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Van Nuys Neighborhood Council

Van Nuys Neighborhood Council General Board Meeting Minutes

Wednesday December 10, 2025

Van Nuys Neighborhood Council
P.O. Box 3118
Van Nuys, CA 91407-3118
Email: info@vnnc.org
www.vnnc.org
818-357-2446

Members

John Camera
Connor Chiu
Quirino de la Cuesta
Mindi Gonzalez
Brandon Gruzen
Ann Kalb
Raymond Mandarino
Dalilah Perez-Vigo
Priscilla Ramos
Derek Spears
Francois Verin

1. **Roll Call and Pledge of Allegiance** The meeting was called to order at 7:08 PM by President Schreiner Roll was called by the minute taker. There were eight (08) Boardmembers present. Seven (07) Boardmembers were absent. Quorum was not met. Information about giving public comment was read by President Schreiner. The Pledge of Allegiance was recited at this time.

VNNC ITEM 1. Roll Call	
Present –08	**Absent-07**
Camera, Chiu, Edelman, Harari, Schreiner, Spears, Verin, Zezotarski	**Bingham, de la Cuesta, Gonzalez, Gruzen, Kalb, Perez, Ramos**

2. **Reports from LAPD and LAFD**
   a. **Report from LAPD** Van Nuys Division - https://vnnc.org/resource/ Senior Lead Officer (SLO) Brian Franco reported that the 12th Annual LAPD Van Nuys Toy Drive and Car Show will be held on December 13, 2025 from 11:00AM to 1:00PM. The car show and drop off location will be 6240 Sylmar Ave. Van Nuys, CA 91411. For more information contact Van Nuys Community Relations Office at 818-374-9406.
   b. **Report from LAFD** Battalion Chief Lambert is representing Battalion 10 and is normally assigned to LAFD Recruit Training Academy in Panorama City. The holiday season should be one of family, friends and celebrations. However, the danger of home fires increases during the winter holidays and the Los Angeles Fire Department does not want anyone to experience the trauma of a destructive fire in their home. Fires caused by candles, portable heaters and cooking are the

primary drivers of home fires during December and January. Following some very basic safety tips can help prevent these potential hazards from turning into life threatening disasters:

i. CANDLE SAFETY: Fires caused by candles peak during this time of the year and are responsible for about six percent of all Christmas tree fires.
ii. PORTABLE HEATERS: should always be plugged directly into a wall outlet, never an extension cord, and kept at least 3 feet away from flammable materials like curtains, furniture, or bedding. Never leave a heater unattended, sleeping, or near children/pets. Ensure the unit has a tip-over switch and is placed on a flat, stable surface.
iii. COOKING SAFETY: Never leave cooking food unattended, especially when frying. Keep flammable items (towels, bags, curtains) away from the stove. Turn pot handles inward (back of stove) to prevent bumps and pulls. Wear short sleeves or roll them up; tie back long hair. Tilt pot lids away from your face when opening to prevent steam burns. Use baking soda or a fire extinguisher to extinguish a grease fire, never water.
iv. CHRISTMAS TREE SAFETY: Christmas Tree Safety. Almost one-third of home Christmas tree fires are caused by electrical problems. Although Christmas tree fires are not common a heat source too close to the tree causes 1 in every five. When you get your tree, make sure you have them cut off a little bit at the bottom. It helps the tree absorb water. Another important thing is making sure your Christmas tree, or holiday tree, is at least three feet away from any heat source. A fireplace, a radiator, candles, heater vent, things like that. Make sure your Christmas tree is not blocking an exit and add water to your tree daily.
v. SMOKE ALARMS: Test your smoke alarms once a month and change the battery twice a year.

c. **Public comment:** Mr. Hopp, Mr. Marez, Mr. Marez, Stakeholder 1

Mindi Gonzalez joined the meeting at 7:12PM.
Quorum was not met.

3. **Reports from other Government officials (2 min each)**
   a. Council District 2 –Abkar Kalantarians abkar.kalantarians@lacity.org (213) 951 2191 reported that this Saturday a snow day in North Hollywood. Mayor Bass has a program regarding vacant lots that are being used for attracting criminal activity and, other undesired uses. There is one lot, technically, it's in North Hollywood, but it neighbors Van Nuys, and it attracts a lot of the, undesired activities. That lot on the list to be remedied. Due to certain legal aspects, more information cannot be disclosed. Once it's taken care of, it's going to reduce a lot of the traffic on the Van Nuys side as well. CD 2 has been working on the Van Nuys Corridor Light Rail Project business issues. Some of the business owners have had some issues. Metro's done excellent outreach. They have a program that they'll continue to help us address the concerns of the business owners in regards to construction that's going to continue with moving the utility lines and other infrastructure. We want to say thanks to Metro for their partnership with the concerns. Our area had two fatalities, one Amtrak, and one Metrolink in the last 48 hours on the tracks. Metrolink and Amtrak were in discussions as to how we can make those crossings safer. Our office is looking for remedies to make the crossings safer, to have less pedestrians and trespassers when they're not supposed to be there.
   b. Council District 4 – Taleen Keuroghlian taleen.keuroghlian@lacity.org Absent, no report.
   c. Council District 6 – Paulina Alvarado paulina.alvarado@lacity.org (818) 778-4999 reported on some of the events that occurring in CD 6. So, we had our Miracle in Mission last Saturday in North Hills, and the Christmas tree lighting last night. That was the first one in 15 years, but we will definitely want to keep the tradition going. There are two events this weekend with LAPD and the Lutheran

Church. Due to the rainstorms, clean ups have been delayed for a couple of weeks. If there are any requests, reach out to the Council Office. Use 311 for your bulky item requests. Due to the first of the month and the new year coming up, we are seeing more bulky items being left at the curb because people are moving out or buying new furniture. Due to the holidays, city services may be delayed. The North Sepulveda Median Project has been delayed to late January. CD 6 will sponsor a groundbreaking ceremony and will invite the Board to attend.

d. Department of Neighborhood Empowerment (DONE) – John Darnell john.darnell@lacity.org reported that the Budget Advocates and EmpowerLA co-hosted a Town Hall on Monday, December 1st, 2025 on EmpowerLA's proposed budget for fiscal year 2026-2027. About 60 board members attended from across the city. EmpowerLA answered questions from attendees. EmpowerLA and the Budget Advocates will co-host a Town Hall on Thursday, January 29th, 2026 at 6:30 pm. This will be a Budget 101 for the Neighborhood Councils and stakeholders. EmpowerLA will present on how NCs can advocate for better services and programs in the city through the city budget. Also, the Budget Advocates will present on what they do and the upcoming Budget Day in June 2026. The reason we do this event in January is because the mayor must present her proposed budget for the next fiscal year by April 20th per the City Charter. This gives the NCs time to submit CISs on what they want to see in the budget.
e. Mayor's office – Betsaira Aguilera betsaira.aguilera@lacity.org (213) 257-0224 Absent, no report.
f. LAUSD Board District 3, Scott Schmerelson scott.schmerelson@lausd.net reported that he is a big supporter of LAPD and the LAFD and school police. The School Boardmember was invited to the Sherman Oaks Neighborhood Council as a guest. He was asked many questions and shared the LAUSD budget. It is $18 billion dollars and 80% is for salaries. While New York City spends $36,000 per student, LAUSD spends $18,000 per student. New York City test scores are higher, but we are trying are best. If you see a problem, call school police at 213-625-6631. So then if you're looking out the window and you see kids skateboarding on the roof of your school, call school police. If you hear the bells going off on Saturday and Sunday, shame on that principal, but, call school police, they'll notify the principal. Nobody wants to hear bells ring on Saturday and Sunday. There is a new principal at Van Nuys Elementary. It is now an official policy that student keep their cell phones in their backpacks and turn them off.
g. Los Angeles County 3rd District (Lindsay Horvath) – Karen Dominguez KDominguez@bos.lacounty.gov Absent, no report.
h. Assembly District 46 (Jesse Gabriel) – Clarissa Gomez Clarissa.Gomez@asm.ca.gov Absent, no report.
i. Senate District 20 (Caroline Menjivar) –Alex De Leon Alex.deleon@sen.ca.gov Absent, no report.
j. California Congressional District 29 – Cynthia Becerra Cynthia.Becerra@email.house.gov (818) 253-3535 Absent, no report.
k. Metro staff: Construction updates regarding the ESFV Light Rail transit project – Joanna Amador Raymond Acevedo gave the report as Joanna was off. Van Nuys is one of our busier construction corridors at the moment, particularly on Van Nuys Boulevard between Sherman Way and Oxnard Street. We have all those concrete barriers up; they're doing a lot of utility relocation in that area. So that's going to continue until 2027, right, inside those barriers. They're also doing work on side streets. They try to prioritize doing that side street work at nighttime, so that we're not interfering with, you know, folks' day-to-day commutes and such. So, right now, they're actually doing nighttime work. They'll continue that, and then in the pipeline, we have other additional, side street nighttime work at streets like Saticoy. Construction crews will have a full street closure of Sherman Way. This is only going to be at nighttime, Mondays through Friday, so they'll start the work 8:00PM, and it'll continue the following day until 6:00AM. They will set up the traffic control at night, and then before 6:00AM, all the traffic control will be gone ahead of the workday. That work

is going to be for a duration of three months. There's always room where they can finish it earlier, but right now, we expect a total three-month duration to complete that work. That's starting this upcoming Monday at nighttime, so if you're in the area at night, you'll see that work happening and expect traffic delays and detours. There will also be some impacted bus stops as well. Signage will be posted by Metro Bus Operations to indicate where the next stop is. Justin Leon reported that last Thursday, the Metro Board took action, but there was a 90-day report back requested by Director Padilla, who's the Councilwoman for CD 6. The plans are to build a Metrolink station at Van Nuys and San Fernando Road. The second project that is being studied, that's what's going to be reported back, but the recommendation was to move forward, with a station there, a Metrolink station, and a mobility hub at the intersection of San Fernando Road and Van Nuys.

l. Metro staff: Construction updates regarding construction in Van Nuys related to the G Line Improvements. Jesse reported that the G Line is under construction right now for improvements. So, what Metro's basically doing is they're going to build a brand-new station here at Van Nuys Blvd, which will be an aerial station. You can see the bridge being built right now. Now I'm here to report on the next construction activity, and that's going to be the Sepulveda Station. At next month's meeting, we'll come back with a more concrete update.

m. **Public comment**: Mr. Marez, Donna

Quirino de la Cuesta joined the meeting at 7:35PM.
Dalilah Perez-Vigo joined the meeting at 7:50PM.
Quorum was met.

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 gave a presentation on the improvements to the Van Nuys Airport.
    a. **Public comment:** Mr. Marez, Donna, Stakeholder 1, Stakeholder 2, Mr. Marez, Stakeholder 3

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.)
    a. Mr. Marez
    b. Mr. Hopp
    c. Mr. Marez
    d. Arturo Gonzalez
    e. Donna

6. **Discussion and possible action to appoint Raymond Mandarino 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-Mandarino.pdf

Public Comment: Mr. Marez, Mr. Hopp, Mr. Marez
Motion: Passed

VNNC Agenda Item 6. Motion to appoint Raymond Mandarino as an at-large candidate to the Non-Profit Community Organization or Service Club Representative Seat 2 (2027). **Moved: Schreiner Seconded: Edelman**				
Yes-11	No-00	Abstain-00	Ineligible-00	**Absent-04**
Camera, Chiu, de la Cuesta, Edelman, Gonzalez, Harari, Perez, Schreiner, Spears,Verin, Zezotarski	None	None	None	**Bingham, Gruzen, Kalb, Ramos**

The Oath of Office was recited by Raymond Mandarino.

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
    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

Public Comment: none
Motion: Passed

VNNC Agenda Item 7a. and b. Motion to approve minutes from the October 8, 2025 and the November 12, 2025 General Board Meetings. **Moved: Edelman Seconded: Spears**				
Yes-12	No-00	Abstain-00	Ineligible-00	**Absent-04**
Camera, Chiu, de la Cuesta, Edelman, Gonzalez, Harari, Mandarino, Perez, Schreiner, Spears,Verin, Zezotarski	None	None	None	**Bingham, Gruzen, Kalb, Ramos**

8. **Discussion and possible action to approve the October 2025 MER.** https://vnnc.org/wp-content/uploads/2025/11/VNNC-MER-October-2025.pdf

Public Comment: Mr. Hopp
Motion: Passed

VNNC Agenda Item 8. Motion to approve the October 2025 MER. **Moved: Zezotarski Seconded: Spears**				
Yes-09	No-00	Abstain-00	**Ineligible-03**	**Absent-04**
Camera, de la Cuesta, Edelman, Gonzalez, Harari, Schreiner, Spears,Verin, Zezotarski	None	None	**Chiu, Mandarino, Perez**	**Bingham, Gruzen, Kalb, Ramos**

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

Public Comment: Mr. Hopp
Motion: Passed

VNNC Agenda Item 9.a. Motion to approve a 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 **Moved: Zezotarski Seconded: Edelman**				
Yes-12	No-00	Abstain-00	Ineligible-00	**Absent-04**
Camera, Chiu, de la Cuesta, Edelman, Gonzalez, Harari, Mandarino, Perez, Schreiner, Spears,Verin, Zezotarski	None	None	None	**Bingham, Gruzen, Kalb, Ramos**

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

Public Comment: Mr. Hopp,
Motion: Passed

VNNC Agenda Item 9.b. Motion to approve a 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. **Moved: Zezotarski Seconded: Edelman**				
Yes-09	**No-02**	Abstain-00	Ineligible-00	**Absent-04**
Camera, Chiu, Edelman, Gonzalez, Harari, Mandarino, Perez, Schreiner, Verin, Zezotarski	**de la Cuesta, Spears**	None	None	**Bingham, Gruzen, Kalb, Ramos**

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 Optholt of Whitestone DCI. Supporting documents: Application, Application - Class 2 conditional use, Findings, Project plans, & Vicinity Map. See letter of support draft on pp. 10 **Postponed to next month.**
Public comment: Mr. Hopp

10. **Board Officer Reports**
    a. President
        i. Opportunity to complete LADOT Mobility Survey (by January 15) http://mobilityactionplanla.org/
        ii. Opportunity to complete Charter Reform Commission survey (by December 31) https://reformlacharter.lacity.gov/
        iii. 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.

iv. Considering January 10 or February 7 as potential dates for Board retreat.
v. 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.
vi. 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.
vii. **Public comment: Mr. Hopp, Mr. Marez**

b. Other Officer Reports
i. No 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

Public Comment: Mr. Hopp,
Motion: Passed

VNNC Agenda Item 11. Motion to approve reimbursement to Pam Bingham for $140.73 for purchase of food for November 12, 2025 Board meeting. Moved: Edelman Seconded: Zezotarski				
Yes-09	No-00	Abstain-00	**Ineligible-03**	**Absent-04**
Camera, de la Cuesta, Edelman, Gonzalez, Harari, Schreiner, Spears, Verin, Zezotarski	None	None	**Chiu, Mandarino, Perez**	**Bingham, Gruzen, Kalb, Ramos**

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

Public Comment: Mr. Hopp,
Motion: Passed

VNNC Agenda Item 11. Motion to approve reimbursement to Pam Bingham for $140.73 for purchase of food for November 12, 2025 Board meeting. Moved: Edelman Seconded: Zezotarski				
Yes-09	No-00	Abstain-00	**Ineligible-03**	**Absent-04**
Camera, de la Cuesta, Edelman, Gonzalez, Harari, Schreiner, Spears, Verin, Zezotarski	None	None	**Chiu, Mandarino, Perez**	**Bingham, Gruzen, Kalb, Ramos**

Perez left the meeting at 9:52PM.

13. Announcements and identification of topics Board members would like to discuss at a future meeting.
a. **Public comment: Mr. Hopp**

14. Adjournment. Moved: Edelman Seconded: Zezotarski 9:53PM.