



## HISTORIC PRESERVATION COMMISSION MINUTES

**Monday, January 22, 2007 – 7:00 P.M.**

West Hollywood City Hall, 1<sup>st</sup> floor

8300 Santa Monica Blvd, West Hollywood, California

1. **CALL TO ORDER:** Chair Yeber called the meeting to order at 7:07pm.
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, Associate Planner Tony Kim, Historic Preservation Intern Alison Gomer and Eddie Robinson, Commission Secretary.  
**ABSENT:** None.  
\*Commissioner Joyce arrived after role call at 7:09pm.
3. **APPROVAL OF AGENDA:**  
**ACTION:** Approve the Agenda of Monday, January 22<sup>th</sup>, 2007 as presented.  
**Motion by Vice Chair Castro, seconded by Commissioner Levin and unanimously carried.**
4. **APPROVAL OF MINUTES:**  
**ACTION:** Approve the Minutes of the December 11<sup>th</sup>, 2006 meeting as amended by Chair Yeber. Item 10.B. revised to note 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 Felchlin, seconded by Commissioner Hahn and unanimously carried.**
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:** None.
9. **PUBLIC HEARINGS:** None.
10. **NEW BUSINESS:** None.
11. **UNFINISHED BUSINESS:**
  - A. **REQUEST TO CONSTRUCT A FOUR-STORY, NINE-UNIT CONDOMINIUM BUILDING AT 8210 FOUNTAIN AVENUE.**  
New Associate Planner Tony Kim gave the staff report. He stated that the applicant made no significant changes, but brought materials as requested by the Commission. Since disclosures were taken at the previous meeting,

Chair Yeber opened to Commissioner questions to Staff. There were none.

BRUNO BONDANELLI, LOS ANGELES, spoke on behalf of the applicant. He provided a complete materials board and additional contextual information as previously requested.

Landscape architect SAM KIM, FULLERTON, explained the landscape plan, which made the courtyard more interactive and inviting. He reviewed landscape materials and palette.

Chair Yeber opened to public comments.

VICTOR OLMELCZENKO, WEST HOLLYWOOD, opposed the project. He said it detracts from the historic aspect of the neighborhood, and contributes cumulative impacts when people with rent control are being knocked out. He stated Patio del Moro is diminished by this addition.

Chair Yeber solicited questions and comments from the Commission.

Commissioner Azar inquired about the stairwell.

Commissioner Hahn said the setback is not enough and affects the dignity of the street.

Commissioner Levin said the impact of the project is de minimis and does not have an adverse impact on the cultural resources. He also stated the landscaping is an improvement and provides more substantial landscaping than any other property on the block.

Commissioner Felchlin was dismayed about the scale but he did not object to the project. He stated it was nicely broken up, but wishes it was set back further. He stated he also appreciates the applicant's second appearance and the well thought out planting plan. He also regrets the setback and scale, but it is the nature of the street.

Commissioner Joyce said the materials looked good and she liked what she saw.

Commissioner Felchlin said this is the way projects should be submitted. In the future this should be the standard for all submissions.

Commissioner Castro thanked the applicant for coming back with a complete submission and doesn't think the project negatively impacts the adjacent structures.

Chair Yeber inquired about the mailing error. It was corrected for Planning Commission and future hearings and meetings. He said the materials and new submission materials including photographs make the project able to

be envisioned. He stated he has issues with the mass of the tower and would like to have seen a cross-section as also requested. He said the project is suitable for Fountain Avenue and appreciates its improvement.

Commissioner Levin stated he has no problem with the size but has issue with the scale of the project.

Commissioner Hahn said the massing will cause this project to stand out heavily when the average person drives by.

Commissioner Levin agreed.

Commissioner Hahn said it's important to note that the Commission was not completely in agreement with the project but it met the minimum requirements.

Commissioner Azar said the applicant put a lot of thought in the project and the way it might complement the street.

Commissioners Joyce and Levin agreed.

**B. WEST HOLLYWOOD ANTHOLOGY:**

No further information was available.

**C. HISTORIC RESOURCES SURVEY UPDATE:**

Terry Blount informed the Commission that we are headed toward the release of the draft documents at the end of next month. The City newsletter has been delayed slightly and he will find out this week when it will be published.

Chair Yeber said he saw an article in the Beverly Press.

**12. ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

Terry Blount informed the Commission that next meeting's agenda will be full.

Commissioner Levin inquired about the Lot and Terry Blount said he will inform the Commission via email as to why it will not return to the Agenda.

All the commissioners voiced strong protest and Chair Yeber said he was concerned about the project's massing and why it has skipped past the Historic Preservation Commission.

**B. HISTORIC PROPERTY OWNERSHIP SUB-COMMITTEE:**

Terry Blount informed the Commission that he will set up a meeting.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

Commissioner Felchlin informed the Commission that there was a walkthrough of Eleven and that they did rebuild the cornice and doors. The solution is not the best, but it is as originally approved.

Commissioner Azar said that minutes should be taken at Design Review Subcommittee for future reference.

Terry Blount inquired as to whether it was necessary to agendize submittal requirements and to instead use this agenda's item as the standard.

The Commission agreed and Commissioner Felchlin stated that a cross-section should also be included if applicable.

Commissioner Hahn informed the Commission that she accepted a new position effective February 5<sup>th</sup>.

Chair Yeber inquired about the May 2006 minutes. Terry Blount informed the Commission that management is fully aware.

The Commission welcomed new Historic Preservation Intern Alison Gomer.

**14. PUBLIC COMMENT:** None.

**ADJOURNMENT:** Chair Yeber adjourned The Historic Preservation Commission at 8:11 P.M. to a Historic Preservation Celebration Subcommittee meeting, and a regularly scheduled meeting on **Monday, February 26, 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 26th DAY OF FEBRUARY, 2007.

  
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CHAIRPERSON

ATTEST:

  
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Historic Preservation Commission Staff Liaison