



HISTORIC PRESERVATION COMMISSION SUMMARY ACTION MINUTES

Meeting
July 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:** Vice Chair Zvi called the meeting of the Historic Preservation Commission to order at 7:03 p.m.
2. **PLEDGE OF ALLEGIANCE:** Planning Manager Saima Qureshy led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Davidson, Dubin, Edwards, Ostergren, Sotsky, Vice Chair Zvi

Commissioners Absent: Chair Charlie

Staff Present: Antonio Castillo, Senior Planner/Historic Preservation Commission Staff Liaison; Saima Qureshy Planning Manager, Jennifer Davis Senior Contract Planner, and Gabriele Gonzales, Acting Commission Secretary.
4. **APPROVAL OF AGENDA:** Moved by Commissioner Ostergren, seconded by Commissioner Sotsky and unanimously passed.
5. **APPROVAL OF MINUTES:**

ACTION: Approve the amended draft summary action minutes of Monday, May 12, 2025. Moved by Commissioner Edwards, seconded by Commissioner Ostergren, passed by a 5-0-1 vote. Noting Commissioner Dubin abstained and Chair Charlie absent.
6. **PUBLIC COMMENT:**

NO PUBLIC COMMENT.

7. **CONSENT CALENDAR:** None
8. **EXCLUDED CONSENT CALENDAR:** None
9. **PUBLIC HEARINGS:**

A. 8439 SUNSET BOULEVARD:

Jennifer Davis, Senior Contract Planner, made a verbal presentation, as presented in the staff report.

The Commission requested clarification on the LA Conservancy's role on this project. (Spencer Kallick and Jennifer Davis addressed)

Jeff Seymour with Seymour Consulting Group introduced the consultant team: Benjamin Anderson, architect with Office Untitled, Katie Horak, Principal with Architectural Resources Group, and, Spencer Kallick, attorney with Allen Matkins.

Benjamin Anderson, provided an overview and its goal of the billboard project and design. Then handed the presentation over to Katie Horak, who made a verbal presentation of the projects compliance with standards and described the proposed billboard design to the historic building and that there would be no impact the character-defining features upon removal.

The Commission requested clarification on the support structure for the billboard and placement, the weathering of brass coloring

Antonio Castillo, Jennifer Davis and Applicant team: Jeff Seymour, Benjamin Anderson, and Katie Horak address all inquiries from the Commission.

Public Comment:

MICHAEL CARTER, WEST HOLLYWOOD, submitted public correspondence after deadline, opposing staff's recommendation.

Vice Chair Zvi closed Public Comment for Item 9.A:

The Commission appreciated the dissipating design of the structure and collaboration with the Los Angeles Conservancy and city staff but did not favor the color scheme or the design of the back of the billboard.

Commissioner Ostergren moves to approve recommendation to Planning Commission of DRAFT RESOLUTION NO. HPC 25-174, seconded by Commissioner Davidson, unanimously passes:

DRAFT RESOLUTION NO. HPC 25-174: “A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE PLANNING COMMISSION AND CITY COUNCIL APPROVE A CERTIFICATE OF APPROPRIATENESS IN CONJUNCTION WITH A NEW STATIC BILLBOARD AT 8439 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.” (EXHIBIT A)

B. 8760 SUNSET BOULEVARD:

Jennifer Davis, Senior Contract Planner, made a verbal presentation, as presented in the staff report. She reported that the property owner will seek historic designation upon approval of this billboard before it is turned on.

The Commission requested clarification on the historic designation process concerning billboards, as well as clarification on order of actions for the construction, designation and “turning on” of the billboard.

Antonio Castillo, Jennifer Davis and Applicant team: Jeff Seymour, Applicant Representative; Benjamin Anderson, Consulting Architect; and Katie Horak ARG consultant address all inquiries from the Commission.

Jeff Seymour from Seymour Consulting Group introduced the consultant team: Benjamin Anderson, architect with Office Untitled, Katie Horak, Principal with Architectural Resources Group and briefly touched on the work to this project and design.

Benjamin Anderson from Office Untitled, provided an overview and history of the property, and the design decision of billboard and landscape. Then handed the presentation over to Katie Horak with Historic Resources Group, spoke on the history of the design of the building, the eligibility of cultural resource, inventory of the character defining features, and that the billboard and forecourt public realm enhancements meets the standards and doesn't affect significant features of the cultural resource.

PUBLIC COMMENT:

PETER SCOTT, LOS ANGELES, represents Sunset Towers Partnership, the owner of building located at 8730 Sunset Boulevard, West Hollywood, CA 90069 (“Sunset Towers”) and expressed concerns with the project design.

Vice Chair Zvi reminds Commission of the Historic Preservation Commission purview's on a recommendation to the Planning Commission on the proposed certificate of appropriateness.

The Commission requested clarification that if the project design was to change, would the project return to the Historic Preservation Commission before going to Planning Commission and City Council, as well as whether the City has a definition for significant change.(Jennifer Davis and Antonio Casillo addressed)

The Commission appreciated the design and reiterated the importance of the owner pursuing the historic designation process. Also noted that if the height of the billboard structure was reduced it wouldn't negatively impact the design.

Commissioner Dubin moves to approve Resolution HPC 25-175, with direction that the project return to the Historic Preservation Commission for review and recommendation if, during the continued review process, the project is substantially modified in terms of height of the billboard, the relationship or juxtaposition of billboard structure to the cultural resource, the orientation of the billboard, obstruction of the cultural resource, or deviation from the overall design and design concept as was presented at the July 14, 2025 HPC meeting., seconded by Commissioner Sotsky, unanimously passes:

DRAFT RESOLUTION NO. HPC 25-175: "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE PLANNING COMMISSION AND CITY COUNCIL APPROVE A CERTIFICATE OF APPROPRIATENESS IN CONJUNCTION WITH A NEW BILLBOARD AND SITE IMPROVEMENTS AT 8760 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." (EXHIBIT A)

Item 9.B. Closed

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

A. Planning Staff Updates.

Antonio Castillo, Senior Planner/HPC Liaison, spoke on possible at large appointee by City Council, and listed a potential item for the next meeting which will include the election of Chair and Vice-Chair, and an informational item relating to the process for a Certificate of Appropriateness. Announces that the annual historic preservation event will be held on August 13, 2025, at the Whisky a Go Go on the Sunset Strip.. He also announced the latest update to the Multi-Family Historic Survey is available on the City's Engage WeHo website.

Commissioner Sotsky inquired about the at large appointments. (Antonio addressed the inquiry).

Commissioner Dubin inquired about reaching out to Chamber of Commerce to advertise the Historic Preservation Event. (Antonio addressed inquiry)

13. PUBLIC COMMENT: No public comment.

14. ITEMS FROM COMMISSIONERS:

Commissioner Dubin inquired about improved technology in the room and thanked everyone.

Vice Chair Zvi thanked Antonio on his work for the Historic Preservation Event, complimented the intern's work on the postcard for the event, and thanked Commission secretary.

Commissioner Ostergren also thanked Antonio for his work on the Historic Preservation Event and complimented the intern's work on the postcard for Historic Preservation Event.

Commissioner Davidson thanked staff, commissioners, ad-hoc members and complimented work done for the event.

15. ADJOURNMENT:

The Historic Preservation Commission adjourned at 8:48 P.M. to a regularly scheduled meeting on **Monday, August 11, 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 13th day of October 2025 by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner: Goodrich

Signed by:


YAWAR CHARLIE, CHAIRPERSON

ATTEST:

DocuSigned by:


ANTONIO CASTILLO, COMMISSION LIAISON