



**HISTORIC PRESERVATION COMMISSION
SUMMARY ACTION MINUTES
Meeting
April 14, 2025**

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 AND SELECTING ACCESS CITY RECORDS.

Land Acknowledgment: “The West Hollywood Historic Preservation 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. **SPECIAL ORDER OF BUSINESS:** Administer the oath of office to the newly appointed Commissioner.

ACTION: Councilmember Danny Hang administered the oath of office to newly appointed Historic Preservation Commission Member Mark R. Edwards.

4. **ROLL CALL:**
Commissioners Present: Davidson, Dubin, Edwards, Ostergren, Sotsky, Vice Chair Zvi, Chair Charlie

Commissioners Absent: None

Staff Present: Antonio Castillo, Senior Planner/Historic Preservation Commission Staff Liaison; Doug Vu, Senior Planner and Acting Planning Manager, and Gabriele Gonzales, Acting Commission Secretary.

City Council Present: Councilmember Danny Hang

5. **APPROVAL OF AGENDA:** Moved by Commissioner Ostergren, seconded by Vice Chair Zvi and unanimously passed.
6. **APPROVAL OF MINUTES:**

ACTION: Approve the draft summary action minutes of Monday, March 10, 2025. Moved by Commissioner Sotsky, seconded by Vice Chair Zvi. Motion passed with

Commissioner Edwards abstaining.

7. PUBLIC COMMENT:

JEFF YARBROUGH, WEST HOLLYWOOD, spoke in support of Greenacre Avenue being considered a historic district and provided historic background of Greenacre Avenue.

Secretary Gonzales reminded the public that this public comment is for no agenda items.

ASI TZIPORI on behalf of BARAK GOVANI, WEST HOLLYWOOD, spoke on concerns about his development project and his opposition with historic designation of Greenacre Avenue as a historic district.

Chair Charlie reiterates to the public that this public comment period is for comments on items not on the agenda.

COUNCILMEMBER DANNY HANG, WEST HOLLYWOOD, greeted the Commission, staff and public, congratulated the Commission on the work they do for the community, and congratulated newly appointed Commissioner Mark Edwards and gave a brief overview of Commissioner Edwards' background and experience.

8. CONSENT CALENDAR: None

9. EXCLUDED CONSENT CALENDAR: None

10. PUBLIC HEARINGS: None

11. NEW BUSINESS:

A. DISCUSSION R1A R1C SURVEY

Doug Vu, Senior Planner, introduced the City's consultant, Andrew Goodrich from ARG. Andrew provided an overview of the draft findings of the historic resources survey for the single-family properties in the R1A and R1C zones, as presented in the staff report, and opened the discussion.

Chair Charlie requested clarification on the pros and cons of contributing properties within a historic district and whether noncontributing properties within a historic district receive any of the benefits that apply to a contributing property. Senior Planner Doug Vu and Andrew Goodrich provided clarification.

Chair Charlie opened Public Comment for Item 11.A:

JON WEISBART, WEST HOLLYWOOD, opposed staff's recommendation and spoke in support of Greenacre Avenue being considered a historic district and referenced a report he submitted that is included in the agenda packet.

CLOVIS WEISBART, WEST HOLLYWOOD, opposed staff's recommendation and spoke in support of Greenacre Avenue being considered a historic district.

LYNN RUSSELL, WEST HOLLYWOOD, opposed staff's recommendation and spoke in support of Greenacre Avenue being considered a historic district.

CATHY BLAIVAS, WEST HOLLYWOOD, opposed staff's recommendation and spoke in support of Betty Way and Greenacre Avenue being considered a historic district.

MICHAEL ESELUN, WEST HOLLYWOOD, spoke in support of Greenacre Avenue being considered a historic district.

HIEU VIET HOANG, WEST HOLLYWOOD, expressed concerns with the survey methodology and requested consistency between the evaluation of Betty Way and Greenacre Avenue.

ADAM COLSON, WEST HOLLYWOOD, opposed staff's recommendation and spoke in support of Greenacre Avenue being considered a historic district.

NESS TWINA, WEST HOLLYWOOD, expressed concerns with Greenacre Avenue being considered a historic district.

SAMER SAAB, WEST HOLLYWOOD, expressed concerns with Greenacre Avenue being considered a historic district.

MATTHEW CARROLL, LOS ANGELES, expressed concerns with Greenacre Avenue being considered a historic district.

TAYLOR PIRSON, WEST HOLLYWOOD, opposed staff's recommendation and spoke in support of Greenacre Avenue being considered a historic district.

ROY OLDENKAMP, WEST HOLLYWOOD, spoke on behalf of the West Hollywood Preservation Alliance, to oppose staff's recommendation and spoke in support of Betty Way and Greenacre Avenue being considered historic districts.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on behalf of the West Hollywood Preservation Alliance, to oppose staff's recommendation

and spoke in support of Betty Way and Greenacre Avenue being considered historic districts.

The following individuals elected not to speak but expressed support for Greenacre Avenue being considered a historic district:

SANA SEPEHRI, WEST HOLLYWOOD; JUDSON FEDER, WEST HOLLYWOOD; ALEX FERRORI, WEST HOLLYWOOD; SCOTT HENNICH, WEST HOLLYWOOD; ALEX BATES, WEST HOLLYWOOD; MICHAEL T. CARTER, WEST HOLLYWOOD; KEITH NAKATA, LOS ANGELES; VIRGINIA GILICK, WEST HOLLYWOOD; AND MICHAEL HADDAD, WEST HOLLYWOOD.

Chair Charlie closed public comment and opened Commissioner discussion.

The Commission inquired about the process for a property going from being identified as having potential for designation to being designated, including those that are identified as contributor for districts. The Commission also inquired why the properties on Greenacre Avenue did not receive DPR forms as part of the survey.

The Commission and Staff discussed the Commission's inquiries regarding the possibility of preparing DPRs for all properties on Greenacre Avenue, along with the need for additional documentation to clarify the designation eligibility due to the margin of difference between properties determined eligible as contributors versus ineligible to create a district. The Commission also sought clarification on the implications of R1A and R1C zoning for the properties in question, and whether designation would prevent demolition or trigger additional review processes.

The Commission adds that when this item is brought to the City Council, it is beneficial to have a Historic Preservation Commissioner attend the meeting.

Chair Charlie suggested a recommendation to include the following: Staff will take another look, obtain the DPR forms, meet with homeowners, and potentially host a neighborhood meeting to ensure residents on both sides understand the possible outcomes — positive or negative, depending on perspective — of the proposed designation.

Chair Charlie requested a brief recess for staff to help formulate language for a motion.

Staff read the following recommendation:

The Commission recommends that an intensive survey be conducted on all 36 properties on Greenacre Avenue, similar to the survey that was completed on Betty Way. This means documenting each property individually, using the DPR forms, and also conducting additional public outreach to the residents and occupants of Greenacre Avenue.

Moved by Chair Charlie, seconded by Vice Chair Zvi, and unanimously

passed.

The Commission and Staff discussed the Commission's inquiries regarding typos on some captions of the context statement. Additional clarification was requested for 8814 Betty Way, and questions were raised about the accuracy of the descriptions for 8835 Betty Way and 928 Larrabee.

Chair Charlie closed Item 11.A. discussion.

B. CREATION OF AN AD-HOC COMMITTEE FOR THE ANNUAL HISTORIC PRESERVATION CELEBRATION EVENT

Antonio Castillo gave a brief presentation, as presented in the staff report, and opened discussion.

The Commission inquired about possible HPC event dates and discussed volunteers for an ad-hoc committee.

Chair Charlie, Vice-Chair Zvi, and Commissioner Ostergren volunteered to serve on the ad-hoc committee.

Chair Charlie opened Public Comment.

Public Comments:

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on the City's Strategic 40 Plan, a possible collaboration with West Hollywood Preservation Alliance and the ad-hoc committee, and suggested new brochures for the City's designated cultural resources.

Chair closed public comment.

Chair closes Item 10.B.

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

A. Planning Staff Updates.

Antonio Castillo, Senior Planner/HPC Liaison, listed a potential item for the May meeting will include a certificate of appropriateness for 8300 Sunset Boulevard. Also, provided updates on training opportunities provided by the California Preservation Foundation and explained that the cost of training opportunities for Commissioners are covered by the City. Encouraged Commissioners and the public to go and check out the WeHo Preservation website's new database which is now live. Welcomed newly appointed Commissioner Edwards and informed the Commission that a thank-you message for Commissioner King's service had been sent and that he was invited to attend this meeting.

Chair Charlie requested that the training information be emailed to them. Antonio replied that he would provide periodic emails to the Commissioners about training opportunities throughout the year.

Commissioner Dubin requested clarification on the upcoming 3-part CPF training. Antonio clarified that the 3-part trainings were hosted online and these trainings qualified for CLG training credit.

Commissioner Ostergren requested clarification on the City covering training costs and noted that if registered for the training, CPF typically provides recordings of webinars to registered participants. Antonio confirmed Commissioner Ostergren's reimbursement question and comment regarding the availability of the recordings for the training.

Chair Charlie closes Item 13.

14. PUBLIC COMMENT:

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke on an email that was sent after deadline that was provided to the Commissioners regarding the survey document on the Engage WeHo website and noted that the pillar at Queens Road has not been restored.

15. ITEMS FROM COMMISSIONERS:

Commissioner Dubin inquired about how adding security bars or other features to a building can potentially affect its integrity. Commissioner also thanked everyone for the attendance.

Antonio clarified that all projects are reviewed for conformance with the Secretary Standards and that its possible for something to be added to a building without affecting its integrity if removed in the future and brought back to its previous state.

Commissioner Sotsky welcomed Commissioner Edwards and thanked everyone for the engagement.

Vice Chair Zvi welcomed Commissioner Edwards and commended Victor Omelczenko for his passion and effort in the historic preservation of West Hollywood and for the Green Acre item.

Commissioner Ostergren inquired about alerting the appropriate city personnel about the difficulty of hearing from the virtual participants, and congratulated Antonio on the new database being live for WeHopreservation.org and welcomed Commissioner Edwards.

Commissioner Davidson welcomed Commissioner Edwards and thanked Commissioner King for his service on the Commissions and commented that

preservation is important as is housing and a passion for both can be done.

Commissioner Edwards thanked all for the welcome and expressed excitement to be part of the Commission, and the engagement of the meeting.

Chair Charlie thanked staff and the public and congratulated Commissioner Edwards, and thanked Commissioner King for his service.

16. ADJOURNMENT:

The Historic Preservation Commission adjourned at 8:48 P.M. to a regularly scheduled meeting on **Monday, May 12, 2025**, 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 12th day of May 2025 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner: CHARLIE, DUBIN

ABSTAIN: Commissioner:

Signed by:

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AMY ZVI, VICE CHAIRPERSON

ATTEST:

DocuSigned by:

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ANTONIO CASTILLO, COMMISSION LIAISON