

**BOARD OFFICERS:**

**Damien Burke**, secretary  
**Anthony Conley**, treasurer  
*vacant*, chairperson  
**Laura Graves**, vice-  
chairperson

City of Los Angeles



**BOARD MEMBERS:**

*vacant*, Property Owner  
*vacant*, Property Owner  
**Alison Brotherton**, Property Owner  
**Nitzan Levinson**, Business  
*vacant*, Business  
**Michael Tessler**, Business  
**Damien Burke**, Business  
**Kali Mutty**, Business  
**Doug Haines**, At-Large  
**Cathy Hood**, At-Large  
*vacant*, At-Large  
*vacant*, At-Large  
**Hayden Bernard**, Resident  
*vacant*, Resident  
*vacant*, Resident  
*vacant*, Resident  
*vacant*, Resident  
**Laura Graves**, Resident  
**Anthony Conley**, Resident  
**Frankie Holt**, Property Owner

Hollywood Studio District Neighborhood Council  
Board regular meeting minutes  
February 8, 2021  
Virtual Meeting

Approved on March 8, 2021

[6:33 pm] Meeting called to order. John Franklin Sierra presiding.

[6:33 pm] The roll was called.

Present (11): Damien Burke, Anthony Conley, Grace Contangco, Laura Graves, Doug Haines, Frankie Holt, Kate Pynoos, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel  
Absent (4): Dasler Jimenez, Guy Langman, Bill Murphy, and Rosalinda Sierra

[6:35 pm] John Sierra gave a report from the chair.

[6:36 pm] Officers Eubank and Rubalcava gave a report from the LAPD.

[6:57 pm] Sean Starkey gave a report from Councilmember O'Farrell's office.

[7:07 pm] Erin Seinfeld gave a report from Supervisor Sheila Kuehl's office.

[7:20 pm] Mario Hernandez gave a report from the Department of Neighborhood Empowerment.

[7:24 pm] Kimberly Guppy gave a presentation from the LA Community College adult education program.

[7:27 pm] John Sierra gave a report from the Executive Committee.

[7:28 pm] Doug Haines gave a report from the PLUM Committee.

[7:31 pm] Michael Tessler gave a report from the Public Safety Committee.

[7:40 pm] On agenda item VII.A., a motion was made to "Approve the January 11, 2020 meeting minutes."

[7:40 pm] The assembly voted on a motion to: "Approve the January 11, 2020 meeting minutes."

Ayes (10): Damien Burke, Anthony Conley, Grace Contangco, Laura Graves, Doug Haines, Frankie Holt, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel

Noes (0): none

Abstentions (1): Kate Pynoos

The motion passed.

[7:42 pm] On agenda item VII.B., a motion was made to "Approve the Monthly Expenditure Report for December 2020."

[7:42 pm] The assembly voted on a motion to: "Approve the Monthly Expenditure Report for December 2020."

Ayes (12): Damien Burke, Anthony Conley, Grace Contangco, Milton Cruz, Laura Graves, Doug Haines, Frankie Holt, Kate Pynoos, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel

Noes (0): none

The motion passed.

[7:46 pm] On agenda item IX, Frankie Holt made a motion to "Approve Neighborhood Purpose Grant for \$2,500 for the Boys & Girls Club, Hollywood"

[7:46 pm] The assembly voted on a motion to: "Approve Neighborhood Purpose Grant for \$2,500 for the Boys & Girls Club, Hollywood"

Ayes (12): Damien Burke, Anthony Conley, Grace Contangco, Milton Cruz, Laura Graves, Doug Haines, Frankie Holt, Kate Pynoos, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel

Noes (0): none  
The motion passed.

[7:54 pm] On agenda item X, Benjamin Rosen made a motion to "Submit a Community Impact Statement in SUPPORT of Council File 21-0002-S30."

[7:54 pm] The assembly voted on a motion to: "Submit a Community Impact Statement in SUPPORT of Council File 21-0002-S30."  
Ayes (12): Damien Burke, Anthony Conley, Grace Contangco, Milton Cruz, Laura Graves, Doug Haines, Frankie Holt, Kate Pynoos, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel  
Noes (0): none  
The motion passed.

[7:59 pm] On agenda item XI, Benjamin Rosen made a motion to "Submit a Community Impact Statement in SUPPORT of Council File 21-0039."

[7:59 pm] The assembly voted on a motion to: "Submit a Community Impact Statement in SUPPORT of Council File 21-0039."  
Ayes (12): Damien Burke, Anthony Conley, Grace Contangco, Milton Cruz, Laura Graves, Doug Haines, Frankie Holt, Kate Pynoos, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel  
Noes (0): none  
The motion passed.

[8:05 pm] On agenda item XII, a motion was made to "Recommendation to the City Planning Commission and Los Angeles City Council that the Hollywood Community Plan Update (HCPU) impose an inclusionary housing requirement on all new residential and residential mixed-use development projects with ten or more dwelling units, requiring that 15% of the rental units be dedicated to affordable housing for Low or Very Low Income tenants. An alternative in-lieu fee payment would be calculated on liveable area, and would be in compliance with an annually updated city fee schedule. The inclusionary housing requirement would be in lieu of the City Planning Department's current proposal of a Community Plan Implementation Overlay (CPIO) District that would replicate Transit Oriented (TOC) incentives."

[8:05 pm] The assembly voted on a motion to: "Recommendation to the City Planning Commission and Los Angeles City Council that the Hollywood Community Plan Update (HCPU) impose an inclusionary housing requirement on all new residential and residential mixed-use development projects with ten or more dwelling units, requiring that 15% of the rental units be dedicated to affordable housing for Low or Very Low Income tenants. An alternative in-lieu fee payment would be calculated on liveable area, and would be in compliance with an annually updated city fee schedule. The inclusionary housing requirement would be in lieu of the City Planning Department's current proposal of a Community Plan Implementation Overlay (CPIO) District that would replicate Transit Oriented (TOC) incentives."  
Ayes (7): Anthony Conley, Grace Contangco, Milton Cruz, Doug Haines, Frankie Holt, John Franklin Sierra, and Michael Tessler  
Noes (2): Damien Burke and Laura Graves  
Abstentions (3): Kate Pynoos, Benjamin Rosen, and Theodore Wachtel  
The motion passed.

[8:29 pm] On agenda item XIII, a motion was made to "Recommendation that the city planning department adopt the following language as a Condition of Approval regarding the 1% Art Fee requirement under LAMC Section 91.107.4.6, for the Sunset Gower Studios Development Plan, a proposed 628,000 sq. ft. development of new office space of five to 18 stories tall, including buildings 300 feet in height, at the Sunset Gower lot in Hollywood. Case #: ZA-2017-5090-VCU-CU-SPR; EIR-2017-5091-EIR.  
The proposed Condition of Approval is as follows:  
"As a condition, the Hollywood Studio District Neighborhood Council requests the developer utilize Option Two (2) of the ADF Municipal Code Section 91.107.4.6, which provides the developer with the ability to donate their mandated 1% Art Development Fee to an appropriate organization in consultation with the HSDNC, to facilitate and manage designated public art projects within the boundaries of the Hollywood Studio District Neighborhood Council, with locations determined by the HSDNC.""

[8:29 pm] The assembly voted on a motion to: "Recommendation that the city planning department adopt the following language as a Condition of Approval regarding the 1% Art Fee requirement under LAMC Section 91.107.4.6, for the Sunset Gower Studios Development Plan, a proposed 628,000 sq. ft. development of new office space of five to 18 stories tall, including buildings 300 feet in height, at the Sunset Gower lot in Hollywood. Case #: ZA-2017-5090-VCU-CU-SPR; EIR-2017-5091-EIR.  
The proposed Condition of Approval is as follows:  
"As a condition, the Hollywood Studio District Neighborhood Council requests the developer utilize Option Two (2) of the ADF Municipal Code Section 91.107.4.6, which provides the developer with the ability to donate their mandated 1% Art Development Fee to an appropriate organization in consultation with the HSDNC, to facilitate and manage designated public art projects within the boundaries of the Hollywood Studio District Neighborhood Council, with locations determined by the HSDNC.""  
Ayes (0): none  
Noes (0): none

[8:44 pm] Motion was tabled.

[8:44 pm] On agenda item XIV, a motion was made to "Submit a Community Impact Statement in SUPPORT of Council File 20-0189."

[8:44 pm] The assembly voted on a motion to: "Submit a Community Impact Statement in SUPPORT of Council File 20-0189."  
Ayes (9): Anthony Conley, Grace Contangco, Milton Cruz, Doug Haines, Frankie Holt, Kate Pynoos, Benjamin Rosen, John Franklin Sierra, and Michael Tessler  
Noes (2): Damien Burke and Laura Graves

Abstentions (1): Theodore Wachtel  
The motion passed.

[8:54 pm] On agenda item XV, John Franklin Sierra made a motion to "OPPOSE Council File 09-0969-S3 UNLESS AMENDED to rescind the proposed increase in the appeal fee for non-applicant community-based appellants."

[8:54 pm] The assembly voted on a motion to: "OPPOSE Council File 09-0969-S3 UNLESS AMENDED to rescind the proposed increase in the appeal fee for non-applicant community-based appellants."

Ayes (9): Anthony Conley, Grace Contangco, Milton Cruz, Doug Haines, Frankie Holt, Benjamin Rosen, John Franklin Sierra, Michael Tessler, and Theodore Wachtel

Noes (2): Damien Burke and Kate Pynoos

Abstentions (1): Laura Graves

The motion passed.

[9:09 pm] Doug Haines announced that community member George Abrams passed away recently.

[9:10 pm] Kate Pynoos announced the weekly homelessness outreach in conjunction with members of CHNC.

[9:11 pm] Michael Tessler announced a supply drive as part of the ENGAGE program.

[9:12 pm] Meeting adjourned.

The neighborhood council does not count abstentions as votes.