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Derrick Spears  
Francois Verin

## Van Nuys Neighborhood Council



## Van Nuys Neighborhood Council General Board Meeting AGENDA

Wednesday,  
December 10, 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.)



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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](mailto:abkar.kalantarians@lacity.org) (213) 951 2191
- b. Council District 4 – Taleen Keuroghlian [taleen.keuroghlian@lacity.org](mailto:taleen.keuroghlian@lacity.org)
- c. Council District 6 – Paulina Alvarado [paulina.alvarado@lacity.org](mailto:paulina.alvarado@lacity.org) (818) 778-4999
- d. Department of Neighborhood Empowerment (DONE) – John Darnell [john.darnell@lacity.org](mailto:john.darnell@lacity.org)
- e. Mayor's office – Betsaira Aguilera [betsaira.aguilera@lacity.org](mailto:betsaira.aguilera@lacity.org) (213) 257-0224
- f. LAUSD Board District 3, Scott Schmerelson [scott.schmerelson@lausd.net](mailto:scott.schmerelson@lausd.net)
- g. Los Angeles County 3rd District (Lindsay Horvath) – Karen Dominguez [KDominguez@bos.lacounty.gov](mailto:KDominguez@bos.lacounty.gov)
- h. Assembly District 46 (Jesse Gabriel) – Clarissa Gomez [Clarissa.Gomez@asm.ca.gov](mailto:Clarissa.Gomez@asm.ca.gov)
- i. Senate District 20 (Caroline Menjivar) –Alex De Leon [Alex.deleon@sen.ca.gov](mailto:Alex.deleon@sen.ca.gov)
- j. California Congressional District 29 – Cynthia Becerra [Cynthia.Becerra@email.house.gov](mailto: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. **Presentation by staff of Van Nuys Airport on upcoming airport developments, RFP releases in 2026, and land use initiatives aimed at making VNY operations more compatible with surrounding communities.**  
Jacob Haik, VNY Airport Manager, and Jessica Yas Barker, VNY External Affairs Director
- 5. **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.)
- 6. **Discussion and possible action to appoint Raymond Mandarinino as an at-large candidate to the Non-Profit Community Organization or Service Club Representative Seat 2 (2027).** <https://vnnc.org/wp-content/uploads/2025/12/VNNC-Board-Member-application-R-Mandarinino.pdf>
- 7. **Consent Agenda**
  - a. Discussion and possible action to approve minutes from the October 8, 2025 General Board Meeting [https://vnnc.org/wp-content/uploads/2025/12/VNNC\\_10082025\\_GBM\\_Draft\\_Minutes\\_Final\\_V2.pdf](https://vnnc.org/wp-content/uploads/2025/12/VNNC_10082025_GBM_Draft_Minutes_Final_V2.pdf)
  - b. Discussion and possible action to approve minutes from the November 12, 2025 General Board Meeting [https://vnnc.org/wp-content/uploads/2025/12/VNNC\\_11122025\\_GBM\\_Draft\\_Minutes\\_Final.pdf](https://vnnc.org/wp-content/uploads/2025/12/VNNC_11122025_GBM_Draft_Minutes_Final.pdf)
- 8. **Discussion and possible action to approve the October 2025 MER.**  
<https://vnnc.org/wp-content/uploads/2025/11/VNNC-MER-October-2025.pdf>
- 9. **Planning and Land Use Management (PLUM) Committee actions that require a roll call vote.**
  - a. Discussion and possible action: Letter of Support for 5845-5901 Sepulveda Blvd. **New 8-Story mixed-use building with 80 residential units and ground floor commercial floor space.** Reconcile a motion for the demolition of an existing auto repair facility and a new construction of an 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](#). See letter of support draft on pp. 6.  
NOTE: Link to 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 & possible action: Letter of Support for 14131 W Vanowen St., Ben's Market. **Conditional 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](#). See letter of support draft on pp. 8
- c. 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](#). See letter of support draft on pp. 10

## 10. Board Officer Reports

- a. President
  - (1) Opportunity to complete LADOT Mobility Survey (by January 15) <http://mobilityactionplanla.org/>
  - (2) Opportunity to complete Charter Reform Commission survey (by December 31) <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.
  - (4) Considering January 10 or February 7 as potential dates for Board retreat.
  - (5) 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.
  - (6) 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. Other Officer Reports

11. Discussion and possible action to approve reimbursement to Pam Bingham for \$140.73 for purchase of food for November 12, 2025 Board meeting. <https://vnnc.org/wp-content/uploads/2025/12/Lido-Pizza-111225-Pam-receipt.pdf>

12. Discussion and possible action to approve Pam Bingham as a CIS filer.

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

#### 14. 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](mailto: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](mailto: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](http://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](mailto: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](mailto:ethics.commission@lacity.org)

#### **Neighborhood Council Board Member Oath**

I pledge to represent my neighborhood with dignity, integrity, and pride.  
I will encourage other points of view, even when they differ from my own.  
I will respect, value, and consider everyone's opinion.  
I will find the good in my neighborhood and praise it and promote it.  
To my neighbors, and to neighborhoods throughout the City of Los Angeles, I  
pledge to do this to the best of my ability.

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818-357-2446

December 10, 2025

TO: Maren Gamboa, Los Angeles Planning Department

SUBJECT: *Letter of Support CPC-2025-2690-DB-CU3-VHCA Proposed 8-Story Mixed-Use Development at 5845–5901 Sepulveda Blvd., Van Nuys*

On behalf of the **Van Nuys Neighborhood Council (VN NC) General Board**, we respectfully submit this **letter of support** for the proposed mixed-use development located at **5845–5901 Sepulveda Boulevard, Van Nuys, CA**, under **Case No. CPC-2025-2690-DB-CU3-VHCA**.

### Project Overview

The project proposes demolition of the 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**
  - **1 Manager unit**
- **2,258 sq. ft.** of ground-floor commercial space

### Community Benefits

The VN NC recognizes the importance of increasing housing options—particularly affordable units—to support community needs. The inclusion of Very Low-Income and Moderate-Income units contributes toward equitable housing access and aligns with City priorities. Additionally, redevelopment of the site supports revitalization of the Sepulveda corridor, replacing a low intensity auto repair business with a pedestrian-oriented mixed-use project that will activate the streetscape and strengthen local economic activity.

### **Neighborhood Compatibility**

The project's height, density, and mixed-use design are compatible with the ongoing transformation of Sepulveda Boulevard into a higher-density residential and commercial corridor. The VNNC General Board reviewed the proposal at its December 10, 2025 meeting, where members discussed the project's community benefits and impacts.

### **Board Vote**

The Van Nuys Neighborhood Council General Board voted to support the project with the following tally:

Yes: \_\_\_\_ No: \_\_\_\_ Abstain: \_\_\_\_ Recusal: \_\_\_\_

### **Conclusion**

For these reasons, the **Van Nuys Neighborhood Council General Board** supports approval of **CPC-2025-2690-DB-CU3-VHCA** and respectfully requests that the Los Angeles City Planning Commission move the project forward with appropriate conditions that ensure quality design and neighborhood compatibility. Thank you for your attention and consideration.

Sincerely,

Kathy Schreiner  
President, Van Nuys Neighborhood Council

cc: Council District 4, Council Member Nithya Raman  
Applicant / Project Representative Aimee Luan



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818-357-2446

December 10, 2025

TO: Christian Pearson, Los Angeles Planning Department

SUBJECT: *Letter of Support – ZA-2025-2582-CUB Conditional Use Permit for Off-Site Sale of Beer, Wine, and Distilled Spirits (Type 21) – Ben's Market, 14131 W. Vanowen St*

On behalf of the **Van Nuys Neighborhood Council (VNNC) General Board**, we respectfully submit this **letter of support** for the Conditional Use Permit (CUB) request under **Case No. ZA-2025-2582-CUB** for **Ben's Market**, located at **14131 W. Vanowen Street, Van Nuys, CA**. The request seeks approval for the **sale of beer, wine, and distilled spirits (Type 21)** for **off-site consumption** in conjunction with an existing **1,160 sq. ft. neighborhood market**, operating daily from **9:00 AM to 10:00 PM**.

### Project Summary

The application requests:

- A **Conditional Use Permit (Type 21)** to allow the sale of beer, wine, and distilled spirits for off-site consumption
- Continued operation of an existing small neighborhood market serving the local community
- No expansion of building square footage or extended hours beyond the current 9:00 AM – 10:00 PM schedule

### Community Considerations

Ben's Market is a long-standing neighborhood-serving business that provides essential goods to nearby residents. Allowing a Type 21 license ensures the market can remain competitive with similar small markets in the area and meet the needs of the community without requiring major operational changes. The General Board considered issues



related to neighborhood compatibility, operating hours, compliance with alcohol regulations, and potential impacts on surrounding residential uses. The applicant expressed willingness to comply with any conditions imposed by the Zoning Administrator, including security measures, signage, lighting, and responsible alcohol service practices.

#### **Neighborhood Compatibility**

The market's modest size, limited hours, and established presence help minimize potential impacts associated with off-site alcohol sales. The request does not introduce new entertainment uses, extended operating hours, or activities that would increase noise or congestion. The VNNC General Board reviewed the application at its December 10, 2025 meeting and determined that the conditional use permit, with appropriate conditions, is compatible with the area's commercial-residential character.

#### **Board Vote**

The Van Nuys Neighborhood Council General Board voted to support the project with the following tally:

Yes: \_\_\_\_ No: \_\_\_\_ Abstain: \_\_\_\_ Recusal: \_\_\_\_

#### **Conclusion**

For these reasons, the **Van Nuys Neighborhood Council General Board** supports approval of **ZA-2025-2582-CUB** for Ben's Market and respectfully recommends that the Zoning Administrator grant the Conditional Use Permit with any appropriate conditions to ensure continued responsible operation. Thank you for your consideration.

Sincerely,

Kathy Schreiner  
President, Van Nuys Neighborhood Council

cc: Lamont Cobb, Planning Director, Council District 6  
Applicant / Business Owner

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818-357-2446

December 10, 2025

TO: Christian Pearson, Los Angeles Planning Department

SUBJECT: *Letter of Support – ZA-2025-1989-ZV Zone Variance for Auto Repair Garage and Spray Booth – 14119 Oxnard Street, Van Nuys*

On behalf of the **Van Nuys Neighborhood Council (VNNC) General Board**, we respectfully submit this **letter of support** for the requested Zone Variance under **Case No. ZA-2025-1989-ZV** for the property located at **14119 Oxnard Street, Van Nuys, CA**. The applicant seeks approval for tenant improvements, interior remodeling, and a change of use necessary to allow an auto repair garage and spray booth to operate within an existing 2,940 sq. ft. building.

### Project Summary

The request includes:

- Interior remodeling and tenant improvements within an existing **2,940 sq. ft.** structure
- Addition of a new bathroom
- **Change of use from manufacturing (M-zone use) to auto repair**
- A **Zone Variance** to allow operation of a spray booth as part of the auto repair function

### Community and Economic Benefits

Auto repair and related services are essential to residents and businesses in the surrounding community. Supporting a legal, code-compliant facility for repair and painting work helps ensure:

- Proper environmental controls (such as ventilation and filtration for the spray booth)
- Compliance with health and safety standards
- Availability of local automotive services within the Van Nuys area
- Continued use of an existing industrial/commercial building without need for demolition or major redevelopment

The requested variance supports responsible business operations and supports small business stability within the Oxnard Street commercial corridor.

#### **Neighborhood Compatibility**

The property lies within an established light industrial and commercial zone where auto repair uses are common and appropriate. The applicant's proposal does not introduce significant additional impacts beyond typical auto repair operations. The internal-only improvements, predictable business activity, and continued use of an existing structure minimize neighborhood disturbance. The VNNC General Board reviewed the application at its December 10, 2025 meeting and determined that the project is compatible with surrounding uses and consistent with longstanding land-use patterns in the area.

#### **Board Vote**

The Van Nuys Neighborhood Council General Board voted to support the project with the following tally:

Yes: \_\_\_\_ No: \_\_\_\_ Abstain: \_\_\_\_ Recusal: \_\_\_\_

#### **Conclusion**

For these reasons, the Van Nuys Neighborhood Council General Board supports approval of ZA-2025-1989-ZV and respectfully encourages the Zoning Administrator to grant the requested zone variance with any appropriate conditions to ensure continued safety, regulatory compliance, and responsible operation. Thank you for your consideration.

Sincerely,

Kathy Schreiner  
President, Van Nuys Neighborhood Council

cc: Lamont Cobb, Planning Director, Council District 6  
Applicant / Business Owner