



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 24, 2019 – 7:00 P.M.

1. **CALL TO ORDER** Acting Chair Charlie called the meeting to order at 7:00 pm
2. **ADMINISTER THE OATH OF OATH OF OFFICE:** Mayor D'Amico Administered the Oath of Office to Lola Davidson for a term ending April 28, 2021.
3. **ADMINISTER THE OATH OF OATH OF OFFICE:** Councilmember Meister administered the Oath of Office to Matt Dubin for a term ending April 28, 2021.
4. **ROLL CALL**
PRESENT: Chair Winters, Vice-Chair LaJoie, Commissioners Levin, Charlie, Davidson and Dubin
ABSENT: Commissioner Ostergren
STAFF PRESENT: Jennifer Alkire, Senior Planner AICP/HPC Liaison, Nels Youngborg, LEED AP Chattel, Inc. and Sharita Houston HPC-Secretary.
5. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the agenda.
Action: Approve the meeting agenda of Monday, June 24, 2019 as presented.
Motion by Commissioner Levin, second by Commissioner Charlie and motion passed.
6. **APPROVAL OF MINUTES:**
The HPC is requested to approve the minutes of prior Commission meetings.
Action: Approve the meeting minutes of February 25, 2019 as presented.
Motion by Commissioner Levin, second by Commissioner Charlie and motion passed, noting an abstention by Chair Winters and Commissioners Dubin and Davidson.
7. **PUBLIC COMMENT:**

VICTOR OMELCZENKO, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA) commented about designated resources, 8743 Sunset and 7156 Santa Monica (Formosa Café), the 2019 HPC Event and thanked the Commission for initiating the Formosa Café nomination.

RICHARD MAGGIO, WEST HOLLYWOOD/RENT STABILIZATION COMMISISON LIAISON distributed handouts to the Commission and said he'll attend future HPC meetings to provide updates concerning rent and housing issues within the City.

FORMER COMMISSIONER CATHY BLAIVAS, WEST HOLLYWOOD acknowledged Mayor D'Amico and Councilmember Meister, welcomed Commissioners Davidson and Dubin and thanked Staff, Councilmember Meister *and the Commission for the opportunity to serve.*

STEPHANIE HARKER, WEST HOLLYWOOD thanked former Commissioner Blaivas *for her service, welcomed new Commissioners and commented about historic Landmark No. 160 at Plummer Park.* She expressed concerns about designated resources on Vista Street and the proposed demolition/development on Lexington.

8. **CONSENT CALENDAR:** None,

9. **EXCLUDED CONSENT CALENDAR:** None.

10. **PUBLIC HEARINGS:**

A. **645 N. ROBERTSON BOULEVARD (ROBERTSON LANE HOTEL PROJECT):** Request to amend previously approved Robertson Lane Hotel project including retention and rehabilitation of additional segments of The Factory building (Cultural Resource). The project is located at 645-681 Robertson Boulevard and 648-654 La Peer Drive.

HPC LIAISON JENNIFER ALKIRE presented background information regarding the June 24, 2019 staff report. She said the Robertson Lane Hotel project was approved by City Council June 4, 2018 and included the Robertson Lane Specific Plan and an Environmental Impact Report (EIR).

She said, March 5, 2019, the applicant requested substantial changes to the scope of the project. She said the changes are in compliance with the adopted Robertson Lane Specific Plan and said and will not create additional project impacts as documented in the attached Addendum to the EIR.

She addressed location, uses and said the amendment will remove two existing design showrooms that are not potentially historic and explained the newly proposed excavation and reconfiguration of the subterranean parking garage area which will be favorable towards pedestrians and vehicle entrance and exit along Robertson Boulevard.

She said the amendment will result in a significantly greater portion of the Factory Building being retained and rehabilitated for inclusion in the project and further discussed the details.

She stated the purpose of the item before the Commission and said Staff supports the proposed amendments.

ITEM 10.A. APPLICANT PRESENTATION:

APPLICANT REPRESENTATIVES DJ MOORE OF LATHAM AND WATKINS, LLP AND KATIE HORAK OF ARCHITECTURAL RESOURCES GROUP (ARG) spoke in favor of Staff's recommendation.

APPLICANT REPRESENTATIVE DJ MOORE presented the proposed changes requested in the amendment. He said the changes will substantially enhance the rehabilitation of The Factory and further reduce the less than significant impacts identified in the EIR.

He said four additional modules will be added to the proposed seven of twelve, adding an additional eighty linear feet and increasing the preservation area by thirty-three percent and agreed with Staff's assessment of the benefits to the reconfiguration of the subterranean parking and driveway at Robertson.

He explained additional improvements, not related to preservation that will expand the parking footprint, provide reductions to overall excavation, enhance ball room space and a slight reduction to the overall hotel room count and square-footage.

APPLICANT REPRESENTATIVE KATIE HORAK spoke about enhancements to preserving the length of The Factory building, the benefits of losing the vehicular driveway and maintaining the historic height of the building.

She addressed the proposed changes to parking and visibility of the south elevation at the Studio One entrance on Robertson Boulevard. She said the modified project will include a mezzanine at the lobby level of Studio One that will function as a place of commemoration.

She said the modified project will reduce impacts to the historic building and there are no changes to the mitigation measures. She addressed information regarding disassembling and reassembling the building and fabrication of in-kind windows and panels.

ITEM 10.A. COMMISSIONER QUESTIONS:

COMMISSIONER DUBIN asked about an estimated time to fabricate the window and panel replacements.

APPLICANT REPRESENTATIVE KATIE HORAK said the fabrication process should be approximately three months.

ITEM 10.A. PUBLIC COMMENT (2-Minute Comment Period):

CHAIR WINTERS acknowledged Citizen Positions Slips In Lieu of Speaking for the following individuals:

- TRACY PATTIN
- ROY OLDENKAMP
- MICHAEL ZANELLA
- DANIEL RODRIGUEZ
- MANNY RODRIGUEZ

VICTOR OMELCZENKO, WEST HOLLYWOOD/WHPA spoke in favor of Staff's recommendation. He said the Alliance was greatly pleased with the additional measures taken to preserve The Factory Building and supports the amendment.

SARAH OLIVEIRA, WEST HOLLYWOOD read into the record a letter from CHRISTINA MORRIS/NATIONAL TRUST FOR HISTORIC PRESERVATION (NTHP). She said the Trust supports Staff's recommendation and commends Faring Capital for their strategies and methods of reevaluating the project and preserving the history of the Factory building.

ADRIAN SCOTT FINE, LOS ANGELES CONSERVANCY spoke in favor of Staff's recommendation and commented about the conservancy's role in assisting Faring Capital with the project. He said the Conservancy commends the applicant on the reconfiguration of the project and reaffirmed their support.

RON HAMMIL, LOS ANGELES and former employee of Studio One spoke in favor of Staff's recommendation and the requested amendments by the applicant.

BRIAN BARNES, WEST HOLLYWOOD/WEHO BUSINESS OWNER spoke in favor of Staff's recommendation. He said he supports the proposed amendments and commended the applicant for the design component of the project.

SAM BORELLI, WEST HOLLYWOOD spoke in favor of Staff's recommendation. He supports the proposed amendments and noted support of the project by the Community, LA Conservancy and the NTHP.

SCOTT SCHMIDT, WEST HOLLYWOOD spoke in favor of Staff's recommendation and commended the applicant for the proposed amendment. He said each reiteration of the proposal has enhanced the project.

MARC SALTARELLI, WEST HOLLYWOOD spoke in favor of Staff's recommendation and commended Faring Capital for the proposed amendment. He's preparing a documentary on Studio One that will include parts of tonight's presentation.

CHAD BLOWIN, WEST HOLLYWOOD/BUSINESS OWNER/FORMER WESTHOLLYWOOD PUBLIC SAFETY COMMISSIONER spoke in favor of Staff's recommendation and commended Faring Capital for their efforts to restore and preserve the history of the building.

DAN MORIN, WEST HOLLYWOOD/FORMER WHPA MEMBER spoke in favor of Staff's recommendation and commended the applicant for the previous and proposed improvements to the project.

GAIL SANES, WEST HOLLYWOOD spoke in favor of Staff's recommendation and commended the applicant for preserving the history of the building and said she supports the proposed amendment.

GEORGE CREDLE, WEST HOLLYWOOD spoke in favor of Staff's recommendation and commended the applicant for the proposed amendment and the overall enhancements to design of The Factory building.

GENEVIVE MORRILL, WEST HOLLYWOOD/PRESIDENT OF THE WEST HOLLYWOOD CHAMBER OF COMMERCE spoke in favor of Staff's recommendation and said the Chamber supports the proposal. She commended the applicant for their continual preservation efforts and their efforts to satisfy the requests and needs of the community.

BOBBIE EDRICK, WEST HOLLYWOOD/CAPTION OF NORMA TRIANGLE NEIGHBORHOOD WATCH spoke in favor of Staff's recommendation. She supports the amendments to the excavation portion and overall enhancements of the project.

JENNIFER GREGG, LOS ANGELES/EXECUTIVE DIRECTOR OF THE ONE ARCHIVES FOUNDATION spoke in favor of Staff's recommendation and said the Foundation worked with the applicant in preparation of the proposal. She said the foundation provided historic Studio One artifacts to the applicant and supports the amendment.

DAVID REID, WEST HOLLYWOOD spoke in favor of Staff's recommendation and commended the applicant for the buildings contribution to the City's Design District and preserving its history as well.

SUSANNA MILLER, WEST HOLLYWOOD/WHPA/NORMA TRIANGLE/LOS ANGELES CONSERVANCEY spoke in favor of Staff's recommendation and commended the applicant for preserving the design and history of the buildings.

FRED ANAWALT, WEST HOLLYWOOD BUSINESS OWNER/LOS ANGELES spoke in favor of Staff's recommendation and said he and Anawalt Lumber support the project and commended the applicant for their preservation efforts and the reconfiguration of the parking.

JAIME RUMMERFELD, LOS ANGELES/FOUNDER OF SAVE ICONIC ARCHITECTURE spoke in favor of Staff's recommendation and said she supports the adaptive reuse and preservation elements of the proposal.

LYNN RUSSELL, WEST HOLLYWOOD spoke in favor of Staff's recommendation and commended the applicant for his endeavor to satisfy the requests of the community and for such an evolutionary adaptive reuse of the building(s).

STEPHANIE HARKER, WEST HOLLYWOOD spoke in favor of Staff's recommendation and said she supports the proposed amendment.

CATHY BLAIVAS, WEST HOLLYWOOD spoke in favor of Staff's recommendation and said she supports the amendment. She said she originally opposed the project but now commends the applicant for the adaptive reuse and preservation elements as well as the reconfiguration of the parking footprint. She thanked Krisy Gosney and Kate Eggert for initiating the application for nomination.

Item 10.A. Public Comment Closed

Item 10.A. Commissioner Comments:

COMMISSIONER CHARLIE disclosed that he met with the applicant to view the property and spoke in favor of Staff's recommendation. He thanked the Community for their support and attendance. He complimented Faring Capital for the community outreach and supports the amendment.

COMMISSIONER LEVIN disclosed that he met with the applicant to review the revisions to the project. He said he too originally opposed the project. He acknowledged the improvements with the additional modules, the Studio One entrance and the new plaza.

COMMISSIONER MATT DUBIN disclosed that he met with the Applicant to view the site and spoke in favor of Staff's recommendation. He said the amendment is an improvement to the project. He requested that Faring Capital follow through with promoting the historic component of The Factory/Nightclub and Mitchell Camera building and requested that Staff provide status updates of the project.

COMMISSIONER DAVIDSON disclosed that she met with the Applicant to view the site. She spoke in favor of Staff's recommendation and acknowledged the support of the community and said she supports the project.

VICE-CHAIR LAJOIE disclosed that he met with the Applicant to view the site and spoke in favor of Staff's recommendation. He thanked the community for their support and said the site is important to the LGBT culture. He said he supported both previous and current iterations of the proposal.

CHAIR WINTERS disclosed that he met with the Applicant to discuss the proposed plans. He spoke in favor of Staff's recommendation and said he viewed the site previously.

He said the amendment vastly improved the project. He commented about preservation of The Factory building, the driveway entrance and the mitigation measures to add space for commemoration. He commended Faring Capital for the design of project and their community outreach.

COMMISSIONER LEVIN reiterated previous comments by Commissioner Dubin concerning the recognition/promotion of the historic role of the Mitchell Camera Building, The Factory Building/Nightclub and the Studio One.

COMMISSIONER LEVIN moved to approve Staff's recommendation, second by Commissioner Charlie.

ACTION: Staff recommends that the Historic Preservation Commission adopt Draft Resolution No. HPC 19-135, recommending that the Planning Commission approve the requested amendments by, **Motion by Commissioner Levin, seconded by Commissioner Charlie, and passed unanimously by roll call vote:**

Draft Resolution No. HPC 19-135: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE WEST HOLLYWOOD PLANNING COMMISSION APPROVE CERTIFICATE OF APPROPRIATENESS AMENDMENT IN CONJUNCTION WITH A MAJOR AMENDMENT TO THE ROBERTSON LANE HOTEL PROJECT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA.

AYES:	Chair Winters, Vice-Chair LaJoie Commissioners Dubin, Davidson, LaJoie, Charlie and Levin
NOES	None
ABSENT:	Ostergren
ABSTAIN:	None
RECUSALS:	None

11. NEW BUSINESS:

- A. **CULTURAL RESOURCE DESIGNATION CRITERIA TRAINING:**
Nels Youngborg, LEED AP, Senior Associate with Chattel, Inc. provided a powerpoint presentation/training on the City of West Hollywood's Criteria for designation of Local Cultural Resources.

MEMBERS OF THE HPC, STAFF AND NELS YOUNGORG discussed best practices, processing and the criteria for designating Local Cultural Resources and suggested that the information be available to the Commission and members of the public.

Item 11.A. Public Comment:

VICTOR OMELCZENKO WEST HOLLYWOOD/WHPA requested Staff to develop a Historic Context Statements for the LGBT community as well as Route 66. He commented out of order regarding the loss of craftsman properties in the Old Town of Sherman.

LYNN RUSSELL, WEST HOLLYWOOD agreed that the training should be available online for members of the public and said it would be useful as a general outline for other Commissions and Councilmembers.

STEPHANIE HARKER, WEST HOLLYWOOD thanked Staff & Chattel, Inc. for the presentation and requested that it be available to members of the public in a form of community outreach and/or on the City's website.

Item 11.A. Public Comment closed.

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

HPC Liaison Jennifer Alkire reported the following to the Commission:

- Thanked former Commissioner Blaivas for her service and welcomed newly appointed Commissioners Davidson and Dubin
- July 2019 HPC meeting: Roxy/Rainbow Room nominations for designation, the French Market project and an update from the Capital Projects Team concerning the metro rail expansion.
- August 2019 HPC meeting: Three nominations for designations in upcoming meetings.
- 2019 Annual HPC Event to be held at the:
Formosa Café - 7156 Santa Monica Boulevard
July 8, 2019

14. PUBLIC COMMENTS: None.

15. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

Members of the Commission welcomed newly appointed Commissioners Davidson and Dubin and thanked former Commissioner Blaivas for her service to the HPC.

COMMISSIONER CHARLIE requested that tonight's CRD Criteria Training and other trainings be made available online at the City's websites.

CHAIR WINTERS requested that an item be added to a future meeting agenda to discuss asking City Council to consider requiring director-level certificates of appropriateness to appear on the consent calendar section of the HPC agenda, prior to approval.

16. **ADJOURNMENT:** *ADJOURNMENT: The Historic Preservation Commission (HPC) adjourned at 9:03pm to a regularly scheduled meeting on July 22, 2019 beginning at 7:00pm at Plummer Park 7377 Santa Monica Boulevard, Rooms 5 & 6, West Hollywood CA, 90046.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 22nd DAY OF JULY 2019.

CHAIR

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.)*