



HISTORIC PRESERVATION COMMISSION SPECIAL MEETING AGENDA

Tuesday, March 27, 2012 – 7:00 P.M.

Plummer Park Community Center, Room 5 & 6

7377 Santa Monica Boulevard, West Hollywood, California 90046

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting; If you require special assistance to participate in this meeting, (e.g., a signer for the hearing impaired), you must call or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g., transportation) may be provided upon written request to the Office of the City Clerk at least 48 hours prior to the meeting. For information on public transportation, call 323.GO.METRO (323/466-3876) or go to www.metro.net

Written materials distributed to the Historic Preservation Commission within 72 hours of the Historic Preservation Commission meeting are available for public inspection immediately upon distribution at the West Hollywood Community Development Department at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the Historic Preservation Commission meeting at the staff liaison table

NOTE: Any agenda item which has not been initiated by 10:30 P.M. may be continued to a subsequent Historic Preservation Commission Agenda.

This agenda was posted at: City Hall, the Community Development Department Public Counter, the West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

Reminder: please speak clearly into the microphone and turn off all cellular phones. For additional information on any item listed below, please contact Francisco Contreras, AICP, Historic Preservation Commission Staff Liaison at (323) 848-6475.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA:

The Historic Preservation Commission is requested to approve the Agenda.

Recommendation: Approve the Agenda special meeting agenda of Tuesday, March 27, 2012 as presented.

4. APPROVAL OF MINUTES:

The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.

Recommendation: Approve the minutes of, January 23, 2012 as presented.

A. January 23, 2012

5. PUBLIC COMMENT:

This time, limited to a maximum of twenty (20) minutes, has been set aside for the public to address the Historic Preservation Commission on any item that is not set for public hearing or any item that is not on tonight's agenda. In accordance with the Brown Act, public comment relating to business not appearing on the agenda cannot be acted upon or discussed by the Commission during the meeting, but may be referred to staff for report on a future agenda, ordered received and filed, or referred to the proper department for administrative resolution. Staff requests that all persons wishing to address the Commission fill out a Speaker's Slip and give it to the Commission Secretary prior to speaking. The Commission requests that when you begin speaking you state your name and the name of the city where you reside. Individuals may address the Commission for up to three (3) minutes each, unless the Commission determines a different time limit.

- 6. **CONSENT CALENDAR:** None.
- 7. **EXCLUDED CONSENT CALENDAR:** None.
- 8. **COMMISSION CONSIDERATION:** None.
- 9. **PUBLIC HEARINGS:**

A. 1135 N. FULLER AVENUE HISTORIC NOMINATION:

Request for Local Cultural Resource Designation of a Craftsman-style single-family dwelling constructed in 1914 and located at 1135 N. Fuller Avenue in West Hollywood.

Applicant: City of West Hollywood

Location: 1135 N. Fuller Avenue

Planner: Antonio Castillo, Associate Planner

Recommendation:

Staff recommends that the Historic Preservation Commission (1) hold a public hearing, consider all pertinent testimony, and (2) adopt the following Resolution recommending that the City Council deny the structure as a Local Cultural Resource:

Draft Resolution No. HPC 12-99: **“A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY THE DESIGNATION OF THE STRUCTURE LOCATED AT 1135 NORTH FULLER AVENUE, AS A LOCAL CULTURAL RESOURCE**

B. 1243 N. FULLER AVENUE HISTORIC NOMINATION:

Request for Local Cultural Resource Designation of a Craftsman-style, single-family dwelling constructed in 1909 and located at 1243 N. Fuller Avenue in West Hollywood

Applicant: City of West Hollywood

Location: 1136 N. Fuller Avenue

Planner: Antonio Castillo, Associate Planner

Recommendation:

Staff recommends (1) that the Historic Preservation Commission hold a public hearing, consider all pertinent testimony, and (2) adopt the following Resolution recommending that the City Council deny the structure as a Local Cultural Resource:

Draft Resolution No. HPC 12-100: **A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY THE DESIGNATION OF THE STRUCTURE LOCATED AT 1243 NORTH FULLER AVENUE, AS A LOCAL CULTURAL RESOURCE.**

C. 1302 SWEETZER AVENUE (EL MIRADOR)

The applicant is requesting a Development Agreement and Rehabilitation Incentive for the rehabilitation and restoration of the El Mirador building at 1302-1310 N. Sweetzer Avenue, with certain waivers of development standards and exaction fees to enable its use as condominiums or an urban inn. The HPC is requested to provide its recommendation on the project to the City Council, the final review authority for the proposed project.

Applicant: Jerome Nash for Berger Kantor, LLC

Location: 1302 N. Sweetzer Avenue

Planner: Francisco Contreras, Sr. Planner

Recommendation: Staff recommends (1) that the Historic Preservation Commission hold a public hearing, consider all pertinent testimony, and (2) adopt the following Resolution recommending that the Planning Commission and City Council approve the project:

Resolution HPC 12-101: **“A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL APPROVE THE REQUEST FOR A DEVELOPMENT AGREEMENT, ZONE MAP AMENDMENT, ZONE TEXT AMENDMENT, REHABILITATION INCENTIVE, CONDITIONAL USE PERMIT, AND TENTATIVE TRACT MAP, FOR THE REHABILITATION AND RESTORATION OF THE EL MIRADOR BUILDING AT 1302-1310 N. SWEETZER AVENUE, WITH CERTAIN WAIVERS OF DEVELOPMENT STANDARDS AND EXACTION FEES TO ENABLE ITS USE AS CONDOMINIUMS OR AN URBAN INN.”**

10. NEW BUSINESS:

A. CALIFORNIA LANDMARK NO. 160 AND ITS RELATIONSHIP TO PLUMMER PARK:

At its January 23, 2012 meeting, the HPC requested that staff comment on the status of California Landmark No. 160 and its relationship to Plummer Park.

B. AGING HOUSING STOCK CONDOMINIUM CONVERSIONS:

At its January 23, 2012 meeting, the HPC requested information on the Aging Housing Stock/Condo Conversion discussion presented to the Planning Commission at its October 20, 2011 and November 17, 2011 meetings.

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

Staff will update the Historic Preservation Commission on projects that have been submitted to the Current and Historic Preservation Planning Division that may require action by the Commission at a future date.

B. 2012 HISTORIC PRESERVATION CELEBRATION:

The Commission and Staff will discuss this year's annual Historic Preservation Celebration.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

The Historic Preservation Commissioners are given this opportunity to make any general comment, ask questions or make requests of staff.

14. PUBLIC COMMENT:

This time is set aside for the public to address the Historic Preservation Commission on any item of interest within the subject matter jurisdiction of the Commission that could not be heard under Item 5 at the beginning of the meeting.

ADJOURNMENT: *The Historic Preservation Commission will adjourn to a regularly scheduled meeting of the Historic Preservation Commission on **Monday, April 23, 2012, 7:00 P.M.** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

HISTORIC PRESERVATION COMMISSION

Gail Ostergren, Chair
Bradly Torgan, Vice-Chair
Danny Castro, Commissioner
Bruce Kaye, Commissioner

Edward S. Levin, Commissioner
Paul Rice, Commissioner
Craig Charles, Commissioner

Francisco Contreras, Staff Liaison
Jessica Obergfell, Intern

Sharita Ellies, Secretary

AGENDA POLICIES

The Historic Preservation Commission considers a range of requests for certificates of appropriateness, cultural resource designations and historic preservation policy matters, and conducts public hearings on many of its agenda items. Due to the number, complexity and public interest associated with many agenda items, meetings of the Historic Preservation Commission are generally lengthy. The Historic Preservation Commission makes every effort to proceed as expeditiously as possible; your patience and understanding is appreciated.

REQUEST TO SPEAK on an item must be submitted on a Speakers Request Form and submitted to the Historic Preservation Commission Secretary. All requests to address the Historic Preservation Commission on Public Hearings Items must be submitted prior to the Historic Preservation Commission's consideration of the item.

CONSENT CALENDAR items will be acted upon by the Historic Preservation Commission at one time without discussion, unless a Historic Preservation Commissioner pulls a specific item for discussion; which will be moved to the Excluded Consent Calendar.

PUBLIC HEARINGS PROCEDURES on each Public Hearing item include presentation of a staff report, Historic Preservation Commission questions directed to staff; a ten (10) minute presentation by the project applicant or applicant's representative or team, if any; Historic Preservation Commission questions directed to the applicant; three (3) minutes (in order to facilitate the meeting, the Chair may lengthen or shorten the three (3) minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration for each member of the public wishing to speak to the item; five (5) minutes for the project applicant to respond to the public or clarify issues raised by the public; Historic Preservation Commission deliberations and decisions.

PRESENTATIONS BY MEMBERS OF THE PUBLIC should begin with the speaker stating his or her name and city of residence, followed by a statement regarding the item under consideration. Please speak to the Historic Preservation Commission as a whole.

PROFESSIONALS APPEARING BEFORE THE HISTORIC PRESERVATION COMMISSION should clearly identify their status, such as "attorney", "paralegal", "architect", "designer", or "landscape architect". Instances of misrepresentation of professional status may be referred to the City Attorney for possible prosecution.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the City Planning Division staff prior to or at the Historic Preservation Commission meeting; written materials submitted at least eight (8) days in advance of the meeting will be included in the Historic Preservation Commission's meeting packet. Materials submitted after the deadline may be difficult for the Historic Preservation Commission to adequately review.

ASSIGNING OF TIME is not permitted.

ACTION OF THE HISTORIC PRESERVATION COMMISSION on most matters occurs with the affirmative votes of at least four (4) Historic Preservation Commissioners.

APPEAL PROCEDURES

Any final determination by the Historic Preservation Commission may be appealed, and such appeal must be filed within ten (10) calendar days after the Historic Preservation Commission action. This appeal shall be made in written form to the City Clerks Office, accompanied by an appeal fee or required number of signatures.

The City Clerk, upon filing of said appeal, will set petition for a public hearing before the City of West Hollywood's City Council (or Planning Commission as appropriate) at the earliest date.

If you challenge any City of West Hollywood decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.