

 	Lake Balboa Neighborhood Council P.O. Box 7720 Lake Balboa, CA 91409-7720 818-779-9026 Website: www.lakebalboanc.org Email: info@lakebalboanc.org		
Board Meeting Minutes April 2, 2025 7:00PM-9:08PM APPROVED	Regular Meeting Location: Gault Street Elementary School 17000 Gault Street Lake Balboa CA 91406 (MAIL NOT ACCEPTED AT THIS ADDRESS)		
Boardmember	Roll Call	Funding Vote Eligible*	Category
James Brown 1 st Vice President	Present	YES	Residential
Douglas Escobar	Absent	YES	Business
Ronnie Frost Communications Officer	Absent	YES	Business
Christopher Garcia	Present	NO	Youth
John Garcia	Absent/Joined at 7:39PM	YES	Residential
Alex Goode 2 nd Vice President	Present	YES	Residential
Linda Gravani President	Present	YES	Business
Surat Hazra	Present	YES	At Large
Darian Heredia	Present	YES	Residential
Lydia Jerosimich	Present	YES	Senior
Mihran Kalaydjian	Present	YES	Organization
Jackie Knoll	Present	YES	Residential
Danica Middleton Secretary	Present	YES	Residential
Mariam Preissel	Absent	YES	Organization
Linda Schwering Treasurer	Present	YES	At-Large
Bill Swartz	Present	YES	At-Large
Kathleen Swartz	Present	YES	Residential
Total Board Members -17	Present 13 Absent 04 at Roll Call		

*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)

1. **Call meeting to order WELCOME to our STAKEHOLDERS** The meeting was called to order at 7:00PM by President Linda Gravani, everyone was welcomed.

L.A. City Charter Sec 900. Purpose (Of Neighborhood Councils)

To promote more citizen participation in government and make government more responsive to local needs, a citywide system of neighborhood councils, and a Department of Neighborhood Empowerment is

created. Neighborhood councils shall include representatives of the many diverse interests in communities and shall have an advisory role on issues of concern to the neighborhood.

Our Mission is to bring forward our concerns to our elected officials,

We are a department within the city of Los Angeles. We are required to follow city and state laws. The Brown Act does not allow us to discuss anything that is NOT on tonight’s agenda. There is an item called PUBLIC COMMENT where you can address items NOT on the agenda. The President has suggested time limits for each item so that the meeting will end around 915p. Time allocations are approximate and may be shortened or lengthened at the discretion of the President. The time keeper is: **James Brown**

- 2. **Pledge of Allegiance – The Pledge of Allegiance was led by Christopher Garcia**
- 3. **Roll Call- Roll was called by Secretary Danica Middleton. Quorum of 9 was reached.**

LBNC ITEM 3. Roll Call		
Present –13	Absent-04	Excused-00
Brown, C. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Schwering, B. Swartz, K. Swartz	Escobar, Frost, J. Garcia, Preissel	None

- 4. Discussion and possible action to adopt the **April 2, 2025** agenda

Public Comment: No comment

Motion: Passed (7:07PM)

LBNC ITEM 4. Motion to adopt the April 2, 2025 agenda Moved: Brown Seconded: Kalaydjian				
Yes-11	No-00	Abstain-02	Ineligible-00	Absent-04
Brown, C. Garcia, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Swartz, K. Swartz	None	Goode, Schwering	None	Escobar, Frost, J. Garcia, Preissel

- 5. Discussion and possible action regarding the approval of **LBNC March 5, 2025 meeting Minutes** – Middleton

Public Comment: No comment

Motion: Passed (7:15PM)

LBNC ITEM 5. Motion to approve the LBNC March 5, 2025 meeting Minutes Moved: Brown Seconded: Hazra				
Yes-09	No-00	Abstain-04	Ineligible-00	Absent-04
Brown, C. Garcia, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton	None	Goode, Schwering, B. Swartz, K. Swartz	None	Escobar, Frost, J. Garcia, Preissel

- 6. Announcements and Reports: **If present, PLEASE IDENTIFY YOURSELF and limit your comments to 2 minutes-Thank you**

a West Valley LAPD **Captain III Brian Wendling 26929@lapd.online** – 818-374-7640

- i Senior Lead Officer (SLO) - **Officer Mike Terrazas 818-374-7631 34499@lapd.online**
Unofficially we have a 28% decrease in crime for the year 2025. We had a burglary where a safe that wasn't bolted down was taken. If you have a safe please make sure it is bolted down to studs or the foundation. There was a shooting in March. The suspect was arrested. There was also a stabbing by a transient, the suspect is in custody. There are crimes being done by strangers distracting people and taking their jewelry. Be aware. Do not let strangers come within your personal space, arms-length. Trust your instincts. Walk away. There is a street racing task force that he will let know about the local street racing. The community wants traffic enforcement. School police have to do enforcement around the schools. Don't forget to use the MYLA311 app.
 - ii Also Representing LBNC Sgt Anthony Duran 818-374-7694 37527@lapd.online
 - iii NON-Emergency 877-ASK- LAPD 877-275-5273
- b LA Fire Dept Battalion 10 'A' Platoon, Battalion Chief Robert J Barna robert.barna@lacity.org 818-756-8610
- c LA City Council District 6 (CD 6) **Imelda Padilla 818-778-4999**
 - i. Rosie.Avetisyan@lacity.org - Field Rep for Lake Balboa-**She attends these meetings every month. This is a big turn out! She has spoken to a few community members and residents over the course of the last two weeks. She is developing a list with everyone's contact information and whether they are opposed or in favor of the Metro project. They don't know if they will be able to do anything about the project but she is collecting information. So, when they are meeting with the developers they can provide feedback. This is a project put together based on the city and state policies. The Council offices do not have a say in whether they agree or oppose, these projects.**
 - ii. Rebecca.Gurrola@lacity.org – Homelessness Director
 - iii. Christopher.E.Hernandez@lacity.org - Homelessness Coordinator
 - iv. Lamont.Cobb@lacity.org – Land Use
 - v. Alexandra.Leard@lacity.org – VNY Airport – Deputy Chief of Staff
- d **LA Mayor Karen Bass' office–213-400-0916 Michelle.Vergara@lacity.org, -Ms. Vergara attended tonight's meeting. She is the Director for the Mayor's Office of Community Engagement. She introduced Betsaira Aguilar her colleague. We will take back all of your comments to the Mayor. Sometimes misinformation is spread around. We can get a presentation for you from Planning. Why are they working late at night? Our contact information is on the agenda. This is a very large project which will cause huge problems with traffic. The people who have purchased their single family homes will not have parking. Imelda Padilla is on the Board of Metro so she should be able to help us.**
- e Betsaira.Aguilera@lacity.org (Betsy) East Area Representative 213-257-0224
- f LA City Attorney's Office – 213-978-8100 **Hydee Feldstein Soto**
- g LA City Planning Liaison Ariel.Jones@lacity.org 213-820-4255
- h LA Metro Ron Macias maciasr@metro.net
- i LAUSD **Scott Schmerelson's** office (District 3) 818-654-3785 Deputy Director of School and Community Engagement Karla Silva Karla.Silva1@lausd.net 213-241-8333
- j LA County Supervisor **Lindsey P. Horvath** office (District 3) 818-901-3831 District Director Mirna Ezquivel mezquivel@bos.lacounty.gov **HELP for HOMELESS www.la-hop.org** Constituent Advocate ESFV Office Paulina Torres & Karen Dominguez
- k CA Assemblymember **Jesse Gabriel** 46th Assembly district 818-346-4521 Jack Trent-Dorfman Field Rep

- l CA State Senator **Caroline Menjivar, (District 20)** sd20.senate.ca.gov 916-651-4020
Andres.Garcia@sen.ca.gov 818-901-5588
- m US Representative **Luz Rivas** (District 29) 818-221-3718 [Office not set-up yet](#)
- n US Representative **Brad Sherman** – (District 30) - 818-501-9200 Mary.Chakerian@mail.house.gov
- o Van Nuys Airport Citizen’s Advisory Council (CAC) Alicia Avery resident of Lake Balboa
VNYCAC@lawa.org.
- p Department of Neighborhood Empowerment (DONE) Daniel.D.Johnson@lacity.org 818-374-9889

7. **PUBLIC COMMENTS: PLEASE ADVISE THE NEIGHBORHOOD COUNCIL IF YOU ARE A REGISTERED LOBBYIST. PLEASE ADVISE THE NEIGHBORHOOD COUNCIL IF YOU ARE AN LBNC STAKEHOLDER.**

Comments from the Public on Non-Agenda items, Issues, Announcements and Complaints within the jurisdiction of the Lake Balboa NC. **You have up to 2 minutes per speaker.** The State of California’s Brown Act **prevents the board from discussing** your comments, however we can ask clarifying questions. If there is a large group, you may be asked to select a spokesperson. You can also email your thoughts to LBNC President at: lindag@lakebalboanc.org.

- a. **Richard Serrano was a write in candidate for CD6. Nury Martinez, Imelda Padilla, Blackstone, Mayor Bass, Pacoima Beautiful, all working together to build all of these apartments everything that is being done here was planned. He will help in any way he can.**

L.A. City Charter Sec. 907 Early Warning System “establish procedures for receiving input from neighborhood councils prior to decision by the City Council, City Council Committees and boards and commissions.”

- 8. **REMINDER:** Stakeholders (and board members) can voice their own personal opinions on Council Files by forwarding **PUBLIC COMMENTS. See pages 7 and 8, of this agenda for instructions.**

L.A. City Charter Sec. 909. Annual City Budget Priorities.

Each neighborhood council may present to the Mayor and Council an annual list of priorities for the City budget. The Mayor shall inform certified neighborhood councils of the deadline for submission so that the input may be considered in a timely fashion. (see www.budgetadvocates.org for White Paper recommendations – read the summary and then go to the department(s) in which you are most interested)

- 9. **Budget Advocate – Region 3 - Updates,** (budgetadvocates.org) –Budget Representatives: Linda Gravani and Mihran Kalaydjian who is also **Budget Advocate** 2025 White Paper read pages 1-15 then look under department for specifics **EX: page 40 for City Council -The White paper has been released. The Budget is over a billion dollars in debt. Lay-offs are going to be required. BA visited over 30 Departments a lot of money was spent during the Palisades Fire. CF25-0314 Budget Day Registration will start in early June. Look up the Departments you are interested in.**
https://www.budgetadvocates.org/files/ugd/f03c84_17341704205f406e95d2dce3965a7814.pdf

10. **LAND USE:** Discussion and possible action regarding proposed Magnolia Science Academy #2 project at **16600 & 16601 W. Vanowen St and 16601 W. Archwood St.** CPC-2024-574-CU3-ZV-PR-F-WDI Land Use Committee recommends approval 7-0-0-0 **8Ft. Fences and walls**

Public Comment: No comment

Motion: Passed (7:24PM)

LBNC ITEM 10. Motion to approve the proposed Magnolia Science Academy #2 project at 16600 & 16601 W. Vanowen St and 16601 W. Archwood St. CPC-2024-574-CU3-ZV-PR-F-WDI. Land Use Committee recommends Moved: Gravani Seconded: Kalaydjian				
Yes-09	No-03	Abstain-01	Ineligible-00	Absent-04
Brown, C. Garcia, Gravani, Hazra, Heredia, Jerosimich, Knoll, Middleton, Schwering	Goode, B. Schwartz, K. Schwartz	Kalaydjian	None	Escobar, Frost, J. Garcia, Preissel

11. **LAND USE:** Discussion and possible action regarding the Housing Element/RHNA (Regional Housing Needs Assessment) & LA County and LA Housing for the Homeless.

Public Comment: No comment

Motion: Passed (7:29 PM)

LBNC ITEM 11. Motion to demand a moratorium on any ED1 Projects in Lake Balboa and oppose SB79 Moved: Gravani Seconded: Kalaydjian				
Yes-13	No-00	Abstain-00	Ineligible-00	Absent-04
Brown, C. Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, Schwering, B. Swartz, K. Swartz	None	None	None	Escobar, Frost, J. Garcia, Preissel

12. **LAND USE:** Discussion and possible action regarding **194 units at 17100 Victory Blvd** ADM-2023-4537-TOC-VHCA-ED1- **This was previously Federal Land**

Public Comment:

- Former Boardmember - He is concerned. Once they start building they won't stop. ED1 has to be 100% affordable.**
- Stakeholder - Traffic issues with all of the building, failing infrastructure, lack of Public Safety. The homeless don't care and won't keep up the community. The homeless destroyed 3 new trailers and that housing was abandoned in three months. Hosting the Olympics. What we see are Emergency Powers that keep being used over and over.**
- Stakeholder - 5% of the units will go to homeless people. Overdose rates are up. How can you put them across the street from a school? Decline in property values and lack of public safety need to be addressed first.**
- Stakeholder - Spoke about the history of the area. The parking is going to be an issue and the police can't be the babysitters.**
- Stakeholder - This project is not the answer. This development is a for profit venture and we deserve transparency. There is a disregard for zoning laws and we are being asked to give up safety.**
- Stakeholder - New resident, we were robbed 3 days after we moved in, 2months later our bike was stolen from inside our garage. Now we have had things stolen four times due to the transients. We**

spent six months looking for a home. She would not have spent her life savings to move here and now 194 units are being built in my area and crime is going to increase.

- g. Stakeholder - Thank you to all of our great neighbors. It should not have taken this long for our community to learn what is going on. She thanked everyone for showing up and told everyone that they need to advocate. We will not stand for our community being taken over. The Principal of Birmingham High School is here tonight. They were not notified. Tried to speak with Imelda Padilla and does not feel that she cares. We are not going to stop and will fight this every step of the way. The developer should have to pay for us to have permit parking. There is power in numbers.
- h. Linda Gravani reminded the community that all 17 Boardmembers stepped up to help the community. They don't get paid. They all do what they can and they need the communities help. We need you to go to our website and attend our meetings. Ms. Gravani went over the different committees. Ms. Gravani believes that the project can't get funding. This property was purchased with Federal funds. We need everyone to make phone calls. Community members said they were putting in sewers at 11:00PM. They are using very bright lights at this site. Stakeholder r- Don't give away information. They will use it against. They are going to take 80 properties to connect to the light rail.

7:39PM John Garcia joined the meeting.

Motion: Passed (7:34PM)

LBNC ITEM 12. Motion that the Lake Balboa Neighborhood Council oppose 194 units at 17100 Victory Blvd ADM-2023-4537-TOC-VHCA-ED1 Moved: Gravani Seconded: Brown				
Yes-14	No-00	Abstain-00	Ineligible-00	Absent-03
Brown, C. Garcia, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	None	Escobar, Frost, Preissel

- 13. **LAND USE: METRO Joint Development (JD) Program for properties owned by Metro**, *“to increase the supply of high-quality housing, especially income-restricted affordable units on underutilized metro properties”* Metro’s plans are for **248 units at the G Line parking lot - Gravani Councilmember Padilla is on the Metro Board. This will take away the parking for people to be able to take public transportation over the hill to Westwood or West LA. This project will have 5 parking spaces per unit. These units will be used by people with Mental Health issues. This Parking lot is used by the High School for their sports events.** [Metro JD - Balboa Station | We're Building More Housing Near Transit](#)

METRO Policy

<https://www.dropbox.com/scl/fo/ye2mzugkstwudwe3xyjbt/h?e=3&preview=Joint+Development+Policy+-+July+2024.pdf&rlkey=jh5txiuw6lst8yg9odslpntpo&st=spvhn1pd&dl=0>

Public Comment: No comment

Motion: Passed (8:10PM)

LBNC ITEM 13. Motion to oppose the project in the G Line Parking Lot.				
Moved: Gravani Seconded: Goode				
Yes-14	No-00	Abstain-00	Ineligible-00	Absent-03
Brown, C. Garcia, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	None	Escobar, Frost, Preissel

14. Discussion and possible action regarding **2025 Rec and Park Needs Assessment**

<https://needs.parks.lacity.gov/> **Gravani- No Action Taken**

SEE page 6 of agenda for Committee schedules and locations, please join us

Stakeholder - Spoke about Our Neighborhood Voices ballot initiative to give local control back on these issues.

15. Committee **UPDATES:** Approximately **2 minutes** for each report, unless otherwise noted

- Education/ Kalaydjian - They will be discussing One Generation and homeless students in the schools.**
- Emergency Preparedness/Schwering - 2nd Saturday - this month (19th), there will not be a meeting. We will be doing the West Valley Preparedness Fair at Pierce College.**
- Health & Public Safety/Brown - Cardiac Emergency Training and Community Police**
- Land Use/Gravani - Every other month third Tuesday Alternates with VNY Airport.**
- Outreach/Middleton - Movie in Louise Park on Saturday 31 May2025. Sonic the Hedgehog 3**
- Rec and Park - No Report**
- VNY Airport /Gravani - Third Tuesday alternates with Land Use.**
- Sepulveda Basin Wildlife Areas Steering Committee - No Report**
- Homeless Liaison - No Report**
- President updates: She met with the City Clerks Funding Department with other NC Leaders. Some of the Organizations that have been requesting NPGs are not being honest. Daniel Pearl is changing the name of the school so the name better explains the type of school it is.**

16. **BUDGET:** Discussion and possible action regarding changes to LBNC's **FY 2024-2025 budget allocations**

Public Comment: No comment

Motion: Passed (8:40PM)

LBNC ITEM 16. Motion to amend LBNC's FY 2024-2025 budget allocations as shown by Linda Schwering				
Moved: Schwering Seconded: Kalaydjian				
Yes-13	No-00	Abstain-00	Ineligible-01	Absent-03
Brown, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	C. Garcia	Escobar, Frost, Preissel

17. **BUDGET:** Discussion and possible action regarding the **February 2025 MER** (Monthly Expense Report)
Schwering

Public Comment: No comment

Motion: Passed (8:48PM)

LBNC ITEM 16. Motion to approve the February 2025 MER (Monthly Expense Report)				
Moved: Schwering Seconded: Kalaydjian				
Yes-13	No-00	Abstain-00	Ineligible-01	Absent-03
Brown, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	C. Garcia	Escobar, Frost, Preissel

18. **TREASURER:** Discussion and possible action regarding **FY2023-24 Inventory Worksheet – No Action Taken**

19. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$5,000 to replace expired items in the EP bins**, which is used for first responders and CERT stakeholders. Schwering

Public Comment: No comment

Motion: Passed (8:55PM)

LBNC ITEM 20. Motion to approve up to \$5,000.00 to replace expired items in the EP bins, which is used for first responders and CERT stakeholders.				
Moved: Schwering Seconded: Gravani				
Yes-11	No-00	Abstain-02	Ineligible-01	Absent-03
J Garcia, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	Brown, Goode	C. Garcia	Escobar, Frost, Preissel

20. **FUNDING:** Discussion and possible action regarding a **\$500 expenditure for the Budget Advocates** for creation of their White Paper and Budget Day 21JUN2025 Kalaydjian

Public Comment: No comment

Motion: Passed (8:30PM)

LBNC ITEM 20. Motion to approve a \$500 expenditure for the Budget Advocates for creation of their White Paper and Budget Day 21JUN2025				
Moved: Kalaydjian Seconded: Gravani				
Yes-13	No-00	Abstain-00	Ineligible-01	Absent-03
Brown, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	C. Garcia	Escobar, Frost, Preissel

21. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$250** from outreach budget for refreshments at Board of Neighborhood Commissioners (BONC) Educational meeting for the Southern Valley, proposed date 31MAY2025 Gravani

Public Comment: No comment

Motion: Passed (8:32PM)

LBNC ITEM 21. Motion to approve the expenditure of up to \$250 from the outreach budget for refreshments at Board of Neighborhood Commissioners (BONC) Educational meeting for the Southern Valley, proposed date 31MAY2025 Moved: Gravani Seconded: B. Swartz				
Yes-13	No-00	Abstain-00	Ineligible-01	Absent-03
Brown, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	C. Garcia	Escobar, Frost, Preissel

22. **FUNDING:** Discussion and possible action regarding the **selection of design** for LBNC Magnet/sticker for outreach Middleton **Version B was selected.**

Public Comment: No comment

Motion: Passed (8:33PM)

LBNC ITEM 22. Motion to choose between items A, B, and C-(B was selected as the choice) Moved: Middleton Seconded: Kalaydjian				
A-01	B-12	C-01	Ineligible-00	Absent-03
Schwering	Brown, C. Garcia, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, K. Swartz	B. Swartz	None	Escobar, Frost, Preissel

Consent Calendar: The following items **23-29** can be approved in one on action, unless a board member needs further clarification: **I move that LBNC support funding items 23-29 as stated below**

23. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$375** for magnets for outreach Middleton
24. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$275** for stickers for outreach Middleton
25. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$1,600** for T-shirts for Outreach Middleton
26. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$100** for rental of generator to be used at Movie in the Park. Middleton
27. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$510** for movie license and use of studio approved artwork for Movie in the Park Middleton
28. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$525** for prepackaged popcorn for Movie in the Park Middleton
29. **FUNDING:** Discussion and possible action regarding the **expenditure of up to \$35** of "Sonic the Hedgehog 3" DVD/blue ray for Movie in the Park on Middleton

Public Comment: No comment

Motion: Passed (7:06PM)

LBNC ITEMS 23-29. Motion to approve the Consent Calendar Funding Items 23-29				
Moved: Gravani Seconded: Brown				
Yes 13	No-00	Abstain-00	Ineligible-01	Absent-03
Brown, J Garcia, Goode, Gravani, Hazra, Heredia, Jerosimich, Kalaydjian, Knoll, Middleton, B. Schwering, Swartz, K. Swartz	None	None	C. Garcia	Escobar, Frost, Preissel

30. THANK YOU LBNC Board Members & Neighborhood Watch Block Captains for all YOU do behind the scenes for our community.

31. Adjourn Meeting **The meeting was adjourned at 9:08PM**

Next Regular Meeting IN PERSON of the Lake Balboa Neighborhood Council
Wednesday May 7, 2025 at Gault St School Auditorium