

Neighborhood Council

**Michael
Benedetto,
President**

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President**

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**Carol Hart, Board
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**John Horn, Board
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**George Karam, Board
Member**

**Sally Kolstad, Board
Member**

**Brad Smith, Board
Member**

**Angela Yang, Board
Member**

**Linda Williamson, Board
Member**

**Anush Danielyan, Board
Member**

**Jeremy Oberstein, Board
Member**

**Amanda Mercado-
Nguyen, Board Member**

**James Mercado-Nguyen,
Board Member**

**Brendel Geddes, Board
Member**

GENERAL BOARD MEETING

**CITY OF LOS ANGELES
CALIFORNIA**



**Granada Hills South
Neighborhood**

Council June 5, 2025

General Board Meeting Agenda

Thursday June 5, 2025 at 7:00

PM

**Granada Hills Charter High School-
Rawley Hall**

**10535 Zelzah Ave. Granada Hills, CA
91344**

Granada Hills South



Neighborhood Council

**Granada Hills South
Neighborhood
Council**

**11024 Balboa Blvd., Box
767**

**Granada Hills, CA 91344
(818) 723-8087**

**Email:
board@ghsnc.org
Website:
<https://ghsnc.org>**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contact Mike Benedetto, at 818-723-8087 o por correo electrónico Mbenedetto@ghsnc.org para avisar al Concejo Vecinal.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS 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. Public comment is limited to 2 minutes per speaker unless adjusted by the presiding officer of the Board.

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities

- I. CALL TO ORDER, FLAG SALUTE
- II. ROLL CALL
- III. Presidents Message

IV. ADMINISTRATIVE/FUNDING MOTIONS

- A. Approval of Monthly Expenditure Report (MER) for April and May 2025
- B, Approval of Board minutes May 1, 2025

V. NEW & OLD BUSINESS

- A, Discussion and possible action to have a booth at the 4th of July Granada Hills Centennial Celebration
at Pettit Park. Volunteers would be needed.

- B. Discussion and possible action to approve up to \$ 275.00 to refill our helium tanks and purchase
Balloons for outreach events

- C. Discussion and possible action and taking a position on Councilman Blumenfield's proposal to make Hanoi North Vietnam a sister city to Los Angeles CF - 25 – 0193 and a related file of\ CF – 19 – 0002 – S101

V. ELECTED OFFICES/DEPARTMENTS/ORGANIZATION ANNOUNCEMENTS

- A. LAUSD District 3 (Tara Vahdani/Tammy Ramirez, Scott Schmerlson)
- B. County Supervisor's Office Lindsay Horvath – {Rep Melissa Esparza}

- C. Senator Henry Stern or rep
- D. Congressional District 25 -George Whiteside
- E. Congressman Brad Sherman- Sean Reagan
- F. Assembly District 40 – Pilar Schiavo or rep Melissa Esparaza
- G. Council District 12 (John Lee) Lorena.Espinal
- G. Mayor's Office Karen Bass
- H. DONE, (NEA Mario Hernandez)
- I. Budget Advocate (Brian Allen)
- J. Congressional District 30 (Kimberly Caseres)
- K. LAPD Senior Lead Officer or alternate representative

VI COMMITTEE REPORTS

- 1. Public Safety- Brad – Status on CERT
- 2. Beautification- John
- 3. Cultural Affairs- Kayla
- 4. Education- Abbey.
Homelessness- John-update
- 6, Outreach- Colleen or Mike
- 7. Planning and Land Use – Brad

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORTS

NEW BUSINESS:

- 1. MOTION for discussion and possible action by the GHSNC Board regarding Los Angeles City Planning Case Number [ZA-2024-8255-ZV](#) (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under [ENV-2024-8256-CE](#).

BACKGROUND: Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, in an existing shopping center. The applicant's current hours of operation are Monday-Sunday, 9:00 am – 11:30 pm, and the request for the variance would allow 24/7 operations, Monday-Sunday, including overnight stays for animals and staff. The applicant does business as Mission Veterinary Clinic. After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant's request, as described and linked above.

DRAFT Motion for the Board as follows:

The Granada Hills South Neighborhood Council ("Neighborhood Council" or

“GHSNC”) recommends not to oppose the applicant’s request filed under Los Angeles City Planning Case Number ZA-2024-8255-ZV (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under ENV-2024-8256-CE.

Vote:

2. MOTION for discussion and possible action by the GHSNC Board regarding Los Angeles City Planning Case Number [ZA-2023-4817-CU-CUB-SPP-WDI](#) (i.e. a request for conditional use permits (CUPs) related to a proposal to demolish the existing convenience store and the vehicle service area of gasoline service station at 16955 W San Fernando Mission Blvd. and replace them with a new convenience store and carwash.) This matter is also filed under [ENV-2023-4818-EAF](#).

BACKGROUND: Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, adjacent to an existing shopping center. The applicant does business as Manny’s Mobil. To summarize, the applicant is requesting permits for the following actions: 2-1) allow for deviations to development standards for the carwash, and 2-2) the continued sale of beer and wine for off-site consumption. Specific requests related to 2-1, above, are: a) to increase the hours of operation, specifically for the carwash, from 7 am-7 pm Monday-Friday, 9 am to 8 pm Saturday, and 11 am to 8 pm Sunday, to 24/7, M-S; b) to allow less than 50% transparent windows on the west elevation of the carwash, and c) to allow less than a 5-foot width of landscaping setback along the street frontages; specifically, the required 5-foot dedication and improvements on Balboa Blvd. and the required 2-foot dedication and improvements on San Fernando Mission Blvd. Separately, there are requests d) to continue the current 24/7, M-S operation of the gas station, and e) to continue the current sale of beer and wine for off-site consumption.

After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant’s request, as described and linked above, but with the following conditions, listed as such under the draft motion below:

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) recommends – with the following conditions – not to oppose the applicant’s request, as described:

- i. Safety-related: applicant to add “No Left Turn” signage on the Balboa Blvd. and San Fernando Mission Blvd. sides of the project; applicant to add speed bumps in the traffic passage from the project site to the northern entrance into the shopping center (at the boundary between project site and Trader Joe’s adjacent traffic/parking area); applicant to add signage (as cars exit new car wash)to "Beware of Pedestrian Traffic When Exiting"
- ii. Energy/electric vehicles: applicant to add/expand charging station availability for electric vehicles;
- iii. Hours: Applicant to limit the hours of the carwash availability from 24/7 to 7am-10 pm;
- iv. Landscaping: Applicant to present a detailed landscaping plan for the project, with attention to specific elements raised during the April 9 meeting, including: additional landscaping throughout the project; using California native plants; increasing the tree shade canopy overall with larger, more shade-intensive, and more numerous trees, including conferring with City urban forestry and public works staff on the best types overall and adding street trees; and adding plants to walls that are currently bare (the dumpster shelter, for example);
- v. Architecture: Applicant to fully follow Granada Hills specific plan recommendations, including adding “four-sided” architectural features and treatments, in the Mission Revival/Spanish Colonial style
- vi. Local economic impact: Applicant to commit to buying local (southern California) and California-produced products, notably beer and wine, along with local hiring.

Vote:

OLD BUSINESS:

3. Discussion and possible recommendation by the Committee to the Board regarding Los Angeles City Planning Case Number CPC-2022-1981-CU-DRB-SPP-SPR; (i.e. **proposed Home Depot development located at 16830 West Devonshire Street** (CPC-2022-1981-CUSPP-SPR/ENV-2022-1982-EAF).

Note that on [Aug. 3, 2023, the full GHSNC Board voted unanimously](#) to request the City of Los Angeles (“the City”) require a full Environmental Impact Report (EIR) on Los Angeles City Planning Case Number [CPC-2022-1981-CU-DRB-SPP-SPR](#); (i.e. proposed Home Depot development located at 16830 West Devonshire Street (CPC-2022-1981-CUSPP-SPR/[ENV-2022-1982-EAF](#)), in order to comply with all requirements of the California Environmental Quality Act

(CEQA).

For background, note that as of April 3, 2025, no new information regarding this project has been posted on the City Planning Department website, but representatives of the Los Angeles City Planning Department have communicated to the Planning Committee chair that a mitigated negative declaration (MND) regarding this project is expected to be published by the City within 1-2 months of this meeting date.

This item is being included for potential consideration if new information is posted between that date and this meeting.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

4. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-7417-DB-HCA-ED1](#) (i.e. a proposal to demolish two existing single family residences, at 17188 and 17184 Chatsworth Street, respectively, and replace them with a **39,528 sq ft, six floor, 49 unit**, 100% affordable housing project).

The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale.

If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

5. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-8062-DB-VHCA-ED1](#), (i.e. a proposal to demolish an existing 1,234 sq ft single-family dwelling at 16136 West Devonshire

Street - and construction of a **10,647 sq ft three-story, 44-foot, 15 unit, 100%** affordable housing project.

The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale.

If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.

8. Youth- Abbey-

9, Sustainability- George-

10 Seniors- Sally-update

VII GENERAL PUBLIC COMMENT OF NON-AGENDIZED ITEMS

VIII BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS

IX ADJOURNMENT

NEXT MEETING WILL BE July. 3, 2025

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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas – Neighborhood Council agendas are posted for public review as follows:

- 17723 Chatsworth Street, Granada Hills, CA 91344
- <https://ghsnc.org/>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

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 Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or

ethics.commission@lacity.org

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 at 11024 Balboa Blvd., Box 767 Granada Hills, CA 91344, at <https://ghsnc.org/> or at the scheduled meeting. If you would like a copy of any

record related to an item on the agenda, please contact President Mike Benedetto at 818-723-8087 or email at mbenedetto@ghsnc.org

Reconsideration and Grievance Process -

- For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website: <https://ghsnc.org/>



Granada Hills South Neighborhood Council

11024 Balboa Blvd., Box 767
Granada Hills, CA 91344
818-723-8087

Website: <https://ghsnc.org>

Email: board@ghsnc.org

Board Meeting Minutes May 1, 2025 7:07PM-9:31PM (DRAFT)

Regular Meeting Location: Granada Hills Charter High School Rawley Hall

10535 Zelzah Ave. Granada Hills, CA 91344
(MAIL NOT ACCEPTED AT THIS ADDRESS)

Boardmember	Roll Call	Funding Vote Eligible*	Category
Michael Benedetto, President	Present		At Large Director
Launa Bogartz	No Longer on the Board		At Large Director
Anush Danielyan	Absent		At Large Director
Carol Hart	Present		At Large Director
John Horn	Present		At Large Director
George Karam	Present		At Large Director
Sally Kolstad	Present		At Large Director
Mark Morris	Present		At Large Director
Kayla Owens	Present/Left at 8:38PM		At Large Director
Ashley Pena, Secretary	Present		At Large Director
Abbey Ronquillo, Treasurer	Absent/Joined at 7:19PM		At Large Director
Brad Smith	Present		At Large Director
Colleen Toumayan, Vice President	Present/Left at		At Large Director
Linda Williamson	Present/Left at 8:21PM		At Large Director
Angela Yang	Absent		At Large Director
Jeremy Oberstein	Item IIIc. New Board Member		At Large Director
Amanda Mercado-Nguyen	Item IIIc. New Board Member		At Large Director
James Mercado-Nguyen	Item IIIc. New Board Member		At Large Director
Brendel Geddes	Item IIIc. New Board Member		At Large Director
Total Board Members -15 at Roll Call	11Present 03Absent at Roll Call		At Large Director

*Funding vote eligibility key: **A**=age less than 18 yrs.; **E**=Ethics training; **F**=Funding training; **N**=not taken; **X**=expired

** Advance notice given for absence ***At Large Appointed (VOTE KEY: Yes, No, Abstain, Ineligible, Recuse, Absent)

I. CALL TO ORDER, FLAG SALUTE The meeting was called to order at 7:07PM- Carol Hart led the Pledge of Allegiance.

Minute Taker Remarks:

- The President needs to clearly state the time the meeting is called to order and the time the meeting is adjourned.
- Please be loud and clear when speaking.

- c. If a Board member arrives late-The name and time need to be stated clearly for the record by the President example John Doe has joined the meeting at 7:15
- d. If a Board Member needs to leave early -They need to raise their hand and be acknowledged by the President and say I need to leave- The President will state John Doe is leaving the meeting at 7:30
- e. Recusals need to be clearly stated before the item is discussed,- As the previous Item is finished, the Boardmember should raise their hand and be acknowledged by the President and state that They need to recuse themselves on the next item. The Board member needs to leave the room while the item is being discussed.
- f. If a Boardmember is ineligible to vote it needs to be stated at the beginning of the meeting. It also needs to be stated if it is for all items or just Funding. This will help to keep the vote counts accurate and make sure that Funding Item will not get kicked back for this reason. This should be added to the agenda. example: Roll Call and Voter Eligibility.
- g. If a Boardmember is not eligible to vote the should not make the motion or second it.
- h. Sometimes, The Minute Taker will call last names only when doing vote counts. This helps for clarity in the minutes as vote count boxes are listed by last name. This makes it clearer for people trying to read your minutes. Using first names can cause confusion. Example: If the Boardmembers name is Jonathan but you call them John in your meeting, then your stakeholder may find it harder to figure out how they voted.
- i. Minutes are not a transcription. They capture the actions of the Board not comments or conversations.
- j. If the Minute Taker raises their hand, the President should call on them as soon as they can so that The minutes can be as accurate as possible and they may have a question or clarification before you move on.
- k. When stakeholders make comments, their name may not be reflected in the minutes, it may say Stakeholder and not their name. This is for their safety and protection.

II. ROLL CALL Roll was called by Minute Taker Grant. All Boardmembers are eligible vote

GHSNC ITEM II. Roll Call		
Present –11	Absent 02	Excused-01
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Smith, Toumayan, Williamson	Ronquillo, Yang	Danielyan

President, Mike Benedetto-recognized the month of May as Asian American, Native American, and Pacific Islander Heritage Month.

III. ADMINISTRATIVE/FUNDING MOTIONS

a Approval of Monthly Expenditure Report (MER) for March 2025

Public Comment: No comment

Motion: Passed

GHSNC ITEM III a. Motion to approve the Monthly Expenditure Report (MER) for March 2025				
Moved: Benedetto Seconded: Hart				
Yes-10	No-00	Abstain-01	Ineligible-00	Absent-03
Benedetto, Hart, Karam, Kolstad, Morris, Owens, Pena, Smith, Toumayan, Williamson	None	Horn	None	Danielyan, Ronquillo, Yang

b Approval of Board minutes April 2, 2025

Public Comment: No comment

Motion: Passed

GHSNC ITEM III b. Motion to approve the Board minutes April 2, 2025				
Moved: Benedetto Seconded: Owens				
Yes-10	No-00	Abstain-01	Ineligible-00	Absent-03
Benedetto, Hart, Karam, Kolstad, Morris, Owens, Pena, Smith, Toumayan, Williamson	None	Horn	None	Danielyan, Ronquillo, Yang

Abby Ronquillo joined the meeting at 7:19PM

c Discussion and possible action to approve moving \$ 1,050 from the Minutes Writer category – (from our admin budget slated for \$2,000 to cover possible shortages of monies due to Concept to Web.

Public Comment: No comment

Motion: Passed

GHSNC ITEM III c. Motion to approve moving \$ 1,050 from the Minutes Writer category – (from our admin budget slated for \$2,000 to cover possible shortages of monies due to Concept to Web.				
Moved: Benedetto Seconded: Kolstad				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	None	Danielyan, Yang

d Discussion and possible action to appoint Jeremy Oberstein, Amanda Mercado-Nguyen, James Mercado-Nguyen & Brendel Geddes

1. **James Mercado-Nguyen- His family owns a local bakery.**
2. **Amanda Mercado-Nguyen-Her husband's family own's a local bakery.**
3. **Brendel Geddes-He lives in the community and likes it.**
4. **Jeremy Oberstein-He wants to help the Neighborhood with issues.**

Public Comment: No comment

Motion: Passed

GHSNC ITEM 3 d. Motion to appoint Jeremy Oberstein, Amanda Mercado-Nguyen, James Mercado-Nguyen & Brendel Geddes. Moved: Benedetto Seconded: Morris				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	None	Danielyan, Yang

Mario Hernandez swore in the new Boardmembers.

- e Discussion and possible action to appoint Jeremy Oberstein to the Outreach & Planning & Land Use

Public Comment: No comment

Public Comment

GHSNC ITEM III e. Motion to appoint Jeremy Oberstein to the Outreach & Planning & Land Use Committee. Moved: Benedetto Seconded: Smith				
Yes-12	No-00	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	Geddes, J. Nguyen, A. Nguyen, Oberstein	Danielyan, Yang

- f Discussion and possible action to appoint Amanda Mercado-Nguyen to the Beautification & Homelessness Committees

Public Comment: No comment

Motion: Passed

GHSNC ITEM III f. Motion to appoint Amanda Mercado-Nguyen to the Beautification & Homelessness Committees. Moved: Benedetto Seconded: Owens				
Yes-12	No-00	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	Geddes, J. Nguyen, A. Nguyen, Oberstein	Danielyan, Yang

- g Discussion and possible action to appoint James Mercado-Nguyen to the Beautification & Sustainability Committees

Public Comment: No comment

Motion: Passed

GHSNC ITEM III g. Motion to appoint James Mercado-Nguyen to the Beautification & Sustainability Committees Moved: Benedetto Seconded: Williamson				
Yes-12	No-00	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	Geddes, J. Nguyen, A. Nguyen, Oberstein	Danielyan, Yang

- h Discussion and possible action to appoint Brendel Geddes to the Homelessness & Cultural Affairs. Committees-**Item Tabled.**
- i Discussion and possible action to approve payment for a Canva Pro license up-to \$130 (beginning in Fiscal Year 2025-26): The license allows NCs to access branded templates and designs to support NC outreach with flyers, social media and email graphics.

Public Comment: No comment

Motion: Passed

GHSNC ITEM III i. Motion to approve payment for a Canva Pro license up-to \$130 (beginning in Fiscal Year 2025-26): The license allows NCs to access branded templates and designs to support NC outreach with flyers, social media and email graphics. Moved: Benedetto Seconded: Toumayan				
Yes-12	No-00	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	Geddes, J. Nguyen, A. Nguyen. Oberstein	Danielyan, Yang

IV. NEW & OLD BUSINESS

- a Discussion and possible action to approve an NPG to for LA Parks Foundation for the Egg Hunt for up to \$1,000. This Spring Egg Hunt will have a completion date of May 30, 2025 which will be a free outdoor event to families in the community. The event will Include jumpers, arts and crafts, face painting, contests, games, food and more; funds from this grant will be used for supplies needed to conduct given.

Public Comment: No comment

Motion: Passed

GHSNC ITEM IV a. Motion to approve an NPG to for LA Parks Foundation for the Egg Hunt for up to \$1,000. This Spring Egg Hunt will have a completion date of May 30, 2025 which will be a free outdoor event to families in the community. The event will Include jumpers, arts and crafts, face painting, contests, games, food and more; funds from this grant will be used for supplies needed to conduct given. Moved: Benedetto Seconded: Toumayan				
Yes-12	No-00	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Karam, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	Geddes, J. Nguyen, A. Nguyen. Oberstein	Danielyan, Yang

- b Discussion and possible action to approve a NPG for the Granada Hills Youth Recreation Center (GHYRC) for up to \$5000. Funds will be utilized to buy materials needed to bring the programs facilities up to ADA compliance, including but not limited, to various areas for parking, ramps and stairs. The GHYRC facility supports youth sporting activities such as (AYSO) American youth soccer organization & (NVYB) North Valley Youth Baseball. They need to upgrade the facility u **There was a presentation from Oscar Jimenez and a lot of discussion on this item.**

Public Comment: No comment

Motion: Failed

GHSNC ITEM IV b. Motion to Amend the amount of the NPG for the Granada Hills Youth Center to \$1,500.00 Moved: Kolstad Seconded: Hart				
Yes-06	No-06	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Kolstad, Morris, Smith	Karam, Owens, Pena, Ronquillo, Toumayan, Williamson	None	Geddes, J. Nguyen, A. Nguyen. Oberstein	Danielyan, Yang

Public Comment: No comment

Motion: Passed

GHSNC ITEM IV c. Motion to postpone the Item Moved: Kolstad Seconded: Morris				
Yes-11	No-01	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	Karam	None	Geddes, J. Nguyen, A. Nguyen. Oberstein	Danielyan, Yang

- c Presentation on UCLA [Resident Health Survey & Misc.](#), which will study the health effects of the 2015-2016 Aliso Canyon disaster.- **No Presentation Was Presented.**

Linda Williamson left the meeting at 8:21PM

V. ELECTED OFFICES/DEPARTMENTS/ORGANIZATION ANNOUNCEMENTS

- a. LAUSD District 3 (Tara Vahdani/Tammy Ramirez, Scott Schmerelson)-**No Report**
b. County Supervisor's Office Lindsay Horvath – {Rep Melissa Esparza} **No Report**
c. Senator Caroline Menjivar District 3 rep Andres- **No Report**

- d. Congressional District 25 -George Whiteside- **No Report**
- e. Congressman Brad Sherman- Sean Reagan - **No Report**
- f. Assembly District 40 – Pilar Schiavo or rep Crystal- **No Report**
- g. Council District 12 (John Lee) **Lorena Espinal-Ms. Espinal welcomed the new Board members. The Granada Hills Pool should be opening in early Summer. The Rapid Response Team had service 26 service requests and picked up items in Granada Hills South in the month of April. Alejandra Moscoso was introduced as the new representative to Granada Hills South Neighborhood Council from CD12. She is in Charge of Public Safety. Issues were brought up by Stakeholders and Boardmembers such as the Rotary Club is trying to take over the Tree Lighting Ceremony, and the fact that the Design Committee has not been put together yet, and it has been two years.**
- h. Mayor's Office Karen Bass- **No Report**
- i. **DONE NEA, Mario Hernandez-He reminded the Board of the Fiscal Year End Dates. March 20th is the last day to file an event form. June 1st is the last day to submit check request. June 20th is the last day to use the Credit Card. The Neighborhood Councils are likely to have their budgets cut to \$25,000. At this time, it looks like the NC's will be able to roll over their leftover funds. There is no guarantee. You may want to spend down in case the rollovers are cancelled.**
- j. Budget Advocate (Brian Allen)- **Glenn Bailey-The Mayor is not against an increase back to \$32,000 It will be up to the Budget and Finance Committee. We will have a better sense after Monday's meeting. Th They did do a White Paper that you can review Budget Advocates were given 15 minutes to present. The Fire Department would not meet with the Budget Advocates. Budget Day will be on Saturday June 21st.**
- k. Congressional District 30 (Kimberly Caceres)-**No Report**
- l. LAPD Senior Lead Officer or alternate representative-**Richard Fisk-is volunteer for Devonshire Division LAPD. He went over the Crime Stats, Robberies are still up. Three of the four Senior Lead Officers are out on medical leave. The two officers covering the area are Anderchuck and Parker. On May 13, 2025 LAPD will be starting a pilot program for the use of Drones.**

Kayla Owens left the meeting at 8:38PM

VI. COMMITTEE REPORTS

- a **Public Safety- Smith – Status on CERT- There is no update on CERT. The Public Safety Committee Aliso Canyon-Health Study meeting will be on, May 26, 2025 in Porter Ranch.**
- b **Beautification- Horn-He will schedule a meeting in June.**
- c **Cultural Affairs- Owens-No Report**
- d **Education- Ronquillo.-There was a joint meeting of Youth, Seniors, and Education Committees.**
 - i **Discussion and possible action to approve an NPG for \$5,000 for PESA and Youth Support for our most vulnerable children. If any new information on this project is available by the Committee Meeting the above item shall serve as a placeholder for any necessary action. A presentation was made by Seymore Amster- They have 60 staff and 80 interns. They receive referrals from the DA's office to counsel youth on probation. The funding being requested is for food and the necessities of life to help families. There are 20 families they are currently helping.-The Item was postponed. The NPG was not available**

Public Comment: No comment

Motion: Passed

GHSNC ITEM VI d. Motion to postpone the Item.				
Moved: Benedetto Seconded: Hart				
Yes-12	No-00	Abstain-00	Ineligible-04	Absent-02
Benedetto, Hart, Horn, Karam Kolstad, Morris, Owens, Pena, Ronquillo, Smith, Toumayan, Williamson	None	None	Geddes, J. Nguyen, A. Nguyen. Oberstein	Danielyan, Yang

e Homelessness- **Horn- He will schedule a meeting before the end of the term.**

f Outreach- **Toumayan or Benedetto- No Report**

g Planning and Land Use –PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORTS NEW BUSINESS:- **Smith—Land Use-Reviewed**

Manny’s Mobile wants to appear in June.

- i MOTION for discussion and possible action by the GHSNC Board regarding Los Angeles City Planning Case Number [ZA-2024-8255-ZV](#) (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under [ENV-2024-8256-CE](#). BACKGROUND: Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, in an existing shopping center. The applicant’s current hours of operation are Monday-Sunday, 9:00 am – 11:30 pm, and the request for the variance would allow 24/7 operations, Monday-Sunday, including overnight stays for animals and staff. The applicant does business as Mission Veterinary Clinic. After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant’s request, as described and linked above. DRAFT Motion for the Board as follows: The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) recommends not to oppose the applicant’s request filed under Los Angeles City Planning Case Number ZA-2024-8255-ZV (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under ENV-2024-8256-CE. Vote:-**No Action Taken**
- ii MOTION for discussion and possible action by the GHSNC Board regarding Los Angeles City Planning Case Number [ZA-2023-4817-CU-CUB-SPP-WDI](#) (i.e. a request for conditional use permits (CUPs) related to a proposal to demolish the existing convenience store and the vehicle service area of gasoline service station at 16955 W San Fernando Mission Blvd. and replace them with a new convenience store and carwash.) This matter is also filed under [ENV-2023-4818-EAF](#). BACKGROUND: Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, adjacent to an existing shopping center. The applicant does business as Manny’s Mobil. To summarize, the applicant is requesting permits for the following actions: 2-1) allow for deviations to development standards for the carwash, and 2-2) the continued sale of beer and wine for off-site consumption. Specific requests related to 2-1, above, are: a) to increase the hours of operation, specifically for the carwash, from 7 am-7 pm Monday-Friday, 9 am to 8 pm Saturday, and 11 am to 8 pm Sunday, to 24/7, M-S; b) to allow less than 50% transparent

windows on the west elevation of the carwash, and c) to allow less than a 5-foot width of landscaping setback along the street frontages; specifically, the required 5-foot dedication and improvements on Balboa Blvd. and the required 2-foot dedication and improvements on San Fernando Mission Blvd. Separately, there are requests d) to continue the current 24/7, M-S operation of the gas station, and e) to continue the current sale of beer and wine for off-site consumption. After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant's request, as described and linked above, but with the following conditions, listed as such under the draft motion below: DRAFT Motion as follows: The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") recommends – with the following conditions – not to oppose the applicant's request, as described: Safety-related: applicant to add "No Left Turn" signage on the Balboa Blvd. and San Fernando Mission Blvd. sides of the project; applicant to add speed bumps in the traffic passage from the project site to the northern entrance into the shopping center (at the boundary between project site and Trader Joe's adjacent traffic/parking area); applicant to add signage (as cars exit new car wash) to "Beware of Pedestrian Traffic When Exiting" ii. Energy/electric vehicles: applicant to add/expand charging station availability for electric vehicles; Hours: Applicant to limit the hours of the carwash availability from 24/7 to 7am-10 pm; Landscaping: Applicant to present a detailed landscaping plan for the project, with attention to specific elements raised during the April 9 meeting, including: additional landscaping throughout the project; using California native plants; increasing the tree shade canopy overall with larger, more shade-intensive, and more numerous trees, including conferring with City urban forestry and public works staff on the best types overall and adding street trees; and adding plants to walls that are currently bare (the dumpster shelter, for example); Architecture: Applicant to fully follow Granada Hills specific plan recommendations, including adding "four-sided" architectural features and treatments, in the Mission Revival/Spanish Colonial style Local economic impact: Applicant to commit to buying local (southern California) and California-produced products, notably beer and wine, along with local hiring. Vote:-**No Action Was Taken**

OLD BUSINESS

- iii Discussion and possible recommendation by the Committee to the Board regarding Los Angeles City Planning Case Number CPC-2022-1981-CU-DRB-SPP-SPR; (i.e. **proposed Home Depot development located at 16830 West Devonshire Street** (CPC-2022-1981-CUSPP-SPR/ENV-2022-1982-EAF). Note that on [Aug. 3, 2023, the full GHSNC Board voted unanimously](#) to request the City of Los Angeles ("the City") require a full Environmental Impact Report (EIR) on Los Angeles City Planning Case Number [CPC-2022-1981-CU-DRB-SPPSPR](#); (i.e. proposed Home Depot development located at 16830 West Devonshire Street (CPC-2022-1981-CUSPP-SPR/[ENV-2022-1982-EAF](#)), in order to comply with all requirements of the California Environmental Quality Act (CEQA). For background, note that as of April 3, 2025, no new information regarding this project has been posted on the City Planning Department website, but representatives of the Los Angeles City Planning Department have communicated to the Planning Committee chair that a mitigated negative declaration (MND) regarding this project is expected to be published by the city within 1-2 months of this meeting date. This item is being included for potential consideration if new information

is posted between that date and this meeting. DRAFT Motion as follows: The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD) Vote:-**No Action Taken**

- iv Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-7417-DB-HCA-ED1](#) (i.e. a proposal to demolish two existing single family residences, at 17188 and 17184 Chatsworth Street, respectively, and replace them with a **39,528 sq ft, six floor, 49 unit**, 100% affordable housing project). The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale. If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action. DRAFT Motion as follows: The Granada Hills South Neighborhood Council ("Neighborhood Council" or "GHSNC") Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD) Vote:- **No Action Taken**
- v Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-8062-DB-VHCA-ED1](#), (i.e. a proposal to demolish an existing 1,234 sq ft single-family dwelling at 16136 West Devonshire Street - and construction of a **10,647 sq ft three-story, 44-foot, 15 unit**, 100% affordable housing project. The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale. If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.- **No Action Taken**
- h Youth- **Ronquillo-No Report**
- i Sustainability- **Karam- He will schedule a meeting before the end of the year.**
- j Seniors- **Holstad-The committee is working on putting together a presentation or meeting on elder abuse and scamming.**

VII GENERAL PUBLIC COMMENT OF NON-AGENDIZED ITEMS

- a. **Stakeholder-Wants to see the Design Advisory Committee for CD-12 get started.**
- b. **Stakeholder-Bailey-Wants the Design Advisory Committee to start. The Valley Alliance of Neighborhood Councils meets on the second Thursday (Via Zoom) Carmen Chang will be at the next meeting. Vanc34.org**

VIII BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS

- a. **Smith-Please fill a Board Seat with Emily Tarveryan Motion requesting 501c3 must include form 990.**
- b. **Pena- Voted no but wants the sports program to get money.**
- c. **Ronquillo-She will update the budget so that the Board knows how much funding is available. Would like an ad Hoc meeting to look at the Bylaws.**
- d. **Morris-Welcomed the new Board members and thanked everyone for stepping up.**
- e. **Karam-Is looking forward to the updated Budget.**

- f. **Horn-Would like to make it a practice of having the committees review and vet the NPGs first.**
- g. **Hart-Welcomed the new Board members and agrees with having the NPG's vetted by the committees.**
- h. **Geddes-He is looking forward to this**
- i. **A. Nguyen- Can't wait to get to vote.**
- j. **J. Nguyen-There is a lot of energy and passion**
- k. **Kolstad-thank you for listening to my passion .I don't want something taken away from us.**
- l. **Benedetto-The Granada Hills Neighborhood Council has hosted the Tree Lighting Ceremony for the last eleven years. The Rotary Club has never hosted the Tree Lighting Ceremony.**

IX ADJOURNMENT- The meeting was adjourned at 9:31PM

NEXT MEETING WILL BE June. 1, 2025

Monthly Expenditure Report



Reporting Month: April 2025

Budget Fiscal Year: 2024-2025

NC Name: Granada Hills South
Neighborhood Council

Monthly Cash Reconciliation					
Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$20055.72	\$490.81	\$19564.91	\$0.00	\$1000.00	\$18564.91

Monthly Cash Flow Analysis					
Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$20350.00	\$490.81	\$13294.83	\$0.00	\$13294.83
Outreach		\$0.00		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$1100.00	\$0.00	\$1100.00	\$0.00	\$1100.00
Neighborhood Purpose Grants	\$12450.00	\$0.00	\$-7550.00	\$0.00	\$-7550.00
Funding Requests Under Review: \$1000.00		Encumbrances: \$0.00		Previous Expenditures: \$26564.36	

Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
1	GOOGLE GSUITE_GHSNC.OR	04/01/2025	GHSNC paid Google \$154.20 for Web acct, on 4-1-2025, which is also part of our Admin Budget which is also part of our Admin Budget	General Operations Expenditure	Office	\$154.20
2	NORTHRIDGE GRAPHIC AND	04/02/2025	GHSNC Paid Northridge Stationary \$40.41 for copies on 4-2-2025 which is also part of our Admin Budget	General Operations Expenditure	Office	\$44.41
3	PIZZASAURUS REX	04/03/2025	GHSNC paid Pizzasaurus REX \$59.20 for Pizza at our 4-2-2025 Meeting which is also part of our Admin Budget	General Operations Expenditure	Office	\$59.20
4	PY NOVA STORAGE M HIL	04/04/2025	GHSNC Paid Nova Storage \$233 to store our belonging which is also part of our Admin Budget	General Operations Expenditure	Office	\$233.00
Subtotal:						\$490.81

Outstanding Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
Subtotal: Outstanding						\$0.00



Invoice

Invoice number: 5212260471

Google LLC

1600 Amphitheatre Pkwy

Mountain View, CA 94043

United States

Federal Tax ID: 77-0493581

Bill to

Aaron DeVandry

Granada Hills South Neighborhood Council

18403 W Vogel Ave

Waddell, AZ 85355

United States

Details

Invoice number5212260471

Invoice dateMar 31, 2025

Billing ID9930-5897-7673

Domain nameghsnc.org

Google Workspace

Total in USD

\$154.20

Summary for Mar 1, 2025 - Mar 31, 2025

Subtotal in USD \$141.21

State sales tax (5.6%) \$7.91

Local sales tax (3.6%) \$5.08

Total in USD \$154.20

You will be automatically charged for any amount due.

Subscription	Description	Interval	Quantity	Amount(\$)
Google Workspace Business Starter	Usage	Mar 1 - Mar 25	19	110.32
Google Workspace Business Starter	Usage	Mar 26 - Mar 31	19	30.89
Subtotal in USD				\$141.21
State sales tax (5.6%)				\$7.91
Local sales tax (3.6%)				\$5.08
Total in USD				\$154.20

Need help understanding the charges on your invoice? [Click here for detailed explanations](https://support.google.com/a?p=gsuite-bills-and-charges)
<https://support.google.com/a?p=gsuite-bills-and-charges>







Invoice

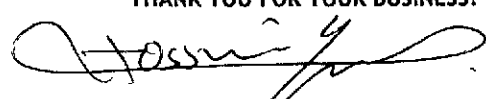
PIZZASAURUS REX
17646 Lassen St #4,
Northridge, CA 91325
Phone 818-772-7739

DATE: 4/2/2025

TO
GHSNC

Attention
Mike

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1		Large Pineapple			
1		Large Pepperoni		\$	54.20
1		Large Veggie			
				Subtotal	\$ 54.20
				SALE TAX	Inc
				Delivery Fee GRATUITY	5.00
				TOTAL	\$ 59.20

THANK YOU FOR YOUR BUSINESS!

Emad A. Hossini



Nova Storage
14800 Rinaldi Street
Mission Hills, CA 91345
818-365-9877

Payment Receipt

Tenant	Granada Hills South Neighborhood Council	Date Printed	April 19, 2025
Company	c/o: Michael Benedetto	Payment Date	April 4, 2025 10:37 AM
Address	16465 Donmetz St.	Unit	0521
City, State, Zip	Granada Hills CA 91344	Available Credit	0.00
		Current Balance	0.00
		Paid Thru	April 30, 2025
		Receipt Number	123775
		By	AW

Date	Unit	Description	Charge	Discount	Tax	Total	Payment	Method
04/01/25	0521	Rent 4/1-4/30	223.00	0.00	0.00	223.00	223.00	Master Card
04/01/25	0521	Protection Plan 4/1-4/30	10.00	0.00	0.00	10.00	10.00	Master Card
		Taxes					0.00	
		Payment (less tax)					233.00	
		Payment Subtotal					233.00	
		Credits Applied					0.00	
		Refunds Applied					0.00	
		Total Applied to Account					233.00	
		Current Account Balance					0.00	
		Paid By					Master Card *****1445	
		Paid Thru Date					April 30, 2025	

Transaction Type Sale

Authorization 060222
Reference pl_txn_67f018c44a26cdaa1547f60

I agree to pay the above amount according to the card issuer statement.

x _____

We have included ways to pay your rent conveniently and securely. Our payment options include:

1. Online at NovaStorage.com
2. Automatic payments can be set up online at NovaStorage.com
3. Through our 24/7 automated phone system, free of charge (623) 240-8385
4. Through a payment link that is texted to you
5. Mailing a payment to the office

