



HISTORIC PRESERVATION COMMISSION (HPC)  
MEETING MINUTES  
MONDAY, APRIL 24, 2023 – 7:00 P.M.

THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF SUMMARY AND ACTION MEETING MINUTES, WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY SUBMITTING A PUBLIC RECORDS REQUEST TO THE CITY CLERKS OFFICE AT [WWW.WEHO.ORG](http://WWW.WEHO.ORG).

1. **CALL TO ORDER:** Chair Sotsky called the meeting to order at 7:00pm.
2. **PLEDGE OF ALLEGIANCE:** Chair Sotsky led the Pledge of Allegiance.
3. **ROLL CALL PRESENT:** Chair Jacob Sotsky, Vice-Chair Gail Ostergren, Commissioners Yawar Charlie, Matt Dubin, Lola Davidson and Michael King  
  
**ABSENT:** None  
  
**STAFF PRESENT:** Doug Vu, HPC Liaison, Roger Rath, Associate Planner, Nels Youngborg Consultant Chattel Inc., and Sharita Houston, HPC Secretary
4. **APPROVAL OF AGENDA:**  
**Action:** Approve the April 24, 2023 meeting agenda as presented **Motion by Vice-Chair Ostergren, second by Commissioner Dubin and passed.**
5. **APPROVAL OF MINUTES:**  
**Action:** Approve the March 28, 2023 minutes as amended. **Motion by Vice-Chair Ostergren second by Commissioner Davidson and passed.**
6. **PUBLIC COMMENT:**  
  
VICTOR OMELCZENKO WEST HOLLYWOOD/WHPA PRESIDENT, commented about protecting designated and potential historic buildings, the 1305-1317 N. Crescent Heights appeal by Lynn Russell and concerns about proposed demolitions of buildings within West Hollywood.
7. **CONSENT CALENDAR:** None.
8. **EXCLUDED CONSENT CALENDAR:** None.
9. **PUBLIC HEARINGS:**

- A. 7900 AND 7906 SANTA MONICA BOULEVARD CULTURAL RESOURCE DESIGNATIONS:** Request for Cultural Resource Designations (CRD) of 7900 Santa Monica Boulevard and 7906 Santa Monica Boulevard, West Hollywood California.

**Action:** The Commission approved the request to continue the proposed designation to Monday, May 22, 2023. **Motion by Chair Sotsky, seconded by Commissioner Charlie and motion passed 6/6 vote.**

**10. NEW BUSINESS:**

- A. 910-916 WETHERLY DRIVE:** Request for review of the potential impact of a proposed 89-unit, seven-story, 100% affordable multi-family residential development at 910-916 Wetherly Drive on nearby cultural resource property.

STAFF ROGER RATH presented information from the April 24, 2023 staff report regarding evaluating potential physical impacts of the project on the neighboring cultural resource, First Baptist Church of Beverly Hills that was designated a local cultural resource November 15, 1993.

He said the proposal does not cause substantial adverse changes, therefore it does not violate California Environmental Quality Act (CEQA) guidelines, and also said the property requires compliance with the California Building Code which will safeguard it against any physical changes.

He said Staff recommends that the HPC review the proposal and provide comments that will be brought before the Planning Commission at a later date for consideration.

**Item 10.A. Commissioner Questions to Staff:**

COMMISSIONER KING stated disclosures that did not require his recusal.

THE COMMISSION AND STAFF discussed elements of the City's development standards regarding affordable housing, its purview concerning the item before the commission and challenges with providing suitable recommendations.

THE COMMISSION expressed a concerns that due to limited information and/or context within Staffs presentation, and no presentation by the applicant, they were not able to provide sufficient comments to the Planning Commission.

**Item 10.A. Public Comment:**

APPLICANT REPRESENTATIVE JEFF SEYMOUR stated the applicant team was present for observation purposes only, but said the architect was available for questions.

APPLICANT REPRESENTATIVE CHRISTIAN ROBERT/ARCHITECT LOS ANGELES AND THE COMMISSION discussed information regarding project plans which were previously presented to the City's Design Review Subcommittee. They discussed proposed uses, the applicant said there was no shade or shadow impact, the property line remains intact and setbacks and encroachments met guidelines.

**Emailed Public Comment:**

TODD M MURRAYLA@MAC.COM, WEST HOLLYWOOD emailed comments against the proposed project as presented and said it does not comply with City or CEQA guidelines.

BOBBIE EDRICK & JIM BANKS - CAPTAIN & CO-CAPTAIN, NORMA TRIANGLE NEIGHBORHOOD emailed comments against the proposed project as presented and requested a green space be created.

KENNETH STABINS WEST HOLLYWOOD emailed comments against the proposed project as presented and said the design is uncharacteristic of the neighborhood.

LYNN RUSSELL WEST HOLLYWOOD emailed comments against the proposed project as presented, she stated concerns with the staff report and said the project required an environmental impact report.

**Citizen Position Slips In Lieu Of Speaking – Opposed the Project:**

Jim Banks	Dr. Barry Miller
Michael Fisk	Ronni Zito
Edoardo Tealdi	Zachary Shabtai
Monica Baggio	Anita Summer

**In-Person Public Comment:**

REBECCA DAMAVANDI WEST HOLLYWOOD spoke against the proposed project as presented. She said the DRSC requested changes to the plans, she recommended a reduction in size, increase setbacks, add green space and existing trees remain.

DAISY TORME WEST HOLLYWOOD spoke against the proposed project as presented. She said the project was originally zoned for 16-units, spoke about parking impacts and said the project does not correspond with the neighborhood.

MARTHA OREZLANA WEST HOLLYWOOD spoke against the proposed project as presented. She Spoke about impacts of size, massing, overshadowing and recommended the HPC not support the proposal.

SUSAN ROSENBLUTH WEST HOLLYWOOD spoke against the proposed project as presented. She read into the record an email on behalf of Alan Bernstein who stated concerns with project size, massing, overshadowing the resource and substantial changes from the original proposal.

WILLIAM WALTERS WEST HOLLYWOOD spoke against the proposed project as presented. He spoke about impacts of overshadowing the stained-glass windows, balcony setbacks and concerns with parking and spoke about the Church's positive impact on the community.

SANDRA LAWTON WEST HOLLYWOOD spoke against the proposed project as presented. She spoke about impacts of the project's size, setbacks, parking, inaccurate plans and requested garden space be added and spoke about the Church's positive impact on the community.

MATTHEW SAAM WEST HOLLYWOOD spoke against the proposed project as presented. He said the project lacked integrity of design; and is not to scale. He expressed concerns about the negative sides of the affordable housing element.

VICTOR OMELCZENKO WEST HOLLYWOODWHPA PRESIDENT spoke against the proposed project. He said it will cause substantial adverse changes to the church, impacts to landscaping, parking and will overshadow the resource. He said the WHPA does not support the request for the incentive of reduced setbacks, recommended creating green space and increasing setbacks.

SANDRA LAWTON WEST HOLLYWOOD spoke against the proposed project as presented. She spoke about impacts of size and setbacks, and said the design adversely affects the resource. She recommended a 20-ft setback between the buildings and green space be added.

CATHY BLAIVAS WEST HOLLYWOOD spoke against the proposed project as presented. She spoke about the lack of information from staff and the applicant, negative effect of the requested setback incentives and recommended project size/massing be reduced and setbacks increased.

ROBERT STELOFF WEST HOLLYWOOD WEST spoke against the proposed project as presented. He spoke about the lack of support from the community and said the project should be revised to benefit the cultural resource as well as the community.

MARK F. YUSUPOV, WEST HOLLYWOOD spoke against the proposed project as presented. He expressed concerns about the

applicant/developer not complying with recommendations from the DRSC that will adversely impact the cultural resource.

**Item 10.A. Public Comment Closed.**

**Item 10.A. Commissioner Comments:**

COMMISSIONER CHARLIE recommended members of the community provide their comments to the Planning Commission. He expressed concerns about impacts from setbacks at balconies and overshadowing the stained-glass windows. He recommended that the setbacks be increased, and the project be brought back to the HPC with a history of governing bodies that discussed the project.

COMMISSIONER KING requested information regarding the back of the church to better provide recommendations to the Planning Commission, expressed concerns about the setbacks, overshadowing in proximity to stained-glass windows and said the structure is too massive.

COMMISSIONER DUBIN thanked the members of the public for their attendance and expressed concerns about massing/size and overshadowing in proximity to the cultural resource.

COMMISSIONER DAVIDSON thanked the applicant for the affordable housing component. She spoke about the community's lack of support for the item, concerns of overshadowing the church's character defining features, the project's size, scale, parking, and said the proposal does not enhance the resource.

CHAIR SOTSKY recommended public speakers share their concerns about items outside the purview of the commission with the Planning Commission, he commented about the affordable housing component allowing for additional massing/density and height, reiterated concerns about context and requested increase in setbacks to prevent overshadowing the stained-glass windows.

VICE-CHAIR OSTERGREN said the close proximity of the project to the resource is problematic and the term "more breathing room between the buildings" be added. She recommended sympathetic materials be used as opposed to industrial materials, she stated the height of the building should be lowered, requested retention of mature trees and recommended that the Planning Commission mitigate some of the visual impacts if reduction of setbacks is not possible.

**Item 10.A. Commissioner Comments Closed**

**Action:** None. The Commission provided comments/recommendations concerning the proposal.

**11. UNFINISHED BUSINESS:** None.

**12. ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

HPC Liaison Doug Vu provided the following updates:

- May 22, 2023 Meeting:
  - CRD nominations for 7900 and 7906 Santa Monica Blvd
  - 8433 Sunset Blvd. billboard
  - 9009-9015 Sunset Blvd billboard (Rainbow Bar & Grill and Roxy Theatre)
- June 26, 2023 canceled due to City Council meeting conflicts
- June 27, 2023 special meeting (Tentative)
- Site visit to Fiesta Hall and the Plummer Park Community Clubhouse

**13. PUBLIC COMMENT:**

CATHY BLAIVAS WEST HOLLYWOOD thanked the Commission for their deliberations regarding Fiesta Hall and Great Hall/Long Hall during the previous meeting.

**Item 13 Public Comment closed.**

**14. ITEMS FROM COMMISSIONERS:**

COMMISSIONER DUBIN thanked Staff, the Commission and members of the public for their contributions to the meeting. He asked Staff for updates regarding French Market, the annual HPC event and the request to agendize the process of installing commemorative plaques to historic sites.

HPC LIAISON VU said all items are in discussion by the Planning Dept. and he will provide updates at a later date.

COMMISSIONER DAVIDSON thanked Staff and fellow Commissioners for their contributions to the meeting, thanked the members of the public for their attendance and support towards historic preservation.

CHAIR SOTSKY thanked Staff for assisting the Commission and for the items presented during tonight's meeting and the March 28, 2023 meeting.

VICE-CHAIR OSTERGREN thanked Staff for their deliberation and actions concerning Great Hall/Long Hall discussed during the March 28, 2023 meeting.

**Item 14 Commissioner Comments Closed.**

- 15. ADJOURNMENT:** The Historic Preservation Commission meeting was adjourned at **8:43 pm** to a regular meeting on **Monday, May 22, 2023**, beginning at 7:00 P.M. and at Plummer Park, Rooms 5 & 6.

DocuSigned by:

*Gail Ostergren, HPC*

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CHAIRPERSON, GAIL OSTERGREN

ATTEST:

DocuSigned by:

*Doug Vu*

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HISTORIC PRESERVATION COMMISSION  
LIASON, DOUG VU

**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.)*