

**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  
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**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](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](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/casenumbr/DIR-2025-1765-TOC-HCA>

ENV: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/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/casenumbr/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.