



**HISTORIC PRESERVATION COMMISSION
TELECONFERENCE MEETING MINUTES
MONDAY, FEBRUARY 23, 2021 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair Davidson called the meeting to order at 7:00pm.
2. **PLEDGE OF ALLEGIANCE:** Chair Davidson administered the Pledge of Allegiance.
3. **ROLL CALL**
PRESENT: Chair Davidson, Vice-Chair Dubin
Commissioners Levin, Ostergren, Charlie,
LaJoie and Gallo.

ABSENT: None

STAFF PRESENT: Doug Vu, HPC Liaison, Jennifer Alkire, CHPP
Manager, Antonio Castillo, Senior Planner,
Robert Chattel and Nels Youngborg of Chattel
Inc. and Sharita Houston, HPC Secretary.
4. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the agenda.
Action: Approve the meeting agenda of Monday, February 23, 2021 as
presented. **Motion by Commissioner Levin, second by Commissioner
Charlie and motion passed by acclamation.**
5. **APPROVAL OF MINUTES:**
Action: Approve the meeting minutes of November 23, 2020 as presented.
**Motion by Commissioner Charlie, second by Commissioner Levin and
motion passed by acclamation.**
6. **PUBLIC COMMENT:**

LYNN RUSSELL WEST HOLLYWOOD commented about St. Ambrose Catholic
Church at 1281 N. Fairfax Avenue, designed by Ralph Montgomery;
recommends HPC nominate as a Local Cultural Resource.

Item 6.A. Public Comment Closed
7. **CONSENT CALENDAR:**

**A. 2019-2020 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: Receive and file the 2019-2020 Draft CLG Annual report as presented. **Motion by Commissioner Levin, second by Commissioner Charlie and motion passed by unanimously by acclamation.**

8. EXCLUDED CONSENT CALENDAR: None.

9. PUBLIC HEARINGS:

A. 1282 N. FAIRFAX AVENUE (CRESCENT HEIGHTS METHODIST CHURCH): Request to enter into a Mills Act Contract for the rehabilitation of a former church building (Crescent Heights Methodist Church), adaptive reuse of building to creative office space, demolish a two-story building, and construct a five-story, 25-unit multi-family residential building at 1282 North Fairfax Avenue with one level subterranean parking garage.

STAFF ANTONIO CASTILLO provided a presentation concerning the February 22, 2021 staff report. He addressed information regarding the vicinity, parcel, and zoning (R4B) of the proposed project.

He discussed information about the Methodist Church's style, its construction (1924), history within the community, and said the church dissolved and vacated in 2011. He said the building has been occupied, as a temporary use, by a Jewish synagogue since 2018.

He said the building was designated as a local cultural resource by City Council in November 1993 however the two-story parsonage was excluded from the designation.

He said the condition of the church was assessed and an Architectural Report was prepared by the applicants consulting firm, Architectural Resources Group (ARG) which includes the proposed rehabilitation and maintenance plans under the Mills Act Program.

He explained the purview and purpose of the item before the HPC which was to make a recommendation on the Certificate of Appropriateness (COA) and rehabilitation incentives to the Planning Commission.

He said a 2018 COA was approved to remove existing plexiglass and associated hardware of the stain glass windows and a 2019 COA was approved for the temporary removal of the rooftop cross and neon Methodist church sign.

All items were properly stored onsite and said staff will recommend a condition of approval that requires that the cross and sign be restored.

The condition will read as follows: *Condition 4.17) The rooftop cross and building neon sign approved for temporary removal and onsite storage under COA19-0002 shall be incorporated into the rehabilitation and maintenance plan for the Mills act Contract.*

He discussed construction, site layout information, a proposed paseo and proposed landscaping of the residential building.

He said the proposed design plans of the new buildings massing will step up from three stories to five stories at the front, talked about its proposed setbacks and said the new building will not be attached to the church and will be 51.9 ft. tall with a 10-ft. rooftop stair enclosure at the rear of the building.

He talked about the demolition component of the project and said the new structure will be located in its place and discussed the vehicular access of the new construction.

He said the applicant requests several incentives which will assist with maintaining costs towards rehabilitation and maintenance of the site:

- Mills Act Contract
- Adaptive re-use from church to office use
- Reduction of the rear yard setback of apartment building from 15 to 10 feet.
- Reduction in minimum common open space dimension from 15 to 13.5 feet.
- Encroachment of parking garage above the existing grade at the side yard setback.
- Waive City's Public Arts or in lieu of fee requirement.
- Affordable Housing Unit Mix be changed to 3 moderate units and 2 low-income units.

He said the HPC is asked to provide a recommendation to the Planning Commission regarding the approval of the COA and the Rehabilitation Incentives as it relates to the rehab of the church building, the adaptive reuse of the building for creative office space and new construction of the residential development.

He said Staff supports the project given that the work will help preserve the cultural resource and provide a net increase in residential units. Without the incentives, the historic property may continue to deteriorate as upkeep and maintenance of the property may not be financially feasible.

He said the demolition and subsequent construction of the new residential development will not adversely impact the historic character of the property, and the proposed work is conformance with the Secretary of the Interior's Standards.

Overall, the proposal is well suited for site and therefore Staff recommends that the HPC Adopt the Draft Resolution No. HPC 21-148

recommending that the Planning Commission approve the proposed project, and further recommend the approval of the Mills Act Contract to the City Council and include the Condition of Approval 4.17.

Item 9.A. Commissioner Questions to Staff:

MEMBERS OF THE COMMISSION STAFF AND CHATTEL INC discussed Mills Act Contract tax abatements, previous COA approval levels, total number of market and affordable units misquoted within the staff report and resolution, requested clarification of the Mills Act Tax Assessment amount vs property value extremely low; will not benefit property owner or City.

Item 9.A. APPLICANT PRESENTATION:

APPLICANT PRESENTATION REPRESENTATIVE JEFFERY SEYMOUR/SEYMOUR CONSULTING GROUP, WESTLAKE VILLAGE, said he approves Staff's recommendation of the COA, and Rehabilitation Incentives as presented.

He introduced the Applicant team consisting of Katie Horak of ARG, David Ravanshenas of Alpine Equities, Shahab Ghods of Plus Architects and Marco Marraccini of Abramson Architects.

APPLICANT REPRESENTATIVE KATIE HORAK AND ANDREW GOODRICH OF ARG provided a presentation addressing site overview information, previous projects by the owner relating to the existing and proposed project site.

KATIE HORAK ARG spoke in favor of the proposal and said ARG has been working with the owner for some time with preservation efforts concerning restoring and preserving existing historic features as well as reviewing the proposed residential units.

She clarified previously addressed callouts within the rehabilitation and maintenance plans concerning treatment of the stained-glass windows and said the schedule of the Mills Act rehab plan was set for 2026 due to speculation of time to complete the permitting process. She concluded her portion of the presentation and gave it over Andrew Goodrich.

ANDREW GOODRICH ARG provided a brief overview of the history of the historic resource. He discussed information relating to the property's date of construction, designation status (excluding the two-story building) and its history as a Methodist Church.

He said the building was designed by notable, architect, Harry L. Pierce. He talked about the disbandment of the Methodist Church in 2011 and the temporary use of the Village Synagogue that has occupied the church since 2018.

He talked about the buildings designated character defining features. He talked about ARG's findings after conducting a conditions assessment of the resource in 2017 concerning the Mills Act Contract and said based on their findings, they consulted with the property owner and developed a rehabilitation work plan which was submitted to the City.

He said ARG, Chattel, Inc, City Staff, and the property owner met onsite in 2019 to review the work plan. He said the feedback and recommendations were incorporated into a final draft of the workplan that is included in tonight's presentation.

He addressed areas deteriorating character defining features and concerns with egress/accessibility issues as well. He talked about items listed for repair within the proposed rehabilitation work plan, specifically but not limited to the stain-glass windows. He concluded his portion of the presentation and gave it over David Ravanshenas.

DAVID RAVANSHENAS ALPINE EQUITIES provided a presentation which addressed information regarding the design element of the proposed restoration of the church that will include ADA accessibility, construction of the proposed 25-unit apartment building, elements of the subterranean parking structure and the design elements of the paseo.

He reiterated rehabilitation incentive information from Staff Antonio Castillo's presentation. He addressed items from the proposed site plan concerning primary and secondary entrances to each structure including the paseo, and setbacks for all as well.

He talked about the proposed office space floor plan which would split the building into three tenants and one shared space and concluded his presentation.

Item 9.A. Applicant Presentation Completed

Item 9.A. Commissioner Questions to Applicant:

COMMISSIONER OSTERGREN AND VICE-CHAIR DUBIN, ARG REP. KATIE HORAK discussed proposed treatments to the stained-glass windows with respect to adding frosted panels now that the building will be a secular building. Katie Horak explained the windows will remain stained-glass with plexiglass as a protectant. The Commission requests that the treatment be better stated within the proposed plans and reports.

CHAIR DAVIDSON, ARG REP KATIE HORAK AND DAVID RAVANSHENAS discussed design elements of the residential structure that proposed to recognize/celebrate the history of the Crescent Heights Methodist Church.

MEMBERS OF THE COMMISSION, ARG REP KATIE HORAK AND DAVID RAVANSHENAS discussed the Mills Act Contract rehabilitation/maintenance work plans proposed to be completed in 2026,

the translucent and illuminated night view panels at the N/W corner of the residential units and the rehabilitation incentive for the setback reduction of the residential building and the courtyard residential dimension reduction included in sectional view of the proposed plans.

COMMISSIONER CHARLIE reiterated concerns with valuations towards tax assessments for the mills act contract and the costs for rehabilitation/maintenance work plan repairs.

MEMBERS OF THE COMMISSION AND ARG CONSULTANTS further discussed elements of the design plan concerning exterior painting, restoration of missing character defining features (bell missing from tower), a material finish analysis performed by ARG and current ownership of the property.

Item 9.A. Public Comment:

LYNN RUSSELL WEST HOLLYWOOD expressed concerns about the design of the proposed residential building; does not enhance or compliment the Methodist Church and recommends the plans be revised to a more style and period appropriate project.

Item 9.A. Public Comment Closed

Item 9.A. Applicant Response to Comments:

COMMISSIONER OSTERGREN reiterated concerns with clarification of treatments to the stained-glass windows, neon signage and the cross. She recommended changing the green/grey horizontal metal siding planned for the primary façade of the Church be changed to a material more compatible with the historic structure. She said she supports previous comments by Vice-Chair Dubin and Commissioner Levin regarding lighting issues.

COMMISSIONER LEVIN reiterated his concerns with the COA for the LED lights at the front façade. He said the lights were inappropriate next to the historic structure and said the lights at the lower level will suffice to mark the entrance of the building.

He said he supports the Mills Act Contract rehabilitation incentive, subject to previous comments about restructuring the language to accurately reflect the anticipated expenditures and said the rehab work should be completed before a certificate of occupancy is issued for the residential building.

He said he supports all other incentives with the exception of the rear yard setback and reduction of the minimum common open space dimension from 15 to 13.5 feet.

COMMISSIONER GALLO said he supports all previous recommendations and comments by Commissioner Levin.

VICE-CHAIR DUBIN said he too supports recommendations and comments by Commissioner Levin with the exception of the affordable/moderate mix use incentive. He commended the applicant for the proposed rehabilitation plan but has concerns that this and other designated resources within the City are in such deterioration and disrepair.

COMMISSIONER LAJOIE commended the applicants for their approach to the massing portion of the proposed plan and their consideration of the history and design of the cultural resource. He said he supports Commissioner Levin's comments with the exception of the lighting; he supports that design element.

COMMISSIONER CHARLIE commended the applicant for their proposal to rehabilitate the cultural resource and said he supports previous comments from members of the Commission.

COMMISSIONER LEVIN moved to approve Draft Resolution No. HPC 21-148 with the following amendments, and seconded by Commissioner Charlie:

Staff's recommendation to add Condition of Approval 4.17) The rooftop cross and building neon sign approved for temporary removal and onsite storage under COA19-0002 shall be incorporated into the rehabilitation and maintenance plan for the Mills Act Contract.

Recommends the approval of the COA subject to removal of the exterior decorative lighting on the 2nd and 3rd floor at the northwest corner.

Motion to approve all Rehabilitation Incentives with the exception of the proposed Incentive #3 Reduction of the rear yard setback.

- Commissioner Levin stated that the existing building located at 1247 N. Orange Grove Avenue, at the rear of the proposed building has an existing substandard rear yard condition and recommends that the proposal be accurately dimensioned to reflect that information within the site plan that will be presented to the Planning Commission.

He recommends that the Mills Act Contract be revised to reflect accurate tax and property values, and the maintenance/rehabilitation work plan schedules be adjusted based on professional/consultant recommendations.

Item 9.A. Commissioner Comments Closed

Action: Adopt Draft Resolution No. HPC 21-148 as amended and seconded by Commissioner Charlie.

The Commission Requests the Following Amendments:

Add condition of approval 4.17) Approve Certificate of Appropriateness subject to removal of the exterior decorative lighting on the 2nd and 3rd floor at the northwest corner.

Motion to approve Rehabilitation Incentives 1, 2, 4, 5, 6 and 7. Opposing proposed Incentive #3 Reduction of the rear yard setback due to the existing building located at 1247 N. Orange Grove Avenue, having an existing substandard rear yard condition.

Motion to recommend approval of the Mills Act Contract with the provision that the language be revised to reflect accurate tax and property values, and the maintenance/rehabilitation work plan schedules be adjusted based on professional/consultant recommendations. "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE PLANNING COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS AND REHABILITATION INCENTIVES FOR THE REHABILITATION OF FORMER CHURCH BUILDING, ADAPTIVE REUSE OF BUILDING, DEMOLITION OF A TWO-STORY BUILDING, AND NEW CONSTRUCTION OF A 25-UNIT MULTIPLE-FAMILY RESIDENTIAL BUILDING FOR THE PROPERTY LOCATED AT 1282 NORTH FAIRFAX AVENUE, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner Levin, seconded by Commissioner Charlie and unanimously passes on roll call vote.**

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

DOUG VU, HPC LIAISON provided the following updates:

- Second Digital Billboard Project – March 2021 HPC Mtg
- Review/Comment Nonhistorical building within the North Harper Avenue District - 1312 N. Harper Avenue – Project Site

STAFF ANTONIO CASTILLO provided the following updates:

- ADHOC Subcommittee February 2021 meetings tentatively rescheduled to March 3rd or March 10th.
- Review 1st Draft of HCS Multi-Family Incentives

- Committee Members:
- Gail Ostergren, Yawar Charlie & Jacob LaJoie

13. PUBLIC COMMENT: None.

14. ITEMS FROM COMMISSIONERS:

COMMISSIONER CHARLIE thanked members of Staff for their presentations and requests agenda print packets be made available again for future meetings; challenging to discuss during meeting without them.

He spoke about pending at-large and direct reappointments by Councilmembers and appreciation for and hopes to continue as member of the HPC.

COMMISSIONER LAJOIE thanked members of Staff for their presentations and members of the public for their attendance. He said spoke about pending at-large reappointments and conveyed his appreciation of working with members of the public and the Commission.

COMMISSIONER OSTERGEN commented about tentative dates for the subcommittee meeting and its members. She asked Staff for the status of the update to the Ordinance noted in the CLG report and commented about future California Preservation Foundation (CPF) Webinars and asked reimbursements for the webinars/trainings.

COMMISSIONER GALLO commented about councilmember reappointments and said he has enjoyed working with the Commission.

CHAIR DAVIDSON thanked members of Staff for the meeting fellow Commissioners for their service and looks forward to future meetings with all.

COMMISSIONER LEVIN commented about his term as a member of the Commission and looks forward to working with everyone in the future.

15. ADJOURNMENT: The Historic Preservation Commission adjourned at **9:01pm to a regular scheduled meeting on Monday, March 22, 2021 beginning at 7:00 P.M.** until completion. Given the local, state and nation state of emergency,

this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda).

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 26th DAY OF APRIL 2021.

DocuSigned by:

Chair Lola Davidson

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CHAIRPERSON, LOLA DAVIDSON

ATTEST:

DocuSigned by:

Sharita Houston

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.)