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Neighborhood Council

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**Angela Yang, Board
Member**

Linda Williamson

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Member**

GENERAL BOARD MEETING
CITY OF LOS ANGELES
CALIFORNIA



**Granada Hills South
Neighborhood
Council May 1, 2025**

General Board Meeting Agenda
Thursday May 1, 2025 at 7:00
PM

Granada Hills Charter High School-
Rawley Hall
10535 Zelzah Ave. Granada Hills, CA
91344



**Granada Hills South
Neighborhood
Council**

**11024 Balboa Blvd., Box
767**

Granada Hills, CA 91344
(818) 723-8087

Email:
board@ghsnc.org
Website:
<https://ghsnc.org>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contact Mark Morris, at 818-388-6389 o por correo electrónico mmorris@ghsnc.org para avisar al Concejo Vecinal.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the general Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker unless adjusted by the presiding officer of the Board.

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities

- I. CALL TO ORDER, FLAG SALUTE
- II. ROLL CALL

III. ADMINISTRATIVE/FUNDING MOTIONS

- A. Approval of Monthly Expenditure Report (MER) for March 2025
- B. Approval of Board minutes April 2, 2025
- C. Discussion and possible action to approve moving \$ 1,050 from the Minutes Writer category – (from our admin budget slated for \$2,000 to cover possible shortages of monies due to Concept to Web.
- D. Discussion and possible action to appoint Jeremy Oberstein, Amanda Mercado-Nguyen, James Mercado-Nguyen & Brendel Geddes
 - * Please note that the above certified candidates will be elected to Member at Large seats & to complete the remaining term only which ends on June 30, 2025
- E.
 - 1. Discussion and possible action to appoint Jeremy Oberstein to the Outreach & Planning & Land Use
 - 2. Discussion and possible action to appoint Amanda Mercado-Nguyen to the Beautification & Sustainability Committees
 - 3. Discussion and possible action to appoint James Mercado-Nguyen to the Beautification & Sustainability Committees
 - 4. Discussion and possible action to appoint Brendel Geddes to the Homelessness & Cultural Affairs. Committees
- F. Discussion and possible action to approve payment for a Canva Pro license up-to \$130 (beginning in Fiscal Year 2025-26): The license allows NCs to access branded templates and designs to support NC outreach with flyers, social media and email graphics.

IV. NEW & OLD BUSINESS

- A. Discussion and possible action to approve a NPG to for LA Parks Foundation for the Egg

Hunt for up to \$1,000. This Spring Egg Hunt will have a completion date of May 30, 2025; which will be a free outdoor event to families in the community. The event will include jumpers, arts and crafts, face painting, contests, games, food and more; funds from this grant will be used for supplies needed to conduct given.

- B. Discussion and possible action to approve a NPG for the Granada Hills Youth Recreation Center (GHYRC) for up to \$5000. Funds will be utilized to buy materials needed to bring the programs facilities up to ADA compliance, including but not limited, to various areas for parking, ramps and stairs. The GHYRC facility supports youth sporting activities such as (AYSO) American youth soccer organization & (NVYB) North Valley Youth Baseball.
- C. Presentation on UCLA [Resident Health Survey & Misc.](#), which will study the health effects of the 2015-2016 Aliso Canyon disaster

V. ELECTED OFFICES/DEPARTMENTS/ORGANIZATION ANNOUNCEMENTS

- A. LAUSD District 3 (Tara Vahdani/Tammy Ramirez, Scott Schmerlson)
- B. County Supervisor's Office Lindsay Horvath – {Rep Melissa Esparza}
- C. Senator Caroline Menjivar District 3 rep Andres
- D. Congressional District 25 -George Whiteside
- E. Congressman Brad Sherman- Sean Reagan
- F. Assembly District 40 – Pilar Schiavo or rep Crystal
- G. Council District 12 (John Lee) Lorena.Espinal
- G. Mayor's Office Karen Bass
- H. DONE, (NEA Mario Hernandez)
- I. Budget Advocate (Brian Allen)
- J. Congressional District 30 (Kimberly Caseres)
- K. LAPD Senior Lead Officer or alternate representative

VI COMMITTEE REPORTS

- 1. Public Safety- Brad – Status on CERT
- 2. Beautification- John
- 3. Cultural Affairs- Kayla
- 4. Education- Abbey.

Discussion and possible action to approve an NPG for \$5,000 for PESA and Youth Support for our most vulnerable children.

If any new information on this project is available by the Committee

Meeting the above item shall serve as a placeholder for any necessary action.

- 5. Homelessness- John-update
- 6, Outreach- Colleen or Mike
- 7. Planning and Land Use – Brad

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORTS

NEW BUSINESS:

1. MOTION for discussion and possible action by the GHSNC Board regarding Los Angeles City Planning Case Number [ZA-2024-8255-ZV](#) (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under [ENV-2024-8256-CE](#).

BACKGROUND: Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, in an existing shopping center. The applicant's current hours of operation are Monday-Sunday, 9:00 am – 11:30 pm, and the request for the variance would allow 24/7 operations, Monday-Sunday, including overnight stays for animals and staff. The applicant does business as Mission Veterinary Clinic. After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant's request, as described and linked above.

DRAFT Motion for the Board as follows:

The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") recommends not to oppose the applicant's request filed under Los Angeles City Planning Case Number ZA-2024-8255-ZV (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under ENV-2024-8256-CE.

Vote:

2. MOTION for discussion and possible action by the GHSNC Board regarding Los Angeles City Planning Case Number [ZA-2023-4817-CU-CUB-SPP-WDI](#) (i.e. a request for conditional use permits (CUPs) related to a proposal to demolish the existing convenience store and the vehicle service area of gasoline service station at 16955 W San Fernando Mission Blvd. and replace them with a new convenience store and carwash.) This matter is also filed under [ENV-2023-4818-EAF](#).

BACKGROUND: Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, adjacent to an existing shopping center. The applicant does business as Manny's Mobil. To summarize, the applicant is requesting permits for the following actions: 2-1) allow for deviations to development standards for the carwash, and 2-2) the continued sale of beer and

wine for off-site consumption. Specific requests related to 2-1, above, are: a) to increase the hours of operation, specifically for the carwash, from 7 am-7 pm Monday-Friday, 9 am to 8 pm Saturday, and 11 am to 8 pm Sunday, to 24/7, M-S; b) to allow less than 50% transparent windows on the west elevation of the carwash, and c) to allow less than a 5-foot width of landscaping setback along the street frontages; specifically, the required 5-foot dedication and improvements on Balboa Blvd. and the required 2-foot dedication and improvements on San Fernando Mission Blvd. Separately, there are requests d) to continue the current 24/7, M-S operation of the gas station, and e) to continue the current sale of beer and wine for off-site consumption.

After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant's request, as described and linked above, but with the following conditions, listed as such under the draft motion below:

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") recommends – with the following conditions – not to oppose the applicant's request, as described:

- i. Safety-related: applicant to add "No Left Turn" signage on the Balboa Blvd. and San Fernando Mission Blvd. sides of the project; applicant to add speed bumps in the traffic passage from the project site to the northern entrance into the shopping center (at the boundary between project site and Trader Joe's adjacent traffic/parking area); applicant to add signage (as cars exit new car wash)to "Beware of Pedestrian Traffic When Exiting"
- ii. Energy/electric vehicles: applicant to add/expand charging station availability for electric vehicles;
- iii. Hours: Applicant to limit the hours of the carwash availability from 24/7 to 7am-10 pm;
- iv. Landscaping: Applicant to present a detailed landscaping plan for the project, with attention to specific elements raised during the April 9 meeting, including: additional landscaping throughout the project; using California native plants; increasing the tree shade canopy overall with larger, more shade-intensive, and more numerous trees, including conferring with City urban forestry and public works staff on the best types overall and adding street trees; and adding plants to walls that are currently bare (the dumpster shelter, for example);

- v. Architecture: Applicant to fully follow Granada Hills specific plan recommendations, including adding “four-sided” architectural features and treatments, in the Mission Revival/Spanish Colonial style
- vi. Local economic impact: Applicant to commit to buying local (southern California) and California-produced products, notably beer and wine, along with local hiring.

Vote:

OLD BUSINESS:

3. Discussion and possible recommendation by the Committee to the Board regarding Los Angeles City Planning Case Number CPC-2022-1981-CU-DRB-SPP-SPR; (i.e. **proposed Home Depot development located at 16830 West Devonshire Street** (CPC-2022-1981-CUSPP-SPR/ENV-2022-1982-EAF)).

Note that on [Aug. 3, 2023, the full GHSNC Board voted unanimously](#) to request the City of Los Angeles (“the City”) require a full Environmental Impact Report (EIR) on Los Angeles City Planning Case Number [CPC-2022-1981-CU-DRB-SPP-SPR](#); (i.e. proposed Home Depot development located at 16830 West Devonshire Street (CPC-2022-1981-CUSPP-SPR/[ENV-2022-1982-EAF](#)), in order to comply with all requirements of the California Environmental Quality Act (CEQA).

For background, note that as of April 3, 2025, no new information regarding this project has been posted on the City Planning Department website, but representatives of the Los Angeles City Planning Department have communicated to the Planning Committee chair that a mitigated negative declaration (MND) regarding this project is expected to be published by the City within 1-2 months of this meeting date.

This item is being included for potential consideration if new information is posted between that date and this meeting.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

4. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-7417-DB-HCA-ED1](#) (i.e. a proposal to demolish two existing single family residences, at 17188 and 17184 Chatsworth Street,

respectively, and replace them with a **39,528 sq ft, six floor, 49 unit**, 100% affordable housing project).

The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale.

If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

5. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-8062-DB-VHCA-ED1](#), (i.e. a proposal to demolish an existing 1,234 sq ft single-family dwelling at 16136 West Devonshire Street - and construction of a **10,647 sq ft three-story, 44-foot, 15 unit**, 100% affordable housing project.

The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale.

If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.

8. Youth- Abbey-

9, Sustainability- George-

10 Seniors- Sally-update

VII GENERAL PUBLIC COMMENT OF NON-AGENDIZED ITEMS

VIII BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS

IX ADJOURNMENT

NEXT MEETING WILL BE June. 1, 2025

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas – Neighborhood Council agendas are posted for public review as follows:

- 17723 Chatsworth Street, Granada Hills, CA 91344
- <https://ghsnc.org/>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying.

For assistance, please contact the Ethics Commission at (213) 978-1960 or

ethics.commission@lacity.org

Public Access of Records -

- In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 11024 Balboa Blvd., Box 767 Granada Hills, CA 91344, at <https://ghsnc.org/> or at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact Mark Morris, President at 818-388-6389 or email at mmorris@ghsnc.org or Michael Benedetto, Vice President at 818-723-8087 or email at mbenedetto@ghsnc.org

Reconsideration and Grievance Process -

- For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website: <https://ghsnc.org/>