



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE MANAGEMENT COMMITTEE

Brad Smith, Chair, members: Mike Benedetto, George Karam, Colleen Toumayan, Linda Williamson

Goals: Planning and Land Use that supports the community

Methods: Supporting the Granada Hills-Knollwood Community Plan

Wednesday, April 9, 2025, 7 p.m.

**Granada Hills High School (Granada Hills Charter) Rawley Hall, 10535 Zelzah Avenue,
Granada Hills, CA 91344**

SERVICIOS DE TRADUCCIÓN: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte (909) 524-6308 o por correo electrónico www.GHSNC.org para avisar al Concejo Vecinal.

MAILING ADDRESS: GHSNC; 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344

WEBSITE www.ghsnc.org

E-mail: board@ghsnc.org

I. Call to order and instructions for participating in the meeting (Presiding officer)

II. Roll Call (Presiding Officer)

III. Public Comment: 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 Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee 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 Committee or General Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Committee.

Public Posting of Agendas: Agendas are posted for public review, as follows:

- Posted at the Granada Hills Chamber of Commerce, 17723 Chatsworth St., Granada Hills CA 91344; www.GHSNC.Org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

IV. Community Speakers:

1. Mr. Dan Rosales, planning director for Council District 12, to present on **Council File**

25-032 (Lee). See attachments Council File 25-032_01 and _02

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at his 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

V. Committee Issues

NEW BUSINESS:

1. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ZA-2024-8255-ZV](#) (i.e. a request for zoning variance to allow the conversion of a veterinary clinic at 16915 W San Fernando Mission Blvd., Granada Hills, to a veterinary hospital). This matter is also filed under [ENV-2024-8256-CE](#).

Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, in an existing shopping center. The applicant's current hours of operation are Monday-Sunday, 9:00 am – 11:30 pm, and the request for the variance would allow 24/7 operations, Monday-Sunday, including overnight stays for animals and staff. The applicant does business as Mission Veterinary Clinic.

See attachments ZA-2024-8255-ZV_01, _02, and_03.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

2. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ZA-2023-4817-CU-CUB-SPP-WDI](#) (i.e. a request for conditional use permits (CUPs) related to a proposal to demolish the existing convenience store and the vehicle service area of gasoline service station at 16955 W San Fernando Mission Blvd. and replace them with a new convenience store and carwash.) This matter is also filed under [ENV-2023-4818-EAF](#).

Note this address is on the northeast corner of the intersection of San Fernando Mission and Balboa boulevards, adjacent to an existing shopping center. The applicant does business as Manny's Mobil.

To summarize, the applicant is requesting permits to (see attached “Application,” PDF ZA-2023-4817-CU-CUB-SPP-WDI_01) for actions: 2-1) allow for deviations to development standards for the carwash, and 2-2) the continued sale of beer and wine for off-site consumption.

Specific requests related to 2-1, above, are: a) to increase the hours of operation, specifically for the carwash, from 7 am-7 pm Monday-Friday, 9 am to 8 pm Saturday,

and 11 am to 8 pm Sunday, to 24/7, M-S; b) to allow less than 50% transparent windows on the west elevation of the carwash, and c) to allow less than a 5-foot width of landscaping setback along the street frontages; specifically, the required 5-foot dedication and improvements on Balboa Blvd. and the required 2-foot dedication and improvements on San Fernando Mission Blvd. Separately, there are requests d) to continue the current 24/7, M-S operation of the gas station, and e) to continue the current sale of beer and wine for off-site consumption.

See attachments ZA-2023-4817-CU-CUB-SPP-WDI_01 to _06.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

OLD BUSINESS:

3. Discussion and possible recommendation by the Committee to the Board regarding Los Angeles City Planning Case Number CPC-2022-1981-CU-DRB-SPP-SPR; (i.e. **proposed Home Depot development located at 16830 West Devonshire Street** (CPC-2022-1981-CUSPP-SPR/ENV-2022-1982-EAF)).

Note that on [Aug. 3, 2023, the full GHSNC Board voted unanimously](#) to request the City of Los Angeles (“the City”) require a full Environmental Impact Report (EIR) on Los Angeles City Planning Case Number [CPC-2022-1981-CU-DRB-SPP-SPR](#); (i.e. proposed Home Depot development located at 16830 West Devonshire Street (CPC-2022-1981-CUSPP-SPR/[ENV-2022-1982-EAF](#)), in order to comply with all requirements of the California Environmental Quality Act (CEQA).

For background, note that as of April 3, 2025, no new information regarding this project has been posted on the City Planning Department website, but representatives of the Los Angeles City Planning Department have communicated to the Planning Committee chair that a mitigated negative declaration (MND) regarding this project is expected to be published by the City within 1-2 months of this meeting date.

This item is being included for potential consideration if new information is posted between that date and this meeting.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following: (TBD)

Vote:

4. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-7417-DB-HCA-ED1](#) (i.e. a proposal to demolish two existing single family residences, at 17188 and 17184 Chatsworth Street, respectively, and replace them with a **39,528 sq ft, six floor, 49 unit**, 100% affordable housing project).

The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale.

If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.

DRAFT Motion as follows:

The Granada Hills South Neighborhood Council (“Neighborhood Council” or “GHSNC”) Planning and Land Use Management Committee (PLUMC), recommends the following:
(TBD)

Vote:

5. Discussion and possible action by the Committee regarding Los Angeles City Planning Case Number [ADM-2023-8062-DB-VHCA-ED1](#), (i.e. a proposal to demolish an existing 1,234 sq ft single-family dwelling at 16136 West Devonshire Street - and construction of a **10,647 sq ft three-story, 44-foot, 15 unit**, 100% affordable housing project.

The committee voted 3-0 on Feb. 29, 2024 to recommend the GHSNC oppose this project because of its scope and scale. On [March 7, 2024, the full GHSNC Board voted 9-0](#) to oppose this project because of its scope and scale.

If any new information on this project is available by the Committee meeting, the above item shall serve as a placeholder for any necessary action.

VI. Committee member comments and suggested agenda items

- a. TBD

VII. Adjournment

The agenda is posted for public review at: **1)** Granada Hills Chamber of Commerce, 17723 Chatsworth St. Granada Hills, CA 91344; and **2)** GHSNC Website: www.ghsnc.org and address: 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at our website by clicking the following link: www.ghsnc.org, or at the scheduled meeting.

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 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 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.GHSNC.Org, or at the scheduled meeting.

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; which are available at www.GHSNC.org