

CITY OF LOS ANGELES
CALIFORNIA

**Neighborhood Council
Governing Board**

Abbey Ronquillo, **President**
Jeremy Oberstein, **Vice-President**
John Horn, **Secretary**
Brendel Geddes, **Treasurer**



11024 Balboa Blvd,
Box 767
Granada Hills, CA 91344

Email: board@ghsnc.org
Website: GHSNC.org

**GRANADA HILLS SOUTH
NEIGHBORHOOD
COUNCIL**

**Special Board Meeting Agenda
Board Meeting Agenda
Granada Hills Charter
High School
Rawley Hall
10535 Zelzah Ave
Granada Hills, CA 91344
Thursday, September 11, 2025
7:00 P.M.**

BOARD OF DIRECTORS

**Michael Benedetto
Anush Danielyan
Brendel Geddes
Carol Hart
John Horn**

**Sally Kolstad
Amanda Mercado-Nguyen
James Mercado-Nguyen
Mark Morris
Jeremy Oberstein**

**Abbey Ronquillo
Bradley Smith
Emily Tarverdyan
3 Vacant At-Large Directors
1 Vacant Youth Board Member**

All agenda items are subject to discussion and possible board action

- I. CALL TO ORDER**
- II. FLAG SALUTE AND BOARD ROLL CALL**
- III. GOVERNMENT REPORTS**
- IV. GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed 2 minutes.

V. OLD BUSINESS

- a. Discussion and possible action to appoint positions for Empower LA
 - 1. Homelessness Liaison

This individual serves as a point of contact between your council and City departments, agencies, and coalitions working on housing and homelessness. Homelessness Liaisons help represent your board's perspective in broader policy conversations while also bringing back valuable information and opportunities to your community. HLs can be either board members or stakeholders.

2. Regional Grievance Panelist

These panelists are called upon as needed to serve on a three-member panel that reviews formal grievances filed against Neighborhood Councils. Their participation helps uphold integrity and fairness across the NC system and promotes accountability throughout the network. Panelists must be board members and must complete required training before serving. Your board may appoint more than one representative to ensure availability when needed.

VI. NEW BUSINESS

- a. Discussion and possible action to approve the Monthly Expenditure Report (MER) for July 2025 and August 2025
- b. Discussion and possible action to approve the draft minutes for August 7, 2025 Board Meeting and August 17, 2025 Special Board Meeting.
- c. Discussion and possible action not to oppose the applicant's request filed under 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.

BACKGROUND: 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. After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the committee, the committee voted 4-0 to recommend the Council not to oppose the applicant's request, as described above.

- d. Discussion and possible action not to oppose – with conditions set forth below – Los Angeles City Planning Case Number ZA-2023-4817-CU-CUB-SPP-WDI, 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 and the applicant does business as Manny's Mobil.

BACKGROUND: 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 is requesting permits for the following actions: Allow for deviations to development standards for the carwash, to a) increase the hours of operation, specifically for the carwash, from 7 a.m. to 7 p.m. Monday to Friday; 9 a.m. to 8 p.m. Saturday; and 11 a.m. to 8 p.m. 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.

After an appearance at the April 9 meeting of the Planning and Land Use Management Committee by the applicant, and questions from the public and the

committee, the committee voted 4-0 to recommend the Council not to oppose the applicant's request, as described above, but with the following conditions:

Safety-related: applicant to add "No Left Turn" signage on the Balboa Blvd. and San Fernando Mission Blvd. sides of the project; applicant to add speed bumps in the traffic passage from the project site to the northern entrance into the shopping center (at the boundary between project site and Trader Joe's adjacent traffic/parking area); applicant to add signage (as cars exit new car wash)to "Beware of Pedestrian Traffic When Exiting"

Energy/electric vehicles: applicant to add/expand charging station availability for electric vehicles;

Hours: Applicant to limit the hours of the carwash availability from 24/7 to 7am-10 pm;

Landscaping: Applicant to present a detailed landscaping plan for the project, with attention to specific elements raised during the April 9 meeting, including: additional landscaping throughout the project; using California native plants; increasing the tree shade canopy overall with larger, more shade-intensive, and more numerous trees, including conferring with City urban forestry and public works staff on the best types overall and adding street trees; and adding plants to walls that are currently bare (the dumpster shelter, for example);

Architecture: Applicant to fully follow Granada Hills specific plan recommendations, including adding "four-sided" architectural features and treatments, in the Mission Revival/Spanish Colonial style

Local economic impact: Applicant to commit to buying local (southern California) and California-produced products, notably beer and wine, along with local hiring.

- e. Discussion and possible action to sponsor a Neighborhood Purpose Grant application from the L.A. Parks Foundation for up to \$1,000 for the Granada Hills Rec. Center Halloween Event on October 25, 2025.
- f. Discussion and possible action to approve the suggested committees, ad hoc committees, liaisons, and respective committee members.

COMMITTEES

<u>BUDGET</u> Brendel Geddes , Chair Michael Benedetto Jeremy Oberstein	<u>COLLABORATION AND SUSTAINABILITY</u> John Horn, Chair Anush Danielyan Amanda Mercado-Nguyen James Mercado-Nguyen	<u>COMMUNITY OUTREACH</u> Michael Benedetto, Co-Chair Sally Kolstad, Co-Chair Amanda Mercado-Nguyen
<u>EMERGENCY SERVICES AND HOMELESSNESS</u> Michael Benedetto , Chair Carol Hart John Horn	<u>GOVERNMENT AFFAIRS</u> Jeremy Oberstein, Chair Abbey Ronquillo Bradley Smith	<u>PLANNING AND LAND USE MANAGEMENT</u> Bradley Smith, Chair Brendel Geddes Jeremy Oberstein
<u>SCHOOLS AND STUDENT ACTION</u> Abbey Ronquillo, Chair Mark Morris Emily Tarverdyan		

AD HOC COMMITTEES AND LIAISONS

<u>AD HOC COMMITTEE TO REVIEW AND RECOMMEND UPDATES TO PRESENT BY LAWS</u> Mark Morris , Chair Michael Benedetto John Horn Sally Kolstad Jeremy Oberstein	<u>LIAISONS</u> Sally Kolstad, Senior Citizens John Horn, Homelessness Amanda Mercado-Nguyen, Cultural Affairs
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ADJOURNMENT

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 aronquillo@ghsnc.org para avisar al Concejo Vecinal.

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.

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:

- 17723 Chatsworth Street, Granada Hills, CA 91344
- <https://ghsnc.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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 board in advance of a meeting may be viewed at 11024 Balboa Blvd., Box 767, Granada Hills, CA 91344, at <https://ghsnc.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 Abbey Ronquillo, President, at (747)252-3296 or email at: aronquillo@ghsnc.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 <https://ghsnc.org/>