



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
Monday, October 27, 2014 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair Castro called the meeting to order at 7:00 pm.
  
2. **ROLL CALL:**  
Present: Chair Castro, Commissioners Allison, Rice, Ostergren, Torgan and Levin.  
  
Absent: Vice-Chair Charlie.  
  
**STAFF PRESENT:** Antonio Castillo, Historic Preservation Commission Liaison, Stephanie Reich, Urban Planner, Stephanie Cisneros, HPC Intern, Francisco Contreras, Innovation and Strategic Initiatives Manager, Donn Uyeno, Senior Civil Engineer, Lauren Langer, Assistant City Attorney and Sharita Ellies, Commission Secretary.
  
3. **APPROVAL OF AGENDA:**  
*The Historic Preservation Commission is requested to approve the Agenda.*  
**Recommendation:** Approve the meeting agenda of Monday, October 27, 2014 as amended to hear Items 9.A and 12.A. out of order. **Moved by Commissioner Levin, seconded by Commissioner Ostergren and unanimously carried noting the absence of Vice-Chair Charlie.**
  
4. **APPROVAL OF MINUTES:**  
*The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.*  
**Recommendation:** Approve **Item 4.A.** special meeting minutes of September 02, 2014 as amended. **Moved by Commissioner Levin, seconded by Commissioner Ostergren and unanimously carried noting the absence of Vice-Chair Charlie and abstention of Commissioner Torgan.**  
  
**Recommendation:** Approve **Item 4.B.** special meeting minutes of September 29, 2014 as amended. **Moved by Commissioner Levin, seconded by Commissioner Torgan and unanimously carried noting the absence of Vice-Chair Charlie and abstention of Commissioner Ostergren.**
  
5. **PUBLIC COMMENT:**  
CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed her gratitude for the Commission's deliberation regarding the Plummer Park Feasibility Study during the September 29, 2014 special meeting of the Historic Preservation Commission.

**6. CONSENT CALENDAR:** None.

**7. EXCLUDED CONSENT CALENDAR:** None.

**Item 9.A. NEW BUSINESS HEARD OUT OF ORDER:**

Lauren Langer, Assistant City Attorney discussed policy and procedural issues relating to the authoritative role of the Historic Preservation Commission.

COMMISSIONER ALLISON asked about procedures relating to public speakers comments.

COMMISSIONER LEVIN requested clarification regarding the role of the Commission relating to CEQA issues for City and private owned properties and the commissions role concerning environmental impact reports.

COMMISSIONER OSTERGREN requested clarification regarding the role of the Commission relating to their review authority particularly environmental matters.

Lauren Langer, Assistant City Attorney and members of the Commission reviewed and discussed section 19.58.04, Reviewing Authority of the City's Municipal Code:

H. Reviewing all applications for permits, environmental assessments, environmental impact reports, environmental impact statements, and other similar documents pertaining to designated and potential cultural resources, or related neighboring property within public view. "Neighboring properties within public view" shall mean any property that can be seen from a public right-of-way and which is within the same street block (on either side of the street) as a cultural resource. The department staff shall forward all these documents to the HPC for review and comment, before review and approval by the Commission, as appropriate. The review may either be under the auspices of a certificate of appropriateness or as a Commission consideration item on the HPC agenda;

I. Reviewing the actions and proposed actions, and advising environmental review processes, of all city departments, and public agencies, and their agents and employees, concerning the effects of their actions, programs, capital improvements, or activities on designated and potential cultural resources;

MEMBERS OF THE COMMISSION requested clarification of their role relating to review authority, the process of taking actions and the process of providing comments and receiving responses involving Draft Environmental Impact Reports (DEIR) as stated in the City's Municipal Code and that the information be brought back before the Commission.

MEMBERS OF THE COMMISSION requested that Staff provide verbatim transcripts or full discussion minutes for items that will be forwarded to a decision governing body.

COMMISSIONER OSTERGREN requested that revised DEIR's be brought back before the HPC to review accuracy of their previous comments and/or recommended changes.

**Item 12.B. CAPITAL PROJECTS UPDATE HEARD OUT OF ORDER:**

Staff FRANCISCO CONTRERAS, INNOVATION AND STRATEGIC INITIATIVES MANAGER AND DONN UYENO, SENIOR CIVIL ENGINEER gave a PowerPoint presentation regarding the stages of the development timeline for the following four active Capital Improvement Projects:

- 1343 N. Laurel Avenue
- West Hollywood Park Phase II
- Automated parking Garage
- Plummer Park

**8. PUBLIC HEARINGS:**

**A. 8289 – 8293 SANTA MONICA BOULEVARD (BEACH NATION)**

The applicant is requesting a Certificate of Appropriateness for the rehabilitation of the burger stand formerly known as Irv's Burgers and as a Rehabilitation Incentive; the applicant is requesting the waiver of one parking space required for the addition.

ANTONIO CASTILLO, ASSOCIATE PLANNER gave a PowerPoint presentation detailing information as listed in the staff report. He said the item was continued to allow the applicant time to revise the project plans. The applicant has since made revisions to address the concerns expressed by the Commission with regards to the integration of the addition to the existing burger stand.

He said revisions to the plans included the relocation of the entry door, which allows a substantial step-back to the wall along the west-facing façade. This new configuration allows the burger stand to read more as a separate structure, while being connected to the new "back of the house" kitchen addition. In doing so, the existing door for the burger stand on the north façade would be relocated further east on the same façade making it the new interior passageway between the existing burger stand structure and the new addition.

He said it is Staff's assessment that the new configuration has less impact on the original footprint and maintains the burger stand closer to its original identity as a free-standing object.

He said Staff recommends that the Historic Preservation Commission approve this application for a Certificate of Appropriateness and Rehabilitation Incentive per the findings in Draft Resolution No. HPC 14-113.

Staff supports the waiver of one parking space as a rehabilitation incentive as the parking reduction will not be detrimental to the surrounding neighborhoods.

**ITEM 8.A. COMMISSIONER QUESTIONS TO STAFF:**

COMMISSIONER OSTERGREN asked how the buildings will function upon completion.

HPC LIAISON ANTONIO CASTILLO said the proposed functions will be separate. He said Beach Nation does not have cooking facilities but Irv's Burger Stand does which is where food will be grilled and prepared only and patrons will dine in the outdoor area of Beach Nation.

**ITEM 8.A. APPLICANT PRESENTATION:**

PAUL KALT APPLICANT REPRESENTATIVE, RESIDENT OF THE CITY OF SANTA MONICA spoke in favor of Staff's recommendation. He said patrons will be able to order from Irv's only and it will function as the kitchen.

Food will be prepared in the kitchen area of the stand and said due to health regulations; service from the windows or counter areas of Irv's is no longer permitted.

He said they've done all to comply with the Commissions previous requests and have worked with Staff to preserve as much of the existing burger stands character defining features while separating the new back of house at the existing restaurant and also meeting all health departments requirements.

COMMISSIONER OSTERGREN asked what will be the new setback at the corner of the burger stand.

PAUL KALT APPLICANT REPRESENTATIVE said the setback is now four feet.

COMMISSIONER ALLISON asked if the Burger Stand will have a plaque or some type of historic marker to reflect the sites designation status.

HPC LIAISON ANTONIO CASTILLO said Staff will look into something of that nature but in most cases plaques are normally affixed as a requirement to an existing Mills Act Contract.

**ITEM 8.A. COMMISSIONER COMMENTS:**

COMMISSIONER LEVIN spoke in favor of Staff's recommendation and requested the following changes be applied to Resolution No. HPC 114-113:

Page 4 of 11 sections 6.2:

2 The proposed improvements to the burger stand and site aim to achieve a complimentary ~~and cohesive~~ aesthetic for the entire development. The proposed rehabilitation work and improvements, as well as the demolition of a non-contributing 73-square-foot closet room and the construction of a new outdoor dining counter in its place will not adversely affect the cultural resource, given that it is limited to rehabilitation or restoration improvements and will maintain the open patio feel and look. The character-defining features of the resource will be maintained and the improvements thereon will be conducted in a manner that preserves the cultural and historic value of the resource in compliance with the Secretary of the Interior's Standards. Overall, the proposed project will improve the aesthetic, architectural ~~and historic~~ integrity of the designated resource and the entire property.

**ITEM 8.A PUBLIC COMMENTS:**

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation and thanked the owner and applicant for the proposed project.

**ITEM 8.A. COMMISSIONER COMMENTS CONTINUED:**

COMMISSIONER OSTERGREN spoke in favor of Staff's recommendation but also expressed concerns regarding conforming and compatibility issues between the existing historic resource and the proposed project.

She expressed concerns regarding requests for revisions to the application of materials and discrepancies within the reports that were addressed during the September 02, 2014 meeting.

She said there is conflicting information throughout the present report as well and it appears that her recommendations for changes to the burger stand were not met.

PAUL KALT APPLICANT REPRESENTATIVE said due to health department regulations; it is no longer permissible to use the existing materials at the countertop areas of the burger stand.

He said the existing tile at the face of the building will remain intact; stainless steel has been selected to cover the countertops and there will not be stone materials at the burger stand but will be at Beach Nation.

KRISY GOSNEY, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the recommendation to approve portions of recommended changes listed in the Certificate of Appropriateness and Rehabilitation Incentives.

KATE EGGART, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the recommendation to approve portions of recommended changes listed in the Certificate of Appropriateness and Rehabilitation Incentives.

JIM BANKS, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip supporting the recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

#### **ITEM 8.A PUBLIC COMMENT CLOSED**

COMMISSIONER OSTERGREN requested that Staff record the information provided by the Applicant concerning the proposed materials.

HPC LIAISON ANTONIO CASTILLO said it will be recorded in the administrative record and the revised plans as well.

COMMISSIONER ALLISON spoke in favor of Staff's recommendation. She thanked the Applicant for the project and commended them for the revisions. She said the existing buildings complement each and will be an asset to the City.

COMMISSIONER RICE spoke in favor of Staff's recommendation. He recommended that the word "historic" remain in the resolution considering that the actual material uses were not restoration but more for compliance.

COMMISSIONER LEVIN agreed that the language should be revised to reflect the following changes:

- 3 The character-defining features of the resource will be maintained and the improvements thereon will be conducted in a manner that preserves the cultural and historic value of the resource in compliance with the Secretary of the Interior's Standards. Overall, the proposed project will improve the aesthetic, architectural and historic integrity of the designated resource ~~and the entire property~~.

COMMISSIONER TORGAN spoke in favor of Staff's recommendations. He also expressed concerns with proposed changes to the configuration and addition of fixed seating which will alter the character defining features of the open patio area.

COMMISSIONER LEVIN moved to approve Resolution No. HPC 14-113 as amended seconded by Commissioner Allison.

**Action:** Recommend approval of Resolution No. HPC 14-113: A CERTIFICATE OF APPROPRIATENESS FOR THE REHABILITATION OF THE DESIGNATED CULTURAL RESOURCE KNOWN AS IRV'S BURGERS AND A REHABILITATION INCENTIVE FOR THE WAIVER OF A SINGLE PARKING SPACE ASSOCIATED WITH THE INTEGRATION OF THE BURGER STAND WITH THE EXISTING RESTAURANT (BEACH NATION), FOR THE PROPERTY LOCATED AT 8289 – 8293 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. **Moved by Commissioner Levin, seconded by Commissioner Allison and passes unanimously by acclamation, noting the absence of Vice-Chair Charlie.**

- B. 837-849, 850 SAN VICENTE BOULEVARD (SAN VICENTE INN.** The Historic Preservation Commission is requested to provide its recommendation on the proposed project to the Planning Commission including a Certificate of Appropriateness and Rehabilitation Incentives for the rehabilitation, restoration, demolition, and construction of new facility space for the San Vicente Inn

**HISTORIC PRESERVATION COMMISSION 5 MINUTE BREAK BEGINNING 8:17 PM**

**HISTORIC PRESERVATION COMMISSION MEETING RECONVENED AT 8:27 PM**

HPC LIAISON ANTONIO CASTILLO gave a PowerPoint presentation detailing information as listed in the staff report. He stated the project location, approximate date of construction and said it is a contributing designated resource to the Old Sherman Thematic Grouping.

He said the building at 850 San Vicente was moved to its current location to make way for the construction of the Desmond Condominium.

He said the property owner plans to continue adaptive reuse of the property, and proposes to rehabilitate portions of the buildings. The project would provide much needed reinvestment in the property, as many of the buildings are in poor condition.

He stated the proposed work to the west and east parcels and said the Rehab Incentives would allow the project to deviate from certain operational criteria and development and performance standards for Urban Inns.

The request also includes a new Restoration/Rehabilitation and Maintenance Plan and an amendment to the existing CUP is

requested to allow the Inn to operate a dining room as a guest-focused, secondary amenity with incidental alcohol service.

Finally, the project proposes to provide all required parking spaces at an off-site facility and due to construction and the amendment, the proposed request requires Planning Commission approve or deny the project with consideration of HPC's recommendation therefore, tonight's request is for the HPC to focus on the COA and Rehab Incentives.

He said in 2000, the San Vicente Inn was approved as the City's first urban inn and remains the only operating urban inn in the City.

The former property owner entered into a Mills Act Contract, which included a Restoration/Rehabilitation Plan. He said some repairs were completed but the entire plan was not accomplished. As a result the Inn has fallen into disrepair due to the ill health and inattention of the former owner.

The new owner intends to retain its unique charm and the historical quality while modernizing and improving its facility in accordance with the Secretary of Interior's Standards.

He said is working with Chattel, Inc., Historic Preservation Consultants to prepare a *Secretary's Standards Conformance Review* report that will include an updated 10-year Restoration/Rehabilitation and Maintenance Plan and majority of the project will be completed within the first two years of initiating the construction.

Staff has solicited the services environmental consultant Architectural Resources Group (ARG) to provide a peer review of Chattel's Report and concurs with Chattel's conclusion.

In order to make the restoration and rehab physically and financially feasible, the applicant has requested certain rehabilitation incentives. He said the hardship incurred by rehabilitating the San Vicente Inn would be recovered by daily rental of the Inn's new upgraded guest suites.

According to the applicant's cost estimate, additional incentives are necessary for the property owner to be able to appropriately maintain the buildings as a cultural resource and will allow continued life as a contributor to the Old Sherman Thematic Grouping.

The preservation approach taken for the historic buildings will essentially function to make the proposed project self-mitigating with respect to any impacts on historic resources. This is accomplished by the rehab of the designated buildings and improvements to the site in order to reinforce their historic integrity restore features that have been altered over time, reconsider the size and shape of features such as added dormers, and better distinguish the historic buildings from the portions of the building that will be added.

Staff supports the project and recommends that the Historic Preservation Commission adopt the draft Resolution recommending that the Planning Commission approve the proposed project.

**ITEM 8.B. COMMISSIONER QUESTIONS TO STAFF:**

COMMISSIONER OSTERGREN asked if there is an active Mills Act Contract associated with the property.

HPC LIAISON ANTONIO CASTILLO said the existing Mills Act Contract dated back to 2000 and now requires renewal.

COMMISSIONER LEVIN asked about the OHP status code of the 850 Building.

HPC LIAISON ANTONIO CASTILLO said the status was entered inaccurately but has since been corrected.

**ITEM 8.B PUBLIC COMMENT:**

LIEUTENANT DAVID SMITH RESIDENT OF THE CITY OF PASADENA AND MEMBER OF THE CITY OF WEST HOLLYWOOD'S SHERIFF DEPARTMENT spoke in favor of Staff's recommendation.

He said the San Vicente Inn has a long history of criminal activity that has increasingly diminished as a result of the active role of new ownership. He said if the proposed plans are approved the quality of life and public safety within the neighborhood will continue to improve.

**ITEM 8.B. APPLICANT PRESENTATION:**

TODD ELLIOT OF TRUMAN & ELLIOTT LLP/APPLICANT REPRESENTATIVE AND RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation. He gave a brief history of his previous business relationship with the former owner.

He stated that the proposed project meets all requirements of the Secretary of Interior Standards and relinquished his time to fellow team members.

ROBERT CHATTEL/APPLICANT REPRESENTATIVE AND RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation. He highlighted information contained in the comprehensive rehabilitation and restoration report.

He commented regarding prior historic resource reviews and the number of contributing resources originally listed at the project site. He discussed the relocation and historic structure of the properties.

He explained his company's role with respect to giving design instructions to the architects. He explained the notable changes and recommendations to the proposed project as well as where demolition will be concentrated and addressed the proposed additions as well.

KATE BARTOLO OF KATE BARTOLO AND ASSOCIATES/APPLICANT REPRESENTATIVE spoke in favor of Staff's recommendation. She relinquished her time to acknowledge the substantial number of members of the public in support of the project, acknowledge the property owner and the team of professionals associate with the project.

CARLO CESARIO, ARCHITECT/APPLICANT REPRESENTATIVE AND RESIDENT OF THE CITY OF LOS ANGELES supports Staff's recommendation, abdicated his time to speak and said he was available for questions.

LAUREN MEISTER RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

BOBBY EDRICK RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

TODD BIANCO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

FRANCIS DIAZ RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives and submitted additional email support of the project.

JEN DUNBAR/ PRESIDENT OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE AND RESIDENT OF THE CITY OF VALLEY VILLAGE spoke on behalf of herself and members of the Preservation Alliance in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

KENNETH DIGREGORIO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

ARLENE KRANTZ RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

MARCY MILLER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

SUSANNA MILLER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

JIM BANKS RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

KATE EGGART RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

LYNN RUSSELL RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

REBECCA DRU RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

MICHAEL FISK, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip supporting the recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

LAURA BOCCALETTI, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip supporting the recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

KRISY GOSNEY, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the demolition portion of the recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

GREG M. RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking completed a citizen position slip supporting recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

AVERY STEEL, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the recommendation to approve the Certificate of Appropriateness and Rehabilitation Incentives.

#### **ITEM 8.B. PUBLIC COMMENT CLOSED**

#### **ITEM 8.B. COMMISSIONER COMMENTS:**

COMMISSIONER TORGAN disclosed that he met with the project team at the site, is a former employee of Truman and Elliott and spoke in favor of Staff's recommendation commending the Project Team on the caliber of the project.

He acknowledged the substantial support of the project by the public and the support of the West Hollywood Preservation Alliance.

He said he found no discrepancies with the certificate of appropriateness, he had no concerns with the addition to the 850 Building and advised that Staff take precautions with selecting the appropriate language of the Rehabilitation Incentives.

He said although landscape information provided tonight by the applicant was not included agenda packet; he has no problem with what has been proposed.

COMMISSIONER ALLISON disclosed that she met with the project team at the site and spoke in favor of Staff's recommendation. She said the proposed project maintains the historic fabric the Commission supports and commended the Owner for his visionary plans to modernize the site.

COMMISSIONER RICE disclosed that he met with the project team at the site. He spoke in favor of Staff's recommendation and commended the Project Team for the proposed changes and said the project will be a welcomed improvement to the community.

COMMISSIONER LEVIN disclosed that he met with the project team at the site and previously worked with the owner, Jeff Klein at Sunset Towers but is no longer under contract with him. He spoke in favor of Staff's

recommendation and said he said he has no misgivings with the project, he's satisfied that regulatory issues with the OHP designation were in error and fully supports the project.

COMMISSIONER OSTERGREN spoke in favor of Staff's recommendation however, expressed concerns with what materials will be applied to the addition at the 850 building and concerns with the proposed treatment to the porch and stairs which appear to be incompatible with the historic character of the building.

She expressed concerns regarding inconsistencies within the recommended work section of the Rehabilitation Plan and would like clarification of the Architects proposed treatments. She recommended the following changes to the resolution:

Page 2 of 10 – Section 5.1

Paragraph 2:

The physical condition of the historic ~~front buildings~~ and non-historic rear buildings reflect the property's decades-long history of neglect and disrepair.

Paragraph 5

Some of the costs associated with repair, rehabilitation or replacement of the historic buildings include, among other things, the retention of historic windows when feasible, rather than the entire window and frame replacement without attempt at salvaging when possible. ~~Roof shingles and~~ Existing wood clapboard siding are required to be salvaged and reinstalled.

Page 3 of 10 – Section 2

Paragraph 2

Although the front buildings at the property would be improved and expanded by the proposed project, all maintenance, rehabilitation and construction would comply with the Secretary of the Interior's Standards and the exterior façades of all four <sup>^</sup>original buildings will be maintained and improved in keeping with the architectural style and historic quality of these turn-of-the-century bungalows.

Page 7 of 10 – Section 3

3) The design and use of the new improvements would not adversely affect, and would be compatible with, the design of the ~~and use~~ cultural resource, ~~and would be compatible with the design and use of the existing cultural resources~~ within the Old Sherman Thematic District. All proposed additions would include distinctive architectural features, such as hipped roofs, narrow wood clapboard siding, simple window trim and porches, would complement the existing designated resource.

CHAIR CASTRO disclosed that he met with members of the project team at the site and formerly worked with a member of the team and said he fully supports Staff's recommendation.

He said he agreed with previous comments from members of the commission and the recommended amendments to the resolution by Commissioner Ostergren.

He commended owner; Jeff Klein for the investments he's made towards improvements and said because the property is in a progressive state of disrepair requires immediate attention. He said the comprehensive rehabilitation plan and restoration of the facades were vital to maintaining and improving the integrity of the homes.

He said the integration of the properties has not compromised the historic features and does not compromise its historic integrity and he too, was impressed with the support of the members of the neighborhood.

COMMISSIONER LEVIN moved to approve Resolution No. HPC 14-115 including rehabilitation incentives listed on page 8 and 9 in the staff report, an additional rehabilitation incentive for fence and hedge heights recommending relief from compliance with applicable limits on fence and hedge heights in rear and side yard. As well as amendments recommended by Commissioner Ostergren, seconded by Commissioner Ostergren.

**Action:** Recommend approval of Resolution No. HPC 14-115: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE PLANNING COMMISSION APPROVAL OF A CERTIFICATE OF APPROPRIATENESS AND REHABILITATION INCENTIVES IN CONJUNCTION WITH THE ADOPTION OF A NEGATIVE DECLARATION FOR THE REHABILITATION, RESTORATION AND NEW CONSTRUCTION FOR THE SAN VICENTE INN LOCATED AT 837-849, 850 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.

**Moved by Commissioner Levin, seconded by Commissioner Ostergren and passes unanimously by acclamation, noting the absence of Vice-Chair Charlie.**

9. **NEW BUSINESS:** None.
10. **UNFINISHED BUSINESS:** None.
11. **EXCLUDED CONSENT CALENDAR:** None.
12. **ITEMS FROM STAFF:**
  - A. **UPCOMING PROJECTS:** None.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

CHAIR CASTRO resigned as member and Chair of the Historic Preservation he commended members of the Commission and Staff for their dedication and service to the Historic Preservation Commission.

COMMISSIONER ALLISON commended Chair Castro for his service as member and Chair of the Commission and congratulated him on his promotion to Community Development Director of the City of Sausalito.

COMMISSIONER LEVIN also commended Chair Castro for his service as member and Chair of the Commission and his promotion to Community Development Director.

COMMISSIONER TORGAN also commended Chair Castro for his service as member and Chair of the Commission and his promotion to Community Development Director.

COMMISSIONER OSTERGREN also commended Chair Castro for his service as member and Chair of the Commission and his promotion to Community Development Director. She requested that Staff update the number of properties and date information listed in the Old Sherman Thematic Grouping.

STAFF STEPHANIE REICH congratulated Chair Castro on his new position and advised the Commission that going forward, Antonio Castillo, Associate Planner will be the HPC Liaison.

COMMISSIONER RICE also commended Chair Castro for his service said he'll be missed.

**14. PUBLIC COMMENT:**

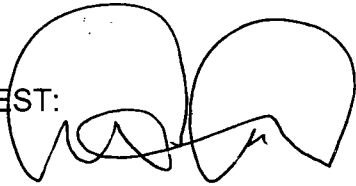
TODD ELLIOTT/TRUMAN & ELLIOTT, RESIDENT OF THE CITY OF LOS ANGELES commended Chair Castro for his dedication and service to the HPC and also congratulated him on his promotion to Community Development Director of the City of Sausalito.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD thanked Chair Castro for his dedication and service to the HPC and also congratulated him on his promotion and also welcomed the new HPC Liaison.

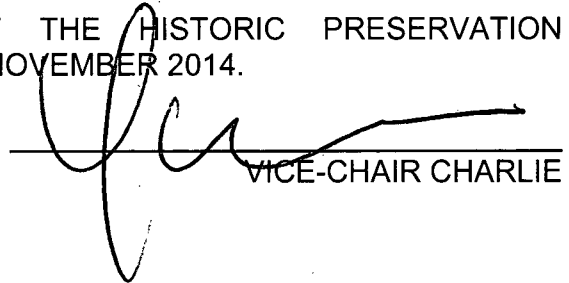
**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 10:05 pm to a regular scheduled meeting of the Historic Preservation Commission on Monday, November 24, 2014, 7:00p.m. at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 24<sup>th</sup> DAY OF NOVEMBER 2014.

ATTEST:



ANTONIO CASTILLO, HPC STAFF LIAISON



VICE-CHAIR CHARLIE