



**HISTORIC PRESERVATION COMMISSION (HPC)  
TELECONFERENCE MEETING MINUTES  
MONDAY, OCTOBER 25, 2021 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair King called the meeting to order at 7:01pm.
2. **PLEDGE OF ALLEGIANCE:** Vice-Chair Sotsky lead the pledge of allegiance.
3. **ROLL CALL PRESENT:** Chair Michael King, Vice-Chair Jacob Sotsky, Commissioners Edward Levin, Gail Ostergren, Lola Davidson, and Andrew Campbell.  
**ABSENT:** Matt Dubin  
**STAFF PRESENT:** Doug Vu, HPC Liaison, Antonio Castillo Sr. Planner, and Sharita Houston, HPC Secretary  
**OTHER STAFF PRESENT:** City Consultants Nels Youngborg, Senior Associate Chattel, Inc.
4. **APPROVAL OF AGENDA:** The Historic Preservation Commission is requested to approve the agenda.  
**Action:** Approve the meeting agenda of Monday, October 25, 2021 as presented. **Motion by Commissioner Campbell, second by Commissioner Levin and motion passed unanimously.**
5. **APPROVAL OF MINUTES:** **ACTION:** Continue the September 27, 2021 meeting minutes to November 22, 2021. **Motion passed by acclamation unanimously.**
6. **PUBLIC COMMENT:**  
  
KIMBERLY COPELAND, WEST HOLLYWOOD, AND RENT STABILIZATION COMMISSION LIAISON thanked members of the Commission for their service and extended her support to the HPC if needed in the future.  
  
**Item 6.A. Public Comments Closed.**
7. **CONSENT CALENDAR:** None.
8. **EXCLUDED CONSENT CALENDAR:** None.
9. **PUBLIC HEARINGS:**  
  
A. **9091 SANTA MONICA BOULEVARD**

STAFF ANTONIO CASTILLO provided a presentation concerning information listed in the October 25, 2021 staff report concerning a request to construct a new 1,588-square-foot basement and amend the previously approved rooftop terrace for use as outdoor dining for the restaurant in the designated cultural resource located at 9091 Santa Monica Boulevard.

He said this is a request for approval of a Certificate of Appropriateness (COA) for improvements to the building located at 9091 Santa Monica Boulevard and said on March 19, 2018, the City Council designated the subject property and approved an adaptive reuse, rehabilitation incentives, and a Conditional Use Permit for the rehabilitation of the existing structure and operation of a hotel and restaurant.

He said on July 28, 2021, the applicant submitted a revised project to eliminate the hotel on the second floor, construct a new 1,588 square-foot basement for back of house uses (BOH), convert the previously approved rooftop terrace into an 800-square-foot outdoor dining area, and expand the restaurant use throughout the entire building.

He said the Commission is asked to consider approval of the COA request for the physical improvements that include the new basement and rooftop dining patio. Since the current request does not require Planning Commission or City Council approval, HPC will be the final authority on the COA.

He explained that the land use changes that eliminate the hotel use and expands the restaurant use throughout the building will be considered at a later time under a separate approval process, pursuant to a Director's Hearing and all other aspects of the project will remain as approved, including the rehabilitation of the building under the Rehabilitation plan referenced in the Mills Act Contract.

He provided information regarding the site and its immediate surroundings, its period of significance in relationship to its association with Sherman and said it was constructed as a streetcar-related commercial vernacular building that housed retail uses apartment. It has been vacant for approximately 27 years and is currently in a state of disrepair.

He said In 1997 and 2007 the building underwent seismic retrofitting, including installation of steel moment frames to the interior of the structure and also said the building supports a billboard, which would remain part of the site.

He said the applicant submitted a Project Analysis prepared by Architectural Resources Group (ARG) which determined that the project was consistent with the Secretary of the Interior's Standards.

He said the restaurant will now occupy the entire second floor and the entire new basement addition. The restaurant includes ground floor outdoor dining area fronting Santa Monica Boulevard and a rooftop dining patio, for an approximately 7,889-square-foot new restaurant.

He explained that the elevator moved and is an improvement from the previous design with respect to impact on the historic building and also said additional guardrails and screens are proposed below the billboard to conceal mechanical equipment on the roof. With the exception of the elevator placement and mechanical screens, the proposed building's exterior remains as previously approved.

He said Staff finds that the proposal to revise the previously approved project to eliminate the six-unit hotel on the second floor, construct a new basement, convert the previously approved rooftop terrace into outdoor dining, and expand the restaurant use throughout the entire building with outdoor dining areas would be a positive addition to the western edge of the city and ensure the continued use and maintenance of a local cultural resource.

Therefore, based on the findings and conditions in the draft resolution, staff recommends that the Historic Preservation Commission adopt Resolution No. HPC 21-156 approving the requested Certificate of Appropriateness.

**Item 9.A. Commission Questions to Staff:**

CHAIR KING, STAFF AND THE APPLICANT ARCHITECT discussed concerns about the relocation of the elevator to determine if it would satisfy previous concerns of its location on the rooftop. It was determined that it will not affect its current location or the existing billboard.

**Item 9.A. Commission Questions Closed**

**Item 9.A. Public Comment (Applicant Presentation):**

APPLICANT REPRESENTATIVE TAYLOR MEGDAL provided a brief history of the proposal and explained the revisions of the project. He said it was entitled as mentioned in March 2018, discussed, and approved by the Historic Preservation Commission, Planning Commission, and the City Council.

He said the original proposed use was a ground floor restaurant/bar with a micro-boutique/hotel concept on the second floor which would utilize also the second-floor patio area and the rooftop for hotel guests.

He said when marketing the building and entitlements they learned that most restaurant groups, which were highly interested in the project, lost

interest after reviewing the space and its infrastructure due to the small floor and restaurant space.

He said the original plan would accommodate approximately 500-square feet of actual table space and after factoring all other necessities of operating a restaurant i.e., bathrooms counters and kitchen, left little to no customer space. He said the development team then created the new use for the building which incorporates the changes submitted for the Commission's consideration tonight.

He explained that the benefits of the proposed changes will allow for additional and/or adequate space for BOH services, restaurant storage space, additional customer space and restrooms which were limited in the first iteration.

He said due to pandemic constraints and other unforeseen requirements, it was also determined that there was a great need for outdoor dining and a seating area for customers. Each change will enhance the building's scale and size, attract more restaurant groups, and create additional open space to better accommodate larger numbers of customers.

He said the revisions will not impact the historic resource and said with the exception of relocating the elevator, the aesthetic and exterior of the proposal remains the same.

**Item 9.A. Commission Questions to Applicant:**

COMMISSIONER LEVIN, APPLICANT REPRESENTATIVE TAYLOR MEGDAL AND STAFF discussed information relating to rooftop assembly occupancy, potential egress matters and materials cladding the elevator at the rooftop. It was determined that the department of Building and Safety reviewed and approved the rooftop, with one egress and it was confirmed that the elevator shaft will be cladded with a brick veneer to match the existing brick as closely as possible.

COMMISSIONER DAVIDSON AND APPLICANT REPRESENTATIVE TAYLOR MEGDAL discussed information concerning the previous City Council approval of the landmark designation in relationship to the attached Billboard and potential fee penalties. It was determined that all were resolved as a result of the approval of the landmark designation.

COMMISSIONER CAMPBELL, STAFF AND APPLICANT REPRESENTATIVE TAYLOR MEGDAL addressed the concern of potential noise violations due to exceeding the approved limited amount of fifteen people on the rooftop. It was determined that the matter was reviewed and mitigated as a result of the proposed change from hotel use to restaurant/dining use which was not of the Commissions purview and will be considered at a later date by the City's Director at a Directors Hearing.

## **Item 9.A. Commission Questions to Applicant Closed**

**Item 9.A. Public Comment:** None.

## **Item 9.A. Public Comments Closed**

### **Item 9.A. Commissioner Comments:**

COMMISSIONER OSTERGREN spoke in favor of the adaptive reuse request but said she had concerns about the project meeting Standard No. 2-Pg.3 and Standard No.7-Pg.5 of Draft Resolution No. HPC 21-156, both of which address painting treatments of the brick siding.

KATIE HORAK, ARCHITECTURAL RESOURCES GROUP (ARG) explained the research and proposed treatments and said although extensive all necessary precautions will be made available to protect the brick siding.

COMMISSIONER LEVIN spoke in favor of the proposed restaurant use and relocation of the elevator. He suggested that the applicant use a more neutral, visual finish instead of the brick cladding when treating the elevator shaft which will give a more differentiated look and enhance its character-defining feature. He said he supports the proposal is presented.

VICE-CHAIR SOTSKY said he supports Commissioner Levin's comments about the elevator and said he supports the proposed restaurant use. He said after comparing existing restaurants within the same location of the site, found that they were also larger and are in line with the size of the proposed project.

COMMISSIONER DAVIDSON said she supports Commissioner Levin's comments about the elevator and said supports the project as presented.

COMMISSIONER CAMPBELL spoke in favor of the proposed project, and said he supports it as presented and looks forward to its opening.

COMMISSIONER LEVIN moved to approve the item as presented with the additional option, at the discretion of the applicant and with the assistance of Staff to change the material and finish of the elevator tower, second by Commissioner Ostergren.

**Action:** Motion to approve Draft Resolution No. HPC 21-156 as presented and with the suggested option to the applicant concerning the elevator tower, **Moved by Commissioner Levin second by Commissioner Ostergren and Motion passes on roll call vote 6/6 in favor of the project.**

**AYES:** Chair King, Vice-Chair Sotsky, Campbell, Levin, Ostergren, and Davidson



form of a street sign for Queens Road for 97% of its existence, and explained its current state of disrepair.

She requests that the City initiate the restoration of the pillar, with or without designation due to the City's failed attempt to restore the pillar through its Vision 2020 Plan and rendering it in its current condition.

STEPHANIE HARKER WEST HOLLYWOOD thanked Ms. Brown for bringing the item before the Commission and said she was in favor of the City being responsible for the pillar which rests on public property.

**Item 10.A. Public Comment Closed**

**Item 10.A. Commissioner Comment:**

COMMISSIONER LEVIN commented in favor of and recommended that Ms. Brown, with the assistance of Staff submit a Cultural Resource Designation (CRD) application for the Queens Road Pillar.

COMMISSIONER OSTERGREN said she supports Commissioner Levin's comments. She said Ms. Brown has completed a significant amount of research therefore could be the best person to submit the CRD application.

COMMISSIONER Campbell said she supports Commissioner Levin and Ostergrens Comments and is in favor of the CRD application.

COMMISSIONER SOTSKY said he supports Commissioner Levin and Ostergren's comments and requested Staff to verify if there's an interim fix or repair the City can implement prior to processing the application for designation.

STAFF DOUG VU, SENIOR PLANNER said he would research Commissioner Sotsky's request and explained that the Public Works Department originally repainted the pillar after discovering it was defaced.

**Action:** None.

**11. UNFINISHED BUSINESS:** None.

**12. ITEMS FROM STAFF:**

**A.** HPC LIAISON DOUG VU provided the following information concerning upcoming projects:

November 22,2021 Meeting:

- 645 Robertson Blvd Amendment (Robertson Lane)
- HPC Training Session
- December 2021 HPC Meeting Canceled

- January 2022 CRD Application for Gil Turner Liquor

**13. PUBLIC COMMENT:**

JAKE STEVENS, FARING CAPITAL, LOS ANGELES confirmed previous Items from staff comment by Doug Vu regarding 645 Robertson Blvd Amendment (Robertson Lane) before the Commission as a public hearing item November 22,2021.

**Item 13.A. Public Comment Closed**

**14. ITEMS FROM COMMISSIONERS:**

COMMISSIONER DAVIDSON thanked the Commission, Staff, members of the public and the applicant for their contribution to the meeting and asked if there was public outreach to inform the community on the CRD process and also if there's anything in place within the City to follow up on said properties.

COMMISSIONER OSTERGREN commented about the upcoming Virtual National Preservation Conference scheduled for November 3-5, 2021. Staff Doug Vu will provide more information at a later date.

- 15. ADJOURNMENT:** The Historic Preservation Commission adjourned at 8:08 pm **to a regular scheduled teleconference meeting, Monday, November 22, 2021 beginning at 7:00 P.M.** until completion. Given the local, state and nation state of emergency, this meeting will be a teleconference meeting (with detailed instructions for participation included on the posted agenda).

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 22<sup>nd</sup> DAY OF NOVEMBER 2021.

DocuSigned by:  
  
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 CHAIRPERSON, MICHAEL KING

**ATTEST:**

DocuSigned by:  
  
 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.)*