

Van Nuys Neighborhood Council



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Van Nuys Neighborhood Council General Board Meeting AGENDA

Wednesday,
November 12, 2025 7:00PM

Conference room of the
Marvin Braude Constituents
Building, 6262 Van Nuys Blvd,
Van Nuys, CA 91401

(SE corner of Van Nuys Blvd. and
Sylvan St.)

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.

The Van Nuys Neighborhood Council does not condone disrespectful and/or harmful speech. We apologize in advance to those attending this meeting who may hear such language during any public comment. We are obligated to uphold an individual's right to free speech. However, we want to be clear that all comments made at this meeting must be in the jurisdiction of this body, directed to this body as a whole, and, if made during any time other than General Public Comments, must be specific to an agenda item.

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.).**

Stakeholders are asked to respect the timekeeper when you are alerted that your time has expired.

Van Nuys Neighborhood Council Board Members are reminded not to cut off, interrupt, or otherwise engage with Stakeholders during their allotted time for public comment.

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).

Stakeholders are welcome to offer comments -- both during General Public Comment and Public Comments on specific agenda items -- but the Van Nuys Neighborhood Council requests that Stakeholders do not disrupt the meeting for other Stakeholders in attendance. We ask that Stakeholders refrain from calling out or participating in behavior that would disrupt the Board Meeting of the Van Nuys Neighborhood Council. Stakeholders will be given an initial warning. There may be two additional warnings before the stakeholder is asked to leave the meeting due to disruptions of the meeting.

All public comments must be made into the microphone at the lectern to facilitate the capture of a clear recording of the meeting.

1. Roll Call and Pledge of Allegiance

2. Reports from LAPD and LAFD

a. **Report from LAPD** Van Nuys Division - <https://vnnc.org/resource/>

b. **Report from LAFD**

3. Reports from other Government officials (2 min each)

a. Council District 2 –Abkar Kalantarians abkar.kalantarians@lacity.org
213 951 2191

b. Council District 4 – Taleen Keuroghlian taleen.keuroghlian@lacity.org

c. Council District 6 – Paulina Alvarado paulina.alvarado@lacity.org
(818) 778-4999

d. Department of Neighborhood Empowerment (DONE) – John Darnell
john.darnell@lacity.org

e. Mayor’s office – Betsaira Aguilera betsaira.aguilera@lacity.org (213) 257-0224

f. LAUSD Board District 3, Scott Schmerelson scott.schmerelson@lausd.net

g. Los Angeles County 3rd District (Lindsay Horvath) – Karen Dominguez
KDominguez@bos.lacounty.gov

h. Assembly District 46 (Jesse Gabriel) – Clarissa Gomez
Clarissa.Gomez@asm.ca.gov

- i. Senate District 20 (Caroline Menjivar) –Alex De Leon Alex.deleon@sen.ca.gov
 - j. California Congressional District 29 – Cynthia Becerra
Cynthia.Becerra@email.house.gov (818) 253-3535
 - k. Metro staff: Construction updates regarding the ESFV Light Rail transit project – Joanna Amador
 - l. Metro staff: Construction updates regarding construction in Van Nuys related to G Line Improvements
- 4. General Public Comment on Non-Agenda Items** – maximum of 2 min per stakeholder
(Note that topics discussed must be within the jurisdiction of the VNNC.)
- 5. Discussion and possible action to approve the August MER and September MER.**
- <https://vnnc.org/wp-content/uploads/2025/10/VNNC-MER-August-2025.pdf>
https://vnnc.org/wp-content/uploads/2025/10/VNNC_MER_Sept2025.pdf
- 6. Board Officer Reports**
- a. President
 - (1) Report on Halloween events at local parks.
 - (2) Opportunity to complete Charter Reform Commission survey
<https://reformlacherter.lacity.gov/>
 - (3) New State Law SB 707 becomes effective January 1, 2026. It represents a modernization of the Brown Act and will enable the VNNC to approve with 11 votes an option to hold some meetings on Zoom. DONE will provide more details shortly.
 - (4) Comments on LA Park Needs Assessment draft report and a report on park needs of the Van Nuys community were submitted.
 - (5) Considering January 10 or February 7 as potential dates for Board retreat.
 - (6) A printed copy of VNNC General Board Meeting agendas and linked files can be reviewed in a reference notebook that is located at the Van Nuys Branch Library.
 - (7) For information on upcoming local events and activities, look under the Events list on the right side of the homepage of the vnnc.org website and on the calendar.
 - b. Vice President Report/Budget Advocate Report
 - c. Other Officer Reports
- 7. Planning and Land Use Management (PLUM) Committee actions that require a roll call vote and/or discussion.**
- a. Discussion and possible action to approve sending a letter to City Planning stating that the VNNC Board supports the application at 5845-5901

Sepulveda Blvd. for a set of incentives and waivers to increase density. Project includes demolition of an existing auto repair facility and construction of a new 8-story mixed-use building with 80 residential units (including 12 very low-income units, 5 moderate income units, and 1 manager unit) and ground floor commercial space of 2,258 SF.

Applicant is requesting the following approvals from the Planning Department:

- (1) Requests a Class 3 Conditional Use to allow a density increase of up to 125% to permit 80 new residential units.
- (2) Under the Density Bonus Incentive Affordable Housing Program, requests four incentives and one waiver:
 - a an on-menu incentive to reduce the amount of required open space provided by 20%, for a total of 6,700 SF of open space;
 - b an off-menu incentive to permit a 2'-6" minimum north side yard setback in lieu of the required 11' minimum side yard setback;
 - c an off-menu incentive to permit a 4' minimum south side yard setback in lieu of the required 11' minimum side yard setback.;
 - d an off-menu incentive to permit a 2'-6" minimum rear yard setback in lieu of the required 20' minimum rear yard setback; and
 - e a waiver to permit a maximum floor area ratio (FAR) of 3.42:1, which exceeds the otherwise permitted 1.5:1 in Height District 1

Digital copies of project documents can be found at:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2025-2690-DB-CU3-VHCA> (In box on top right of screen, click on "Initial Submittal Documents" to find links to documents related to application.)

NOTE: Will share information from City Housing Dept regarding income limits and rents for affordable housing units:

<https://housing.lacity.gov/wp-content/uploads/2025/07/Sch.-6-2025.pdf>

- b. Discussion and possible action to approve sending a letter to City Planning stating that the VNNC Board supports the application at 14131 W Vanowen St., Ben's Market for a conditional use permit to allow sale of beer, wine and distilled spirits for off-site consumption, type 21, in conjunction within an existing market, operating 9am - 10pm. Case no.: ZA-2025-2582-CUB. Representative: Sherrie Olsen of PLRC.

Digital copies of project documents can be found at:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-2582-CUB> (In box on top right of screen, click on “Initial Submittal Documents” to find links to documents related to application.)

- c. Discussion and possible action to approve sending a letter to City Planning stating that the VNNC Board supports the application at 14119 Oxnard St. for an Auto Repair Garage and Paint Zone Variance. Tenant Improvement and interior remodeling of (E) 2940 sq. ft. building with 1 additional bathroom. Change of use from manufacturing to auto repair use to allow spray booth to operate. Case no.: ZA-2025-1989-ZV-CU2. Representative: Elizabeth Opholt of Whitestone DCI

Applicant is requesting the following approvals from the Planning Department:

- (1) Zone Variance for spray booth and paint within 500’ of a residential zone in the M2-1 Zone.
- (2) Class 2 Conditional Use for Auto Body Repair within 500 feet of a residential zone in the M2-1 Zone.

Digital copies of project documents can be found at:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2025-1989-ZV-CU2> (In box on top right of screen, click on “Initial Submittal Documents” to find links to documents related to application.)

8. Public Safety, Human Services, and Animal Welfare Committee actions that require a roll call vote and/or discussion

- a. Discussion and possible action to approve submitting a Community Impact Statement (CIS) in support of City Council File 25-1136 in support of the Neighborhood Prosecutor Program / Crime Prevention / Local Engagement / Reestablishing.
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1136>
 - b. Discussion and possible action to approve submitting a Community Impact Statement (CIS) in support of City Council File 25-1221 in support of Department of Animal Services (DAS) / Pet Fairs / Community Events / Increase Adoption Rates / Large Transport Vehicles.
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1221>
 - c. Announcements by committee members about key issues.
9. Discussion and possible action to appoint Kathy Schreiner and Pam Bingham to the Ad Hoc Bylaws Committee.

10. Announcements and identification of topics Board members would like to discuss at a future meeting.

11. Adjournment.

THE AMERICAN WITH DISABILITIES ACT - 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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 72 hours prior to the meeting you wish to attend by contacting VNNC by via email at: info@vnnc.org

SERVICIOS DE TRADUCCION - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 72 horas antes del evento. Por favor contacte a info@vnnc.org por correo electrónico para avisar al Concejo Vecinal.

PUBLIC POSTING OF AGENDAS – VNNC agendas are posted publicly near the front door to the conference room of the Marvin Braude Constituents Building, 6262 Van Nuys Blvd., Van Nuys, CA 91401 and also online at www.vnnc.org. You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://lacity.gov/government/subscribe-agendas>

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, 6262 Van Nuys Blvd, Van Nuys, CA 91401, at our website: <http://www.vnnc.org>/ or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact via email: info@vnnc.org

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the VNNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNNC By-laws. The By-laws are available at our Board meetings and our website <http://www.vnnc.org>

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 §§ 48.01 et seq. More information is available at <https://ethics.lacity.gov/lobbying/>. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org