youngborg Chattel
Inc. and Danny Casillas, Acting-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, January 28, 2019 as amended to adjourn in memory of Lyndia Lowy, Founding Secretary of West Hollywood Preservation Alliance. **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 October 22, 2018 as amended. **Motion by Chair Winters, second by Commissioner Charlie and motion passed by acclamation.**

5. PUBLIC COMMENT:

LYNN RUSSELL, WEST HOLLYWOOD, expressed concerns on the subject of identifying and verifying the accuracy of source documents within staff and consultant reports.

Item 5.A. Public Comments Closed.

6. CONSENT CALENDAR:

A. 2017-2018 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 Review and consideration. **Motion by Commissioner Levin, second by Commissioner Charlie and motion passed on roll call vote:**

AYES:

Commissioners Levin, Ostergren, Charlie,
Blaivas, LaJoie and Chair Winters

NOES None
ABSENT: None
ABSTAIN: None

Action: Receive and File.

Item 6.A. Public Comment:

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE congratulated Staff, HPC and members of the preservation community on the proposed projects within the report. He commended the HPC concerning newly added Cultural Designations, proposed updates to Millis Act Contract and proposed goals for 2018/2019.

Item 6.A. Public Comment Closed

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

8. **PUBLIC HEARINGS:**

A. 7156 SANTA MONICA BOULEVARD (FORMOSA CAFÉ) LOCAL CULTURAL RESOURCE DESIGNATION

HPC INTERN MIKE PETERSON gave a presentation detailing information as reflected in the January 28, 2019 staff report for the Commission-Initiated Cultural Resource Designation of 7156 Santa Monica Boulevard (Formosa Café).

He said Staff finds that the building possesses full integrity of location, setting, feeling and association as it is on its original site on Santa Monica Boulevard and across from the studio.

The building has lost integrity of design, materials and workmanship but maintains sufficient integrity of its character-defining features. He said the building qualifies for designation as a cultural resource under Criteria B - Example of Distinguishing Characteristics and Criteria C - Identified with Persons or Events.

He said Staff received documents after the item was published in support of the designation.

Item 8.A. Commissioner Questions To Staff:

STAFF AND THE COMMISSON asked about property owner support of the nomination. They addressed concerns regarding the 800-Series Railway Cars, Recent removal of the display case and addition of a HVAC system at the top of the trolley.

HPC LIAISON JENNIFER ALKIRE said the display case was removed and HVAC system was added outside the scope of existing Certificates of

Appropriateness and is under review by the Planning and Code Compliance departments.

COMMISSIONER LAJOIE requested missing dates be added to the photos in the nomination application of the proposed project.

Item 8.A. Public Comment:

ROY OLDENKAMP, WEST HOLLYWOOD PRESERVATION ALLIANCE Commended former members of the Cultural Heritage Advisory Board, Preservation Historian Stacey Failing, the 1933 Group, the L.A. Conservancy, the National Trust and Staff for their efforts towards designating and preserving the historic elements of the café.

TRACY PATTIN, WEST HOLLYWOOD spoke in favor of Staff's recommendation. She thanked the Commission for their support of the designation.

ACTING HPC SECRETARY DANNY CASILLAS read into public record the following members of the public which completed citizen position slips in lieu of speaking: Susana Miller, Tod Hallman, Roxanne McBryde, Michael Haddad, Dave Monks and Victor Omelczenko.

Item 8.A. Public Comment Closed

Item 8.A. Commissioner Comments:

COMMISSIONER LEVIN spoke in favor of the designation. He recommended the following changes to the resolution for designation:

- Include Criterion A - Exemplifies Special Elements of the City for designation.
- Remove "The scale of the one-story building along Santa Monica Boulevard"
- Remove "(potentially) the curio cabinet at the back of the trolley".

COMMISSIONER CHARLIE spoke in favor of the nomination for designation and thanked Staff for report. He said he supports the recommended amendments by Commissioner Levin.

COMMISSIONER OSTERGREN spoke in favor of the nomination for designation and recommended that language be added noting the significance of the building being one of the few examples of a trolley car incorporated into a cafe building. She said she supports amendments by Commissioner Levin.

COMMISSIONER BLAIVAS spoke in favor of Staff's recommendation. She said she supports the recommended amendments by Commissioner Levin and the nomination for designation.

COMMISSIONER LAJOIE spoke in favor of Staff's recommendation. He said he supports the recommended amendments by Commissioner Levin.

MEMBERS OF THE COMMISSION AND STAFF discussed and recommended that Staff include language regarding the uncertainty of the display case at the rear of the trolley being original to the cafe.

COMMISSIONER LEVIN moved that Resolution No. HPC19-132, A **RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY AT 7156 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE (CRD 18-0002)** be approved with the following amendments:

- Section 4 – Include Criterion A - Exemplifies Special Elements of the City for designation.
- Section 6 - Remove “The scale of the one-story building along Santa Monica Boulevard”
- Section 6 - Remove “(potentially) the curio cabinet at the back of the trolley” and add brief description of preservation concerns regarding the uncertainty of the display cabinet.
- Add language noting the significance of the building being one of the few and unique examples of a trolley car that has been incorporated into a cafe building.

Action: Approve Resolution No. HPC19-132, **Motion by Commissioner Levin, second by Commissioner Charlie and motion passed on roll call vote:**

AYES: Commissioners Levin, Ostergren, Charlie,
Blaivas, LaJoie and Chair Winters

NOES None

ABSENT: None

ABSTAIN: None

9. NEW BUSINESS:

- A. **HISTORIC PRESERVATION WORK PROGRAM:** The Historic Preservation Commission will receive an update regarding the 2019 general work program for Historic Preservation.

HPC LIAISON JENNIFER ALKIRE gave a presentation detailing information as reflected in the January 28, 2019 staff report for the preservation work program.

She commented about information under the headings of Documentation, Protection, Incentives and Outreach and Education as noted in the Staff report.

MEMBERS OF THE COMMISSION AND STAFF discussed in detail information contained in the staff report. The Commission requested an item be placed on an upcoming agenda to recommend additional work plan items including an update of the multi-family historic resources survey and strategies for outreach to owners of single-family properties in lieu of a survey of the R1 zoning districts.

The Commission commented on the Mills Act program update progress, and asked staff for updates on the multi-family historic incentives implementation and status of the 13 remaining properties from the 2008 multi-family historic resources survey that have not yet been brought forward for designation.

Item 9.A. Public Comment:

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE commented on various topics and information relating to Ordinances of neighboring Cities and the 2008 Commercial Survey.

LYNN RUSSELL, WEST HOLLYWOOD commented about previous Surveys addressed in the Work Plan and recommended that the Commission review the City of Santa Monica's 40-Year Plus Threshold Ordinance. She supports previous comments by Commissioner Blaivas.

Item 9.A. Public Comment Closed

ACTING HPC SECRETARY DANNY CASILLAS requested a vote to agendized previous requests of members of the Commission that Survey Updates and Outreach and Education topics of the HPC Work Program be agendized for discussion at a future meeting of the Historic Preservation Commission. **Request to agendize Survey Updates and Outreach and Education topics passed on roll call vote:**

AYES:	Chair Winters, Commissioners LaJoie, Blaivas, Charlie, Ostergren and Levin
NOES	None
ABSENT:	None
ABSTAIN:	None

10. UNFINISHED BUSINESS: None.

11. ITEMS FROM STAFF:

HPC LIAISON JENNIFER ALKIRE provided the following update from Staff:

- February 2019 HPC Meeting:
Nomination for Cultural Resource Designation on Sunset Blvd.
Certificate of Appropriateness for 1343 N. Laurel (Laurel Place)

- Commissioner Blaivas asked for direction regarding responses to the Work Program Report, funding/reviving the Commemorative Site Program and the Local Brick and Mortar Grant Program.

12. PUBLIC COMMENTS:

VICTOR OMELCZENKO, WEST HOLLYWOOD RESIDENT AND PRESIDENT OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE commented about previous City Council meetings, and various projects within the City of West Hollywood. He requested an update to the Cultural Resource Designation Brochure.

Item 12.A Public Comments Closed

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LAJOIE thanked the members of the community for their attendance and Staff for their hard work.

COMMISSIONER BLAIVAS thanked members of the community for their attendance, Staff and the Commission for their hard work and asked about status of the unpermitted work at The Lotus.

NELS YOUNGBORG OF CHATTEL INC. addressed concerns about The Lotus. He said the applicant has been responding to the directives previously given by Staff and the Commission and has been actively communicating with the Planning Department.

COMMISSIONER LEVIN restated his comments regarding the passing of Lyndia Lowy.

COMMISSIONER CHARLIE recommended that the annual HPC Event be held at a CRD site and reiterated requests for electronic notification of HPC meetings. He requested updates of previous requests by the Commission and expressed a position of privilege concerning meeting room temperature. He thanked members of the Community for their and advised that they communicate with impending City Council members concerning HPC issues.

COMMISSIONER OSTERGREN asked about verbatim minutes and informed the Commission about the "Preserving the Recent Past 3" Conference at USC, March 13-16, 2019.

CHAIR WINTERS recommended that nomination of Vice-Chair be added to the next HPC meeting.

COMMISSIONER BLAIVAS thanked Commissioner Levin for his request to adjourn the meeting in memory of Lyndia Lowy.

CHAIR WINTERS AND LEVIN recognized recently resigned, former Vice-Chair Kevin Yavari for his service to the Commission.

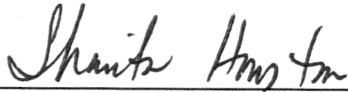
14. **ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:50 pm to a regular meeting of the Historic Preservation Commission on **February 25, 2019, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 25TH DAY OF FEBRUARY 2019.



CHAIR

ATTEST:



HISTORIC PRESERVATION COMMISSION
ACTING SECRETARY DANNY CASILLAS

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.)*