



**HISTORIC PRESERVATION COMMISSION (HPC)
TELECONFERENCE MEETING MINUTES
MONDAY, JULY 25 2022 – 7:00 P.M.**

- 1. CALL TO ORDER:** Chair King called the meeting to order at 7:01 pm and read into the record the Gabrieleño Tongva and Gabrieleño Kizh Peoples Land Acknowledgement.
- 2. PLEDGE OF ALLEGIANCE:** Vice-Chair Sotsky led the pledge of allegiance.
- 3. ROLL CALL PRESENT:** Chair Michael King, Vice-Chair Jacob Sotsky, Commissioners Edward Levin, Gail Ostergren, and Lola Davidson

ABSENT: Matt Dubin

STAFF PRESENT: Doug Vu, HPC Liaison, Brian League, Property Development Manager, Rebecca Ehemann, Arts Manager, Melissa Crowder, City Clerk, Jennifer Alkire, CHPP Manager and Sharita Houston, HPC Secretary

OTHER STAFF PRESENT: City Consultant Nels Youngborg, Senior Associate Chattel, Inc.
- 4. SPECIAL ORDER OF BUSINESS:**

 - A. ELECTION OF CHAIR:** City Clerk Melissa Crowder performed the election. The Historic Preservation Commission elected Commissioner Jacob Sotsky as Chair of the Commission for a term through June 30, 2023. **Motion by Commissioner Levin, second by Commissioner Davidson and motion passed on roll call vote 5 of 5.**
 - B. ELECTION OF VICE-CHAIR:** City Clerk Melissa Crowder performed the election. The Historic Preservation Commission elected Commissioner Ostergren as Vice-Chair of the Commission for a term through June 30, 2023. **Motion by Commissioner King, second by Commissioner Davidson and motion passed on roll call vote 5 of 5.**
- 5. APPROVAL OF AGENDA:** Action: Approve the July 25, 2022 meeting agenda as presented, noting the applicants request to continue Item 10.A. to a date uncertain. Motion by Commissioner Levin, second by Vice-Chair Ostergren and motion passed on roll

call vote 5 of 5. **Motion by Commissioner Levin, second by Commissioner Ostergren and motion passed.**

6. APPROVAL OF MINUTES:

Action: Approve the May 23, 2022 meeting minutes as presented.

Motion by Commissioner Levin, second by Commissioner King and motion on roll call vote 5 of 5.

7. PUBLIC COMMENT:

ITEM 10.A. PUBLIC COMMENT HEARD OUT OF ORDER PER STAFF INSTRUCTIONS:

VICTOR OMELCZENKO WEST HOLLYWOOD/PRESIDENT WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA) expressed concerns about the process of continuing public hearing items and/or appeals. He requests that Staff consider all parties involved to allow sufficient time for applicant, staff and members of the public to prepare information to address their concerns and/or arguments.

8. CONSENT CALENDAR: None.

9. EXCLUDED CONSENT CALENDAR: None.

10. PUBLIC HEARINGS:

A. 9101 W. SUNSET BOULEVARD: (Continued from 04/25/22) Request for Cultural Resource Designation of the property located at 9101 W. Sunset Boulevard, West Hollywood, California (Gil Turner's Liquor).

Staff: Laurie Yelton, Associate Planner

Action: Continued to a date uncertain (see approval of agenda) **motion by Commissioner Levin second by Vice-Chair Ostergren and passed on roll call vote 5 of 5.**

11. NEW BUSINESS:

A. 1343 LAUREL AVENUE: FEASIBILITY STUDY FOR THE LAUREL HOUSE & PARK PROJECT.

STAFF BRIAN LEAGUE, PROPERTY DEVELOPMENT MANAGER provided a presentation of information from the July 25, 2022 staff report concerning previous directives by City Council to engage a company to prepare the Feasibility Study, create Artist Residence programs and present findings of the study present to three Commissions of West Hollywood concerning 1343 Laurel Avenue (Laurel House & Park Project).

He addressed City Councils previous directives to engage a consultant and prepare an updated feasibility study that would include potential uses

and estimated costs. He said staff previously provided a presentation of the findings to the Arts and Cultural Affairs Commission, the Public Facilities Commission and the presentation before Historic Preservation Commission (HPC) this evening.

He said Staff engaged Historic Resources Group (HRG) to conduct the feasibility study that would document existing conditions of the property, identify potential items needed to meet code compliance requirements and would involve input from City Staff and the City Council Laurel House Subcommittee.

He said the options were presented to the Subcommittee on April 19, 2022 where the Subcommittee directed staff to further develop Arts and Culture Option 2: *AC.2 In conjunction with AC.1, renovate and designate portions of the 2nd floor of main house into an Artist-in-Residence living accommodation.*

The Subcommittee further directed staff to study the feasibility of relocating the City archives into the carriage house, incorporate a reading room and continued maintenance of the passive dog area. Their recommendation was primarily driven by the consideration that the facility should focus on an Arts and Culture adaptation only.

Staff has prepared a capital budget request which will provide funds to conduct further community outreach and engage an architect for the purpose of preparing preliminary design documents.

BRIAN LEAGUE AND COMMISSIONER KING briefly discussed the proposed renovations listed in Option 2 and if any measures were in place to protect the existing structures from damage.

Item 11.A. Commissioner Questions To Staff:

COMMISSIONER OSTERGREN expressed concerns about the level of comment expected of the HPC considering there was insufficient details within the proposal to determine impacts to the historic resource.

Item 11.A. Public Comment:

ROY OLDENKAMP WEST HOLLYWOOD/WHPA congratulated incoming Chair and Vice-Chair on their appointments. He spoke in favor of the proposal (formerly known as Tara). He recommended previous uses be brought back to the building and access to the site be closed at dusk to better protect the building from vandalism.

MANNY RODRIGUEZ WEST HOLLYWOOD spoke against the proposed use(s) stating that the original proposal was better. It would preserve the site, add housing units, restore the carriage house, and provide

underground parking. He said the project should be executed by the West Hollywood Community Housing Corp, not the Arts and Cultural Affairs Commission.

HPC SECRETARY SHARITA HOUSTON acknowledged members of the public who submitted emails in support of the proposal:

Elizabeth Polley
Lynn Russel
Michael Carter

Stephanie Harker
Victor Omelczenko/WHPA

LYNN RUSSELL WEST HOLLYWOOD spoke in favor of the proposal and commented about a concept, similar to the Robinson Gardens in Beverly Hills she submitted to the Public Facilities Commission in 2011 regarding the Laurel House. She said the concept is still available and it would provide an expansive Historic Resource open to residents and visitors.

STEPHANIE HARKER WEST HOLLYWOOD spoke in favor of the proposal and said she supports Commissioner Ostergren's comments. She provided an attachment of the history of the property to the HPC and requested the buildings name be changed to the "Linick-Weisman House" in recognition of Mrs. Elsie Linick-Weisman donating the Laurel House to the City.

CATHY BLAIVAS WEST HOLLYWOOD congratulated incoming Chair and Vice-Chair on their appointments and commended previous Chair King for his service. She said she supports Stephanie Harker's comments and expressed concerns about the elevator shaft addressed in the presentation. She said although recommendations and decisions were out of the purview of the HPC, she supports the proposal as presented.

Item 11.A. Public Comment Closed

Item 11.A. Commissioner Comments:

COMMISSIONER LEVIN spoke against the proposed uses with exception of Artist-in-Residence. He said the recommendation to allow the use as a public meeting space is inappropriate for buildings made of wood, such as this structure and it will destroy the building.

He said the project is governed by the City Council Laurel House Subcommittee which made their decision, therefore it is out of the purview of the HPC to make a decisions or recommendations concerning the project.

VICE-CHAIR OSTERGREN restated her position and said she supports previous comments by Commissioner Levin. She said she finds that the proposal is an appropriate adaptive use of the structure and said she

supports the recommendation by public speaker Stephanie Harker to change the name of the building to the Linick-Weisman House.

COMMISSIONER KING said he supports previous public comments by Stephanie Harker and Commissioner Ostergren. He said he supports Commissioner Levin's comments about potential damage to the site as a meeting/community gathering space.

He recommended that an outdoor meeting space would be best with respect to preserving the site and limited access to the interior.

COMMISSIONER DAVIDSON said she supports previous comments by fellow commissioners and also supports Stephanie Harker's recommendation to change the name of the site to the "Linick-Weisman House".

COMMISSIONER LEVIN added that he too supports renaming the site to the "Linick-Weisman" to reflect the name of the donor and longtime resident.

CHAIR SOTSKY said he supports renaming the site and supports previous public speaker comments by Cathy Blaivas regarding concerns with the elevator ADA access and expressed concerns about the lack of parking to accommodate the proposed uses.

STAFF BRIAN LEAGUE, PROPERTY DEVELOPMENT MANAGER thanked the HPC and members of the community for their input. He said the recommendations and comments were appreciated and needed

He said parking and ADA elevator accommodations are under discussion and all input received during tonight's HPC meeting will be brought before the subcommittee for public discussion. He said he looks forward to bringing an item before the HPC in the future after engaging an architect with respect to programming.

Action: None

B. COALITION FOR ECONOMIC SURVIVAL:

EUGENE MAYSKY, TENANT OUTREACH ORGANIZER for Coalition For Economic Survival (CES) provided a presentation about the services provided to low to moderate income residents/tenants within the City of West Hollywood, Los Angeles and Southern California.

He provided background information regarding CES and said this year's focus was towards issues concerning protecting rent-controlled programs, combating slum housing conditions, stopping unlawful evictions/displacement of tenants, protecting neighborhoods against

gentrification, preserving government assistance low-income housing, mitigating housing dangers such as exposure to lead paint poisoning, and advocating for more affordable housing through political legislative initiatives.

He discussed community outreach programs such as their WeHo Zoom Clinic which allows weekly teleconference and telephone access and also a monthly WeHo townhall, "Know Your Rights Forum" for tenant/legal services for multi-racial senior, gender specific and disabled residents within the City.

He said CES has created more than ten active tenant associations to protect West Hollywood tenants rights. He said CES currently has a working relationship with the City's Rent Stabilization and Legal Departments and provided his following contact information, email: helpingwehorenters@gmail.com or cell: (213) 252-4411 ext. 205.

Item 11.B. Commissioner Questions to Applicant:

COMMISSIONER KING AND EUGENE MAYSKY, TENANT OUTREACH ORGANIZER discussed if CES monitored landlords who influence tenants to move by means of neglect or changing long term rentals to short term rentals and advised in both cases to immediately report to the City's Rent Stabilization and Legal Department.

Item 11.B. Public Comment:

VICTOR OMELCZENKO WEST HOLLYWOOD thanked Eugene Maysky, Tenant Outreach Organizer for his presentation and commented about city's population of renters and rent stabilized tenants. He asked how CES protects renters/neighborhoods from gentrification, due to time constraints he was advised to contact Mr. Maysky directly.

Item 11.B. Public Comment Closed

Item 11.B. Commissioner Comments: None.

Action: None

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

A. UPCOMING PROJECTS

Staff provided the following updates on projects that have been submitted to the Current and Historic Preservation Planning Division that may require action by the Commission at a future date:

- August 27, 2022 HPC meeting canceled due lack of agenda items.
- 9101 W. Sunset Boulevard (continued to a date certain) will possibly be heard during the October 24, 2022 meeting due to a schedule conflicts in observance of Rosh Hashanah during the week of the September 26, 2022 HPC meeting.
- Public hearing Item, Mills Act Contract for 1127 N. Horn Avenue
- 8811 Santa Monica Blvd (1st Bank of Sherman) will occupy a new tenant with a proposed restaurant use on the ground floor and a cannabis consumption lounge use on the 2nd floor. Project will be heard at the August 9, 2022 Directors Hearing. Staff has since approved a Certificate of Appropriateness to rehabilitate the building and build an ADA compliant ramp. All items are within the guidelines of the Secretary of the Interior Standards.
- Planning Commission (PC) held their first in-person/hybrid meeting. The PC voted to return to teleconference meetings until the foreseeable future considering the recent report, by the CDC that COVID-19 numbers were increasing.
- The HPC discussed and voted to continue conducting meetings in Zoom teleconference format on a unanimous roll call vote of 5 of 5.

14. PUBLIC COMMENT: None.

15. ITEMS FROM COMMISSIONERS:

COMMISSIONER DAVIDSON thanked former Chair King for his service and provided well wishes of good health on his behalf. She congratulated incoming Chair Sotsky and Vice-Chair Ostergren on their appointment. She thanked Staff Brian League and Eugene Maysky of CES for their presentations.

VICE-CHAIR OSTERGREN thanked Chair King for his service and congratulated incoming Chair Sotsky on his appointment. She thanked Commissioner Andrew Campbell, who recently resigned for his service and also provided well wishes of good health to Commissioner King.

COMMISSIONER LEVIN thanked and commended former Chair King for his service and congratulated incoming Chair Sotsky and Vice-Chair Ostergren on their appointment. He provided well wishes of good health to Commissioner King and also thanked former Commissioner Andrew Campbell for his service. He thanked HPC Liaison Vu for his comments about the 1st Bank of Sherman and said the information provided was sufficient and did not require that it be brought back before him.

COMMISSIONER KING congratulated incoming Chair Sotsky and Vice-Chair Ostergren on their appointments. He thanked all for their kind words and emails regarding his service and well wishes of good health. He too thanked former Commissioner Andrew Campbell for his service.

CHAIR SOTSKY thanked former Chair King for his service and the members of the Commission for the opportunity to sit as Chair of the HPC.

15. **ADJOURNMENT:** The Historic Preservation Commission meeting was adjourned at **8:31 pm** to its next teleconference meeting via Zoom platform **Monday, August 24, 2022** beginning at **7:00 P.M.**

DocuSigned by:

Gail Ostergren, Vice-Chair

31738105-1F-C4C8

ACTING-CHAIR, GAIL OSTERGREN

ATTEST:

DocuSigned by:

Danny Casillas

HISTORIC PRESERVATION COMMISSION
ACTING-SECRETARY, DANNY CASILLAS

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.)