



## HISTORIC PRESERVATION COMMISSION MINUTES

**Monday, August 28, 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 Joyce, Commissioner Levin, Commissioner Hahn\*  
**ALSO PRESENT:** Staff Liaison Terry Blount, Urban Designer John Chase, and Eddie Robinson, Commission Secretary.  
**ABSENT:** None.

\*Commissioner Hahn arrived after Roll Call at 7:12pm.

3. **APPROVAL OF AGENDA:**  
**ACTION:** Approve the Agenda of Monday, August 28, 2006 as presented.  
**Motion by Commissioner Levin, seconded by Commissioner Azar and unanimously carried.**
4. **APPROVAL OF MINUTES:** None.
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:**

**A. REQUEST TO DEMOLISH GREATER THAN 50% AND EXPAND AN EXISTING SINGLE FAMILY HOUSE AT 8920 CYNTHIA STREET:**

John Chase, Urban Designer, presented the staff report and provided detailed information on the project, which is located next to a designated historic structure. Staff is requesting that the HPC review the proposal and provide comments to staff.

Chair Yeber solicited disclosures.

Commissioner Felchlin has been by the property and has no association with anyone involved in the project.

Commissioner Azar has no association and has been by the property.

Commissioner Joyce has no association and has been by the property.

Commissioner Levin has no association and has been by the property several times.

Commissioner Hahn has no association.

Commissioner Castro has no association and has been by the property.

Chair Yeber has no association and has been by the property.

*Chair Yeber opened to commissioner questions to staff:*

Commissioner Felchlin questioned the compatibility of the project with the buildings on both sides.

Commissioner Castro asked about the setback on the west side of the structure and if that had been factored into the evaluation. He also asked if the house to the rear was subject to review under a Certificate of Appropriateness.

*Chair Yeber opened to speakers:*

DAVID CARLAT, HOLLYWOOD, answered questions on behalf of the applicant and gave a brief history of the property's unanticipated development since being purchased by its new owners.

DANNY LUNA, VAN NUYS, the project designer, answered specific questions about the design of the project.

Commissioner Azar commented on the height of the carport.

SHAWN BAYLISS, WEST HOLLYWOOD, the owner of the property stated he is available to answer questions in place of David Carlat, who excused himself after speaking.

*Commissioner Yeber opened to commissioner comments to staff:*

Commissioner Levin stated his appreciation for the applicant's situation, and that, since the property is not in an historic district, it has limited impact on the adjacent historic structure.

Commissioner Hahn agreed that the impact is limited and asked that John Chase be relied on to further guide the applicant through the design process.

Commissioner Castro agreed with Commissioners Levin and Hahn. He also said he, like the others, would like to have seen a color and materials board.

Commissioner Joyce agreed with the Commissioners who previously spoke and inquired as to information on the plants and vegetation that will be in front of the property. There was no information.

Commissioner Azar wished the applicant luck in completing the project and feels there's no impact to the historic structure. He also remarked that, as a design comment, the strong sloping roof is very pronounced. He then said he will rely on staff for finishings and materials review.

Commissioner Felchlin agreed with the other commissioners and asked that the applicant submit a materials board. He also asked that they carefully consider how the project will fit into the neighborhood.

Commissioner Yeber agreed and also recommended that the eave overhang be pulled back on the east side. In the future he asked for more contextual information during project review.

**9. PUBLIC HEARINGS:** None.

**10. NEW BUSINESS:**

**A. HISTORIC PROPERTY OWNERSHIP:**

Terry Blount presented the staff report and Chair Yeber opened the discussion regarding historic property ownership.

Commissioner Levin stated his concern about what other new incentives the City can offer to facilitate the rehabilitation and upkeep of its cultural resources. He recommended that City Council, much like the City of Beverly Hills, consider setting up a specific ordinance to allow common interest waivers of some specific requirements for common interest developments where there is a cultural resource. He also suggested matching funds, creating low interest loans or in any way removing financial burdens to the property owners without having to deal with rent control passthroughs.

Commissioner Hahn asked if rent control was really the issue. Commissioner Levin stated that it has had an impact, though it's not the heart of the issue. He also asked that staff inform the HPC of how many multi-family residential properties are designated cultural resources.

Commissioner Felchlin agreed that identifying the condition and stating that the Commission has recognized this as a problem is key.

**ACTION:** 1) A subcommittee was set up to explore the issue of historic property ownership, frame the problem and suggest solutions to preserve cultural resources and the quality of the City. Staff will also look at how other cities have addressed the issue. **Motion by Commissioner Levin, seconded by Commissioner Hahn, unanimously approved.**

Chair Yeber, Commissioner Hahn and Commissioner Levin volunteered to serve on a subcommittee.

**11. UNFINISHED BUSINESS:**

**A. MILLS ACT CONTRACT SITE INSPECTIONS:**

Terry Blount presented the update. The Commission asked that a review be provided annually.

**B. WEST HOLLYWOOD ANTHOLOGY:**

The Commission asked that the City Council provide final clarification on their intentions regarding the anthology.

**C. HISTORIC RESOURCES SURVEY UPDATE:**

Terry Blount informed the Commission that there were no further updates. Staff was asked to bring the timeline and draft context statement for the next meeting.

**D. 2006 HISTORIC PRESERVATION CELEBRATION:**

Chair Yeber congratulated Terry Blount, John Jackson and Staff on another successful celebration. All the commissioners concurred and Commissioner Joyce was thanked for getting the band. Chair Yeber requested that the Commission start planning now for next year's celebration, which would hopefully be in May. Commissioners were asked to bring suggestions to the next meeting.

**12. ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

Two Cultural Resource Designations were discussed as upcoming projects: 1150 Clark Street and 1350 Hayworth Avenue.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

Chair Yeber asked that Official Business passes be secured for Commissioners to visit the properties on the agenda.

Chair Yeber welcomed comments and suggestions for how the meetings are conducted.

The Commission welcomed Eddie Robinson as the new secretary.

**14. PUBLIC COMMENT: None.**

**ADJOURNMENT:** Chair Yeber adjourned The Historic Preservation Commission at 9:30 P.M. to a regularly scheduled meeting on **Monday, September 25, 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 27<sup>TH</sup> DAY OF NOVEMBER, 2006.

  
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CHAIRPERSON

ATTEST:

  
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Planning Staff Liaison