CITY OF LOS ANGELES

NORTHRIDGE EAST NEIGHBORHOOD COUNCIL

REGULAR BOARD MEETING AGENDA

WEDNESDAY, NOVEMBER 18, 2026
7:00 PM
ZOOM MEETING ONLINE OR BY TELEPHONE
CLICK THIS LINK TO JOIN THE WEBINAR: https://zoom.us/j/92753645271
DIAL (888) 475-4499 TO JOIN THE MEETING
THEN ENTER THIS WEBINAR ID: 927 5364 5271 AND PRESS #

NEIGHBORHOOD COUNCIL GOVERNING BOARD

Stephanie Mills — President
Glenn Bailey — 1st VP
Martin De Mucha Flores — 2nd VP
Britta Steinbrenner — Secretary
Judy Diamond — Treasurer
Sky Cassidy, BOARD MEMBER
Maria G. Luchero, BOARD MEMBER
Barbara Nitkin, BOARD MEMBER
Marjorie Ross, BOARD MEMBER
Ken Ross, BOARD MEMBER
Claudia Lopez — Appointed CSUN Faculty/Staff
Cesar Rosales — Appointed CSUN Student
Resident Seat — Vacant
Business/Employee Seat — Vacant
Youth Seat — Vacant
Alternate 1, 2, 3 — Vacant



MAILING ADDRESS: 9250 Reseda Blvd.#285, Northridge, CA 91324
EMAIL: info@NENC-LA.org
WEBSITE: www.NENC-LA.org

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Stephanie Mills, Presidente, al (330) 447-6444 o por correo electrónico info@NENC-LA.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE NORTHRIDGE EAST NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must dial (888) 475-4499, and enter 927 5364 5271 and then press # to join the meeting. When prompted by the presiding officer to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two (2) minutes per speaker, unless adjusted by the presiding officer of the Board.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. **California Government Code Section 54953.8(b(3).**

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. **California Government Code Section 54953.8(b)(4).**

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference, may be required to register as required by the third-party internet website or online platform to participate. **California Government Code Section 54953.8(b(5),**

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed.
California Government Code Section 54953.8(b)(6(A),

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment. **California Government Code Section 54953.8(b)(6)(B).**

1. Start Recording, Call to Order, Pledge of Allegiance and Welcome to Stakeholders; Introductory Comments (audio/visual participation and recusal reminders; public comment)
2. Roll Call, Seating of Alternate(s), Determination of Quorum (8 - present: _____), Voting Eligibility (Ethics, Funding, Code of Conduct, Anti-Bias, Gender Expression and Gender Identity) view Board member training status at https://neighborhoodempowerment.lacity.gov/NENC/); Planning 101 training; Abstentions="No"
    a. NC Board Members are required to comply with the BONC Neighborhood Council Board Member Code of Conduct Policy (version effective 2/20/2024)
    b. New Funding Training deadline extended. Was required to be taken by all Board members by October 16, 2026.
    c. Other Board Member training(s) expiring within the next two months: Stephanie Mills: Ethics Training expiration 1/13/2027
3. Notice of NENC Board Vacancies (term expiration is June 30th of year listed) - One Resident seat (2027), one Business/Employee seat (2027), three Alternate seats (2027), and one Youth seat (2027). Qualified Stakeholders interested in serving may obtain more information by emailing: info@NENC-LA.org Documentation will be required. Per NENC Bylaws, appointment is made by the President and approved by the Board. - possible MOTION(s), including but not limited to:
    a. Appointment of eligible Stakeholder(s) to vacant Alternate, Resident, Business/Employee or Youth seat(s) with a term expiring in 2027 - possible MOTION
4. Agenda Setting Meeting: 11/8/2026 Participation: Bailey, Diamond, Mills, Steinbrenner
5. Approval of Minutes – October 21, 2026; September 16, 2026 (pending); August 19, 2026 (pending); July 15, 2026 (pending); June 17, 2026 (pending); May 20, 2026 (pending); April 15, 2026 (pending); March 18, 2026; February 18, 2026 (pending), January 21, 2026 (pending), July 16, 2025 (revise draft) and any

other dates [NOTE: If there are draft minutes received and distributed timely, they will be considered later during the meeting.]
    a. Links to Zoom recordings of Board meetings are posted on NENC Agendas and Minutes webpage
6. Financial Item(s) - Discussion and possible action:
    a. Approval of October 2026 Monthly Expenditure Report (MER) - amount spent $_____ (All NC MERs are posted on City Clerk's NC Funding System Dashboard; click on MER tab. Recent NENC MERs with back up documentation may also posted on the NENC website under Finance Committee: https://www.nenc-la.org/committees/budget-and-finance-committee/
7. Presentations/Guest Speakers/Announcements.
    a. Northridge East NC is celebrating its 22nd Anniversary of Certification on November 30. It was officially certified on November 30, 2004.
8. Public comments on non-agenda items within the NENC's subject matter jurisdiction (up to two minutes per speaker)
9. Comments/Reports from Representatives of Public Officials (please email report in advance of meeting) (up to three minutes each unless arrangement for additional time is made at least six days days in advance): Mayor (David Nguyen), City Attorney (_____), CD 12 (Myrka Martinez); LAUSD BD 3; County SD 3 (Kimberly Perez); State - SD 27 (Senator Stern TBA), AD 40 (Julia Estrada); Federal - CD 32 (Sean Regan)
10. Comments/Updates/Announcements by Representatives of City Departments such as LAPD/C-PAB), LAFD, DONE (NEA Vincent Autiero (vincent.autiero@lacity.org), BONC (North Valley Commissioner Keren Waters) and Representatives of CSUN and Other Public Agencies and NC-Related Entities (up to three minutes each unless arrangement for additional time is made at least six days in advance)
    a. DONE and BONC updates
        i. DONE launched its Digital Accessibility & ADA Compliance for Neighborhood Councils website, with compliance required by NCs by April 26, 2027.
            1. Save the Date: DONE Brown Bag with Department on Disability, 12/10/2026, 12 noon-1 pm
        ii. City Clerk's new Legislative Management System (LMS)
        iii. NENC Candidate Filing Period: Thursday, December 17, 2026 to Monday, February 15, 2027.
            1. Seats included: (1) At-Large; (1) Property Owner; (4) Resident; (1) Business/Employee; (1) Youth
            2. For inquiries, please contact (213) 978-0444 or via email at clerk.electionsnc@lacity.org or visit City Clerk NC Elections website
            3. NC Elections Candidate Filing and Board Service Workshop, 12/17/2026, 7 pm - REGISTER
        iv. Review of City Clerk's 2027 NENC Ballot Voting Model - possible MOTION
        v. Apply to be a 2027 Neighborhood Council Elections Poll Worker, application
        vi. Community Investment Department Community Meetings on Consolidated Action Plan for federal grants to benefit low-income neighborhoods. November 17 at 5:30 PM - click to join; November 19 at 5:30 PM - click to join. Fill out the community survey for Program Year 53 (2027-2028): click to take survey (English).
    b. CSUN reports and updates - Claudia Lopez and Cesar Rosales
        i. Associated Students update
        ii. CSUN Powwow, 11/28/2026
        iii. CF 25-0050 Bureau of Engineering report, January 8, 2025, relative to initiating vacation proceedings to vacate certain segments of Etiwanda Avenue, Lindley Avenue, Garden Grove Avenue, Vincennes Street, Dearborn Street, Etiwanda Avenue, Bertrand Avenue, and Prairie Street; VAC - E1401458. City Council 2/4/2025 adopted **report, Exhibit A and**

Application, and directed the Bureau of Engineering to investigate and report regarding the feasibility of this vacation request. [NOTE: The previously approved application also included various covenants to protect the surrounding residential neighborhood.]

c. NC Budget Advocates: Departmental Teams update. NENC City budget and service priorities. Fiscal Year 2026-2027 Budget (Council File CF 26-0600). NCBA Monthly Report to NC (posted once released). www.budgetadvocates.org/

11. Committee Reports - Standing: Beautification and Weed Abatement (Baker); Education (Diamond/Nitkin); Executive (Mills); Finance (Diamond); Outreach (Mills); Planning and Land Use (Diamond/Nitkin); Public Safety (Nitkin) and Sustainability (Bailey/Nitkin). Ad Hoc: Bylaws (Bailey/Mills); Dearborn Park (Diamond/Nitkin); 2027 NC Election (Mills/Bailey); CSUN Soccer Complex - Discussion and possible action:
    a. Establishment and/or dissolution of existing Ad Hoc committees
        i. MOTION (Steinbrenner/Diamond) to defer discussion to December Executive Committee meeting about establishing an Ad Hoc Committee on City Homelessness Program Oversight, for the limited purpose of reviewing publicly available information, reports, audits, and policies related to city homelessness services affecting the Northridge East NC community. (Passed 4-0-0 on 11/8/2026)
        Note: Committees are not for investigative purposes and only items within scope and authority of neighborhood councils can be agendized and discussed.
    b. Establishment of Parks Committee (or Parks and Sustainability Committee) and to amend Standing Rules accordingly - MOTION
    c. Appointment of Committee Chairs or Co-Chairs by President subject to confirmation by Board - MOTION
    d. Approval of Committee members as requested by Committee Chair/Co-Chairs - MOTION
    e. Announcement of upcoming Committee meeting dates: Executive 12/6/2026. Regular meetings to be first Sunday at 3:30 pm from December through June; Education 12/1/2026 6 pm (all dates/times subject to confirmation)
    f. Executive: CF 16-1468-S6 (Lee/Blumenfield) Accessory Dwelling Units (ADUs) / Interim Control Ordinance (ICO) / Prohibit Building Permit Issuance for Detached ADUs Exceeding 1200 Square Foot Threshold - possible MOTION (no Committee recommendation)
    g. Executive: MOTION as amended (Mills/Steinbrenner) to recommend that the NENC support in concept a Homelessness Town Hall scheduled during the first quarter of 2027 (or another date TBD) sponsored by Northridge West NC, Granada Hills South NC or other Valley NCs, to authorize up to $400 for expenses (facility, equipment, flyers and refreshments) and to participate in program development and conducting the session. Previously approved by the Board on November 19, 2025. (Passed 4-0-0 on 11/8/2026)
    h. Outreach: 3rd Annual Valley Art Fair, 11/1/2026 - report
    i. Outreach: ONEgeneration Senior Health Fair, 11/6/2026 - report
    j. Outreach: Save the Dates: 2027 Salute To Recreation Family Festival, May 14-16, 2027
    k. Public Safety: Neighborhood Watch meetings posted on NENC website
    l. Planning: Update on new/pending or previously considered cases within/adjacent to NENC (see Informational Items below)
    m. Reports by other Committees listed in item 11 above
12. NENC President, NC Liaisons, and NC Alliances/Coalitions Reports including, but not limited to:
    a. President's Report
    b. NC Liaisons Reports and approval of additional and/or replacement NENC Liaisons (see 15m)

i. North Valley Regional Homelessness Liaisons Meeting 10/29/2026 - report (2 minutes per meeting attendee)

c. NC Alliance and Coalition Reports:
   i. LANCC 11/7/2026 - Council Files for ADUs, Monthly List of Interim Housing Sites - video links
   ii. VANC 11/12/2026 - Fire Hazard Severity Zones, ADA compliance requirements - video links

13. Council Files (CF) and City Council Motions - Community Impact Statements (CIS) - Discussion and possible action:
    a. CF 26-0582 Department of Animal Services / City Operated Shelters / Transfer to Contractor
       i. [NOTE: Approved by Arts, Parks, Libraries, and Community Enrichment Committee on 8/11/2026 / Council adopted report on 8/25/2026]
14. Approval of Minutes, if any. See Agenda Item 5.
15. Informational Items/Announcements
    a. CD 12: Weekly newsletter with community updates: https://cd12.org/
    b. Board of Neighborhood Commissioners upcoming meetings
    c. City Clerk NC Funding Program: Effective April 1, 2026, the NC Funding Policies & Guidelines document has been revised, including the Neighborhood Purposes Grant Application and requirements, and a new Financial Officer Handbook has been issued.
    d. LAFD: Community Emergency Response Team (CERT) classes
    e. LAPD: Neighborhood Watch meetings via Zoom (see NENC website for details); there are four Basic Cars/Senior Lead Officers who cover portions of NENC. Email: DevonshireSLO@lapd.online
    f. LAPL Northridge Library: upcoming events; now accepting book, etc. donations
    g. Recreation and Parks: Board of Commissioners upcoming meetings
    h. Sanitation: North Valley S.A.F.E. (Solvents/Automotive/Flammables/Electronics) Center collection site, 10241 Balboa Boulevard, Northridge, open every weekend 9:00 a.m. to 3:00 p.m. for residents to drop off their household hazardous waste and electronic waste.
    i. Northridge Vision met 10/14/2026; next virtual meeting 11/11/2026, 2 pm (tentative)
    j. Aliso Canyon Disaster Health Research Study: UCLA website, including study overview, research timeline, and information about the study team is now live. Also, Environmental Health Research is a related non-profit organization; its website includes newsletter sign-up
    k. Planning: Update on previously considered or new/pending cases within/adjacent to NENC including but not limited to:
       i. Case No. VTT-85221-SH-HCA located at 18220 Superior Street for SB 684/1123 subdivision request for a proposed 6 lot subdivision with ADUs. (Informational item - no hearing date set yet)
       ii. Case No. CPC-2024-8146-DB-VHCA located at 17715-17719 Kinzie Street.- Five-story, 230-unit apartment building on a 35,786 square-foot lot was approved on June 24, 2025. Administrative Compliance Letter. [NOTE: Related article posted by Urbanize LA on 12/20/2024]
       iii. Case No. CPC-2024-1532-DB-VHCA located at 17829 Halsted St - New construction of a 232 unit 100% affordable housing project, measuring 63-feet in height with a total residential floor area of 143,010 square feet and 63 parking stalls. Letter of Determination date 5/15/2025 [NOTE: Related article posted by Urbanize LA on 3/11/2024]
       iv. Case No. CPC-2023-8011-ZC-ZV-CU-WDI-SPP-DRB located at 10125 Balboa Boulevard for expansion of existing car wash through a conditional use permit, zone change, project permit compliance for the Granada Hills Specific Plan, variance, and waiver of dedication.

Applicant: Balboa Car Washes, Inc dba Denny's Car Wash. Determination Letter dated 7/29/2026.

v. Case No. ZA-2025-3065-CUB located at 9514 Reseda Boulevard #12 to allow existing convenience store to sell full line of alcoholic beverages for off-site consumption. Applicant: Copacabana Market LLC. Withdrawal filed 9/16/2026: Withdrawal Request Response Letter dated 9/26/2026.

vi. Case No. ZA-2025-7132-ZV-CU2-PR proposed new three-story self-storage facility at 9400 Reseda Boulevard. Applicant: The Corral Group LLC (Informational item - no hearing date set yet)

vii. Northridge Community Plan was last updated in 1995.

viii. Public comment period closed for 18444 Plummer (former Rite Aid site at Reseda Blvd/Plummer intersection).

l. Planning: Department liaisons email: Planning.Liaison@lacity.org. Sign up to receive Planning eBlasts and Newsletters: Planning Department Email Sign Up Page.

m. NC Liaisons Reports: Animal Services (Ross/Diamond); Data (Bailey); Emergency Preparedness (Steinbrenner); Film (Dagort); Homelessness (Ross/Luchero/Steinbrenner/Alternate: Bailey); Public Works (Bailey); Purposeful Aging; Resilience (Lundquist/Steinbrenner)

n. NC Alliance and Coalition Meetings/Reports: Valley Alliance of NCs (VANC) (next meeting 12/10/2026, 6:30 pm); DWP MOU/Advocacy Committees (next meeting 12/5/2026, 8:30 am); LA NC Coalition (LANCC) (next meeting 12/5/2026, 10 am); PlanCheckNC (next meeting 12/12/2026, 10 am); NC Emergency Preparedness Alliance (next meeting 11/28/2026, 10 am); NC Sustainability Alliance (next meeting 12/13/2026, 6:30 pm)

o. Upcoming NC or NENC Co-sponsored Events:

16. Public comments on non-agenda items within the NENC's subject matter jurisdiction
    a. (continued from item 8; up to two minutes per speaker)
17. Board Member announcements and requests for future agenda items/reconsideration of any motion
18. Adjournment (by 9:30 p.m.)
    a. Next NENC Board regular meeting (third Wednesday): December 16, 2026 (virtual)
    b. Subsequent Board regular meetings: January 20, 2027 and February 17, 2027

THE AMERICAN WITH DISABILITIES ACT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted 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 5 business days prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@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 our website: www.NENC-LA.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 Stephanie Mills, President, at (330) 447-6444 or email at: info@NENC-LA.org.

PUBLIC POSTING OF AGENDAS

Neighborhood Council agendas are posted for public review as follows:

- Northridge Branch Library (near the main entrance), 9051 Darby Avenue, Northridge
- Northridge Recreation Center (near the north entrance facing the street), 18300 Lemarsh Street, Northridge
- www.NENC-LA.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at https://www.lacity.org/subscriptions

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.

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 www.NENC-LA.org.