



HISTORIC PRESERVATION COMMISSION MINUTES

Monday, December 11, 2006 – 7:00 P.M.

Plummer Park Community Center; Room 5

7377 Santa Monica Blvd, West Hollywood, California

1. **CALL TO ORDER:** Chair Yeber called the meeting to order at 7:12pm.
2. **ROLL CALL**
PRESENT: Chair Yeber, Vice Chair Castro, Commissioner Azar, Commissioner Felchlin, Commissioner Levin, Commissioner Joyce, Commissioner Hahn.
ALSO PRESENT: Staff Liaison Terry Blount, Urban Designer John Chase, and Eddie Robinson, Commission Secretary.
ABSENT: None.
3. **APPROVAL OF AGENDA:**
ACTION: Approve the Agenda of Monday, December 11th, 2006 as presented.
Motion by Commissioner Hahn, seconded by Vice Chair Castro and unanimously carried.
4. **APPROVAL OF MINUTES:**
ACTION: Approve the Minutes of the November 27th, 2006 meeting as amended by Chair Yeber. Item 10.B. revised to note, as corrected, that though the City Manager said the Chair's previous comments to Council were appropriate, the City Manager echoed the findings of Terry Blount.
Motion by Commissioner Levin, seconded by Commissioner Azar and carried by all but Joyce, who abstained due to her absence.
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:**
 - A. **REQUEST TO CONSTRUCT A FOUR-STORY, NINE-UNIT CONDOMINIUM BUILDING AT 8210 FOUNTAIN AVENUE:**
John Chase, Urban Designer, presented the staff report which found the project compatible with the area's designated historic structures. Staff is requesting that the Commission review the proposal and provide comments to staff.

Chair Yeber solicited disclosures.

Commissioner Levin lives within the radius and attended neighborhood meetings, but did not comment at them because of his position in the Commission.

Commissioners Felchlin, Castro, Joyce, Hahn and Azar have driven by the site.

Chair Yeber remarked that he had not been noticed. However, he is in the radius. Terry Blount made a note to confirm the mailing addresses with Staff.

As advised by Terry Blount Chair Yeber and Commissioner Levin did not recuse themselves from comments though they are within the radius.

There were no questions from Commissioners to Staff.

Chair Yeber opened to BRUNO BONDANELLI of LOS ANGELES, who spoke on behalf of the applicant. He provided a powerpoint presentation on the materials of the project.

Public testimony was then closed.

Chair Yeber then opened to Commissioner comments.

Commissioner Hahn asked about Mr. Bondanelli's other projects in the City.

Commissioner Azar said he would like to see an elevation with the project superimposed to relate to the historic resources in the area. He also remarked that he thinks the project is a dynamic and handsome building.

Vice Chair Castro also said he would like to see photographs and elevations putting the project into context, but feels the project has great visual integration on an urban, cosmopolitan street, and doesn't deter from the historic structures.

Commissioner Joyce had no comment.

Commissioner Felchlin said he would like to have a materials board as a rule, because without them the Commission is not able to fully respond.

Terry Blount stated that Staff requested a materials board from the applicant.

Commissioner Felchlin went on to ask that the landscaping be better addressed along the street and in the courtyard, making it more compatible with the neighborhood. However, he did appreciate how the building is broken down.

Commissioner Levin said that he was troubled about the scale and articulation of the stair tower, which he says gives the building more of a commercial feel compared to the cultural resources in the area.

Chair Yeber said the project is very well designed and a great example of contemporary architecture. However it is a bit overwhelming in comparison to the historic resources. He said he would also like to have seen a cross-section in relation to the Patio Del Mar across the street. He was also concerned how the project, along with three other significant condominium projects in the area, would impact the district.

ACTION: The commission unanimously carried a motion to continue the project to the next regularly scheduled meeting. At the meeting the applicant must provide a complete materials board, a more developed landscape plan and additional contextual information as requested.

Motion by Commissioner Felchlin, seconded by Vice Chair Castro and unanimously carried.

Per Commissioner Levin's concerns, John Chase suggested that the Commission agendaize the review and revision of application requirements so they can be better equipped during future assessments.

9. PUBLIC HEARINGS: None.

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS:

A. HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE FOR CALENDAR YEAR 2007.

ACTION: The Historic Preservation Commission unanimously carried motions to move conflicting meetings as follows:

- March 26, 2007 to March 12, 2007
- May 28, 2007 to May 14, 2007
- December 24, 2007 to December 10, 2007.

B. WEST HOLLYWOOD ANTHOLOGY:

There were no updates from the Commission or Staff regarding the Anthology.

C. HISTORIC RESOURCES SURVEY UPDATE:

Terry Blount informed the commission that he did receive responses from other cities regarding their public outreach tactics, particularly Santa Monica. He attended their kickoff meeting and reported that, though it is not essential for the City of West Hollywood to have such a meeting, it would be a great idea to publish an article in the City's Winter newsletter explaining what the survey will entail.

He stated he would provide the Commission with a written presentation at a later date.

D. 2007 HISTORIC PRESERVATION CELEBRATION:

The Historic Preservation Commission established a subcommittee comprised of Commissioner Joyce, Commissioner Yeber and Vice Chair Castro to develop ideas for the 2007 West Hollywood Historic Preservation Celebration.

12. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

Terry Blount informed the Commission that the Lot development plan amendment is scheduled for the upcoming meeting. The final draft SEIR will be coming back with the response to comments.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

Commissioner Levin asked Staff to agendaize discussion of minimum specific requirements the Commission should ask for in project submittal.

The application checklist and ordinance is to be included in the packet for this discussion.

Commissioner Azar emphasized that the Commission is not to be a roadblock to applicants. The evening's applicants were not advised to bring some items that would have fallen within the purview of the Commission.

Terry Blount advised the Commission that Melody Frisby, the planner assigned to 8811 Santa Monica Blvd. will pull the plans and verify the door matches as specified.

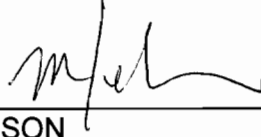
Vice Chair Castro inquired about an update to the cornice trim for the property.

Chair Yeber wished everyone a Happy Holiday.

14. PUBLIC COMMENT: None.

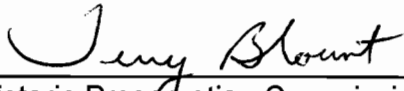
ADJOURNMENT: Chair Yeber adjourned The Historic Preservation Commission at 8:40 P.M. to a regularly scheduled meeting on **Monday, January 22, 2007 at 7:00 PM** at West Hollywood City Hall, 8300 Santa Monica Blvd., West Hollywood, California.

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON
THIS 22nd DAY OF JANUARY, 2007.



CHAIRPERSON

ATTEST:



Historic Preservation Commission Staff Liaison