



HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MONDAY, NOVEMBER 25, 2019 – 7:00 P.M.

1. **CALL TO ORDER** Chair LaJoie called the meeting to order at 7:02pm

2. **ROLL CALL**
PRESENT: Chair LaJoie, Vice-Chair Charlie, Commissioners Levin, Ostergren, Davidson, Dubin and Gallo

ABSENT: None

STAFF PRESENT: Doug Vu Senior Planner AICP/HPC Liaison, Jennifer Alkire CHPP Manager, Roger Rath, Assistant Planner, Gurdeep Kaur, Assistant Planner, Antonio Castillo Associate Planner and Sharita Houston HPC-Secretary.

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the agenda.
Action: Approve the meeting agenda of Monday, November 25, 2019 as amended. Commissioner Dubin requested to hear Consent Calendar Item 6.A. under Item 7.A Excluded Consent . **Commissioner Levin restated his motion to approve the agenda as presented and moved to approve as amended, second by Vice-Chair Charlie and motion passed.**

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 Monday, October 28, 2019 as amended. **Motion by Commissioner Levin, second by Commissioner Ostergren and motion passed; noting abstentions by Vice-Chair Charlie and Commissioner Davidson.**

5. **PUBLIC COMMENT:**

ROY OLDENKAMP, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA) spoke about the recent loss of Architects Ray Kappe and Dion Neutra and the importance of keeping their legacy of historic sites alive within West Hollywood.

VICTOR OMELCZENKO, WEST HOLLYWOOD/WHPA commented about the demolition status of 8850 Sunset Boulevard (Viper Room) and the lack of aesthetics provided within EIR projects. He spoke about the Bond Project at 7811 Santa Monica Blvd and said one of the buildings may be associated with

the United Artists' Studios building and talked about the WHPA supporting L.A. Conservancy's plans to rehabilitate and preserve buildings associated with the historic, Los Angeles County Poor Farm constructed in 1888.

6. CONSENT CALENDAR:

A. 2018-2019 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 your review and consideration.

Action: Motion to move Item 6.A. to Excluded Consent Calendar for discussion

7. EXCLUDED CONSENT CALENDAR:

A. 2018-2019 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 your review and consideration.

STAFF DOUG VU/HPC LIAISON provided a brief explanation of the purpose of the 2018-2019 Annual CLG Report. Members of the Commission requested edits and additions to the report concerning Section I.D. Training and Section VIII Attachment 1, Resume and Statements of Qualifications.

Item 7.A. Public Comment:

LYNN RUSSELL WEST HOLLYWOOD commented about past accomplishments of the HPC, its ordinance and commented about Section II.D Training Received. She spoke about the benefits of preservation training for the Commission, Staff and members of the public.

VICTOR OMELCZENKO, WEST HOLLYWOOD/WHPA recommended corrections to Section II.B. Staff information and addressed information listed in Section II Staff Attendance Record/Meeting annual requirements and Section II.D. Training Received. He spoke about funding and recommended adding the address of properties to Section VI.A. CLG Inventory Program.

Item 7.A. Public Comment Closed

Action: Receive and File.

8. PUBLIC HEARINGS:

- A. **7965-7985 SANTA MONICA BOULEVARD (FRENCH MARKET):** Continued from October 28, 2019 HPC Meeting. Request to partially redevelop a commercial site with a 69,293 square foot, three-story (49.5 feet) multi-use commercial building with office, restaurant, retail, bar, and design showroom uses located at 7965-7985 Santa Monica Boulevard (French Market Project).

STAFF JENNIFER ALKIRE, CHPP MANAGER provided a presentation regarding information listed in the November 25, 2019 staff report that addressed revisions to the previously approved resolution from August 2019 for a multi-use commercial development which included the rehabilitation of the historic resource, the French Market building.

She discussed details of the proposed project and its recent changes, said the building qualifies as a historic resource under CEQA, she briefly discussed the previously circulated EIR, provided a timeline of reviews and recommendations by Staff and the HPC.

She said the Commission is asked to adopt a new resolution acknowledging: 1) the change in reviewing authority, 2) the addition of Chapter 5 to the EIR which affirms there are no significant impacts to the environment. and 3) the project design changes.

She noted the following changes to page 7 of 9 of Draft Resolution No. 19-173, Section 10:

Hypothetically, should the new construction be removed in the future, the non-character-defining roof and ceiling structures and non-original rear components of the building could be ~~restored~~ **reconstructed**. Similarly, the aspects of the setting that are essential to conveying its historic character, namely, the prominent corner location and street-facing open-air outdoor dining patio would remain intact following completion of the new construction. Therefore, the essential integrity of the environment **and the historic resource property** would remain even following the development of the surface parking lot area just east of the historic building.

Item 8.A. Questions to Staff: None.

Item 8.A. Public Comment:

APPLICANT PRESENTATION:

APPLICANTS JAKE STEVENS, FARING CAPITAL, LOS ANGELES spoke in favor of Staff's recommendation. He provided a presentation that addressed proposed revisions to the design element of the project.

He said the proposal no longer includes demolition, the fourth story addition has been removed, and said the revisions enhance the resource and street level access for pedestrians.

He said the French Market building now has the potential to be eligible for its cultural and social value concerning LGBTQ and may also be eligible for state and national designation.

He further explained the recommended revisions, the reduced project size and discussed measures to protect and maintain the existing character defining features. The project proposes to include project design features of documentation in tribute of the French Market and an onsite Historic plaque.

Item 8.A. Commissioner Questions to Applicant:

COMMISSIONER LEVIN, APPLICANT STEVENS AND STAFF JENNIFER ALKIRE discussed current designation status of the site and determined that the site has not been designated but qualifies as a resource under CEQA.

Item 8.A. Public Comments:

BRIAN BARNES WEST HOLLYWOOD completed speaker slip in favor of Staff's recommendation but left the meeting.

CHRIS ISSACSON BUSINESS OWNER WEST HOLLYWOOD RE3SIDENT OS ANGELES spoke in favor of Staff's recommendation and thanked Faring Capital for the proposed improvements and retention of the site.

GARY STEINBERG LOS ANGELES spoke in favor of Staff's recommendation. He said he supports the proposed project and in favor of the artwork and recommended design style.

KEITH KAPLAN WEST HOLLYWOOD RESIDENT/BUSINESS OWNER spoke in favor of Staff's recommendation. He commended Faring Capital on the design element of the project, maintaining the physical structure of the building and adhering to the requests of the community.

ROY OLDENKAMP WEST HOLLYWOOD PRESERVATION ALLIANCE spoke in favor of Staff's recommendation. He said the Alliance supports the Resolution and said the Final Environmental Impact Report (FEIR) is adequate. He acknowledged the site as a contributing factor to the history of the LGBTQ.

SCOTT SCHMIDT WEST HOLLYWOOD spoke in favor of Staff's recommendation. He said Faring Capital listened to the community and adhered to their request to lower the building.

DAN MORIN WEST HOLLYWOOD spoke in favor of Staff's recommendation and about his support of the item. He commended Faring Capital on the changes to the height of the building and for listening to requests and concerns from the members of the community.

LYNN RUSSELL WEST HOLLYWOOD spoke in favor of Staff's recommendation and expressed concerns regarding the of the proposal. She commended Faring Capital for the changes to the proposal and positive elements of the street level pedestrian access to the site.

GAIL SANES WEST HOLLYWOOD spoke in favor of Staff's recommendation. She commended the applicant for maintaining the look and design of the French Market and also spoke in favor the additional parking.

GEORGE CREDLE WEST HOLLYWOOD spoke in favor of Staff's recommendation. He commented on his support of the proposal during previous meetings and commended Faring Capital on the reduction of the height and scale of the building.

CAROL KRAVETZ WEST HOLLYWOOD spoke in favor of Staff's recommendation. She commented in favor of the reduction to the height and scale of the building and commended the applicant for the solar/green footprint of the proposal.

YOLA DORE WEST HOLLYWOOD spoke in favor of Staff's recommendation. She commented about the positive and personal impact of the French Market on the community and thanked the applicant for the proposal.

ROB BERGSTEIN WEST HOLLYWOOD spoke in favor of Staff's recommendation. He commented on the impact of the French Market on the LGBTQ community and commended the applicant for the design of the proposal and listening to the requests of the residents and business owners.

CHAIR LAJOIE read into the record the following members of the public that completed Citizen Position Slips In Lieu of Speaking and were in support of the recommendation:

- STEPHANIE HARKER, WEST HOLLYWOOD
- VICTOR OMELCZENKO, WEST HOLLYWOOD

Item 8.A. Public Comment Applicant Responses: None

Item 8.A. Public Comments Closed.

Item 8.A. Commissioner Comments:

COMMISSIONER GALLO spoke against Staff's recommendation. He expressed concerns with the structural element of the proposed architectural plans and the materials.

COMMISSIONER DUBIN spoke in favor of Staff's recommendation and the proposed revisions by the Applicant.

COMMISSIONER DAVIDSON spoke in favor of Staff's recommendation and commended Faring Capital for the proposed revisions and listening to the requests from the members of the community.

VICE-CHAIR CHARLIE spoke in favor Staff's recommendation. He said he supported and commended the applicant for the previous and current proposal.

COMMISSIONER OSTERGREN spoke against Staff's recommendation. She acknowledged the improvements/changes to the proposal and commended the applicant for listening to the community but upholds her previous concerns with the site losing a great amount of the original building.

COMMISSIONER LEVIN spoke against Staff's recommendation. He said he supports Commissioner Ostergrens comments and said the revisions are a tremendous improvement, particularly the elevation of the paseo and the reduced height.

However his concerns remain the same and the proposals does not meet The Secretary of Interior's Standard 10 (maintain integrity of the building as well as the environment).

CHAIR LAJOE spoke in favor of Staff's recommendation. He said the revisions to the paseo was an improvement and commended the applicant for the proposal.

VICE-CHAIR CHARLIE moved to improve Draft Resolution No. HPC 19-143, second by Commissioner Dubin.

Draft Resolution No. HPC 19-143: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE PLANNING COMMISSION CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE A CERTIFICATE OF APPROPRIATENESS IN CONJUNCTION WITH THE PROPOSED 69,293 SQUARE FOOT COMMERCIAL DEVELOPMENT WITH ASSOCIATED PARTIAL REHABILITATION OF THE EXISTING CULTURAL RESOURCE LOCATED AT 7965-7985 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (FRENCH MARKET).

Action: Approve Draft Resolution No. HPC 19-143 **Motion by Vice-Chair Charlie, second by Commissioner Dubin and passes on roll call vote:**

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

8. PUBLIC HEARINGS:

- B. 9165 SUNSET BOULEVARD:** Request to enter into a Mills Act Contract for the Rehabilitation of local cultural resource, 9165-9169 Sunset Boulevard (Berman/Kohner Building).

STAFF ANTONIO CASTILLO provided a presentation of information listed in the November 25, 2019 staff report for a Mills Act Contract initiated by the Property Owner.

He explained the purpose of the Item before the Commission and addressed background/analysis information concerning rehabilitation incentives for resources in West Hollywood.

He said the (Berman/Kohner) building is a regency revival style building designed by architect Paul R. Williams, constructed in 1936 and said it was designated a local cultural resource May 18, 2018.

He talked about the location of the building, existing features of the buildings symmetrical façade and its current use(s). He talked about qualifying elements and character defining features of the designation and said the Applicant's request for the Mills Act Contract is to help offset expenditures associated with the rehabilitation, restoration, and maintenance work at the subject property.

He stated the details of the proposed work plan and said the property meets the baseline criteria for a Mills Act Contract. He said the applicant presents a well-considered 10-year work plan and said the building is a landmark example of a Regency Revival style mixed-use.

He said the savings to the property owner will provide resources necessary for the rehabilitation and maintenance of the property and the proposed work would preserve the structure's significant architectural features, while conforming to The Secretary of the Interior's Standards, and will not adversely impact the property's historic character.

He said Staff received an email from one resident, Elyse Eisenberg, expressing her support for the application and said due to year end time constraints, the Mills Act Contract has been scheduled to be considered by the City Council at its December 16th meeting.

He concluded his presentation and said the agenda lists incorrect applicant information for Item 8.B.; applicant is RWS Sunset, LLC.

Item 8.B. Public Comment:

MARK LEHMAN APPLICANT REPRESENTATIVE, WEST HOLLYWOOD spoke in favor of Staff's recommendation. He talked about the owners plans to restore, rehabilitate and occupy the building and spoke about the team of associates and professionals contracted to execute the proposal.

He briefly addressed costs associated with rehabilitating buildings of this age, benefits of the Mills Act Contract to the owner, previous work executed under existing certificates of appropriateness and requests that the Commission consider all information presented and approve the request.

Item 8.B. Commission Questions to the Applicant:

THE COMMISSION, STAFF AND APPLICANT discussed information listed in the Historic Structure Report (HSR) and the revised Rehabilitation/Restoration/Maintenance Plan.

They commented about, and/or requested edits to the report regarding structural requirements for the rooftop signage, repairs to the onsite portion of the walkway, status of 2018/2019 completed and temporary work schedules-with costs, reconcile information within the HSR and information within the proposed work plan, particularly details and estimated costs for the fenestration of the windows.

They discussed timeframes of work to be completed in the 10-year plan and the total costs to complete the proposed work.

Item 8.B. Public Comment Continued:

VICTOR OMELCZENKO, WEST HOLLYWOOD/WHPA spoke on behalf of the Alliance in favor of Staff's recommendation. He talked about investments by the owner to preserve the property and its contributing aspects as a structure on Sunset Boulevard. He also said the property is rare example of being eligible for designation as a local, state and national resource.

LYNN RUSSELL WEST HOLLYWOOD spoke in favor of Staff's recommendation. She thanked the owner for the request and

commended them for the elements of the work plan which will enhance and preserve the property.

CHAIR LAJOIE stated for the record, members of the public in support Staff's recommendation that completed Citizen Position Slips in Lieu of Speaking:

- CATHY BLAIVAS, WEST HOLLYWOOD
- STEPHANIE HARKER, WEST HOLLYWOOD.

Item 8.B. Public Comment Closed

Commissioner Levin moved to approve Staff's recommendation to approve the Mills Act Contract as presented, and to include recommended edits/additions to the work plan prior to submitting to City Council; motion seconded by Commissioner Ostergren.

Action: Approve Staff's recommendation that the Historic Preservation Commission recommend approval of the Mills Act Contract to the City Council. **Motion by Commissioner Levin, second by Commissioner Ostergren and passes unanimously on roll call vote:**

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

9. NEW BUSINESS: None.

10. UNFINISHED BUSINESS: None.

11. ITEMS FROM STAFF:

HPC Liaison Doug Vu reported the following information to the Commission:

- December 23, 2019 meeting canceled.
- January 27, 2019 Meeting:
 - Potential CRD on Santa Monica Blvd.
- Update to the Context Statement and Survey for Multi-Family buildings
- Select Sub-Committee for the Update to the Statement/Survey
- Staff and Chattel, Inc. preparing update to the HPC Ordinance

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LEVIN spoke about a recommendation to designate the Kelly Music Building/Tanino Ristorante structure designed by Paul Williams at the November 26, 2019 City Council meeting of the City of Los Angeles.

COMMISSIONER OSTERGREN spoke about previous public comments by Lynn Russell concerning Commission training. She recommended that there be trainings for both existing and new members regarding the purview and processes of the Commission. She also talked about the recent approval of the five-year, State Historic Tax Credit effective 2021.

VICE-CHAIR CHARLIE thanked the members of the HPC and the public for their condolences concerning a member of his family. He spoke about attending the Studio-One party at The Factory and the positive feedback from members of the community concerning the inclusion of the property within the Robertson Lane Project.

COMMISSISONER DUBIN thanked the members of the public for their attendance and Staff for the project presentations and extended holiday well wishes to all.

CHAIR LAJOIE thanked the members of the public for their attendance and Staff for the project presentations and also extended holiday well wishes to all.

14. ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:33pm to a regularly scheduled meeting on **January 27, 2020** 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 27th DAY OF JANUARY 2020.



CHAIRPERSON JACOB LAJOIE

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.)*