

Kathy Schreiner  
Chairperson

## Van Nuys Neighborhood Council



**Board**  
Brian Edelman  
Jennifer Febre Boase  
Richard Marks  
John Hendry

**Stakeholders**  
Jeffrey Lynn  
Quirino de la Cuesta

Van Nuys Neighborhood Council  
Planning and Land Use  
Management Committee  
Meeting Minutes  
July 28, 2022, 7:00 – 9:30 pm

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

Email: [info@vnnc.org](mailto:info@vnnc.org)  
[www.vnnc.org](http://www.vnnc.org)

1. Welcome, Pledge of Allegiance, and Roll Call.
  - a. Present: Richard Marks, John Hendry, Kathy Schreiner, Jeff Lynn and Quirino de la Cuesta.
  - b. Absent: Brian Edelman & Jennifer Febre Boase.
2. APPROVAL OF MINUTES – Approval of June 28, 2022 minutes.
  - a. Motion to Approve the minutes: Kathy Schreiner
  - b. Second the motion: Richard Marks
  - c. Vote: 5 – yes, 0 – no
  - d. Minutes are approved.
3. **Comments from the Chair** -- Speaker's times, cell phones, conversations and correspondence received. Introductions of first-time attending stakeholders.
4. **Discussion and possible action:** 14923 W. Oxnard St. 91411. Case No. ZA-2021- 10451-CUB. Requesting a new Conditional Use Permit to allow off-site alcohol sales in conjunction with an existing operating convenience store with hours of 8 a.m. to 11 p.m. daily with no seats in an M2 zone. Applicant: Oxford Liquor Inc. Representative: Patrick E. Panzarello, Patrick E. Panzarello Consulting Services.
  - a. Motion: Tabled to the next meeting. Representative is not available to present.
5. Discussion and possible action: 14762 W. Calvert St. 91411. Case No. ZA-2021- 2766-CU. Requesting a Conditional Use Permit per code 12.24 to change building use from light manufacturing to automotive repair use within M2 zone. Building is 4580 sq ft. of space, with 11 parking spaces and tenant improvements for 281 sq. ft. office and 43 sq. ft. restroom. Presented by Yvonne Buan Architect.
  - a. Motion to support: Kathy Schreiner
  - b. Second the motion: Quirino
  - c. Vote count: Yes - 5, No – 0 (unanimous vote)

6. **Discussion and possible action:** 14853 W. Sherman Way 91405. Case No. ZA2022-2515-CUB. Socorro's Restaurant is seeking a Conditional Use Permit to allow the sale and dispensing of beer and wine for on- and off-site consumption. Applicant is an existing 1,512 sq. ft. family style Mexican restaurant with 69 interior seats and a 571 sq. ft. patio with 58 seats with operating hours of 7:00 a.m. to 11:00 p.m. daily. Applicant: Ancelmo and Judith Valez Perez (company: Socorro's Restaurant). Representative: Veronica Becerra, Rabuild Commercial Services LLC.
  - a. Motion to support: Richard Marks
  - b. Second the motion: Kathy Schreiner
  - c. Vote count: Yes – 4, No – 0, Abstained – 1 (approved to support)
  
7. **Discussion:** Brief overview of upcoming work on the City's SE Valley Community Plan
  
8. **Discussion and possible action:** PLUM committee member John Hendry to propose what the VNNC can do to honor and improve the Sherman Way Greenbelt.
  - a. Kathy will do more research the Sherman Way greenbelt. No action taken to vote.
  
9. PUBLIC COMMENT
  
10. Discuss potential schedule for a Joint Meeting of the VNNC and PLUM Committee to receive a briefing and have dialogue with representatives of the City of Los Angeles Planning Department regarding City requirements for the types of development projects that the PLUM Committee reviews.
  
11. ADJOURNMENT