



HISTORIC PRESERVATION COMMISSION AGENDA

Monday, June 25, 2007 – 7:00 P.M.

West Hollywood City Hall, 1st floor

8300 Santa Monica Blvd, West Hollywood, California

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for checkout at the meeting. If you require special assistance to attend (e.g., transportation) or to participate in this meeting (e.g., a signer for the hearing impaired), **you must call or submit your request in writing to the Department of Community Development at (323) 848-6417 at least 48 hours prior to the meeting.** The City TDB line for the hearing impaired is (323) 848-6496.

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 microphones and turn off all cellular phones and pagers. For additional information on any item listed below, please contact Terry Blount, Historic Preservation Commission Staff Liaison at (323) 848-6853.

1. CALL TO ORDER

2. ROLL CALL

3. SPECIAL ORDER OF BUSINESS:

A. OFFICIAL SWEARING IN OF NEW HISTORIC PRESERVATION COMMISSIONER.

Staff Liaison Terry Blount will officially swear in newly appointed Historic Preservation Commissioner Bruce Kaye.

4. APPROVAL OF AGENDA:

The Historic Preservation Commission is requested to approve the Agenda.

Recommendation: Approve the Agenda of Monday, June 25, 2007 as presented.

5. APPROVAL OF MINUTES:

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

Recommendation: Approve the minutes of:

A. May 14, 2007

6. PUBLIC COMMENT:

This time has been set aside for members of the public to address the Historic Preservation Commission on any item on the agenda, except those set for public hearing. The public may also address items of general interest within the subject matter jurisdiction of the Historic Preservation Commission. Although the Historic Preservation Commission values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted agenda.

7. **CONSENT CALENDAR:** None.

8. **EXCLUDED CONSENT CALENDAR:** None.

9. **COMMISSION CONSIDERATION:**

A. 1345 HAVENHURST DRIVE:

The proposal is a request to construct a four-story, 16-unit courtyard condominium building.

Applicant: Judi Hodge (Kanner Architects)

Location: 1345 Havenhurst Drive

Planner: Francisco Contreras

Recommendation: Review the proposal and provide comments to the Planning Commission.

B. 8711-8719 MELROSE AVENUE:

The proposal is a request to construct a 13,000-square-foot one-story (plus mezzanine) commercial building at the northwest corner of Melrose Avenue and San Vicente Boulevard.

Applicant: Hamid Gabbay (Gabbay Architects)

Location: 8711-8719 Melrose Avenue

Planner: Francisco Contreras

Recommendation: Review the proposal and provide comments to the Planning Commission.

10. **PUBLIC HEARINGS:**

A. 8491-8499 FOUNTAIN AVENUE (EL PALACIO):

The owner of 8491-8499 Fountain Avenue (El Palacio) has submitted a Structures Report as required by the property's Mills Act Contract. Accompanying this is an updated work plan.

Applicant: David Kaplan

Location: 8491-8499 Fountain Avenue

Planner: Alison Gomer

Recommendation: Review the submitted Structures Report and updated work plan for the Mills Act Contract, direct the owner to work with Staff to place missing items on the work plan based on findings from the Structures Report, and have Staff return to the Commission with a revised updated work plan.

B. 1216-1224 LA CIENEGA BOULEVARD (LOTUS):

The owner of 1216-1224 La Cienega Boulevard (Lotus) has submitted a Structures Report as required by the property's Mills Act Contract. Accompanying this is an updated work plan.

Applicant: David Kaplan

Location: 1216-1224 La Cienega Boulevard

Planner: Alison Gomer

Recommendation: Review the submitted Structures Report and updated work plan for the Mills Act Contract, direct the owner to work with Staff to place missing items on the work plan based on findings from the Structures Report, and have Staff return to the Commission with a revised updated work plan.

11. NEW BUSINESS:

A. HISTORIC PROPERTY OWNERSHIP SUB-COMMITTEE:

The Historic Preservation Commission will appoint a new member to the Historic Property Ownership Sub-committee.

12. UNFINISHED BUSINESS:

A. HISTORIC RESOURCES SURVEY UPDATE:

In July of 2005, the City Council of the City of West Hollywood approved a contract with Architectural Resources Group (ARG) to conduct an update to the City's Historic Resources Survey. The contract included a number of tasks to be completed, one of which was the preparation of a context statement. The draft context statement has been completed and is now available for review.

Recommendation: Review the draft context statement, provide comments to staff, and receive comments from the general public and interested parties.

13. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

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

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

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

15. 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, July 23, 2007 at 7:00 PM** at West Hollywood City Hall, 8300 Santa Monica Boulevard, West Hollywood, California.*

HISTORIC PRESERVATION COMMISSION

Danny Castro, Acting Chair

Richard Azar, Commissioner
Timothy Felchlin, Commissioner
Edward Levin, Commissioner

Bruce Kaye, Commissioner
Victoria Joyce, Commissioner
Catherine Hahn, Commissioner

Terry Blount, AICP, Staff Liaison

Eddie Robinson, Commission 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.

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 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 Historic Preservation Commission at, or prior to, the public hearing.

AFFIDAVIT OF POSTING
State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Administrative Services Department in the Office of the City Clerk and that I posted this agenda on:
Date:

Signature: _____
Deputy Clerk