



**HISTORIC PRESERVATION  
COMMISSION SUMMARY ACTION  
MINUTES Meeting  
October 14, 2024**

THE CITY OF WEST HOLLYWOOD HAS ADOPTED SUMMARY AND ACTION MEETING MINUTES, WHICH PROVIDE A BRIEF SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR INDIVIDUAL DISCUSSIONS REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY ACCESSING THE ARCHIVED RECORDINGS OF THE HISTORIC PRESERVATION COMMISSION MEETINGS AT [www.weho.org/city-government/city-clerk](http://www.weho.org/city-government/city-clerk) AND SELECTING ACCESS CITY RECORDS.

Land Acknowledgment: “The West Hollywood Historic Planning Commission acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples.”

1. **CALL TO ORDER:** Chair Charlie called the meeting of the Historic Preservation Commission to order at 7:01 p.m.

2. **PLEDGE OF ALLEGIANCE:** Chair Charlie led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: King, Ostergren, Vice Chair Zvi, Chair Charlie

Commissioners Absent: Davidson, Dubin, Sotsky

Staff Present: Antonio Castillo, Senior Planner/Historic Preservation Commission Staff Liaison; Kasey Conley, Associate Planner; and Gabriele Gonzales, Acting Commission Secretary.

4. **APPROVAL OF AGENDA:** Staff requested an amendment to the following: **Item 11.A.** being tabled, due to the absence of commissioners. **Item 15** Adjournment change to: to a ~~special~~ regularly scheduled meeting on November 19.

Approve the agenda as amended by staff.

Moved by Commissioner Ostergren, seconded by Vice Chair Zvi and unanimously passes.

5. **APPROVAL OF MINUTES.**

**ACTION:** Approve the draft summary action minutes of Monday, July 22, 2024, as amended. Motioned by Vice Chair Zvi, seconded by Commissioner King and unanimously passes.

**ACTION:** Approve the draft summary action minutes of Monday, August 19, 2024, as amended. Motioned by Vice Chair Zvi, seconded by Commissioner King and

unanimously passes.

**6. PUBLIC COMMENT:**

VICTOR OMELCZENKO, WEST HOLLYWOOD, representing the West Hollywood Preservation Alliance, spoke on concerns of the WeHo 40 Strategic Plan in its relation to the Historic Preservation Commission.

**7. CONSENT CALENDAR:** None

**8. EXCLUDED CONSENT CALENDAR.** None

**9. PUBLIC HEARINGS:**

**A. 1033 N. CAROL DRIVE:**

Kasey Conley, Associate Planner, provided a verbal presentation and background information as presented in the staff report. She provided a timeline of events for the property, character defining feature and description of the building's design and its eligibility for designation.

Andrew Goodrich of Architectural Resources Group provided a verbal presentation of the project and spoke about the timeline of the property and architectural design of the building.

The Commission inquired about the replacement of the roof and plant materials in-kind.

The Commission inquired about and received clarification from Antonio Castillo and Kasey Conley regarding the possibility of plant materials being a character-defining feature such as landscaping, type, and placement.

The Commission then inquired about, and Andrew Goodrich and Kevin Brady responded to the homeowners association agreement for designation and the implications of the designation responsibilities.

**Public Comments:**

**The following people chose not to speak, but are in support of Item 9.A. :**

KEITH NAKATA, LOS ANGELES  
KEVIN BRADY, WEST HOLLYWOOD

JUDSON FEDER, WEST HOLLYWOOD, representing the West Hollywood Preservation Alliance, spoke in support of the item.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke in support of the item and further suggested that the Commission consider also applying Criterion D to the eligibility of the property

ANN LESLIE UZDAVINIS, WEST HOLLYWOOD, spoke in support of the item.

**Item 9.A. Commission Discussion:**

The Commission and Staff discussed adding landscape to the character-defining feature list for property and agreed to the following language:

The additional character-defining feature would be the location and function of plant material.

The Commission inquired to Staff about Mills Act responsibility would be with the HOA or the individual homeowners. Staff gave clarification that the responsibility would be to the HOA.

**Commissioner Ostergren moved to approve staff's recommendation of Draft Resolution HPC 24-171, as amended, Seconded by Vice-Chair Zvi**

**ACTION** 1) Draft Resolution No. HPC 24-171: "a resolution of the Historic Preservation Commission of the city of West Hollywood, recommending that the City Council designate the property located at 1033 Carol Drive, West Hollywood, California as a local cultural resource." **Motion by Commissioner Ostergren, seconded by Vice-Chair Zvi and unanimously passes, noting Commissioners Davidson, Dubin and Sotsky absent.**

- B. 845 N. SAN VICENTE BOULEVARD – 840-852 N. HILLDALE AVENUE:** Antonio Castillo, Senior Planner, provided a verbal presentation and background information as presented in the staff report. He provided an overview of the two abutting sites and the zoning designation, and details of the design of buildings on these two sites.

The Commission requested clarification and Antonio Castillo responded, on what falls within the purview of the Historic Preservation Commission for this recommendation.

The Commission inquired about which bungalows were historic and any impact to them, elevator accessibility to multiple levels of building and pool access.

Todd Elliott, attorney at Todd Elliott, Inc. on behalf of applicant, provided a verbal presentation of the project and spoke about the history and thought that went into the architectural design of the building, and the required housing elements of the property, description of the proposed building's design, and uses at each level.

The Commission inquired about the landscaping for the project.

**Public Comments:**

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on concerns regarding the compatibility of the new residential building with the immediate vicinity and the privatization of the proposed pool deck for the urban inn.

Todd Elliott spoke in response to public comment.

**Item 9.A. Commission Discussion:**

The Commission had concerns on the impact of construction, maintenance, parking and operations in the area.

The Commission inquired, and Antonio Castillo responded to why the property was never designated.

**Commissioner Ostergren moved to approve staff's recommendation of Draft Resolution HPC 24-172.**

**Seconded by Vice-Chair Zvi**

**ACTION** 1) Draft Resolution No. HPC 24-172: a resolution of the Historic Preservation Commission of the City of West Hollywood recommending that the Planning Commission approve a certificate of appropriateness for the construction of an amenity pool deck and subterranean dining and ancillary space for the urban inn (N. San Vicente Bungalows) at 845 N. San Vicente Boulevard, in conjunction with the construction of a three-story, ten-unit residential building at 840-852 N. Hilldale Avenue, West Hollywood, California, including a finding that the project is exempt from CEQA under Class 31 Categorical Exemption for Historic Resource Restoration/Rehabilitation (14 CCR §15331) and Class 32 Categorical Exemption for In-Fill Development Projects (14 CCR §15332)"

The Commission asked for clarification on staff's second recommendation for the Commission to provide comments on the proposed residential building and its potential impacts to the designated bungalows on the San Vicente Bungalows site..

The Commission asked for clarification of the old Sherman Historic District.

**ACTION 2)** The Commission recommended including planting in the landscape that would mitigate the three-story building's visual impact from San Vicente Boulevard.

No Public comment on the second recommendation

**10. NEW BUSINESS:**

**A. DISCUSSION OF HISTORIC PRESERVATION COMMISSION MEETING DATES FOR THE CALENDAR YEAR 2025**

Gabriele Gonzales and Antonio Castillo made a verbal presentation, as presented in the staff report, and then opened the floor for the Commission to discuss.

The Commission recommended an email option for optional dates from Staff.

**Public Comments:**

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on concerns of the Historic Preservation Commission having meetings the same night as other Commissions and recommends avoiding the situation.

**11. UNFINISHED BUSINESS:**

**A. DISCUSSION OF POSSIBLE CHANGE OF LOCATION FOR HISTORIC PRESERVATION COMMISSION MEETINGS**

Item was tabled per the request of Staff as mentioned at the approval of the agenda.

**12. ITEMS FROM STAFF:**

**A. Planning Staff Update.**

Antonio Castillo, Senior Planner/HPC Liaison, stated the upcoming projects coming to the Historic Preservation Commission: 8433 Sunset Boulevard, the Multifamily Survey, and Historic Context Statement. The Survey can be found on the Engage WeHo website. Also, announced that November 21, 2024, the City of West Hollywood is celebrating its 40<sup>th</sup> anniversary and to keep an eye out for information our City website. Addressed the Historic Preservation annual celebration for 2025.

Commissioner King inquired about properties that are not visible from the public right-of-way during the reconnaissance survey process.

Chair Charlie requested that Staff provide updates on any outstanding Commissioner comments and inquiries from the last six or seven HPC meetings that have not been addressed.

**13. PUBLIC COMMENT:** None.

**14. ITEMS FROM COMMISSIONERS:**

Commissioner King asked for confirmation of the next Historic Preservation Commission meeting and spoke on noticing of meetings.

Commissioner Ostergren inquired why the November meeting was considered a regular scheduled meeting instead of special scheduled meeting

Chair Charlie thanked staff and the public and mentioned that he will be bringing his concern of social media outreach to his council member and encourage fellow commissioners to as well to help make this a standard.

**15. ADJOURNMENT:**

The Historic Preservation Commission adjourned at 9:18 P.M. to a regularly scheduled meeting on **Tuesday, November 19, 2024** beginning at **7:00 P.M.** at **Plummer Park Rooms 5 & 6, 7377 Santa Monica Boulevard, West Hollywood CA.**

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**PASSED, APPROVED AND ADOPTED** by the Historic Preservation Commission of the City of West Hollywood at a regular meeting held this 28<sup>th</sup> day of January 2025 by the following vote:

AYES:           Commissioner:

NOES:           Commissioner:

ABSENT:       Commissioner:

ABSTAIN:       Commissioner: Dubin

Signed by:

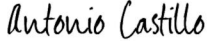


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YAWAR CHARLIE, CHAIRPERSON

ATTEST:

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ANTONIO CASTILLO, COMMISSION LIAISON