



**HISTORIC PRESERVATION COMMISSION (HPC)  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 24, 2022 – 7:00 P.M.**

**ACTION SUMMARY MINUTES**

- 1. CALL TO ORDER:** Vice-Chair Ostergren called the meeting to order at 7:03 pm
- 2. PLEDGE OF ALLEGIANCE:** HPC Liaison Doug Vu led the pledge of allegiance.
- 3. ROLL CALL**

**PRESENT:** Vice-Chair Gail Ostergren, Commissioners Edward Levin, Lola Davidson, Matt Dubin and Michael King

**ABSENT:** Chair Jacob Sotsky

**STAFF PRESENT:** Doug Vu, HPC Liaison, Roger Rath, Associate Planner, and Danny Casillas, Acting-HPC Secretary

**OTHER STAFF PRESENT:** City Consultant Nels Youngborg, Senior Associate Chattel, Inc.
- 4. APPROVAL OF AGENDA:**  
*SUBJECT:* The Historic Preservation Commission (HPC) is requested to approve the Agenda.  
**ACTION:** Approve the Agenda of Monday, October 24, 2022 as presented. **Motion by Commissioner Levin, second by Commissioner Dubin and approved.**
- 5. APPROVAL OF MINUTES:**  
*SUBJECT:* The HPC is requested to approve the minutes of prior HPC meetings.  
**ACTION:** Approve the minutes of July 25, 2022 as amended. **Motion by Commissioner Levin, second by Commissioner Davidson, and approved; noting the abstention of Commissioner Dubin due to his absence.**
- 6. PUBLIC COMMENT:**

VICTOR OMELCZENKO WEST HOLLYWOOD/PRESIDENT WHPA commented in favor of in-person commission meetings and spoke about Consent Calendar Item 7.A.

CATHY BLAIVAS WEST HOLLYWOOD spoke in support of meeting attendance and about billboard redesign plans for the Whisky a Go Go recently heard and approved by both the HPC and Planning Commission.

**7. CONSENT CALENDAR:**

- A. 2020-2021 CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT:** Each year the City of west Hollywood is required to file a report on its historic Preservation Program with the Office of Historic Preservation (OHP). A draft copy of the CLG report is provided for your review and consideration.

**ACTION:** The HPC will provide corrections to Staff via email. **Motion by Commissioner Levin to approve Consent Calendar Item 7.A as presented, seconded by Commissioner King and approved.**

- 8. EXCLUDED CONSENT CALENDAR:** None.

**9. PUBLIC HEARINGS:**

- A. 1127 N. HORN AVENUE:** Request to enter into a Mills Act Contract for the rehabilitation of 1127 Horn Avenue (Sunset Patios).

Staff Roger Rath gave a presentation from the October 24, 2022 staff report and said the HPC was requested to review the Mills Act Contract and provide feedback regarding the maintenance schedule.

He said the site meets all baseline criterion and the owner is eligible for all benefits relating to the Mills Act program. Staff therefore requests that the HPC recommend approval of the Mills Act Contract to City Council.

**Item 9.A. Applicant Presentation:**

APPLICANT DAVID KAPLAN spoke in favor of the proposal as presented. He commented about its character defining features and said it was designed by notable architect, Edward H. Fickett.

**Item 9.A Commissioner Questions to Applicant:**

HPC, STAFF AND APPLICANT discussed property/occupancy concerns with respect to the rehabilitation component of the proposal. Per applicant, tenants will not be displaced or negatively impacted by costs associated with rehabilitation. During discussion, it was explained that the property is a rent stabilized building.

COMMISSIONER KING requested that language be added to the contract to state tenant occupancy and/or housing benefits will be protected.

**Item 9.A. Public Comment:** None.

**Item 9.A. Commissioner Comments:**

COMMISSIONER LEVIN disclosed a previous work-related interaction with a client interested in purchasing the building, and a work-related interaction with the existing architect; neither required that he be recused.

THE COMMISSION AND STAFF discussed the proposed maintenance plan. The majority found that the proposal meets the baseline criteria, meets requirements of the Secretary of the Interior's Standards and supports the proposal as presented.

**ACTION:** Recommend approval of Item 9.A. - 1127 N. Horn Avenue request for Mills Act Contract to City Council. **Motion by Commissioner Levin, second by Commissioner Dubin and motion approved on roll call vote 5 of 5.**

10. **NEW BUSINESS:** None

11. **UNFINISHED BUSINESS:** None.

13. **ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS**

Staff provided the following updates:

- 1241 N. Vista Street Mills Act Contract (tentative)
- Proposals for CRD are in pipeline but will not be heard by end of year because they were recently assigned.
- Commissioner Levin addressed the status of 8901 Sunset Blvd that was continued to a date uncertain.
- November 2022 National Preservation Conference

14. **PUBLIC COMMENT:** None.

15. **ITEMS FROM COMMISSIONERS:**

COMMISSIONER LEVIN spoke about public speaker comments by Cathy Blaivas concerning substantial changes to the redesign plans of the Whiskey a Go Go.

COMMISSIONER KING spoke about the upcoming election.

COMMISSIONER DUBIN thanked staff for the meeting, asked about the reporting period for the CLG Annual Report and about Yawar Charlie, recently reinstated as HPC commissioner by City Council.

VICE-CHAIR OSTERGREN spoke in favor of in-person meetings and commented about the upcoming National Preservation Conference.

- 15. **ADJOURNMENT:** The Historic Preservation Commission meeting was adjourned at **7:54 pm** to its next scheduled meeting **Monday, November 28, 2022** beginning at 7:00 P.M., at Plummer Park 7377 Santa Monica Blvd, Rooms 5 & 6, West Hollywood CA 90046

DocuSigned by:  
  
 5944759A1BE04D6  
 CHAIR, JACOB SOTSKY

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.)*