

**CITY OF LOS ANGELES**  
**California**

**SYLMAR NEIGHBORHOOD COUNCIL**

PRESIDENT: Kurt Cabrera-Miller

VICE PRESIDENTS:

Administration: Felicia Bushwitz

Communications: Rebecca Zamora

TREASURER: George Ortega

SECRETARY: Kathy Bloom

PUBLIC RELATIONS: LaTonya Campbell



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Sylmar Ca. 91342  
Telephone: (818) 833-8737

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Website: [www.SylmarNC.org](http://www.SylmarNC.org)

**Sylmar Neighborhood Council  
General Board  
Meeting Agenda**

**Thursday, January 22nd, 2026  
6:30 pm to 9:00 pm**

**14940 Osceola Street, Sylmar, CA 91342  
(Osceola Elementary Street School)**

**Meeting may be attended virtually**

**Please use the link <https://us02web.zoom.us/j/86423239940> to join webinar;  
and/or, Dial (669) 900-6833 enter 864 2323 9940  
and Press # to join the meeting via phone.**

The Agenda is posted for public review at the Sylmar Neighborhood Council Office, 13521 Hubbard Street, Sylmar, CA 91342. Agendas may also be found on the SNC website at [www.SylmarNC.org](http://www.SylmarNC.org). You may also subscribe to receive them via email through the City's Early Notification System (ENS) at the following link: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

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 [board@sylmarnc.org](mailto:board@sylmarnc.org) o por teléfono 818-833-8737 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 SYLMAR NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Every person wishing to address the Board must **dial (669) 900-6833 and enter 864 2323 9940 and then press #** to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

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).**

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** The public is requested dial \*9, when prompted by the presiding officer, 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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

**1. Call to Order**

**2. Roll Call**

**3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper notification, and facilities information.

4. **Pledge of Allegiance.**
5. **Public Comment on matters not appearing on the agenda. (2 minutes per person)**
6. **Discussion and Possible Action:** Standing agenda item while there are vacant seat(s) on the SNC Governing Board. There are a total of 17 Seats on the Council with 16 of those seats being currently filled. Open seat is an At-Large Seat. If interested contact the SNC Executive Committee at [executiveboard@sylmarnc.org](mailto:executiveboard@sylmarnc.org) for an application and for the next steps process.
7. **Public Official & Community Representative announcements and presentations:** followed by public announcements. Up to (5) minutes per report.
  - A. **Los Angeles Police Department (Mission Division)**  
Senior Lead Officers: Keith Crawford or Joseph Carter  
Officer Crawford - [38491@lapd.online](mailto:38491@lapd.online) , Officer Carter - [38835@lapd.online](mailto:38835@lapd.online)
  - B. **Los Angeles City Council District 7 / Councilwoman Monica Rodriguez**  
Field Representative: Jose Hernandez [jose.h.hernandez@lacity.org](mailto:jose.h.hernandez@lacity.org)
  - C. **Los Angeles Mayor / Karen Bass**  
Field Deputy: Michelle Vergara, [michelle.vergara@lacity.org](mailto:michelle.vergara@lacity.org)
  - D. **Los Angeles County Board Of Supervisors 3rd District / Lindsey Horvath**  
Field Deputy: Paulina Torres [PTorres@bos.lacounty.gov](mailto:PTorres@bos.lacounty.gov)
  - E. **California State Assembly 43rd District / Celeste Rodriguez**  
Field Rep: Marisol Sánchez [marisol.sanchez@asm.ca.gov](mailto:marisol.sanchez@asm.ca.gov)
  - F. **California Congressional District 29 / Congresswoman Luz Rivas**  
Field Deputy: Cynthia Becerra, [cynthia.becerra@mail.house.gov](mailto:cynthia.becerra@mail.house.gov)
  - G. **California State Senate District 20 / Caroline Menjivar**  
District Rep: Katherine Castrejon, [katherine.Castrejon@sen.ca.gov](mailto:katherine.Castrejon@sen.ca.gov)
  - H. **Department of Neighborhood Empowerment**  
Advocate: Vincent Autiero, [vincent.autiero@lacity.org](mailto:vincent.autiero@lacity.org)
  - I. **Region - 1 Budget Advocates: Lionel Mares** [LionelMaresNCs@gmail.com](mailto:LionelMaresNCs@gmail.com)
8. **Discussion and Possible Action:** To approve SNC General Board (Special) meeting minutes from November 20th, 2025.

**9. Discussion and Possible Action:** To authorize the use of teleconferencing for Neighborhood Council meetings, including board meetings and committee meetings, in accordance with the rules established by Senate Bill 707.". SNC approves to continue using all aspects of previous Senate Bill 411 and current Senate Bill 707. Senate Bill-411 "Open meetings: teleconference:neighborhood Councils" approving meeting virtually or in-person for board and/or committee meetings using teleconferencing will allow for increased community participation, accessibility and community engagement. The SNC further approves and supports our ability to hold committee/general meetings in-person only, virtually only, or a hybrid of both in-person and virtually. Furthermore the SNC approves resubmitting a Community Impact Statement of SUPPORT. Reference LA City Council File 23-1114

**10. Discussion:** Treasurer's Report,

**11. Discussion and Possible Action:** The approval of the **November 2025** Monthly Expenditure Report (MER)

**12. Discussion and Possible Action:** The approval of the **December 2025** Monthly Expenditure Report (MER)

**13. Discussion and Possible Action:** The appointment of **Adrianna Magaña** as Co-Chair of SNC Education Committee. Brought forth by Jose Velasquez Chair Education Committee.

**14. Discussion and Possible Action:** Approval of SNC Planning & Land Use Committee recommendation in support of **13943 Balboa Blvd. Proposed CUB ZA-2025-5901-CUB** <http://planning.lacity.org/pdiseaseinfo/numericcseid/287457> To allow the sales of beer and wine for on-site consumption in conjunction with a 660 sqft existing restaurant with 50 indoor seats, which is part of a 55,840 sqft go-kart amusement arena. Applicant, Chris Brooks MB2 Raceway, Representative, Henry Harutunyan. Planner, Lakshmi Gangamreddypalli, 213-978-1394, [lakshmi.gangameddypalli@lacity.org](mailto:lakshmi.gangameddypalli@lacity.org)

**15. Discussion and Possible Action:** Approval of SNC Planning & Land Use Committee recommendation in support of **13760 Fenton Subdivision AA-2025-7047-PM-HCA to Turn 1 existing lot into 4 RE1 1-1 Lots** – Parcel Map Housing Crisis Act. Applicant Gerardo and Leticia Robledo 818-590-3850 [gerardorobledo@guanatostacos.com](mailto:gerardorobledo@guanatostacos.com) [elgera0227@hotmail.com](mailto:elgera0227@hotmail.com), Representative Henry Harutunyan, Integrity Property Group 818-207-0388 [henry@ipgworks.com](mailto:henry@ipgworks.com) – City Assigned Jojo Pewsawang

**16. Discussion and Possible Action:** Approval of SNC Public Safety Committee recommendation in support of letter from SNC Council Member Roy Li to LA City Councilwoman Monica Rodriguez and LA City departments regarding safety concerns for the intersection of 13300 Sayre Street and 13500 Eldridge Ave.

**17. Discussion and Possible Action:** SNC to approve the signing of an annual lease for SNC office space located at 13521 Hubbard Street Sylmar, CA 91342 -

**18. Discussion and Possible Action:** SNC to approve an amount not to exceed \$18,000 annually. This is to Sylmar Plaza Shopping Center for the SNC office space. This is based on a monthly rent/lease of \$1,500.00 for 13521 Hubbard Street Sylmar, CA 91342.

**19. Discussion and Possible Action: SNC Committee Chair Reports**

CINEMA Committee - Andres Rubalcava  
Budget - Chair George Ortega  
Bylaws - Felicia Bushwitz  
Education - Chair Jose Velasquez  
Equestrian - Chair Cheri Blose, Co-Chair Leah Blose  
Executive - Chair Kurt Cabrera-Miller  
Planning & Land Use - Chair Peter Postlmayr, Co-Chair Leah Blose  
Public Safety - Chair Jay Palmer  
Transportation - Chair Jeremy Steinert, Co-Chair Hiral Bhakta  
Outreach - Chair Isaac Middleton

**20. Discussion & Possible Action: SNC Liaison Reports**

Homelessness Liaison - Kurt Cabrera-Miller  
LA City Charter Reform - Rebecca Zamora  
Film Liaison - Andres Rubalcava  
Sustainability Alliance Liaison - Felicia Bushwitz  
Animal Services - Lorri Roberts

**21. Board Member updates and announcements.**

**22. President's closing remarks, acknowledgments and adjournment.**

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All Agenda items may include presentations, discussions and actions by the Committee for recommendations to the SNC Board of Directors. The Board of Directors may discuss the recommendations and take action on the item, which could result in a Community Impact Statement to the City and/or a position letter to a City agency.

The Stakeholders may comment on any Agenda item only when the item comes up for discussion. The Committee will determine the length of discussion and comment times. The attending stakeholders may be polled for their opinion on any Agenda item before the Committee takes action for a recommendation to the Board. Comments from the stakeholders 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 stakeholder may become the subject of a future Board meeting.

Any Committee action may be reconsidered following the Meeting when the original action occurred. A Committee Member makes a Motion for Reconsideration and if approved another vote on the issue takes place based on the reasoning for the reconsideration. The Committee Member must have been on the prevailing side of the action/issue.

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:

- (List your physical posting location here)
- <http://www.SylmarNC.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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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 committee in advance of a meeting, may be viewed by visiting our website at <http://www.SylmarNC.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 SNC President Kurt Cabrera-Miller at 818-833-8737 or email:

[kurt.cabrera-miller@sylmarnc.org](mailto:kurt.cabrera-miller@sylmarnc.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 <http://www.SylmarNC.org>. Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org)