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Van Nuys Neighborhood Council



Van Nuys Neighborhood Council Special Joint Meeting with VNNC Planning & Land Use Management Committee

AGENDA

October 22, 2025

6:30 pm- 9:30 p.m.

Van Nuys Constituents Building
Conference Room
6262 Van Nuys Blvd
Van Nuys, CA 91401

On the Civic Center Plaza



Van Nuys
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Comments from the public on agenda items will be heard only when the respective item is being considered. 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 a maximum of 2 minutes per speaker per item with a maximum of 10 minutes total per meeting, unless adjusted by the presiding officer of the Board. Actual time for each comment will be recorded in 30 second increments (i.e., 30 sec., 1 min., 90 sec., 2 min.).

Speakers shall limit their comments to matters relevant to the item on the agenda. The Chair may rule that the speaker is out of order if the comments are not germane to the item under consideration.

Speakers shall direct their comments to the Board (not to an individual).

Chair of PLUM Committee: Quirino de la Cuesta

Appointed members of PLUM Committee:

Kathy Schreiner, Brian Edelman and Ann Kalb

Committee stakeholder members: none

1. Roll Call and Pledge of Allegiance
2. Comments from the PLUM Chairperson.
3. Discussion on board membership of the PLUM committee for stakeholder seats and one (1) open board member seat of the PLUM committee.
4. Discussion & possible action: 5845-5901 Sepulveda Blvd. **New 8-Story mixed-use building with 80 residential units and ground floor commercial floor space.** Reconcile the demolition of an existing auto repair facility and a new construction of a 8-story mixed-use building with 80 residential units, including 12 very low income, 5 moderate income units, 1 manager unit, and 2,258 SF of commercial space. File no.: **CPC-2025-2690-DB-CU3-VHCA** Representative: Aimee Luan of Craig Lawson & Co., LLC. Supporting documents: [Application](#), [findings](#), [project plans](#), [tree report](#), & [environmental assessment form](#).
5. Discussion: **Relocation of the existing “Van Nuys – Heart of the Valley” sign.** The committee will discuss coordination with LA Metro regarding the sign’s potential relocation within the Van Nuys area, including possible new sites, timeline for relocation, and community input opportunities.
6. Discussion & possible action: 14533 Saticoy Street. **New 6-Story, 97 unit, 100% affordable apartment units pursuant to AB 2334, AB 2097.** Demolition of 1-story single family residence and new construction of 6-story, 97 affordable apartment housing units with no parking. Case file no.: **CPC-2024-7115-DB-WDI-HCA-PHP** . Representative: Shapour Shajirat of Design and Code Consultants (DCC). Supporting documents: [Application](#), [Correspondence](#), [Findings](#), [Project Plans](#), & [Administrative Compliance Letter](#).
7. Discussion & possible action: 14131 W Vanowen St., Ben’s Market. **Condition use permit to sell beer, wine and type 21 distilled spirits.** Conditional use permit to allow beer, wine and distilled spirits for off-site consumption, type 21, in conjunction within an existing 1,160 markets operating 9am - 10pm. Case no.: **ZA-2025-2582-CUB**. Representative: Sherrie Olsen of PLRC. Supporting documents: [Application](#), [Floor plan](#), & [Findings](#).
8. Discussion & possible action: 14119 Oxnard St. **Auto Repair Garage and Paint Zone Variance.** Tenant Improvement and interior remodeling of (E) 2940 sq. ft. building with

additional bathroom. Change of use from manufacturing to auto repair use to allow spray booth to operate existing . Case no.: **ZA-2025-1989-ZV**. Representative: Elizabeth Opholt of Whitestone DCI. Supporting documents: [Application](#), [Application - Class 2 conditional use](#), [Findings](#), [Project plans](#), & [Vicinity Map](#).

9. Committee's planning resources list and topic of discussions (if time allowed):

- [Senate Bill 79](#) - Los Angeles City Planning to prepare recommendations for the implementation of SB 79, as directed by Council File **25-1083**.
- [Open Space Element Update](#) - Open Space Element Update's community outreach and engagement process is being done in coordination with the Environmental Justice Policy Program with opportunities to participate in every phase of this multi-year process. [SB 1425](#) (Open Space Element Update Technical Advisory)
- [New Zoning code](#) - modern and efficient zoning system to be more responsive to the needs of Los Angeles's neighborhoods, in addition to being easier to use.
- [Orange \(G\) Line Transit Neighborhood Plan](#) (OLTNP) - Long range planning
- [South East Valley Community Plans Update](#) - Updating regional community plans
- [Transit Oriented Community Incentive Program](#) - Housing element program
- [Transit Demand Management](#) - Mobility and transit tools
- [Landscape and Site Design Ordinance](#) - design point system program for Pedestrian-First Design, 360 Degree Design and Climate-Adapted Landscape and Site Design - [DRAFT](#)
- [Healthy Streets LA](#) - Bike and Pedestrian Infrastructure legislation passed by voters.
- [City Housing Incentive Plan](#) (CHIP) - housing element rezoning program
- [East San Fernando Valley Transit Corridor](#) (ESFVTC) - construction updates
- [Sepulveda Transit Corridor](#) - Planning stage
- [G-Line Improvements Project](#) - In construction.
- [Survey LA](#) - Historical Preservation
- [Sepulveda Basin Vision Plan](#) - Sepulveda Basin vision plan final draft
- [Van Nuys City Property - Council File 22-1485](#) - City council file to research in repurposing 5 city-owned property in Van Nuys, near Van Nuys Civic Center.
- [Urban Forestry](#) (Tree protection) - [Urban forestry report](#).
- [Ruth Bader Ginsburg Memorial](#) - Purposed memorial& operations inquiry for Van Nuys Civic Center
- [Ad Hoc Olympics](#) - Website for Sepulveda Basin Park
- [Historic Places LA](#) - Online tool for Historic Resources
- VNNC Planning Summit Part II announcement

10. General public comment on non-agenda items (2 mins. max. per stakeholder)

11. Committee topics to report at the next meeting.

12. Adjournment

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