

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, DECEMBER 4, 2025 REGULAR MEETING
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

MINUTES OF NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT **“ABOUT”**, **“COMMISSIONS, BOARDS & HEARINGS”**, filter by **“NORTH VALLEY AREA PLANNING COMMISSION”**, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **“AUDIO”** BUTTON.

The North Valley Area Planning Commission regular meeting of December 4, 2025 was conducted in person in the Marvin Braude San Fernando Valley Constituent Service Center and via Zoom Webinar in a hybrid meeting format.

Commission President Gerlie Collado called the meeting to order at 4:42 p.m. with Commission Vice President David Phelps and Commissioners Jaime Del Rio, and Victor Sampson in attendance.

Commissioner Giovanni Zuniga was not in attendance.

Also in attendance were Claudia Rodriguez, Senior City Planner, Parissh Knox, Deputy City Attorney, Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Stephanie Gavidia, Commission Executive Assistant I, Marcos Godoy, and Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Claudia Rodriguez, Senior City Planner, gave a report, on behalf Vince P. Bertoni, Director of Planning.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- The Meeting Minutes:
Commission Vice President Phelps moved to approve the Meeting Minutes of July 3, 2025. Commissioner Del Rio seconded the motion and the vote proceeded as follows:

Moved: Phelps
Second: Del Rio
Ayes: Collado, Sampson
Absent: Zuniga

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCNV-2024-493-ZC-CU2

CEQA: ENV-2024-494-MND

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Last Day to Act: 12-13-25

PUBLIC HEARING – Completed October 28, 2025

PROJECT SITE: 9119 North De Soto Avenue

IN ATTENDANCE:

Correy Kitchens, City Planning Associate, Renata Ooms, City Planner, and Claudia Rodriguez, Senior City Planner, representing the Planning Department; and Lisa Kolieb, representing the Applicant.

MOTION:

Commission Vice President Phelps moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Construction, use and maintenance of a 7,276 square foot express car wash to be operated from 7:00 a.m. to 9:00 p.m. daily. The Project includes a drive-through car wash tunnel, 32 vacuum stations, a pay station, four bicycle parking stalls, landscaping, signage including relocation of an existing free-standing pole sign, and a new trash enclosure. The Project includes the excavation of approximately 300 cubic yards of soil.

1. Find, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-494-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; Find the mitigation measures have been made enforceable conditions of the Project; and Adopt the Mitigation Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigation Negative Declaration;
2. Approve and recommend that the City Council adopt the ordinance, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from MR2 and P-1 to (T)(Q)C2-1 subject to the (T) and (Q) Conditions of Approval;

1. Approve, pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to permit an Automotive Use (car wash) within the C2 Zone with the following deviations from the development standards as operating conditions of the LAMC Section 12.22 A.28:
 - a. Hours of operation from 7:00 a.m. to 9:00 p.m., daily 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. pursuant to LAMC Section 12.22 A.28(b)(5);
 - b. Relocation of an existing free-standing pole sign facing De Soto Avenue to Nordhoff Street, for a total of one pole sign on the site, in conjunction with a Conditional Use as required pursuant to LAMC Section 12.22 A.28(a)(6)(i);
 - c. Exterior walls and doors which are parallel to a street may consist of less than 50 percent transparent windows in lieu of at least 50 percent transparent windows pursuant to LAMC Section 12.22 A.28(a)(1);
 - d. Variable landscape strip along the Nordhoff Street frontage of zero feet to 21 feet, including one planted tree in the landscape area located on easterly side of the Nordhoff Street frontage; and
 - e. Loading off-site, in-lieu of the requirement that all loading, including those of vehicles, occur onsite, pursuant to LAMC Section 12.22 A.28(b)(6);
2. Adopt the Conditions of Approval; and
3. Adopt the Findings.

Commissioner Sampson seconded the motion and the vote proceeded as follows:

Moved: Phelps
Second: Sampson
Ayes: Collado, Del Rio
Absent: Zuniga

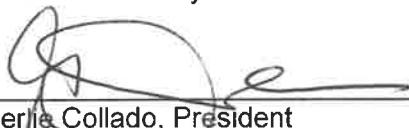
Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission, President Collado adjourned the meeting at 5:10 p.m.



Stephanie Gavidia, Commission Executive Assistant I
North Valley Area Planning Commission



Gerie Collado, President
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY - 7 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**