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Francois Verin

Van Nuys Neighborhood Council



Van Nuys Neighborhood Council General Board Meeting AGENDA

Wednesday,
January 14, 2026 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.)

Email: info@vnnc.org
www.vnnc.org

818-357-2446

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. Conversation with Councilmember Imelda Padilla (CD 6)

4. 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 KDomínguez@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

1. Metro staff: Construction updates regarding construction in Van Nuys related to G Line Improvements
- m. Other government agency representatives
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. **Budget and Finance Committee items that require a roll call vote.**
 - a. Discussion and possible action to approve the November 2025 MER.
https://vnnc.org/wp-content/uploads/2025/12/VNNC_MER_Nov2025-1.pdf

Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$30,757.46	\$879.18	\$29,878.28	\$401.83	\$0.00	\$29,476.45

- b. Discussion and possible action to approve outline of services to be provided by Moore Business Results and maximum annual budget for these services of \$7,000. See outline of services on pages 6-7.
7. **Planning and Land Use Management (PLUM) Committee action that requires a roll call vote.**
 - a. Discussion & possible action to approve Letter of Support for 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-CU2.** 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. 8-9
8. **Board Officer Reports**
 - a. President
 - (1) Update on final LA Park Needs Assessment Report
 - (2) Support Homeless Count on January 20 at Mid-Valley YMCA..
 - (3) 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.
 - (4) 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/Budget Advocate
 - c. Other Officer Reports

9. Discussion and possible action to approve expenditure of up to \$200 in Outreach funds to provide snacks for January 20 Homeless Count participants.
10. Discussion and possible action to confirm that the VNNC would like to take advantage of relevant provisions of SB 707 to conduct some meetings virtually through the use of Zoom and will submit a CIS to Council File 23-1114 to confirm this vote.
11. Announcements and identification of topics Board members would like to discuss at a future meeting.
12. 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

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.

VNNC Online Outreach

July 1, 2025

19300 Rinaldi St. #7524

Northridge, CA 91327

wmoore@moorebusinessresults.com 818 252-9399

Service Objectives

Moore Business Results (MBR) has been pleased to serve Van Nuys Neighborhood Council (VNNC) in providing online Neighborhood Council (NC) outreach and communications and we look forward to continuing to partner with you to promote your work to stakeholders inviting their involvement.

Scope of Work

We are your one stop shop for online stakeholder communications: website, e-blasts and social media. The scope of services includes:

- Partnering with you to identify Board actions, positions, events and news and crafting news briefs to share across all platforms. We endeavor to make your NC actions the primary source of news on your site.
- Creating and implementing a communication plan with you to promote important meetings, speakers, events or election activities
- Developing eblasts to share the same messaging with stakeholders
- Share engaging current news and events via social media
- Keeping the website updated with events, news and current Board Member names, agendas, minutes, bylaws, etc.
- Add additional site functionality as needed
- Conduct regular site security updates

Assumptions

1. NC empowers a single point of contact to work in partnership with MBR regarding messaging to stakeholders.
2. NC submits requests one business day before service is needed and we will make good faith efforts to complete the request. Agendas should be sent on the Thursday prior to the meeting to allow for posting and eblasting.
3. City/NC owns the site and its assets and pays hosting, domain name and email marketing services directly and in a timely manner.
4. NC provides access to accounts as necessary to provide services.
5. NC agrees that all elements of text, images, or other artwork you provide are either owned by NC, or that you have permission to use them.

Pricing

We work with you to provide services keeping your budget in mind. At the end of each month, we provide an invoice detailing services rendered using our hourly rates: communications \$136/hour, developer \$95/hour and graphic designer \$105/hour. Please note that we are adjusting rates by 3.4% beginning August 1, 2025. This is tied to the CPI-U (Los Angeles City Planning Notice of Consumer Price Index for Urban Consumers) rate increase

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for the twelve-month period ending December 2024. Rates will be \$140.50 for communications, \$98 for developer and will remain unchanged at \$105/hour for the graphic designer.

1. Site includes an events calendar with repeating events functionality for which there is an annual license fee of \$60.
2. If necessary, MBR may pay for NC services such as hosting, domain name, email marketing and submit incurred costs for reimbursement with current invoice. This amount is not included in our annual contract limit; it is a courtesy.
3. Invoice payments are made by check within 30 days of invoice date. Payment may be made by credit card in which case processing fees will be passed through and added to the invoice..

Why Moore Business Results?

I am very knowledgeable about Neighborhood Councils. I bring to the table 20 years of working with Neighborhood Councils, professionalism, timely service and significant experience with eblast communications and social media. I have a strong reputation across the City for superior work and service partnering with Neighborhood Councils across the spectrum of their outreach needs.

View Portfolio at moorebusinessresults.com/portfolio/.

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Van Nuys Neighborhood Council



Van Nuys
Neighborhood Council
P.O.Box3118
Van Nuys, CA 91407-3118

Email: info@vnnc.org
www.vnnc.org
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