



**HISTORIC PRESERVATION COMMISSION (HPC)
TELECONFERENCE MEETING MINUTES
MONDAY, FEBRUARY 28, 2022 – 7:00 P.M.**

- 1. CALL TO ORDER:** Chair King called the meeting to order at 7:00 pm.

- 2. PLEDGE OF ALLEGIANCE:** Commissioner Levin lead the pledge of allegiance.

- 3. ROLL CALL PRESENT:** Chair Michael King, Commissioners Edward Levin, Gail Ostergren (arrived at 7:15), Matt Dubin, Lola Davidson, and Andrew Campbell.

ABSENT: Vice-Chair Jacob Sotsky,

STAFF PRESENT: Doug Vu, HPC Liaison, Jennifer Alkire, CHPP Manager, Dereck Purificacion, Associate Planner and Sharita Houston, HPC Secretary.

OTHER STAFF PRESENT: City Consultant Nels Youngborg, Senior Associate Chattel, Inc.

- 4. APPROVAL OF AGENDA:** The Historic Preservation Commission is requested to approve the February 28, 2022 agenda.

PUBLIC COMMENT:

SPENCER KALLICK, OWNER REPRESENTATIVE commented on behalf of owner, Rittersbacher Sunset, LLC regarding the request to continue Item 9.A. stating that because the property is in the process of being sold and the owner anticipates that the sale will be complete in approximately 60 days, the owner requests that the HPC continue the hearing to allow the purchaser the opportunity to attend the meeting when the designation is considered.

He said postponing the hearing will have no immediate effect on the property and repeated previous comments that the structure at present is protected by state and local law.

Item 4. Commissioner Questions to the Owner Representative: None

Item 4. Public Comment Closed

Item 4 Commissioner Comments:

COMMISSIONER LEVIN, HPC LIAISON DOUG VU AND COMMISSIONER DUBIN commented in support of the request to continue Item 9.A. Commissioner Levin stated that because the property is in the process of being sold, the designation request by a third-party must allow the new owner opportunity to comment, that the continuance will not impact the existing resource and as a matter of due process the Commission is required grant the continuance.

It was also stated that City's municipal codes and cultural preservation ordinance precludes the City from issuance of planning or building permits for the structure until the nomination application is considered by City Council.

APPLICANT STEVEN LUFTMAN spoke against the request to continue the item. He expressed concerns of potential Brown Act violations, concerns with short notice of the requested continuance, previous delays by the owner and noted the extensive number of public speakers present in support of the designation.

HPC LIAISON DOUG VU said members of the public will be allowed to speak during Item 6 – Public Comment concerning Item 9.A. (time reduced to 2 minutes by Chair King).

ACTION: Approve the meeting agenda of Monday, February 28, 2022 as amended to continue Item 9.A. to a date certain of the April 25, 2022 HPC meeting, **Motion by Commissioner Levin, second by Commissioner Campbell and motion passed on roll call vote 5 of 5.**

5. APPROVAL OF MINUTES:

ACTION Item 5.A: Approve the November 22, 2021 meeting minutes as amended. **Motion by Commissioner Levin second by Commissioner Davidson and motion passed by acclimation.**

ACTION Item 5.B: Table January 24, 2022 meeting minutes to April 25, 2022 to better clarify the Commission's recommendation to City Council. **Motion by Commissioner Levin, second by Commissioner Campbell; motion passed on a 5 of 6 vote, noting Commissioner Ostergrens abstention.**

6. PUBLIC COMMENT:

VICTOR OMELCZENKO PRESIDENT OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA) spoke on behalf of the WHPA in favor of Staff's recommendation to designate the property as a local cultural resource and said a member of the WHPA will attend the April 2022 meeting for discussion of the item.

JAMIE RUMMERFIELD SAVE ICONIC ARCHITECTURE supports the designation of the property and will attend the April 2022 meeting. She requested status of the Concept Award for the building.

KEITH NAKATA LOS ANGELES spoke in favor of Staff's recommendation to designate the property as a local cultural resource but does not support the request to continue the item. He expressed concerns about changes or alterations to the building during the continuance.

PETER GURSKI LOS ANGELES, SAVE ICONIC ARCHITECTURE expressed concerns about the potential demolition of the building(s) by the current or new owner during the requested sixty-day continuance.

TONY ESTRADA LOS ANGELES, SAVE ICONIC ARCHITECTURE spoke in favor of Staff's recommendation to designate the property as a local cultural resource and

expressed concerns about the potential demolition of the building(s) by the current or new owner during the requested continuance.

GAMAL PALMER WEST HOLLYWOOD, GLOBAL DIVERSITY EQUITY INCLUSION SPECIALIST expressed concerns about the urgency of protecting the culture and history of the City by protecting buildings such as 8300 Sunset Boulevard from demolition.

KAREN SMALLEY WEST HOLLYWOOD spoke in favor of Staff's recommendation to designate the property as a local cultural resource but does not support the request to continue the item due to concerns about future delays by the owner if the property is not sold.

7. **CONSENT CALENDAR:** None.

8. **EXCLUDED CONSENT CALENDAR:** None.

9. **PUBLIC HEARINGS:**

A. **8300 SUNSET BOULEVARD:** Cultural Resource Designation of the property located at 8300 Santa Monica Boulevard, West Hollywood California.

Action: Continue Item 9.A., to a date certain of, **Monday April 25, 2022..**

DRAFT RESOLUTION NO. HPC 22-158: "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 8300 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

10. **NEW BUSINESS:** None.

11. **UNFINISHED BUSINESS:**

A. HISTORIC PRESERVATION COMMISSION TRAINING NO. 6 – PRESERVATION LAW & DECISION-MAKING AND FINDINGS.

JENNIFER ALKIRE, CHPP PLANNING MANAGER AND NELS YOUNGBORG, SENIOR ASSOCIATE WITH CHATTEL, INC. provided training regarding the following topics:

Recap of previous HPC Trainings by Nels Youngborg Chattel, Inc.:

Policy and Precedent - Part 1

- Recap of Project Review – Part 3
- Planning and Preservation Policies
- Case Studies

Policy and Precedent - Part 2

- Recap of Policy and Precedent – Part 1
- HPC Powers and Responsibilities
- HPC Best Practices
- Case Studies

Planning History: The Early Days

- Land Use Laws and Regulations
- Supreme Court Case
- Historic Preservation Ordinances
- What Have the Feds Done? – US Government Programs for Historic Preservation
- California
 - California Environmental Quality Act Review (CEQA)
 - Comprehensive Planning
 - California Planning and Zoning

Item 11.A. Commissioner Questions to Staff: None

Item 11.A. Commissioner Comments:

COMMISSIONER LEVIN commented about the due process clause component of the training as it related to Item 9.A. and the Commission's purview concerning the proposed designation.

Item 11.A. Public Comment:

JAMIE RUMMERFIELD SAVE ICONIC ARCHITECTURE asked about the Planning Departments Concept Award as it relates to the laws of designations within the City of West Hollywood.

JENNIFER ALKIRE CHPP MANAGER briefly explained the process of the City's Planning Department concerning designation applications and/or changes to properties within the City and advised those interested to contact her directly at her City email address.

Item 11.A. Public Comment Closed

Action: None.

12. ITEMS FROM STAFF:

HPC LIAISON DOUG VU provided the following information regarding upcoming projects:

April 2022 HPC Meeting:

- CRD Application – 8300 Sunset Blvd. (The Standard Hollywood)
- March 2022 HPC Meeting Canceled
- CRD application - 9101 Sunset Boulevard (Gil Turner's Liquor)

May 2022 HPC Meeting:

- CRD Application – 8750 Holloway Boulevard. (The Standard Hollywood)

13. PUBLIC COMMENT: None

14. ITEMS FROM COMMISSIONERS:

COMMISSIONER DUBIN commended members of the public for the great number of attendees and support of the proposed designation of Item 9.A. - 8300 Sunset Boulevard. He addressed the issue of continuing the item and the necessity of due process, for all, concerning the said property as well.

COMMISSIONER LEVIN said he supports comments by Commissioner Dubin, reiterated his remarks about due process concerning the request for a continuance. He said he looked forward to testimony from all parties involved during the April 25, 2022 meeting and suggested a member of the HPC, preferably the Chair attend the March 7, 2022 City Council meeting to explain the Commission's recommendation concerning last month's Final Housing Element Update.

He also stated his corrections for the January 28, 2022, tabled minutes concerning the Commission's recommendation regarding the item.

COMMISSIONER DAVIDSON commended members of the public for tonight's attendance and addressed previous comments about the importance of protecting cultural and historic resources within the City, which is of great importance to her as a member of the Commission.

COMMISSIONER OSTERGREN apologized for her late arrival and thanked Chair King and Commissioner Levin for taking the issue of the Housing Element Update to City Council.

COMMISSIONER CAMPBELL said he supports previous comments by fellow Commissioners and thanked members of the public for their attendance.

CHAIR KING thanked members of the public for their attendance, Staff for the professional and informative presentations and looks forward to discussion of the item during the April 25, 2022 HPC meeting.

15. **ADJOURNMENT:** The Historic Preservation Commission adjourned at 8:21 PM to a regular scheduled teleconference meeting on Monday, April 25, 2022 beginning at 7:00 PM.

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CHAIRPERSON, MICHAEL KING

ATTEST:

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HISTORIC PRESERVATION COMMISSION
SECRETARY, SHARITA HOUSTON

NOTE: A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request.
(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore, the recordings are not of commercial quality.)