

COMMITTEE MEMBERS:

- Brandi D'Amore, Chair
- Paul Barbosa
- Mark Millner
- George Skarpelos
- Jim Van Dusen



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
 Certified Council #52,
 P.O. Box 3272 Los Angeles, CA 90078
www.MyHUNC.org email us at Info@MyHUNC.org

COMMITTEE MEETING MINUTES
Planning and Land Use Management (PLUM) Committee
Thursday, November 6, 2025, 6:30 PM
Fire Station 82 Annex
1800 N. BRONSON AVENUE, L.A., CA 90028
Second Floor Conference Room

Meeting Exhibits: https://hollywoodunitednc.org/wp-content/uploads/2025/11/PLUM_Exhibits_11-06-2025.pdf

Welcome

6:33 PM start

1. Roll Call

Attending

Brandi D'Amore Paul Barbosa Mark Millner George Skarpelos Jim Van Dusen

2. Approval of August 2025 Minutes

Motion: Brandi D'Amore **Second:** Paul Barbosa **Result:** Yes-4, No-0, Abstain-1, Recused-0, Ineligible-0

Yes

Brandi D'Amore George Skarpelos Mark Millner Paul Barbosa

Abstain

Jim Van Dusen

3. Public Comment on items not on the Agenda (2 minutes each)

None

4. Discussion and possible recommendation on 1936 N. Bronson ZA-2025-2961-ZV / ENV-2025-2962-CE

Zone Variance request to convert residence in RD1.5-1XL zone to office use

ZA File: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-2961-ZV>

ENV File: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ENV-2025-2962-CE>

RD Regulations: https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-2350

Motion Made: Motion to recommend a denial on the request of 1936 N. Bronson ZA-2025-2961-ZV / ENV-2025-2962-CE for a Zone Variance request to convert residence in RD1.5-1XL zone to office use due to precedent it would set for the removal of residential property for residential use and in compliance with the California Housing Element and the Hollywood Community Plan and consistent with prior positions of HUNC.

Motion: Brandi D'Amore **Second:** Jim Van Dusen **Result:** Yes-3, No-1, Abstain-1, Recused-0, Ineligible-0

Yes

Brandi D'Amore Jim Van Dusen Paul Barbosa

No

George Skarpelos

Abstain

Mark Millner

5. Discussion and possible recommendation on 1954 N. Argyle Avenue, 90068 – Planning Cases:

DIR-2025-1765-TOC-HCA / ENV-2025-1766-CE

Demo of existing 5-unit building and construction of new 20-unit plus ADU utilizing Tier 3 Transit Oriented Community (TOC) utilizing incentives for height increase and side yards reductions.

DIR Case: File: <https://planning.lacity.gov/pdiscaseinfo/search/casenumber/DIR-2025-1765-TOC-HCA>

ENV: <https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ENV-2025-1766-CE>

Motion Made: Motion to recommend the board approve on 1954 N. Argyle Avenue, 90068 – Planning Cases:

DIR-2025-1765-TOC-HCA / ENV-2025-1766-CE

Demo of existing 5-unit building and construction of new 20-unit plus ADU utilizing Tier 3 Transit Oriented Community (TOC) utilizing incentives for height increase and side yards reductions with the following concerns:

Hauling will not occur on garbage collection days, street sweeping days or on red flag days

Construction employees have offsite parking

No construction dumpsters on the street

No gatherings on the roof between 11pm and 7am

Install sound mitigation measures on rooftop area

The property remains RSO including the two extremely low income units

Maintain Good Neighbor construction protocol

Ensure the property have a No Trespass authorization on file

Applicant should submit special study zone regarding the Alquist-Priolo fault

Applicant should submit proof of freeway advisory zone compliance

Motion: Brandi D'Amore

Second: Mark Millner

Result: Yes-5, No-0, Abstain-0, Recused-0, Ineligible-0

Yes

Brandi D'Amore

George Skarpelos

Jim Van Dusen

Mark Millner

Paul Barbosa

6. Discussion and possible recommendation on 2069 N. Argyle Avenue, 90068 – Planning Cases:

ZA-2024-6024-CUW / ENV-2024-6025-CE

Class 2 Conditional Use for Wireless Projects (CUW)

Documents in exhibits folder

File: <https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2024-6024-CUW>

Tabled: Postponed for applicant to provide additional information regarding neighborhood concerns

7. Committee Member announcements on items not on the Agenda

8. Old/Ongoing Business

9. New/Future Business

Adjournment at 9:47 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.

Working Together
for a Better
Community



Argyle Civic Association
HOLLYWOOD, CALIFORNIA

PO BOX 1935, HOLLYWOOD CA 90078

November 3, 2025

RE: Planning Cases: ZA-2024-6024-CUW / ENV-2024-6025-CE Class 2 Conditional Use for Wireless Projects (CUW)

HUNC PLUM Committee:

The Argyle Civic Association (ACA) is writing in opposition to the roof mounted wireless communication facility that AT&T Mobility is proposing to install on the top of an apartment building at 2069 Argyle Avenue in the Argyle Civic neighborhood in Hollywood.

This project seems to be of little, if no benefit, to our community, and yet it is potentially inconvenient and dangerous.

AT&T may gain a few more subscribers, and the owner of the apartment building will make tens of thousands of dollars a year from renting the roof, but we fail to see how the community will be improved.

Studies show that there is no significant service gap in the 90068 area code, so why should the folks who live here have to suffer?

There are several significant issues at play:

The safety of the building itself.

2069 Argyle Avenue was built in 1988 and is not the most sound of structures. Will the roof withstand the huge amount of weight added by the installation. Will there be leaks due to holes drilled into the roof itself? What about stability in an earthquake, since the apartment is near the Hollywood fault line?

Tenant discomfiture.

It has been established that these types of installations often result in constant whirring, humming, and vibration to people living in the building, and adjacent structures. These effects have induced some residents to move from buildings with these RF issues.

Tenant health risks.

Several studies in the United States and other countries have documented potential chromosome damage and additional health risks from long term radiofrequency exposure. The jury is still out on the severity of these potential risks, and even fewer tests have been conducted on the safety of 5G.

Interference with wildlife.

The Hollywood Hills are adjacent to Griffith Park and known for the abundance of animals and birds. How will the lights, height, and noise of the project impact their migration and general health?

Property values.

How will the presence of this facility discourage potential property owners, concerned about their family's health and safety, from wanting to purchase in this area?

Intrusion during construction.

How invasive and dirty will construction be? Dust and dirt? Limited parking? Noise?

The neighborhood has a right to be concerned about the amount of oversight that will be demonstrated at this site, as the owner of the building in question was involved in a lawsuit re: their failure to correctly abate substantial asbestos removal at a different apartment.

The application states that there is “no adverse impact on the community” from this project, but the ACA begs to differ.

Is this project even compliant with zoning standards, and the City’s plan for Hollywood?

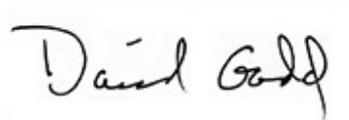
Even the Project Summary’s reference to improved “Firstnet” response is specious, as multiple studies have shown that VoIP often fails during emergencies. For this, and other reasons, the State of California refused AT&T’s request to no longer be California’s Carrier of Last Resort.

Again, we see no benefit to the community and a great deal of potential danger and inconvenience.

Also, as other property owners have rejected the “invitation” to have these towers installed on their land, we are obviously not the only ones to have severe reservations.

Therefore, the Argyle Civic Association vehemently opposes the installation of a wireless telecommunications facility on the roof of the apartment building at 2069 Argyle Avenue.

Sincerely,

A handwritten signature in black ink that reads "David Gadd". The signature is written in a cursive style with a large initial "D".

David Gadd, President



December 4, 2025

Brandi A. D'Amore
President
Hollywood United Neighborhood Council

**RE: Responses to PLUM Committee Comments/Questions -
Proposed AT&T Cell Site Project at 2069 Argyle Avenue, Los Angeles**

Hi Brandi

Below is a summary of responses to the PLUM committee's comments & questions

Coverage Maps. AT&T designs and builds its wireless network to ensure customers receive reliable in-building service. This in-building level of service is an industry standard and is critical as customers increasingly use their mobile devices as their primary communication devices. A stronger signal is required to provide in-building wireless service, as compared to in-vehicle or outdoor service.

To evaluate signal strength and other network parameters, as well as to plan and build its wireless network, AT&T uses highly sophisticated software called Atoll. Atoll uses a variety of databases and information sources, including AT&T network parameters, population data, type of area to be covered, clutter database (obstruction information such as dimensions of buildings, trees, and roads), and terrain information (above sea level height value for each 5 meter by 5 meter area), all to measure and simulate the existing and forecasted network and environment. Atoll can reliably simulate real-life existing and future wireless service coverage, to help identify and fill gaps in wireless network coverage. A key output from Atoll are coverage maps, like the ones provided here, that simulate signal propagation based on existing data and forecasted propagation based on proposed network changes.

The neighborhood council points out that coverage maps available online show AT&T has some coverage in the area. But these online maps, including the FCC's broadband maps and AT&T's coverage viewer website, depict approximate outdoor service levels. Again, AT&T needs to provide reliable in-building coverage, which requires stronger signals than what is needed to provide outdoor or in-vehicle coverage. The maps referenced by the neighborhood council do not depict in-building service. Indeed, AT&T's online maps explain they depict only approximate outdoor coverage. The FCC's online coverage maps also do

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not depict in-building service. As a result, courts do not rely on the types of online maps that appellants mention when evaluating coverage gaps like AT&T's coverage gap here. See, e.g., *L.A. SMSA Ltd. P'ship v. City of L.A.*, 2021 U.S. Dist. LEXIS 160046 (C.D. Cal. Aug. 24, 2021) *32-33 (online coverage maps depicting only a general view of Verizon's coverage are not determinative of the issue given the stronger RF engineering evidence of the gap); *T-Mobile W. Corp. v. City of Huntington Beach*, 2012 U.S. Dist. LEXIS 148170 (C.D. Cal. Oct. 10, 2012), *31-38 (T-Mobile's engineering coverage maps used to design its network, and not its online maps depicting approximate outdoor coverage, amount to substantial evidence).

Wireless Substitution. There is a great need to improve wireless services in this portion of the city. For nearly two decades, the Center for Disease Control and Prevention (CDC) has tracked "wireless substitution" in terms of the percentages of households that rely primarily (wireless-mostly) or exclusively (wireless-only) on mobile telephones. According to the CDC, more than 91% of California adults, and more than 98% of Californians under age 18, rely exclusively or primarily on wireless communications in their homes. [CDC Wireless Substitution: State-Level Estimates from the National Health Interview Survey](#). And California reported to the FCC that there were more than 23.3 million wireless calls and 98,065 texts to 911 in 2023 (the most recent year for state level data). [FCC's Sixteenth Annual 911 Fee Report](#).

Indeed, because wireless telecommunications has become so prevalent, wireless networks must be improved both in terms of service quality and resiliency. This is why it is so important to address coverage gaps and why AT&T and other wireless providers install backup power sources whenever possible.

The neighborhood council raised a concern about the cost of wireless services as compared to the cost of traditional wireline service (i.e., POTS). But the cost of wireline telephone service is often more expensive than wireless service. In any event, AT&T must address its significant service coverage gap here, consistent with its legal rights, to provide reliable wireless service to its mobility customers and first responders over FirstNet.

The carrier of last resort issue, which the neighborhood council also raised, is currently subject to administrative proceedings before the California Public Utilities Commission. But there is no relation between this issue and AT&T Mobility's proposed facility. The proposed wireless facility is needed to serve wireless customers irrespective of wireline service. Public comments about the carrier of last resort issue may be submitted in the CPUC's docket.

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Noise. The neighborhood council raised a concern about noise from the proposed facility. The project includes 2 equipment cabinets on the roof. Each cabinet has small fans (approximately 8” in diameter for cooling). These small fans will not be audible to the tenants or neighborhood. AT&T will be in full compliance with the city’s noise ordinance. The project does not include a generator.

EME/5G. AT&T appreciates the need to ensure that wireless deployments are safe. That is why AT&T engineers and engineering contactors use established scientific methods to calculate radio frequency emissions from each wireless communications facility to be certain it will comply with applicable Federal Communication Commission rules concerning radio frequency emissions. Federal law prohibits local government consideration of the effects of RF emissions where, as here, the subject facility will comply with those FCC regulations. 47 U.S.C. 332(c)(7)(B)(iv).

It also may help to clear up possible confusion over what 5G is. There is a tendency of some people to believe that any 5G refers to a type of frequency that is somehow dangerous. This is untrue. In fact, 5G is not a service, nor is it limited to certain frequencies. 5G is an engineering standard for speed and latency of wireless signals, and it is independent of frequency. Put another way, 5G is a coding technique to attain specific performance levels that can be applied to propagate wireless services on any of the traditional wireless frequencies.

AT&T’s proposed facility will provide wireless services that will meet engineering standards for 4G LTE and 5G. These signals will be well within (indeed far below) the FCC’s thresholds for RF emissions.

Property Values. The neighborhood council contends the proposed facility may impact property values in the area. From an aesthetics perspective, there should be no impact because this will be a stealth installation that is completely screened from public view.

This concern over property values stems from misplaced fears about RF emissions. Importantly, AT&T’s proposed facility cannot be rejected whether health concerns are raised explicitly or indirectly through some proxy such as property values. Given the federal preemption over RF emissions, “concern over the decrease in property values may not be considered as substantial evidence if the fear of property value depreciation is based on concern over the health effects caused by RF emissions.” *AT&T Wireless Services of California LLC v. City of Carlsbad*, 308 F.Supp.2d 1148, 1159 (S.D. Cal. 2003) (quoting H.R. Conference Report No. 104-458, 201 (1996)). Given the speculation here about property

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values is premised on concerns over RF emissions, it cannot be considered as AT&T's proposed facility will comply with the FCC's applicable rules.

Moreover, courts within the Ninth Circuit and elsewhere have long agreed that "generalized expressions of concern regarding aesthetics or the effect on property values" fail to meet the substantial evidence threshold under the federal Telecommunications Act. *California RSA No. 4 v. Madera County*, 332 F.Supp.2d 1291, 1308-09 (E.D. Cal. 2003) (citing *Cellular Telephone Co. v. Town of Oyster Bay*, 166 F.3d 490 (2nd Cir. 1999); *Omnipoint Corp. v. Zoning Hearing Bd.*, 181 F.3d 403, 409 (3d Cir.1999); *Telespectrum v. Public Service Com'n. of Kentucky*, 227 F.3d 414 (6th Cir. 2000); *Preferred Sites, LLC v. Troup County*, 296 F.3d 1210, 1219 (11th Cir. 2002)).

In fact, property valuation studies of home values conducted by two California realtor associations based on market data for more than 1,600 single-family home sales in California found no impact on values due to proximity to even non-stealth wireless telecommunications facilities. See *Joint Venture Silicon Valley Network, Wireless Communications Initiative Study: Wireless Facilities Impact on Property Values* (Nov. 2012). Indeed, more and more homebuyers are placing a premium on wireless connectivity.

Sincerely,


Jerry Ambrose
Eukon Group

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