NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 7, 2026, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER, MEETING ROOM 1B
6262 VAN NUYS BOULEVARD
VAN NUYS, CA 91401

Meeting presentations will be made available here (https://tinyurl.com/NorthValley5-7-26) by Monday, May 4, 2026. Compliant Day of Submissions will be added to this drive.

Gerlie Collado, President
David Phelps, Vice President
Jaime Del Rio, Commissioner
Victor Sampson, Commissioner
Giovanni Zuniga, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Craig R. Weber, Deputy Director

Stephanie Gavidia, Commission Executive Assistant I
apcnorthvalley@lacity.org
(213) 978-1558

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/89047621271 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 890 4762 1271 AND PASSCODE 253597. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the North Valley Area Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org/commissioners.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. All submissions should be made electronically to apcnorthvalley@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1389 or by email at apcnorthvalley@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.
If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting "About," "Commissions, Boards & Hearings," filter by "South Valley Area Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcnorthvalley@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – September 18, 2025; December 4, 2025

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcnorthvalley@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. APCNV-2023-8011-ZC-ZV-CU-WDI-SPP-DRB

Council District: 12 – Lee
CEQA: ENV-2023-8012-CE
Last Day to Act: 04-16-26
Plan Area: Northridge

PUBLIC HEARING – Completed January 13, 2026

PROJECT SITE: 10125 and 10113 North Balboa Boulevard; 17022 Romar Street

PROPOSED PROJECT:
Upgrade and continued use of an existing car wash (Denny's Car Wash) which currently consists of five self-service wash bays, one automated car wash tunnel, and six vacuum stations. The Proposed Project includes: replacing existing fabric shade covers with outdoor shade structures over the vacuum cleaner stations; demolition of a 400 square foot office/storage area and the addition of a 495 square foot equipment housing area; demolition and replacement of a 300 square foot equipment housing area. Proposed hours of operation for the automated wash tunnel and self-service vacuums are 7:00 a.m. to 7:00 p.m., daily. Proposed hours of operation for the self-service wash bays are 6:00 am to 9:00 pm, daily. The proposed project also includes a vehicle queuing lane on the rear portion of the lot located at 17022 Romar Street, across the alley to the west from the car wash.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (small new structures), an Exemption from CEQA and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Chapter 1 Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from P-1VL to C2-1VL on all portions of the Property currently zoned P-1VL;
3. Pursuant to LAMC Section 12.27, a Zone Variance to allow the continued use of a vehicle queuing in the RE11 Zone (on the rear portion of the lot located at 17022 Romar Street, across the alley to the west from the car wash);
4. Pursuant to LAMC Section 12.24 A.4, a Conditional Use for an remodel of an existing Automotive Use (car wash) that results in more than a 20 percent increase in floor area and does not comply with the the hours of operation requirements enumerated in LAMC Section 12.22 A.28(b)(5):
   a. Proposed hours of operation from 7:00 a.m. to 7:00 p.m., daily, for the automated wash tunnel and self-service vacuums and 6:00 a.m. to 9:00 pm, daily, for the self-service wash bays in lieu of Monday through Friday, 7:00 a.m. to 7:00 p.m.; Saturday, 9:00 a.m. to 8:00 p.m.; and Sunday, 11:00 a.m. to 8:00 p.m.;
5. Pursuant to LAMC Section 12.37, a Waiver of Dedication to waive the five foot right of way dedication along Balboa Boulevard; and
6. Pursuant to LAMC Section 11.5.7 C and Section 11 of the Granada Hills Specific Plan, a Project Permit Compliance and Design Review for an expansion and renovation of an existing car wash.

Applicant: Karen Metcalf c/o Steve Tolopilo
Representative: Kevin K. McDonnell, Esq.

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
(213) 978-1222

The next regular meeting of the North Valley Area Planning Commission will be held on **Thursday, May 21, 2026 at 4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

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.

Reasonable Accommodations Consistent with Federal and State Law

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 accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1389 or by email at apcnorthvalley@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico, and the U.S. territories for local and/or long-distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs.**

Do not hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ... "When you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.