

**CITY COUNCIL
CITY OF WEST HOLLYWOOD**

STUDY SESSION WITH THE PLANNING COMMISSION
AND THE CULTURAL HERITAGE COMMISSION
REGARDING THE HISTORIC PRESERVATION ELEMENT OF THE GENERAL PLAN

MINUTES
MONDAY, AUGUST 17, 1998
WEST HOLLYWOOD PARK AUDITORIUM

1. **CALL TO ORDER:** Mayor Martin called the meeting to order at 6:13 P.M.
2. **ROLL CALL:**

PRESENT:

Councilmembers: Guarriello, Koretz, Prang, Heilman and Mayor Martin.

Planning Commissioners: Anderson, Crowe, Deluccio, Jones, and Altschul.

Cultural Heritage Commissioners: Anderson, Gray, Offenhauser, and Powell.

ABSENT:

Planning Commissioners Behr & Smith and Cultural Heritage Commissioner Preece.

STAFF:

City Manager Makinney, City Attorney Jenkins, City Clerk Thompson and Deputy Clerk Lucero.

3. **PRESENTATION OF THE DRAFT HISTORIC PRESERVATION PLAN/GENERAL PLAN ELEMENT:**

Jennifer Davis, Associate Planner, provided background information as outlined in the staff report dated August 17, 1998.

Teresa Grimes of Historic Resources Group elaborated on the proposed Historic Preservation Plan.

Cultural Heritage Commissioner Anderson stated that historic preservation is an economic development tool that distinguishes West Hollywood as a unique destination point. She added that preservation develops a sense of community. She agrees with the incentives listed under goal #5 on pages 36-39 of the staff report and also feels that policy #4 on p. 38 (creation of new financial incentives) is important. She feels that more must be done to promote historic resources within the City.

Cultural Heritage Commissioner Gray stated that goal #6 on pages 39-40 of the staff report is of primary interest to him.

Cultural Heritage Commissioner Offenhauser feels that there is sustained interest from the public with regard to historic preservation. The architectural quality of buildings in West Hollywood is an integral part of the economic success of the City. She would like to see that all departments at City Hall are aware of preservation issues.

Cultural Heritage Commissioner Powell stated that long term tenants in historically significant buildings who came forward were very supportive.

Planning Commissioner Anderson praised the historic preservation document but questions whether it is less expensive to rehabilitate historic buildings than build new housing.

Planning Commissioner Crowe expressed the need to raise funds to promote historic preservation and to establish a trust.

Planning Commissioner Altschul feels that the most important goal is public awareness. He also stated that walking tours must be resurrected. He would like to encourage builders to develop high quality structures and be aware that fifty or sixty years from now they may be historically significant.

Planning Commissioner Deluccio felt that the hierarchy of preservation, including local state and national registers, can be very difficult to follow and suggested the use of a matrix.

Planning Commissioner Jones stated that the issues are very similar to those that emerged in the bed and breakfast debate and feels that there is a need to reach out to the public.

Councilmember Guarriello inquired as to what type of public outreach has been conducted with regard to historical preservation.

Ms. Davis outlined many of the recent outreach efforts.

Councilmember Guarriello suggested using plaques to distinguish historic buildings.

Ms. Davis stated that plaques must be funded by the building owner. She added that street signs will be used in the future.

Mayor Pro Tem Heilman is pleased that the proposed Preservation Plan includes specific implementation measures.

Councilmember Koretz stated that the property owners have to be brought into the historic preservation process and be made aware of the importance of this issue.

Councilmember Prang reiterated that property owners must be brought into the process to avoid some of the difficulties that took place with regard to the bed and breakfast issues. He also stated the need for private funding.

Mayor Martin stated that there is incompatibility with the need to preserve affordable housing and the need for historical preservation especially in light of increased maintenance costs for older buildings. He feels that we must place emphasis on historic preservation. He further stated that historic buildings were primarily built as housing stock and should be preserved as such. He also suggested waiving the NOI fee and deferred maintenance for historic buildings and would like staff to report back on these issues. He suggested placing photographs of historic buildings on display at City Hall and would also like historic resources highlighted on the City's website.

JEANNE DOBRIN, WEST HOLLYWOOD, praised the City's historic preservation efforts and suggested funding for a West Hollywood history book by Ralph Feeley.

The Study Session recessed at 6:57 P.M.

The Study Session reconvened at 7:07 P.M.

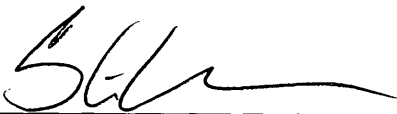
Councilmembers Koretz and Guarriello suggested looking into Ralph Feeley's historical research.

Mayor Pro Tem Heilman suggested the formation of a task force to study possible funding sources, as suggested on page 39 of the staff report.

ACTION: By consensus of the City Council, the draft preservation plan was reviewed and received.


- 4. ADJOURNMENT:** The City Council, the Planning Commission and the Cultural Heritage Commission adjourned at 7:14 P.M. The Regular City Council meeting immediately followed the Joint Study Session.

APPROVED BY A MOTION OF THE WEST HOLLYWOOD CITY COUNCIL THIS 31ST DAY OF AUGUST, 1998.



MAYOR

ATTEST:



City Clerk