

CITY OF LOS ANGELES
CALIFORNIA

**Neighborhood Council
Governing Board**

Abbey Ronquillo, **President**
Jeremy Oberstein, **Vice-President**
John Horn, **Secretary**
Brendel Geddes, **Treasurer**



11024 Balboa Blvd,
Box 767
Granada Hills, CA 91344

Email: board@ghsnc.org
Website: GHSNC.org

**GRANADA HILLS SOUTH
NEIGHBORHOOD
COUNCIL**

**Special Board Meeting Agenda
Board Meeting Agenda
Granada Hills Charter
High School
Rawley Hall
10535 Zelzah Ave
Granada Hills, CA 91344
Thursday, September 11, 2025
7:00 P.M.**

BOARD OF DIRECTORS

**Michael Benedetto
Anush Danielyan
Brendel Geddes
Carol Hart
John Horn**

**Sally Kolstad
Amanda Mercado-Nguyen
James Mercado-Nguyen
Mark Morris
Jeremy Oberstein**

**Abbey Ronquillo
Bradley Smith
Emily Tarverdyan
3 Vacant At-Large Directors
1 Vacant Youth Board Member**

All agenda items are subject to discussion and possible board action

- I. CALL TO ORDER**
- II. FLAG SALUTE AND BOARD ROLL CALL**
- III. GOVERNMENT REPORTS**
- IV. GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed 2 minutes.

V. OLD BUSINESS

- a. Discussion and possible action to appoint positions for Empower LA
 - 1. Homelessness Liaison

This individual serves as a point of contact between your council and City departments, agencies, and coalitions working on housing and homelessness. Homelessness Liaisons help represent your board's perspective in broader policy conversations while also bringing back valuable information and opportunities to your community. HLs can be either board members or stakeholders.

2. Regional Grievance Panelist

These panelists are called upon as needed to serve on a three-member panel that reviews formal grievances filed against Neighborhood Councils. Their participation helps uphold integrity and fairness across the NC system and promotes accountability throughout the network. Panelists must be board members and must complete required training before serving. Your board may appoint more than one representative to ensure availability when needed.

VI. NEW BUSINESS

- a. Discussion and possible action to approve the Monthly Expenditure Report (MER) for July 2025 and August 2025
- b. Discussion and possible action to approve the draft minutes for August 7, 2025 Board Meeting and August 17, 2025 Special Board Meeting.
- c. Discussion and possible action 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.

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 above.

- d. Discussion and possible action not to oppose – with conditions set forth below – Los Angeles City Planning Case Number ZA-2023-4817-CU-CUB-SPP-WDI, 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 and the applicant does business as Manny's Mobil.

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 is requesting permits for the following actions: Allow for deviations to development standards for the carwash, to a) increase the hours of operation, specifically for the carwash, from 7 a.m. to 7 p.m. Monday to Friday; 9 a.m. to 8 p.m. Saturday; and 11 a.m. to 8 p.m. 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 above, but with the following conditions:

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"

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.

- e. Discussion and possible action to sponsor a Neighborhood Purpose Grant application from the L.A. Parks Foundation for up to \$1,000 for the Granada Hills Rec. Center Halloween Event on October 25, 2025.
- f. Discussion and possible action to approve the suggested committees, ad hoc committees, liaisons, and respective committee members.

COMMITTEES

<u>BUDGET</u> Brendel Geddes , Chair Michael Benedetto Jeremy Oberstein	<u>COLLABORATION AND SUSTAINABILITY</u> John Horn, Chair Anush Danielyan Amanda Mercado-Nguyen James Mercado-Nguyen	<u>COMMUNITY OUTREACH</u> Michael Benedetto, Co-Chair Sally Kolstad, Co-Chair Amanda Mercado-Nguyen
<u>EMERGENCY SERVICES AND HOMELESSNESS</u> Michael Benedetto , Chair Carol Hart John Horn	<u>GOVERNMENT AFFAIRS</u> Jeremy Oberstein, Chair Abbey Ronquillo Bradley Smith	<u>PLANNING AND LAND USE MANAGEMENT</u> Bradley Smith, Chair Brendel Geddes Jeremy Oberstein
<u>SCHOOLS AND STUDENT ACTION</u> Abbey Ronquillo, Chair Mark Morris Emily Tarverdyan		

AD HOC COMMITTEES AND LIAISONS

<u>AD HOC COMMITTEE TO REVIEW AND RECOMMEND UPDATES TO PRESENT BY LAWS</u> Mark Morris , Chair Michael Benedetto John Horn Sally Kolstad Jeremy Oberstein	<u>LIAISONS</u> Sally Kolstad, Senior Citizens John Horn, Homelessness Amanda Mercado-Nguyen, Cultural Affairs
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ADJOURNMENT

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte por correo electrónico aronquillo@ghsnc.org para avisar al Concejo Vecinal.

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.

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. In addition, if you would like a copy of any record related to an item on the agenda, please contact Abbey Ronquillo, President, at (747)252-3296 or email at: aronquillo@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/>

Monthly Expenditure Report



Reporting Month: July 2025

Budget Fiscal Year: 2025-2026

NC Name: Granada Hills South
Neighborhood Council

Monthly Cash Reconciliation					
Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$37846.39	\$519.90	\$37326.49	\$0.00	\$0.00	\$37326.49

Monthly Cash Flow Analysis					
Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$0.00	\$519.90	-\$519.90	\$0.00	-\$519.90
Outreach		\$0.00		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Purpose Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Funding Requests Under Review: \$0.00		Encumbrances: \$0.00		Previous Expenditures: \$0.00	

Expenditures						
#	Vendor	Date	Description	Budget Category	Sub-category	Total
1	GOOGLE GSUITE_GHSNC.O	07/01/2025	GHSNC paid Google workplace \$187.39 for services for July 1st covering June 1- June 30, 2025; which is also part of our Admin package	General Operations Expenditure	Office	\$187.39
2	NORTHRIDGE GRAPHIC AND	07/03/2025	GHSNC Paid Northridge Stationary for copies our July meeting; which is also part of our Admin package	General Operations Expenditure	Office	\$99.51
3	PY NOVA STORAGE MISSI	07/04/2025	GHSNC paid Nova Storage \$233.00 to store our belongings for July 4, 2025; which is also part of our Admin package	General Operations Expenditure	Office	\$233.00
Subtotal:						\$519.90

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



Invoice

Invoice number: 5292422782

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 number5292422782

Invoice dateJun 30, 2025

Billing ID9930-5897-7673

Domain nameghsnc.org

Google Workspace

Total in USD	\$187.39
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Summary for Jun 1, 2025 - Jun 30, 2025

Subtotal in USD	\$171.60
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State sales tax (5.6%)	\$9.61
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Local sales tax (3.6%)	\$6.18
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Total in USD	\$187.39
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You will be automatically charged for any amount due.

Subscription	Description	Interval	Quantity	Amount(\$)
Google Workspace Business Starter	Usage	Jun 1 - Jun 30	19	159.60
Google Workspace Business Starter - Archived User	Usage	Jun 1 - Jun 30	5	12.00
Subtotal in USD				\$171.60
State sales tax (5.6%)				\$9.61
Local sales tax (3.6%)				\$6.18
Total in USD				\$187.39

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>

Northridge Graphics & Printing Center

9130 B Reseda Blvd

Northridge, CA 91325

Tel: (818) 775-0255

Email: order@nceprint.com

NAME: GRANADA HILLS SOUTH

DATE: 7/3/25

TEL: 818 723-8087

DUE DATE: same

EMAIL: Mon@letts@CHSNC.org

1247

Description	Quantity	Rate	Amount
1,136 copies		84	90.88
Paid			
Total:			\$ 90.88

ATTACHED:

☐ FLASH DRIVE

☐ DISK

☐ ORIGINAL

☐ EMAIL

Person incharge: _____

THANK YOU FOR YOUR BUSINESS.

Tax: \$ 8.63

Paid: \$ 99.51

Balance: \$ 0

Due Balance: \$ _____

Nova Storage Mission Hills
14800 Rinaldi Street
Mission Hills, CA 91345

PAYMENT RECEIPT

Account Number:
3511176

Michael Benedetto Granada Hills South Neighborhood Council 16465 Donmetz St. Granada Hills, CA 91344 (818) 723-8087	RECEIPT ID	PAYMENT DATE	CHANGE DUE	AMOUNT
	1240352837	7/4/2025	\$0.00	\$233.00

Invoice	Item	Qty	Rate	Discount	Subtotal	Tax	Total	Paid
#3623	DEANS_AND_HOMER-1 Deans & Homer - \$2,500.00 (7/1/2025 - 7/31/2025)		\$10.00		\$10.00	\$0.00	\$10.00	\$10.00
#3623	Unit #0521 Rent Unit 0521 - 10x10 (7/1/2025 - 7/31/2025)		\$223.00		\$223.00	\$0.00	\$223.00	\$223.00
							Total Paid	
Jul 04, 2025 12:09 AM							Mastercard ****1445	\$233.00

Unit #0521 Paid Through 7/31/2025

.....
If you have any past due amounts for your storage unit(s), those balances will appear below.

Super Savings!!

Mention this coupon to save 15% on your next retail purchase at Nova Storage Mission Hills. This includes: Boxes, Packing Supplies, Tape, Labels, Moving Blankets, and much more!
Also, **Refer-A-Friend** and get **FREE RENT***! Ask your property manager for more details!

* (\$25 or \$50 rent credit) Ask Store Team Member for specifics.

Monthly Expenditure Report



Reporting Month: August 2025

Budget Fiscal Year: 2025-2026

**NC Name: Granada Hills South
Neighborhood Council**

Monthly Cash Reconciliation					
Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$37326.49	\$569.99	\$36756.50	\$0.00	\$0.00	\$36756.50

Monthly Cash Flow Analysis					
Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$0.00	\$569.99	\$-1089.89	\$0.00	\$-1089.89
Outreach		\$0.00		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Purpose Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Funding Requests Under Review: \$0.00		Encumbrances: \$0.00		Previous Expenditures: \$519.90	

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2	PY NOVA STORAGE MISSI	08/04/2025	GHSNC paid Nova Storage \$233.00 to store our belongings for Aug. 4, 2025; which is also part of our Admin package	General Operations Expenditure	Office	\$233.00
3	PIZZASAURUS REX	08/06/2025	GHSNC paid Pizzasaurus Rex \$74.80 on Aug. 7, 2025 for Pizza at our General Meeting; which is also part of our Admin Package.	General Operations Expenditure	Office	\$74.80
4	PIZZASAURUS REX	08/06/2025	GHSNC paid Pizzasaurus Rex \$74.80 on July 3, 2025 for Pizza at our General Meeting; which is also part of our Admin Package. Note the transaction date is inaccurate	General Operations Expenditure	Office	\$74.80
Subtotal:						\$569.99

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



Invoice

Invoice number: 5321657513

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 number5321657513

Invoice dateJul 31, 2025

Billing ID9930-5897-7673

Domain nameghsnc.org

Google Workspace

Total in USD

\$187.39

Summary for Jul 1, 2025 - Jul 31, 2025

Subtotal in USD

\$171.60

State sales tax (5.6%)

\$9.61

Local sales tax (3.6%)

\$6.18

Total in USD

\$187.39

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Google Workspace Business Starter - Archived User	Usage	Jul 1 - Jul 31	5	12.00
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State sales tax (5.6%)				\$9.61
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Total in USD				\$187.39

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Mission Hills, CA 91345

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Account Number:
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Michael Benedetto Granada Hills South Neighborhood Council 16465 Donmetz St. Granada Hills, CA 91344 (818) 723-8087	RECEIPT ID	PAYMENT DATE	CHANGE DUE	AMOUNT
	1276854466	8/4/2025	\$0.00	\$233.00

Invoice	Item	Qty	Rate	Discount	Subtotal	Tax	Total	Paid
#5123	DEANS_AND_HOMER-1 Deans & Homer - \$2,500.00 (8/1/2025 - 8/31/2025)		\$10.00		\$10.00	\$0.00	\$10.00	\$10.00
#5123	Unit #0521 Rent Unit 0521 - 10x10 (8/1/2025 - 8/31/2025)		\$223.00		\$223.00	\$0.00	\$223.00	\$223.00
							Total Paid	
Aug 04, 2025 12:10 AM			Mastercard ****1445				\$233.00	

Unit #0521 Paid Through 8/31/2025

.....
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Also, **Refer-A-Friend** and get **FREE RENT***! Ask your property manager for more details!

* (\$25 or \$50 rent credit) Ask Store Team Member for specifics.



Invoice

PIZZASAURUS REX

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

DATE:
8/7/2025

TO

Attention

G H S N C

Mike

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
2		Large Pineapples			
1		Large Pepperonis		\$	69.80
1		Large Veggie			
				Subtotal	\$ 69.80
				SALE TAX	Inc.
				Delivery Fee GRATUITY	\$ 5. -
				TOTAL	\$ 74.80

THANK YOU FOR YOUR BUSINESS!

Emad A. Hossini



Invoice

PIZZASAURUS REX

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

DATE: 7/3/2025

TO

GH SNC

Attention

Mike

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1		Large Veggie			
2		Large Pineapples			
1		Large Pepperonies			
				\$	69.80
				Subtotal	\$ 69.80
				SALE TAX	Inc
				Delivery Fee GRATUITY	\$ 5.00
				TOTAL	\$ 74.80

THANK YOU FOR YOUR BUSINESS!

Emad A. Hossini
Emad A. Hossini



Free shipping, arrives between tomorrow, Aug 29—Thu, Sep 4
Order within **2 hr 56 min**

Michelle De La Hoya [Edit](#)
16730 Chatsworth St, Granada Hills, CA 91344

Delivery instructions (optional) [Edit](#)

House

Items details [Hide details](#)

Arrives tomorrow, Aug 29, order within 2 hr 56 min 3 items

Sold by Panrax Group LLC
Fulfilled by Walmart
[Free shipping](#)



Bulk Candy - 8 Pounds - Variety Mix - Pinata Filler - Assorted Party Candies - Parade Throw

\$119.97
\$39.99 ea

[Remove](#)

— **3** +

Arrives by Mon, Sep 1 1 item

Sold by ACM, LLC
Fulfilled by Walmart
[Free shipping](#)



Pokemon Trading Card Game Scarlet & Violet Obsidian Flames Booster Box (36 Packs)
\$289.88/ea

\$289.88

[Remove](#)

— **1** +

Arrives by Thu, Sep 4 6 items

Sold and shipped by Since1901
[Free shipping](#)



Variety Candy Pack - 2 LB Assorted Party Mix - Individually Wrapped Bulk Halloween Candy - Pinata...

\$149.70
\$24.95 ea

[Remove](#)

— **6** +

Place order for \$587.81

By placing this order, you agree to our [Privacy Policy](#) and [Terms of Use](#)

Subtotal (10 items) \$559.55
Shipping **Free**
Estimated taxes \$28.26

Estimated total **\$587.81**

Have a promo code?



Payment method

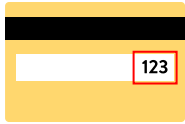
Please enter your CVV.



Ending in 1072

\$587.81

Please enter the security code (CVV) for the card



CVV (required)

3 digits

[+ Add new payment](#)

Change payment

Walmart+ Free 30-day trial

Try Walmart+ to save with free delivery from stores + so much more*

*\$35 order min. Restrictions apply.

[Try Walmart+ free for 30 days](#)



Text updates for this order

☐ Send to (xxx) xxx-5848

[Send to a different phone number](#)

If you uncheck the box above, you acknowledge that you're only opting out of text updates for this order, unless you save the preference. Number and frequency of automated texts may vary based on your order. Consent not required for purchase. Message and data rates may apply. By continuing, you agree to our [Mobile Alert Terms](#).

New Business

C. 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.

D. 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"

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.

16955 SAN FERNANDO MISSION BLVD GRANADA HILLS CA 91344 USA

**City of Los Angeles
Office of the City Clerk
Neighborhood Council Funding Program**

Neighborhood Purposes Grants

Neighborhood Purposes Grants (NPGs) provide NCs opportunities to develop partnerships with local 501(c)(3) nonprofits and public schools to build community and enhance neighborhoods in the City of Los Angeles. Projects and activities supported by NPGs vary widely and can include, but are not limited to:

- The Arts
- Beautification
- Community Support
- Education
- Community Improvements

NPG-funded projects and activities must be for a **public benefit** and purpose, **open**, **accessible**, and **free of charge** to stakeholders.

Grants approved by NCs exceeding \$5,000 involve further review and possible City contract by the Office of the City Clerk.

Visit the NC Funding Program website page on NPGs ([click here](#)) to find out more details about how 501(c)(3) nonprofits and public schools serving NC areas can apply. There are two NPG Information Packets; One for prospective applicants to help guide them in the application process, and one for NC board members outlining considerations and factors to keep in mind while evaluating NPG requests.

A “Project Completion Report” template is also provided to help ensure accountability in the use of Grant funds and help demonstrate how NCs and their partners are supporting L.A. communities and stakeholders. NCs and NPG recipients are strongly encouraged to work together to complete and submit the Report at the conclusion of the project.

Any questions you may have with the NPG process, please contact us at the NC Funding Program:

- Clerk.NCFunding@lacity.org
- (213) 978-1058

Neighborhood Council Funding Program

APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: _____

SECTION I - APPLICANT INFORMATION

1a) _____
Organization Name *Federal I.D. # (EIN#)* *State of Incorporation* *Date of 501(c)(3) Status (if applicable)*

1b) _____
Organization Mailing Address *City* *State* *Zip Code*

1c) _____
Business Address (If different) *City* *State* *Zip Code*

1d) **PRIMARY CONTACT INFORMATION:**

_____ *Name* *Phone* *Email*

2) **Type of Organization- Please select one:**

☐ Public School *(not to include private schools)* or ☐ 501(c)(3) Non-Profit *(other than religious institutions)*
Attach Signed letter on School Letterhead **Attach IRS Determination Letter**

3) _____
Name / Address of Affiliated Organization (if applicable) *City* *State* *Zip Code*

SECTION II - PROJECT DESCRIPTION

4) Please describe the purpose and intent of the grant.

5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large.
 (Grants cannot be used as rewards or prizes for individuals)

SECTION III - PROJECT BUDGET OUTLINE

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	Personnel Related Expenses	Requested of NC	Total Projected Cost
		\$	\$
		\$	\$
		\$	\$

6b)	Non-Personnel Related Expenses	Requested of NC	Total Projected Cost
		\$	\$
		\$	\$
		\$	\$

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?

☐ No ☐ Yes If Yes, please list names of NCs: _____

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) ☐ No ☐ Yes If Yes, please describe:

Source of Funding	Amount	Total Projected Cost
	\$	\$
	\$	\$
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$ _____

10a) Start date: ____/____/____ 10b) Date Funds Required: ____/____/____ 10c) Expected Completion Date: ____/____/____
(After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

SECTION IV - POTENTIAL CONFLICTS OF INTEREST

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?

☐ No ☐ Yes If Yes, please describe below:

Name of NC Board Member	Relationship to Applicant

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?

☐ Yes ☐ No ***(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)**

SECTION V - DECLARATION AND SIGNATURE

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED*

PRINT Name Title Signature Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED*

PRINT Name Title Signature Date

* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding Program at (213) 978-1058 or clerk.ncfunding@lacity.org for instructions on completing this form



Aladin Jumpers

Pacoima, CA, 91331

Phone: 818-902-5995 Fax: 818-896-9120

Website: aladinjumpers.com Email: aladin.jumpers@yahoo.com

Granada Hills Recreation Center

Michelle Gross De La Hoya

16730 Chatsworth St.

Granada Hills, CA 91344

Phone: (818)363-3556

Cell Phone:

Order No: 15439

Order Date: August 28, 2025

Written by: Sebastian S.

InvNo	Name	Qty	Total
164	3D Pumpkin Combo	1	\$320.00



[Pay Online](#)

Order Subtotal: \$320.00

Delivery Charge: \$95.00

TOTAL: \$415.00

Amount Paid: \$0.00

Balance Due: \$415.00

Start Date: Sat, Oct 25, 2025

Delivery Time: 12-1:00 PM

End Date: Sat, Oct 25, 2025

Pick-up Time: 7-8:00 PM

Surface: GYM Floor

Additional Notes:

You, the Customer, grant Aladin Jumpers the right to enter the property. Any injuries under your care are 100% your responsibility. **RELEASE OF LIABILITY:** The Customer shall be in charge of the Aladin Jumpers unit's operation, and is fully responsible for its operation as well as the return of the Aladin Jumpers unit in good working order. Aladin Jumpers and its officers, employees, and agents is/are not responsible for injury occurring to the Customer or to any other persons using the Aladin Jumpers unit, and the Customer further agrees to hold Aladin Jumpers and its officers, employees, and agents free and harmless against any injury or claims. The Customer shall indemnify Aladin Jumpers and its officers, employees, and agents from/against any costs incurred due to claims from anyone and for attorney's fees and related costs involving the use and return of the Aladin Jumpers unit, should legal action become necessary.

TITLE TO ALADIN JUMPERS: Customer agrees to keep the Aladin Jumpers unit/Items in his/her custody and not to sublease, rent, sold, remove from the Delivery Address, or otherwise transfer such Aladin Jumpers unit/Items. The Aladin Jumpers unit/Items will remain on the property of the Customer and may be removed by Aladin Jumpers at any time after the termination of this Rental Agreement. Otherwise, items will have to be paid by you, the Customer, at 100% its value if anything bad were to happen to the unit/Items. By accepting delivery of Rented Items, the customer acknowledges that She/He has received in good order all rented items and other goods listed on this contract. The Customer also agrees that your Home or Renters Insurance will cover any damages done to Aladin Jumpers' Equipment under your care. Any rips, broken items, stolen, missing, or damaged items will be replaced by you or paid by you, the Customer, at 100% its value.

PAYMENT: Cash on Delivery (C.O.D.) only or the contract will be canceled and the NON-Refundable reservation fee will not be returned. No Checks or Credit Cards are accepted as payment on the day of delivery. Please call 48 Hours before your event date if you wish to pay Due Balance on a card. Amounts less than \$200.00 are subject to a 3% of the total due bill Convenience fee charge. Amounts \$201-999.00 subject to a 5% Convenience fee charge and total \$1000.00 and over Subjected to a 10% Convenience fee. Checks must be received 2 weeks prior to the event. Overdue accounts are subject to a service charge of 2% per day of the total due bill.

DELIVERY: Delivery is to the street level. Additional charges will be added for excessive distance, sand, or Stairs/upstairs and no elevator use is available. If there are any steps, there will be an additional charge which varies in the number of steps that are present. Customers must notify Aladin Jumpers of any steps before delivery.

RETAKE OF RENTALS: If the customer fails to have items ready for pick up on the scheduled pick-up date and time, then the customer agrees to pay for any additional charges that apply. All rental items not previously arranged to be broken down or set up must be returned to their point of delivery and in the format in which it was delivered. All tables and chairs must be folded and stacked. Additional charges are to be determined based on the number of items ordered if items are not left as just described. You, the customer, agree to make sure that the driver picks up everything under your care or it will be your obligation to return items.

TIME SET BY CUSTOMER FEE: Allows you to choose your Delivery with a 4hr window and Pick Up Time on a 2-Hour Window. (This is not an Overnight Fee) **Overnight Fee:** This lets you keep the jumper rental until the next day. (Varies based on the jumper and size. The area where the jumper is located must also be safe. The area must be the backyard and gated.) We are determined to provide the best service in this industry to our customers. The Driver is responsible for the proper set-up of all inflatable and the overall acceptable clean condition of the unit. If you feel that the driver has not done a Satisfactory job in setting up the unit, please give us a call immediately. The customer is still required to check the rented unit and all tie-downs before the driver leaves because there is no guarantee that the driver can return before the pick-up time. Any problem during rental must be called to the Office: 818-902-5995 Emergency Line. No refunds or credit will be given at the end of the rental.

EVENTS ELSEWHERE: If you are the lessee of our units but not the homeowner of where the event is taking place, then we will be needing the homeowners/renters permission to enter the premises. A Utility Bill with their information and ID will be required to confirm their identity. If an event is at a hall, then we would need management to approve the setting up of a unit before setting up the reservation. The same rule applies to businesses, parking lots, churches, etc.

RAIN POLICY: DURING PERIODS OF SEVERE WEATHER CONDITIONS (RAIN, HIGH WINDS, ETC.), WE RESERVE THE RIGHT TO CANCEL YOUR RESERVATIONS. IF CONDITIONS ARE NOT TOO SEVERE WE WILL GIVE YOU THE OPTION OF KEEPING IT OR NOT. IF YOU DECIDE TO KEEP THE UNIT FOR THE TERM OF THIS RENTAL AGREEMENT, THERE WILL BE NO REFUNDS, DISCOUNTS, OR RAIN CHECKS! PLEASE VIEW OUR FULL RAIN POLICY ON OUR WEBSITE <https://www.aladinjumpers.com/terms-and-conditions.html>

CANCELLATION POLICY: We realize that unforeseen circumstances may arise and you may have to cancel or reschedule your reservation. Cancellation must be made 7 days prior to the event date by calling us at 818-902-5995. If cancellation is made less than a week in advance or on the day of the event, a cancellation fee of 50% of your order will apply. We can reschedule your event, as long as it is done 1 week prior. Please be aware some of your items may not be available due to other reservations. At this point, you must choose a different unit that is available.

Parks: All park and Rec. Centers, have their own rules, so, in the note area we will put the rule for your deposit, that will be NON-Refundable, and final payment is at arrival of driver. You, the customer, agree to all the rules, terms, and Conditions by signing this rental agreement.

SIGNATURE x _____ PRINT _____ DATE _____

2nd person SIGN x _____ PRINT _____ DATE _____

Thank you for your business!



Granada Hills South Neighborhood Council

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

Website: www.ghsnc.org Email: board@ghsnc.org

Board Meeting Minutes August 7, 2025 7:00PM-9:13PM (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	Present		At Large Director
Anush Danielyan	Present		At Large Director
Brendel Geddes Treasurer	Present		At Large Directors
Carol Hart	Absent		At Large Director
John Horn Secretary	Present		At Large Director
Sally Kolstad	Present		At Large Director
Amanda Mercado-Nguyen	Present		At Large Director
James Mercado-Nguyen	Present		At Large Director
Mark Morris	Present		At Large Director
Jeremy Oberstein Vice President	Present		At Large Director
Abbey Ronquillo President	Present		At Large Director
Brad Smith	Present		At Large Director
Emily Tarverdyan	Absent/Joined at 7:06PM		At Large Director
Vacant			Youth Boardmember
Vacant			At Large Director
Vacant			At Large Director
Vacant			At Large Director
Total Board Members -13	11 Present 02 Absent		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 (VOTE KEY: Yes, No, Abstain, Ineligible, Recuse, Absent)

- I. CALL TO ORDER AND BOARD ROLL CALL **The meeting was called to order by Abbey Ronquillo at 7:00PM.**
A quorum was reached.

GHSNC ITEM II. Roll Call		
Present –11	Absent 02	Excused-00
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith	Hart, Tarverdyan	None

II. EXECUTIVE OFFICERS SELECTION

- a. Discussion and possible action to elect a Secretary. **John Horn self-nominated for Secretary. He is happy to serve as Secretary.**

Public Comment: None

Motion: Passed

GHSNC ITEM II a. Motion to approve John Horn as Secretary Moved: Smith Seconded: Oberstein				
Yes-11	No-00	Abstain-00	Ineligible-00	Absent-02
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith	None	None	None	Hart, Tarverdyan

- b. Discussion and possible action to elect Treasurer-**Brendel Geddes accepted the nomination by Brad Smith. Mr. Geddes does accounting for a living. The Treasurer is the First Signer.**

Public Comment: None

Motion: Passed

GHSNC ITEM II b. Motion to approve Brendel Geddes as the Treasurer Moved: Smith Seconded: Benedetto				
Yes-11	No-00	Abstain-00	Ineligible-00	Absent-02
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith	None	None	None	Hart, Tarverdyan

Emily Tarverdyan joined the meeting at 7:06PM

- c. Discussion and possible action to elect the Parliamentarian- **Item was Postponed.**
- d. Discussion and possible action to elect the Vice President- **Michael Benedetto accepted his nomination from Sally Kolstad. Jeremy Oberstein accepted his nomination from Abbey Ronquillo. Jose Galdamez-confirmed that the City Clerk's office and the Department of Neighborhood Empowerment have deemed Jermy Oberstein as eligible to be on the Board.**

Public Comment: Stakeholder-This is causing Stakeholders to question the system.

Stakeholder- Is concerned that P.O. Boxes will be abused to get people on NC Boards.

Stakeholder-Jeremy is not new to the city or how it works.

Stakeholder- There is a problem here with ethics and special favors.

Motion: Passed- Jeremy Oberstein is the new Vice President

GHSNC ITEM II d. Motion to approve the new Vice President Moved: Kolstad Seconded: Ronquillo				
Michael Benedetto-05	Jeremy Oberstein-07	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad	A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	Hart

III. FINANCIAL OFFICERS

- a. Discussion and possible action to appoint a second signer

Public Comment: None

Motion: Passed

GHSNC ITEM III a. Motion to approve Jeremy Oberstein as the Second Signer				
Moved: Smith Seconded: J. Mercado-Nguyen				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- b. Discussion and possible action to appoint an alternate signer (The President)

Public Comment: None

Motion: Passed

GHSNC ITEM III b. Motion to approve Abbey Ronquillo as the Alternate Signer				
Moved: Smith Seconded: J. Mercado-Nguyen				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- c. Discussion and possible action to appoint up to (2) two bank cardholders. The President is the First Card Holder.

Public Comment: None

Motion: Passed

GHSNC ITEM III c. Motion to approve Jeremy Oberstein as the Second Card Holder				
Moved: Smith Seconded: J. Mercado-Nguyen				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

IV. BOARD OF DIRECTOR APPOINTMENTS

- a. Discussion and possible action to appoint qualified candidates to the At-Large Director Seat, whose term ends in 2027. (3 vacant seats)- **Item Postponed**

Public Comment: None

Motion: Passed

GHSNC ITEM IV a. Motion to Postpone Board of Director Appointments				
Moved: Ronquillo Seconded: Smith				
Yes-09	No-01	Abstain-02	Ineligible-00	Absent-01
Geddes, Horn, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	Kolstad	Benedetto, Danielyan	None	Hart

- b. Discussion and possible action to appoint qualified candidates to the Youth Board Member Seat, whose term ends in 2027. (1 vacant seat)- **Item Postponed**

Public Comment: None

Motion: Passed

GHSNC ITEM IV b. Motion to Postpone Appointing the Youth Seat				
Moved: Ronquillo Seconded: Smith				
Yes-09	No-01	Abstain-02	Ineligible-00	Absent-01
Geddes, Horn, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	Kolstad	Benedetto, Danielyan	None	Hart

V. COMMITTEE APPOINTMENTS

- a. Discussion and possible action to appoint standing committee chairs:

- i. **Beautification –Horn**
- ii. **Budget –Geddes**
- iii. **Bylaws and Rules –Morris**
- iv. **Community Outreach –Co-Chairs Benedetto and Kolstad**
- v. **Education –Ronquillo**
- vi. **Government Affairs –Oberstein**
- vii. **Membership –None**
- viii. **Planning and Land Use Management –Smith**
- ix. **Public Safety and Emergency Preparedness –Benedetto**

Public Comment: None

Motion: Passed

GHSNC ITEM V a. Motion to approve the Committee Chairs as listed above.				
Moved: Ronquillo Seconded: Oberstein				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- b. Discussion and possible action to appoint standing committee members, no more than 4 Boardmembers:

- i. **Beautification-Horn**
- ii. **Budget-Geddes, Oberstein,**
- iii. **Bylaws and Rules-Morris**
- iv. **Community Outreach-Benedetto, Kolstad, Anoush**
- v. **Education-Ronquillo, A. Nguyen-Mercado**
- vi. **Government Affairs-Oberstein**
- vii. **Membership-will be combined with the Outreach Committee**
- viii. **Planning and Land Use Management-Smith, Oberstein, Geddes**
- ix. **Public Safety and Emergency Preparedness -Benedetto, J. Nguyen-Mercado, A. Nguyen-Mercado, Tarverdyan**

Public Comment: None

Motion: Passed

GHSNC ITEM III a. Motion to appoint the committee members listed above.				
Moved: Ronquillo Seconded: Oberstein				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

VI. GOVERNMENT REPORTS

- Councilmember John Lee's Office (Alejandra Moscoso, CD12 Representative)-**The Council Office has been working on weed abatement. Please make sure that you RSVP for Conversations with Councils on August 25,2025 from 6:00-7:30PM.**
- Neighborhood Council Budget Advocates (Glenn Bailey, Co-chair/ Brian Allen, Treasurer) **Budget Day was a success.**
- LAPD Devonshire Division/Public Safety- Richard Fisk -**He went over the Crime Stats. There is a new Captain. Devonshire Division is looking for more people to join the Volunteer Bike Patrol.**
- Richard Fisk is also on the Design Advisory Committee which look at commercial projects for design review.**
- LAFD Battalion 15, Chief Vazquez- **He came to give an update on the 52" wide ruptured watermain that is affecting Granada Hills and Porter Ranch.**
- Congressman Whitesides (Maria Unzueta, Representative) **The office can help you with Federal issues. The office phone# is 661-568-4855.**
The Congressman has been working on bills to protect health care for veterans and bills that are related to fires. He is on the House Arms Services Committee and the Bureau of Labor Statistics.

VII. GENERAL PUBLIC COMMENT - Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed 2 minutes.

- Glenn Bailey- He is concerned about people using P.O. boxes to run for the Board. He reminded the Board members about the VANC meeting and the Sustainability Alliance meeting**

VIII. OLD BUSINESS

- Discussion and possible action to approve a community impact statement to support Council File 25-0600-S7 to restore the Neighborhood Councils' yearly funds back to \$32,000.

Public Comment: None

Motion: Passed

GHSNC ITEM VIII a. Motion to approve a community impact statement to support Council File 25-0600-S7 to restore the Neighborhood Councils' yearly funds back to \$32,000.				
Moved: Ronquillo Seconded: Morris				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

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

Public Comment: None

Motion: Passed

GHSNC ITEM VIII b. Motion to approve up to \$275.00 to refill our helium tanks and purchase balloons for outreach events.				
Moved: Ronquillo Seconded: Kolstad				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- c. Discussion and possible action to approve \$1,800.00 per year to use Aaron Davandry as the Granada Hills South Neighborhood Council Webmaster.

Public Comment: None

Motion: Passed

GHSNC ITEM VIII c. Motion to approve \$1,800.00 per year to use Aaron Davandry as the Granada Hills South Neighborhood Council Webmaster.				
Moved: Ronquillo Seconded: Benedetto				
Yes-10	No-02	Abstain-00	Ineligible-00	Absent-01
Benedetto, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	Danielyan , Geddes	None	None	Hart

- d. Discussion and possible action to approve \$2,070.00 per year to use the Bridge Gap minutes writer service for the Granada Hills South Neighborhood Council board meetings.

Public Comment:

Motion: Passed

GHSNC ITEM VIII d. Motion to approve \$2,070.00 per year to use the Bridge Gap minutes writer service for the Granada Hills South Neighborhood Council board meetings.				
Moved: Ronquillo Seconded: A. Mercado-Nguyen				
Yes-11	No-00	Abstain-01	Ineligible-00	Absent-01
Benedetto, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	Danielyan	None	Hart

- e. Discussion and possible action to approve a community impact statement to (support or oppose) Council File 25-0193 on Councilman Blumenfield's proposal to make Hanoi, Vietnam as a sister city to Los Angeles. As part of the City's discussions to establish a sister city relationship with Hanoi, the City's representatives and negotiators should keep in mind the policy set forth in Council File 19-0002-S 101.- **Motion to oppose.**

Public Comment:

Motion: Passed

GHSNC ITEM VIII e. Motion to approve a community impact statement to oppose Council File 25-0193 on Councilman Blumenfeld’s proposal to make Hanoi, Vietnam as a sister city to Los Angeles. As part of the City's discussions to establish a sister city relationship with Hanoi, the City's representatives and negotiators should keep in mind the policy set forth in Council File 19-0002-S 101. Moved: Benedetto Seconded: Kolstad				
Yes-05	No-06	Abstain-01	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad	A. Mercado-Nguyen, J. Mercado-Nguyen, Oberstein, Ronquillo, Smith, Tarverdyan	Morris	None	Hart

IX. NEW BUSINESS

- a. Discussion and possible action to approve the Granada Hills South Neighborhood Council 2025-2026 Fiscal Year Administrative Budget Packet.

Public Comment: None

Motion: Passed

GHSNC ITEM III a. Motion to approve the Granada Hills South Neighborhood Council 2025-2026 Fiscal Year Administrative Budget Packet. Moved: Ronquillo Seconded: Oberstein				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- b. Discussion and possible action to approve the Monthly Expenditure Report (MER) for June 2025, May 2025, and April 2025.

Public Comment: None

Motion: Passed

GHSNC ITEM III b. Motion to approve the Monthly Expenditure Report (MER) for June 2025, May 2025, and April 2025. Moved: Ronquillo Seconded: Morris				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- c. Discussion and possible action to approve the May 1, 2025 and July 3, 2025 Board Meeting Minutes.

Public Comment: None

Motion: Passed

GHSNC ITEM III c. Motion to approve May 1, 2025 and July 3, 2025 Board Meeting Minutes. Moved: Ronquillo Seconded: Oberstein				
Yes-09	No-00	Abstain-03	Ineligible-00	Absent-01
Danielyan, Geddes, Horn, A. Mercado-Nguyen, J. Mercado-Nguyen, Oberstein, Ronquillo, Smith, Tarverdyan	None	Benedetto, Kolstad, Morris,	None	Hart

- d. Discussion and possible action to approve the funding and use of parliamentary assistance appointed from the approved temporary staffing services list provided by the Office of the City Clerk Neighborhood Council Funding Program. - **Item Referred to Budget Committee.**

Public Comment: None

Motion: Passed

GHSNC ITEM III d. Motion to refer this Item to the Budget Committee. Moved: Ronquillo Seconded: A. Nguyen-Mercado				
Yes-12	No-00	Abstain-00	Ineligible-00	Absent-01
Benedetto, Danielyan, Geddes, Horn, Kolstad, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	None	None	Hart

- e. Discussion and finalization of date and time for GHSNC's Special Board Meeting to review GHSNC's bylaws, parliamentary procedures, and build camaraderie amongst board members. Our NEA, Jose Galdamez, as well as other city representatives will be present to give brief presentations and answer questions. **The Meeting will be held on August 17, 2025 at 4:00PM.**

ADJOURNMENT The meeting was adjourned at 9:13PM



Granada Hills South Neighborhood Council
 11024 Balboa Blvd., Box 767
 Granada Hills, CA 91344
 818-723-8087
 Website: www.ghsnc.org Email: board@ghsnc.org

**Board Meeting Minutes
 August 17, 2025
 4:24PM-7:52PM
 (DRAFT)**

Special Meeting Location:
Los Angeles Fire Department
Station 87 Conference Room
10124 Balboa Blvd.
Granada Hills, CA 91344
(MAIL NOT ACCEPTED AT THIS ADDRESS)

Boardmember	Roll Call	Funding Vote Eligible*	Category
Michael Benedetto	Present		At Large Director
Anush Danielyan	Excused		At Large Director
Brendel Geddes, Treasurer	Present		At Large Director
Carol Hart	Absent		At Large Director
John Horn, Secretary	Present		At Large Director
Sally Kolstad	Excused		At Large Director
Amanda Mercado-Nguyen	Present		At Large Director
James Mercado-Nguyen	Present		At Large Director
Mark Morris	Present		At Large Director
Jeremy Oberstein, Vice President	Present		At Large Director
Abbey Ronquillo, President	Present		At Large Director
Brad Smith	Present		At Large Director
Emily Tarverdyan	Present		At Large Director
Vacant			Youth Boardmember
Vacant			At Large Director
Vacant			At Large Director
Vacant			At Large Director
Total Board Members -17	10 Present 03 Absent		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 (VOTE KEY: Yes, No, Abstain, Ineligible, Recuse, Absent)

I. CALL TO ORDER, FLAG SALUTE **The meeting was called to order by Abbey Ronquillo at 4:24PM.**

II. FLAG SALUTE AND ROLL CALL

Abbey Ronquillo led the Pledge of Allegiance

GHSNC ITEM II. Roll Call		
Present –10	Absent 01	Excused-02
Benedetto, Geddes, Horn, A. Mercado-Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith (Tarverdyan arrived at 4:43)	Hart	Danielyan, Kolstad

III. DEPARTMENT OFFICIAL PRESENTATION

- a. Jose Galdamez, NEA presented to the board and discussed the City Departments and Roles, The Brown Act, Law vs Policy, Agendas, Committees, Data, CRPAS, CIS, Bylaws, Etiquette, and NC Resources. Jose also answered questions accordingly.
 - A. Mercado Nguyen asked if talking to one other person would be a violation of the Brown Act to which Galdamez said no, if it involved additional members then yes.
 - A stakeholder asked how many members a serial meeting would be and Galdamez stated five
 - Oberstein asked about social media and the Brown Act. Galdamez stated that having followers on the board and by simply liking a post could be considered a violation. Galdamez suggests avoiding commenting and liking posts on things.
 - Morris asked about specifically commenting on political issues and if it ran the risk of being a Brown Act Violation. Oberstein added that it is within the jurisdiction. Galdamez suggests stating you are not speaking in your capacity as an elected board member, and if there is a hot issue item to be mindful of what you discuss. There are guidelines and policies available online.
 - Galdamez mentions if you are unsure that DONE is there to support and that you can reach out to him at any time.
- b. Shawna Priscilla Dungo, Representative from City Clerk Neighborhood Funding Program joined the meeting virtually. Dungo provided a general overview of the funding program and went over the mission of the Neighborhood Funding Program, Accessing NC Funds, NC Financial Officers, Spending NC Funds, Contracts, Inventory, MERs, Conflicts of Interest, Unacceptable Purchases, Corrective Measures, as well as how to contact them.
 - Dungo mentioned that the department is working on creating Policy and Guidelines.
 - Geddes asked if the city needs to be an additional insurer. Dungo states that they would request for this but there are some cases where they are not listed, and they work with the office of risk management to check.
 - Benedetto mentioned that Geddes as Treasurer will have additional training he will need to take.

IV. GENERAL PUBLIC COMMENT

No public comment

V. OLD BUSINESS

a. Board of Director Appointments

At-Large Director Seat, whose term ends in 2027. (3 vacant seats)

- Galdamez states per the bylaws we must put them in the agenda for consideration. The candidates must provide proper documentation to be eligible for a seat.**
- Geddes states he would like to interview individuals and see people from different walks of life on the board.**
- Benedetto mentioned that there are two members in the crowd, Steven and Maria who showed interest in joining the board. He met Steven in May, introduced by Colleen and she says he is a good guy.**
- Steven states he is interested in joining the board and asks where he goes to apply. Galdamez states he will create and send an application since the Board does not have one currently.**

Youth Board Member Seat, whose term ends in 2027. (1 vacant seats)

- Galdamez states they must be between 14-17 during their time on the Board.**

VI. NEW BUSINESS

a. Introductions - share about yourself. Fun fact, interests, why you joined the Neighborhood Council, favorite thing about Granada Hills South.

- Geddes grew up in San Francisco. He likes to play guitar and likes The Beatles. Joined the GHSNC because when he moved here it was a quiet place. He has seen legislation made for big cities that is impacting Granada Hills. He also appreciates the small businesses and prefers to shop at those places. He would like to attract more of that. He loves the community that he has found here and is looking forward to working with everyone.**
- Horn was born and raised in the San Fernando Valley and has lived all over. He moved to Granada Hills in 1994. He currently lives in the Old Granada Hills area and really enjoys it. This is where he and his wife raised their three sons. He was recently hired in a new position. He joined in 2019 to get involved and is looking forward to continuing to serve.**
- A. Mercado Nguyen has lived in the area since 2017. She helps Hopia Like It in many capacities and has been a student at Aloha Hula for many years. She loves the space that Granada Hills has for the community to come together. She also states that she Freelances and does social media and feels that she has the energy and opportunity to help the community.**
- J. Mercado Nguyen owns a local business a Filipino bakery. I found out there was an opportunity on the board and had no idea it was a thing. He is really hoping that he can make a difference.**
- Morris reports he was born in Inglewood and raised the South Bay. Made his way out to the Valley and was blown away by how it felt like a small town in a big city. He was excited about the Holiday Parade. He wanted to contribute any way he could.**
- Oberstein was born and raised in the San Fernando Valley. Attended schools all around the Valley. He moved to the area in 2017 with his wife. It has given him a sense of community and a sense of purpose. He was raised with the expectation that you would give back to the community. He worked for the City of LA for many years. The**

thing he loves about Granada Hills is the trees.

- Ronquillo has been part of the council since 2019. Her family moved here in 1994 after the Northridge earthquake and has never moved. She considers Granada Hills her forever home. She is a mental health practitioner and believes in community care and hopes to continue to help support the board and encourage others to join as well.
- Smith is a native Angelino and was born and raised in the Valley. Was in the service, came back from the service and went to school at CSUN. Raised his family here. He believes this is a unique part of Los Angeles. Sixty percent of folks in this area own their homes and forty percent rent. This is the opposite of other parts of the city. There are significant issues in this community that are different from the rest of the city. He joined the GHSNC all those years ago in order to help maintain the quality of life.
- Tarverdyan It is her first time on the board but some of you may know her from when she helped create the first youth commission. Her idea was to have young people get involved in local government. It felt like a natural progression to run for Neighborhood Council. She loves Granada Hills and loves living in LA, a big metropolitan area and also knowing her neighbors names.
- Benedetto was born and raised in New York City. He came out here and went to school here. He always believed in teamwork and was an olympic weightlifter. He always believed in service; he was the President for multiple organizations working with children. He loves this council and has put his heart and soul into it.

b. Discussion on engaging stakeholder engagement

- Morris when he was going through the bylaws he realized that the stakeholders can contribute and be a part of committees. He suggests we can invite prior board members to join. Also suggests we set up a table at the Farmers Market the last Friday of the month to invite stakeholders to our meetings
- Oberstein he would love to see more participation from stakeholders during meetings. He suggests time during meetings for the public to present about their businesses and other things that are happening in the community.
- Horn suggests in order to engage the public at the meetings that the council needs to provide something back to the community. Right now he feels that we are only approving NPGs. He feels we need to do more and be more committed to the committees and also attending each other's committee's meetings.
- Smith says the community involvement blows hot and cold depending how big the issue is. There are other civic organizations, places like schools, churches, etc. where you may also be involved already and connected with and introduce yourself and the NC to them.
- Morris suggests that we may not need to meet monthly, and instead meet with committees on the other months.
- Michael states that the board should meet monthly in order to get things done. He also feels a lot of the new people need to experience that. He also does not feel Zoom would be good as you do not get the feeling of camaraderie from that. He would like to see more council participation at Outreach events.
- Stakeholder comments that there are thirteen members on the board and suggests that they all know 3-5 individuals. She suggests there is an incentive for people who recruit the most people. She would also like to see a faith based aspect to the board. Some churches have thousands of people that attend their meetings. Stakeholder mentions there needs to be training on the Constitution and the Bill of Rights.

Geddes left the meeting at 6:33pm

-Maria, the stakeholder said that she looks up to the board. She has served on the board and would like to see more regular meetings. When the public sees the volunteers get involved in meetings they are engaged. She mentions preferring monthly in person meetings and states momentum would be lost if it went to bimonthly.

c. Discussion of the GHSNC bylaws

-Oberstein does not think that this copy of the bylaws is on the website. It needs to be fixed. He would also like to see the updates to the committees and the descriptions.

-Horn would like to discuss changing the committee schedule and utilizing the virtual option.

-Morris would like to explore standing rules that are included in the bylaws.

-A. Mercado Nguyen would like to see the positions spelled out and be more clear.

d. Discussion of the committees

-Board would like to see Beautification and Sustainability together versus Beautification and Outreach.

-John would like to be added to the Emergency Services and Homelessness

-Board would like to see Beautification and Sustainability together versus Beautification and Outreach.

-John would like to be added to the Emergency Services and Homelessness

Motion: Passed

e. Discussion and possible action to appoint a parliamentarian and add up 2,000.00 amount to the Office/Operational Expenditures Category in the 2025-2026 Fiscal Year Administration Packet (motion Ronquillo, second Horn)				
Yes-8	No-00	Abstain-01	Ineligible-00	Absent-04
Horn, A. Mercado Nguyen, J. Mercado-Nguyen, Morris, Oberstein, Ronquillo, Smith, Tarverdyan	None	Benedet to	None	Danielyan, Hart, Geddes, Kolstad

f. Discussion and possible action to appoint positions for Empower LA

1. Homelessness Liaison

The board unanimously votes to post the position on the website

2. Five Community Impact Statement Filers

Brendel Geddes, Michael Benedetto, John Horn, Jeremy Oberstein, Abbey Ronquillo

3. Regional Grievance Panelist

-Oberstein will get clarification on this position from Empower LA

g. Discussion and possible action to change the General Board Meeting time from 7:00pm to 6:30pm.

-Board agrees to wait until the September meeting to further this discussion.

VI. ADJOURNMENT

NEXT MEETING WILL BE: September 11, 2025