



HISTORIC PRESERVATION COMMISSION MINUTES

Monday, June 28, 2004

West Hollywood City Hall, 1st Floor

8300 Santa Monica Boulevard, West Hollywood, California 90069

1. **CALL TO ORDER:** Chair Trotoux called the meeting to order at 7:04 P.M.
2. **ROLL CALL:**
Commissioners Present: Credle, Felchlin, Hahn*, Shivers, Trotoux and Yeber.
Commissioners Absent: Joyce.
Staff Present: John Keho, Senior Planner; Terry Blount, Associate Planner and David Gillig, Recording Secretary.

Commissioner Hahn arrived after official Roll Call at 7:14 P.M.

3. **APPROVAL OF AGENDA:**
ACTION: Approve the Historic Preservation Commission Agenda of Monday, June 28, 2004 as presented. **Motion by Commissioner Shivers, seconded by Vice-Chair Felchlin and unanimously carried.**
4. **APPROVAL OF MINUTES:** None.
5. **PUBLIC COMMENT:**
JEANNE DOBRIN, WEST HOLLYWOOD, spoke on the history of Plummer House and asked the Commission to consider a study session regarding Plummer House.
6. **CONSENT CALENDAR:** None.
7. **PUBLIC HEARINGS:**
Terry Blount, Associate Planner, presented the staff report(s) for Items 7.A and 7.B consecutively. He stated both staff reports are virtually identical.
 - A. **1216-1224 La Cienega Boulevard.**
Rehabilitation Incentive 2003-02: Terry Blount, Associate Planner, presented the staff report. He gave a brief history of the property and stated the applicant is requesting to convert a 14-unit apartment building into a bed and breakfast inn for the property known as the Lotus Gardens.

He stated staff is recommending denial of this application, due to the lack of evidence that an economic hardship exists; which is one of the findings required for granting a Rehabilitation Incentive.

Chair Trotoux opened the Public Hearing:

VICTOR MARTIN, BURBANK, of Afriat Consulting Group, and representing the owner of the Lotus Gardens, presented the applicants report. He stated this is more of an administrative and/or procedural matter that needed to be addressed between Weintraub Financial Services, the previous owner, and the current owner, which is the primary reason for submitting the application. He acknowledges and understands staff's position on this item, and believes it is warranted. He made himself available for future questions on this item.

MITCHELL DAWSON, BEVERLY HILLS, spoke in support of staff's recommendation to deny the request. He urged the Commission to deny the application.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the request.

ACTION: Close the Public Hearing. **Motion by Commissioner Shivers, seconded by Commissioner Yeber and unanimously carried.**

Chair Trotoux disclosed for the record she worked on the Mills Act applications for these two properties for the previous owner. She has had no contact with the present owner and/or the owner's representative(s).

Vice-Chair Felchlin disclosed for the record he lives across the street from these two properties. This will not affect his decision(s) on these items.

Chair Trotoux asked staff for a definition of a Bed and Breakfast.

Commissioner Shivers questioned the criteria for Rehabilitation Incentives; specifically regarding economic hardship.

Vice-Chair Felchlin questioned the Mills Act maintenance and repair requirement(s).

ACTION: 1) Deny the application, and 2) Adopt and approve Resolution No. HPC 04-46, "A RESOLUTION OF HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING REHABILITATION INCENTIVE (RI) 2003-02, ON AN APPLICATION OF STEVEN AFRIAT FOR WHITLEY PLACE, LLC, TO PERMIT THE CONVERSION OF A 14-UNIT APARTMENT BUILDING INTO A BED AND BREAKFAST INN (B&B) AT 1216-1224 LA CIENEGA BOULEVARD (THE LOTUS GARDENS), WEST HOLLYWOOD, CALIFORNIA". **Motion by Vice-Chair Felchlin, seconded by Commissioner Shivers and unanimously carried.**

B. 8491-8499 Fountain Avenue.

Rehabilitation Incentive 2003-03: Terry Blount, Associate Planner, presented the staff report. He gave a brief history of the property and stated the applicant is requesting to convert an 18-unit apartment building into a bed and breakfast inn for the property known as El Palacio.

He stated staff is recommending denial of this application, due to the lack of evidence that an economic hardship exists; which is one of the findings required for granting a Rehabilitation Incentive.

Chair Trotoux opened the Public Hearing:

VICTOR MARTIN, BURBANK, of Afriat Consulting Group, representing the owner of El Palacio, presented the applicants report. He stated this is more of an administrative and/or procedural matter that needed to be addressed between Weintraub Financial Services, the previous owner, and the current owner, which is the primary reason for submitting the application. He acknowledges and understands staff's position on this item, and believes it is warranted. He made himself available for future questions on this item.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the request.

JANET CUMMINGS, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the request.

MARGARET BLINE, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the request.

WENDY KRUEGERK, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the request.

ACTION: Close the Public Hearing. **Motion by Commissioner Yeber, seconded by Vice-Chair Felchlin and unanimously carried.**

Commissioner Yeber disclosed for the record that he had spoken with one of the tenants of the El Palacio property.

ACTION: 1) Deny the application, and 2) Adopt and approve Resolution No. HPC 04-45 "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING REHABILITATION INCENTIVE (RI) 2003-03, ON AN APPLICATION OF STEVEN AFRIAT FOR WHITLEY PLACE, LLC, TO PERMIT THE CONVERSION OF AN 18-UNIT APARTMENT BUILDING INTO A BED AND BREAKFAST INN (B&B) AT 8491-8499 FOUNTAIN AVENUE (EL PALACIO), WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner Yeber, seconded by Commissioner Hahn and unanimously carried.**

John Keho, Senior Planner, explained the ten (10) day appeal process.

8. **NEW BUSINESS:** None.

9. **UNFINISHED BUSINESS:**

A. Historic Preservation Month Celebration.

Terry Blount, Associate Planner, presented staff's update on the Historic Preservation Month Celebration. He commented on the (updated) brochure and the overall presentation that will take place. He also spoke briefly on the walking tour and stated Mayor Duran will speak.

Chair Trotoux volunteered to give the opening public speech.

John Keho, Senior Planner, stated food will be brought in from Gelson's®, presented detail on the walking tour and slide show.

Chair Trotoux opened this section to Public Speakers:

JEANNE DOBRIN, WEST HOLLYWOOD, had concerns and commented on the parking in the area for this upcoming function.

ACTION: Close this section to Public Speakers. **Motion carried by consensus of the Commission.**

B. West Hollywood Anthology.

John Keho, Senior, Planner presented staff's update on the West Hollywood Anthology. He commented on the current status of a proposed contract with Bruce Kaye.

Vice-Chair Felchlin questioned what the next steps involved would be with City Councilmembers. He also questioned the possibility of getting on a future City Council agenda with this item.

Commissioner Shivers stated she had spoken to Councilmember Abbe Land and gave her copies of the letter, along with a draft of the book. She also stated Councilmember Land had spoken to the committee planning the 20 Year Anniversary events, and she has actually secured \$5,000 for the book.

Commissioner Yeber spoke to Brad Burlingame of the West Hollywood Convention and Visitors Bureau and indicated that his letter was positively received. He will be meeting with him after July 4th and stated he got an indication that he would subsidize a larger amount of what was actually being asked for.

10. ITEMS FROM STAFF:

A. Upcoming Projects.

John Keho, Senior Planner, reminded the Commissioner's on the next agenda of Monday, June 26, 2004, will be the election of Chair and Vice-Chair of the Historic Preservation Commission, for a term ending June 30, 2005. He also stated the Historic Preservation Design Subcommittee will need to have three (3) member's appointed.

He stated 1236-1246 Harper Avenue (The Ramona) will be appearing as an agenda item on the next agenda. Also, tentatively scheduled is a Mills Act Contract for 1424 N. Crescent Heights Boulevard, a Historic Designation at 8214 Norton Avenue (Jim Morrison's last residence in the United States) and 819-825 Sweetzer Avenue, West Hollywood.

Also the Historic Preservation Design Review Subcommittee will be meeting at 7:00 P.M. at City Hall on Thursday, July 1, 2004, regarding 1343 Laurel Avenue, West Hollywood.

He commented on the tight timeframes that need to be adhered to for this project. The city will have additional public hearings and outreach meetings in addition to the normal public meetings regarding this property. He stated a tentative neighborhood meeting may take place on July 13, 2004, which will be facilitated by an outside company, who will help gain input.

Tentatively, Joint Committees of the Historic Preservation Design Review Subcommittee, Planning Commission Design Review Subcommittee, Public Facilities Subcommittee and the Senior Advisory Subcommittee will all meet after the final hearing of the Historic Preservation Commission.

He further stated an Environmental Impact Review Report is anticipated to be released shortly after Labor Day, 2004.

He spoke on training and indicated the State Office of Historic Preservation is available to do small training sessions. He is currently corresponding with the City of Santa Monica for a possible joint training session.

He reminded the Commissioners, a new Municipal Ordinance recently went into effect October, 2003 regarding attendance. He reminded the Commissioners; if any Commissioner has three (3) excused or unexcused absences within in a year's period, they are automatically expelled from the Commission they are sitting on.

Chair Trotoux opened this section to Public Speakers:

MARY CHALMERS, WEST HOLLYWOOD, spoke on and questioned the procedure of the Historic Preservation Commission Design Review Subcommittee meetings.

ACTION: Close this section to Public Speakers. **Motion carried by consensus of the Commission.**

11. HISTORIC PRESERVATION COMMISSION COMMENTS:


Commissioner Yeber would like to see agendized in the future, an item looking for economic incentives to property owners to help them maintain their properties. He would like the City of West Hollywood to do a case study on such a program to see the effectiveness in terms of providing additional tax incentives. He referred to the property located at 8250-8262 Fountain Avenue, known as The Four Gables.

He also questioned the Certificate of Appropriateness on the El Mirado property on Fountain Avenue.

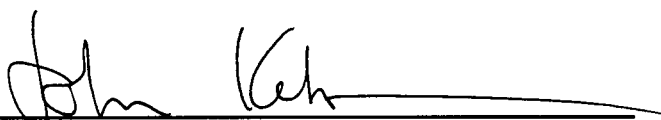
Commissioner Hahn questioned what the Commission has done in the past to educate City Council on the value of having a home historically designated.

ADJOURNMENT: The Historic Preservation Commission adjourned at 8:11 P.M. to the next regularly scheduled meeting of the Historic Preservation Commission, which will be held on Monday, July 26, 2004 at West Hollywood City Hall, 8300 Santa Monica Boulevard, West Hollywood, California. **Motion by Commissioner Yeber, seconded by Commissioner Hahn and unanimously carried.**

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 26TH DAY OF JULY, 2004.


CHAIRPERSON

ATTEST:


Planning Staff Liaison