



## **HISTORIC PRESERVATION COMMISSION MINUTES**

***Monday, November 27, 2006***

City of West Hollywood – City Hall

8300 Santa Monica Blvd, 1<sup>st</sup> floor, West Hollywood, California

1. **CALL TO ORDER:** Chair Yeber called the meeting to order at 7:05pm.
2. **ROLL CALL**  
**PRESENT:** Chair Yeber, Vice Chair Castro, Commissioner Azar, Commissioner Felchlin, Commissioner Levin.  
**ALSO PRESENT:** Staff Liaison Terry Blount, Urban Designer John Chase, Senior Planner Jory Phillips and Eddie Robinson, Commission Secretary.  
**ABSENT:** Commissioner Hahn and Commissioner Joyce.
3. **APPROVAL OF AGENDA:**  
**ACTION:** Approve the Agenda of Monday, November 27, 2006 as presented.  
**Motion by Commissioner Azar, seconded by Commissioner Castro and unanimously carried.**
4. **APPROVAL OF MINUTES:**  
**ACTION:** Approve the Minutes of the August 28, 2006 meeting as presented.  
**Motion by Vice Chair Castro, seconded by Commissioner Felchlin and unanimously carried.**
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:**
  - A. **REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE AND CONSTRUCT A 17-UNIT CONDOMINIUM BUILDING AT 8328 WILLOUGHBY AVENUE:**

Jory Phillips, Senior Planner, presented the staff report and provided detailed information on the project, which is located across from a designated historic structure. Staff is requesting that the Commission review the proposal and provide comments to staff.

Chair Yeber asked about the Schindler House's exclusion from the report. John Chase said Staff's belief is that it is inconsequential, although within the radius.

Chair Yeber requested that all future reports include note of all historic properties within the radius.

Chair Yeber solicited disclosures.

Commissioner Levin's firm is currently involved in another project with the design firm, yet independently retained.

Commissioners Azar, Felchlin and Castro visited the site.

Chair Yeber knows employees of the firm.

*There were no commissioner questions to staff.*

*Chair Yeber opened to speakers:*

GREGORY FISCHER, LOS ANGELES, spoke on behalf of the applicant and provided a comprehensive description of the project that emphasized its modern approach and livability.

MARK LEHMAN, WEST HOLLYWOOD, spoke on behalf of the property owner and noted the designer's consideration of contemporary style, the project's visibility from the street, as well as its scale in relation to the historic structure.

*Commissioner Yeber opened to commissioner comments to staff:*

Commissioner Levin stated he sees no effect on the historic structure mentioned on the report or the Schindler House.

Commissioner Felchlin agreed and remarked that the project would be a positive addition to the neighborhood.

Commissioner Azar said it would be interesting to have had a height analysis, yet agreed with Commissioners Levin and Felchlin that the project has no effect on the two resources. He also asked for a materials board and inquired about trash enclosures.

Jory Phillips noted that the trash issue is being resolved with the applicant.

Chair Yeber agreed that there is no effect on the historic structures and said the project is fine on its own merit and keeps in the spirit of being modern and forward thinking.

**9. PUBLIC HEARINGS:** None.

**10. NEW BUSINESS:**

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

**ACTION:** The Historic Preservation Commission deferred consideration until the next meeting when more commissioners would be present.

- B. Historic Preservation Commissioners' Role at City Council Hearings:** Terry Blount informed the Historic Preservation Commission of his discussions with staff and the City Attorney regarding commissioners speaking at other hearings. He was informed that the Historic Preservation Commission passes resolutions which speak for themselves. Commissioners may only speak as residents at other meetings or as Commissioners under group consensus, in which the Commission votes to send representatives to other commission and City Council meetings.

Chair Yeber also stated that, though the City Manager noted the Chair's previous comments to Council were appropriate, the City Manager also echoed the findings of Terry Blount.

Commissioners agreed that it is also appropriate to ask speakers who are also on a commission to identify if they speak as an individual, or as a commission member when at Historic Preservation Commission meetings.

**11. UNFINISHED BUSINESS:**

**A. WEST HOLLYWOOD ANTHOLOGY:**

Commissioner Felchlin informed the Commission that there is no update.

**B. HISTORIC RESOURCES SURVEY UPDATE:**

Terry Blount informed the Commission that DPR forms for selected properties and a draft context statement would be completed by the end of February 2007.

Commissioner Levin remarked that a map would also be great to have.

Blount also noted that there's a possibility for new districts and, in relation to community outreach, distributed a copy of the Citywide Historic Resource Survey Update in Santa Monica, which he will be attending to help develop a strategy for West Hollywood.

Furthermore, regarding public outreach, the commissioners emphasized how critical this aspect is, and suggested ways to engage the community in the process of the survey. Chair Yeber suggested talking to Ray Reynolds about his interaction with the public months back regarding developing a cultural center. Commissioner Felchlin suggested researching how the public outreach was conducted for the new library.

- C. HISTORIC PROPERTY OWNERSHIP SUBCOMMITTEE:** Terry Blount informed the commission that staff is working to compile a report regarding fires in historic building, their severity and frequency. He also spoke to the Director and Planning Manager about inviting historic property owners to the next subcommittee meeting in January and to better understand their concerns.

Chair Yeber said that all the information from National Fire Protection Association's symposium on aging electrical systems will be available online in January. This will enable the Historic Preservation Commission to better understand the problems facing older buildings nationwide.

**12. ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

A nine-unit project at 8210 Fountain and near the Harper Avenue Historic District was discussed as an upcoming project for commission consideration. Terry Blount made note to ask for materials board and all historic properties in the radius.

Commissioner's Felchlin and Castro also asked about 1041 Fountain and whether the Historic Preservation Commission's specific questions on the project would be addressed. Terry Blount said they are amending their comprehensive development plan and asked that all comments be included in the Commission's response, which will go into the final environmental impact report.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

Commissioner Levin made a motion, seconded by Commissioner Felchlin, to have Chair Yeber make a statement on behalf of the Commission at the Housing Summit scheduled for the next City Council meeting. The motion unanimously carried, Commissioner Levin asked that everyone send their comments and questions to Staff to be forwarded to the Chair in preparation for the meeting.

Commissioner Castro inquired about the minutes from previous meetings. Terry Blount said that Staff is well aware of the backlog and is working to remedy the situation.

Chair Yeber asked about 8811 Santa Monica Blvd. The door that faces Santa Monica Blvd is different than the one approved. Terry Blount replied that he would have the planner assigned review the specifications.

Chair Yeber also asked that the Historic Preservation Commission Celebration to be held next May be scheduled for discussion at the next meeting.

**14. PUBLIC COMMENT: None.**

**ADJOURNMENT:** Chair Yeber adjourned The Historic Preservation Commission at 8:30 P.M. to a special meeting on **Monday, December 11, 2006 at 7:00 PM** at Plummer Park, 7377 Santa Monica Blvd., West Hollywood, California.

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON  
THIS 11<sup>TH</sup> DAY OF DECEMBER, 2006.

  
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CHAIRPERSON

ATTEST:

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Historic Preservation Commission Staff Liaison