

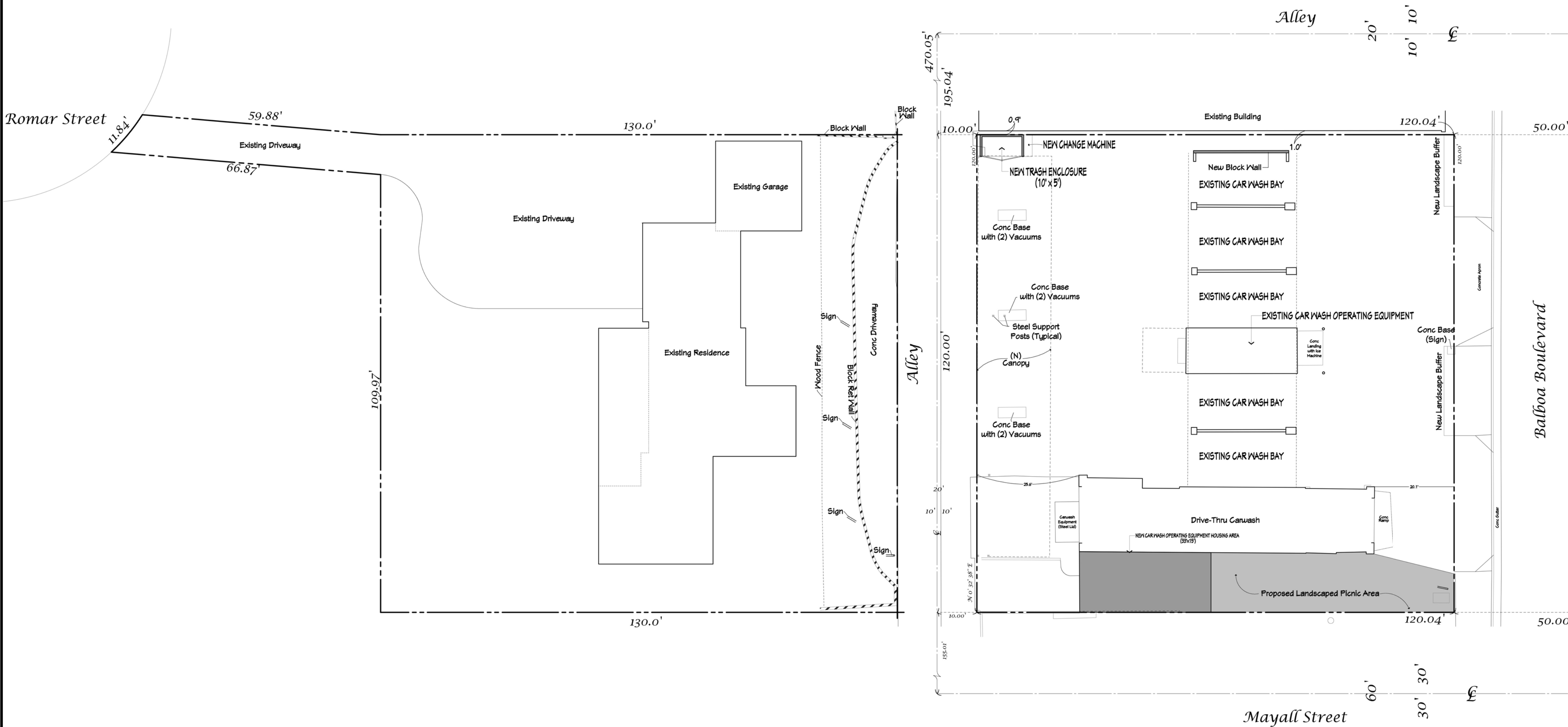
Exhibit A to the Staff Recommendation Report for
Case No. APCNV-2023-8011-ZC-ZV-CU-WDI-SPP-DRB

Revised Plans

Receieved by Planning August 7, 2025

Case No. APCNV-2023-8011-ZC-ZV-CU-WDI-SPP-DRB

EXHIBIT "A"
Page No. 1 of 8
Case No. APCNV-2023-8011-ZC-ZV-CU-WDI-SPP-DRB



OVERALL PROPOSED SITE P L A N

1/16" = 1'-0" 10125 Balboa Boulevard
Lot: 1 Tract: 17902
APN: 2654-019-001

PROJECT SUMMARY

PROJECT ADDRESS:	10125 Balboa Blvd. Northridge, CA 91325
LEGAL DESCRIPTION:	Lot: 1 Tract: 17902 APN: 2654-019-001
OWNER:	Denny's Carwash 10125 Balboa Blvd. Northridge, CA 91325
PLAN PREPARED BY:	ALEX UGRİK 4221 RESEDA BLVD #407 NORTHIDGE, CA 91324 Phone: 818-648-3278 Email: alex@plansplusdesigns.com
ENGINEER:	
SCOPE OF WORK:	ADD NEW DRIVE THROUGH WASH BAY IN EXISTING END WASH BAY. INSTALL NEW CANOPY COVER OVER EXISTING VACUUM STATIONS AT REAR OF PROPERTY.
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	NO
TYPE OF OCCUPANCY:	B
ZONE:	C2-1VL / P-1VLR
FIRE ZONE:	NO
BUILDING HEIGHT:	21'-0" (NO CHANGE)
CODES:	THE PROJECT SHALL COMPLY WITH THE 2023 LOS ANGELES BUILDING, ENERGY, MECHANICAL, ELECTRICAL PLUMBING AND GREEN CODES.

AREA SUMMARY

LOT AREA	
Description	Area
Lot Area	14400
(E) TOTAL BUILDING UNDER ROOF	
Description	Area
Area Under Roof	3200
(E) Rear Canopy	120
EXISTING AREA SUMMARY - BY USE	
Description	Area
(E) Equipment Rm	322
(E) Rear Canopy	120
(E) Wash Bay Area	2360
Totals:	2802
NEW OPEN ROOF STRUCTURES	
Description	Area
(N) Trash Enclosure	50
Open Roof Addition to Drive Thru Wash	793
Totals:	843
ADDITION TO BUILDING	
Description	Area
Drive Thru Wash Equip. Rm	445
Totals:	445
NEW CANOPY	
Description	Area
(N) Vac Station Canopy	1874
NEW LANDSCAPED AREA	
Description	Area
Landscaped Area	994
Landscaped Percentage 994/14400 = 7% of Lot Area	

GENERAL NOTES

1. WRITTEN DIMENSIONS TAKE PRIORITY OVER SCALED MEASUREMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND NOTIFY THE DESIGNER IF THERE ARE ANY DISCREPANCIES.
3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTUIN DELAYS AND/OR ADDITIONAL EXPENSES.

SHEET INDEX

A-0	PROJECT SUMMARY
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	ELEVATIONS / CROSS SECTIONS
A-4	COLOR ELEVATIONS
A-5	COLOR RENDERINGS
L-1	LANDSCAPE TITLE SHEET
L-2	LANDSCAPE LAYOUT PLAN
L-3	LANDSCAPE PLANTING PLAN
L-4	LANDSCAPE PLANT PALETTE

REVISIONS	BY

MEMBER

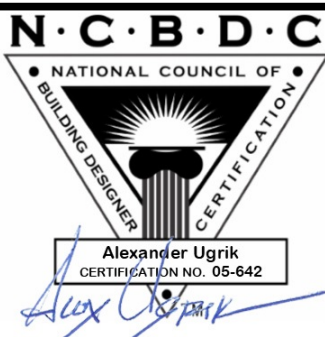


PLANS PLUS DESIGNS

*BUILDING DESIGN *
9227 RESEDA BLVD. #407
NORTHIDGE, CA. 91324
818-648-3278
*RESIDENTIAL *COMMERCIAL *

PROJECT ADDRESS:
10125 Balboa Blvd.
Northridge CA 91325
Lot: 1 Tract: 17902
APN: 2654-019-001

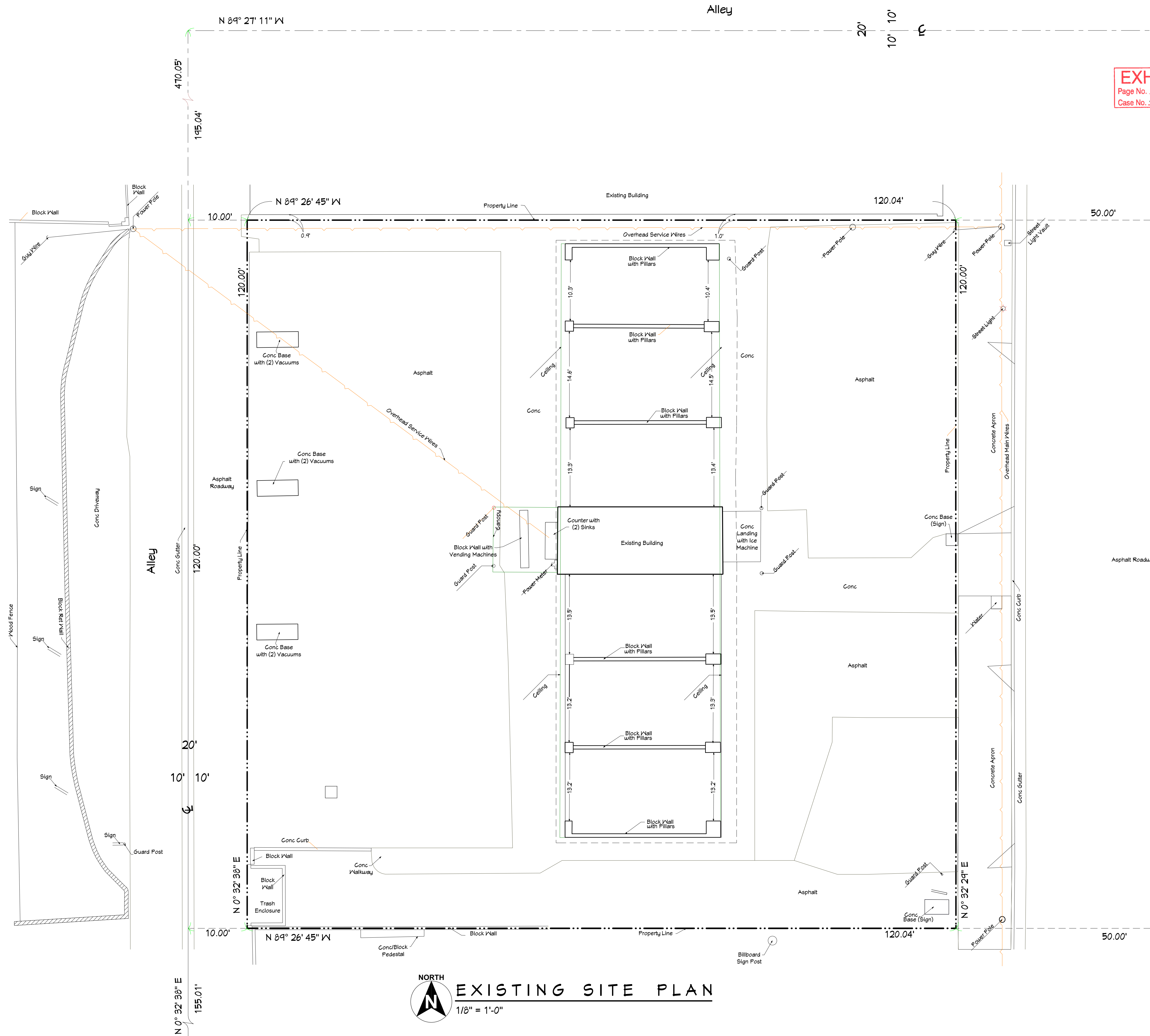
PROPOSED PLAN for:
Denny's Carwash
10125 Balboa Blvd.
Northridge CA 91325



DATE : 8/16/2025
SCALE : AS NOTED
JOB NO. : DENNY'S
SHEET

A-0

OF SHEETS



EXISTING SITE PLAN
1/8" = 1'-0"

EXHIBIT "A"
Page No. 2 of 8
Case No. APCW-2023-0011-20-2Y-CU-WDS-SPP-DB

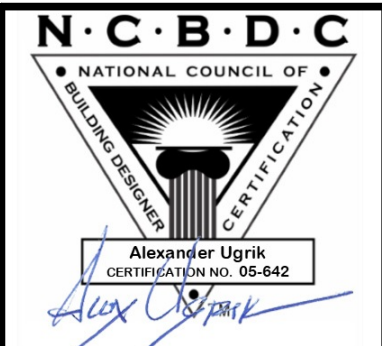
REVISIONS	BY

MEMBER
A B D
AMERICAN INSTITUTE of
BUILDING DESIGN

PLANS PLUS DESIGNS
BUILDING DESIGN
9227 RESEDA BLVD. #407
NORTHridge, CA. 91324
818-648-3278
*RESIDENTIAL *COMMERCIAL*

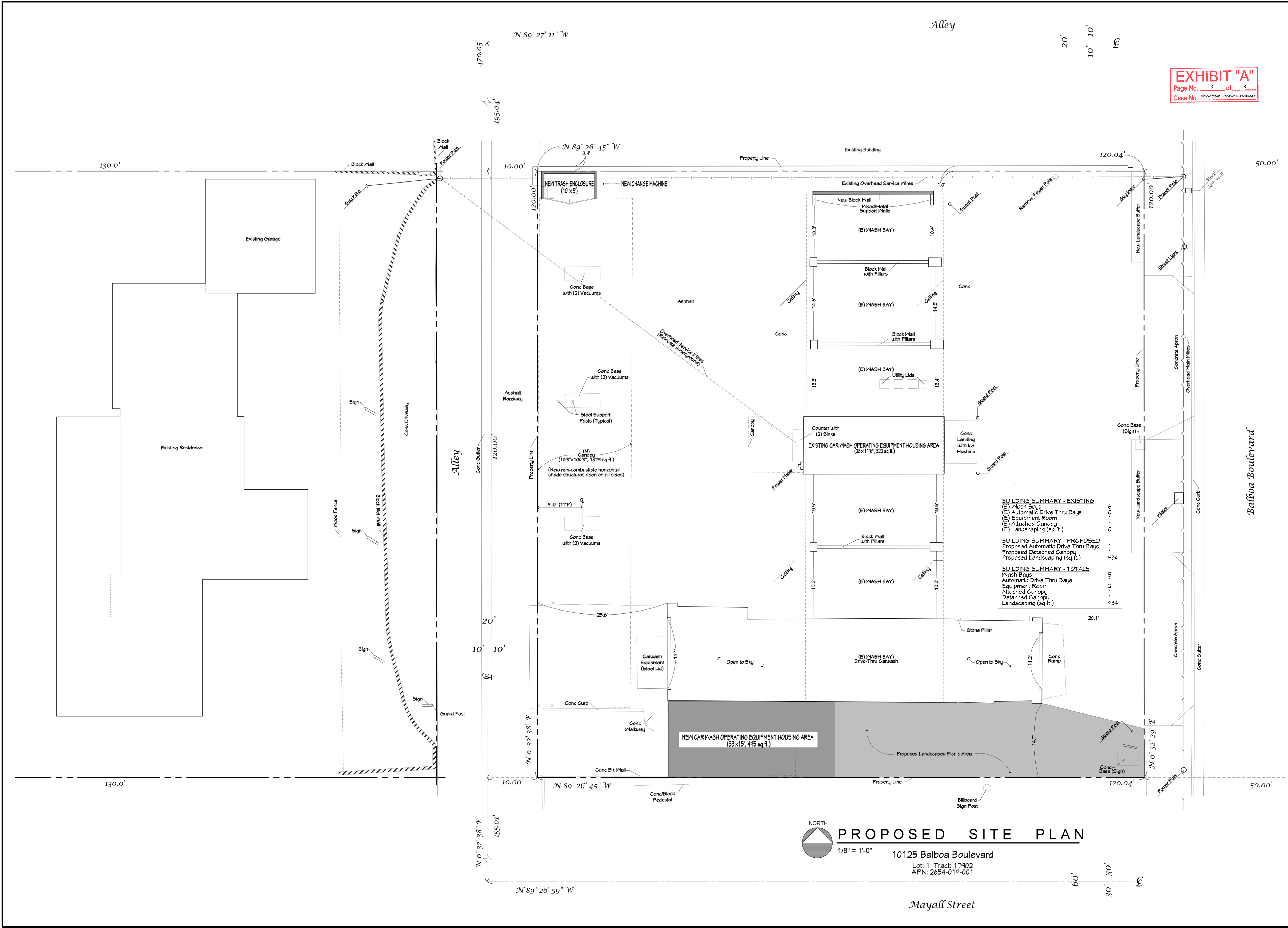
PROJECT ADDRESS:
10125 Balboa Blvd.
Northridge CA 91325
Lot: 1 Tract: 17402
APN: 2644-014-001

PROPOSED PLAN for:
Denny's Carwash
10125 Balboa Blvd.
Northridge CA 91325



DATE: 8/6/2025
SCALE: AS NOTED
JOB NO.: DENNYS
SHEET

A-1
OF SHEETS



REVISIONS

BY

MEMBER

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AMERICAN INSTITUTE of
BUILDING DESIGN

PLANS PLUS DESIGNS

BUILDING DESIGN
9227 RESEDA BLVD. #407
NORTHridge, CA. 91324
818-648-3278

*RESIDENTIAL*COMMERCIAL*

PROJECT ADDRESS:

10125 Balboa Blvd.
Northridge CA 91325
Lot: 1 Tract: 17402
APN: 2654-014-001

PROPOSED PLAN for:

Denny's Carwash
10125 Balboa Blvd.
Northridge CA 91325

N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGN CERTIFICATION

Alexander Ugras
CERTIFICATION NO. 58442

DATE: 8/6/2025

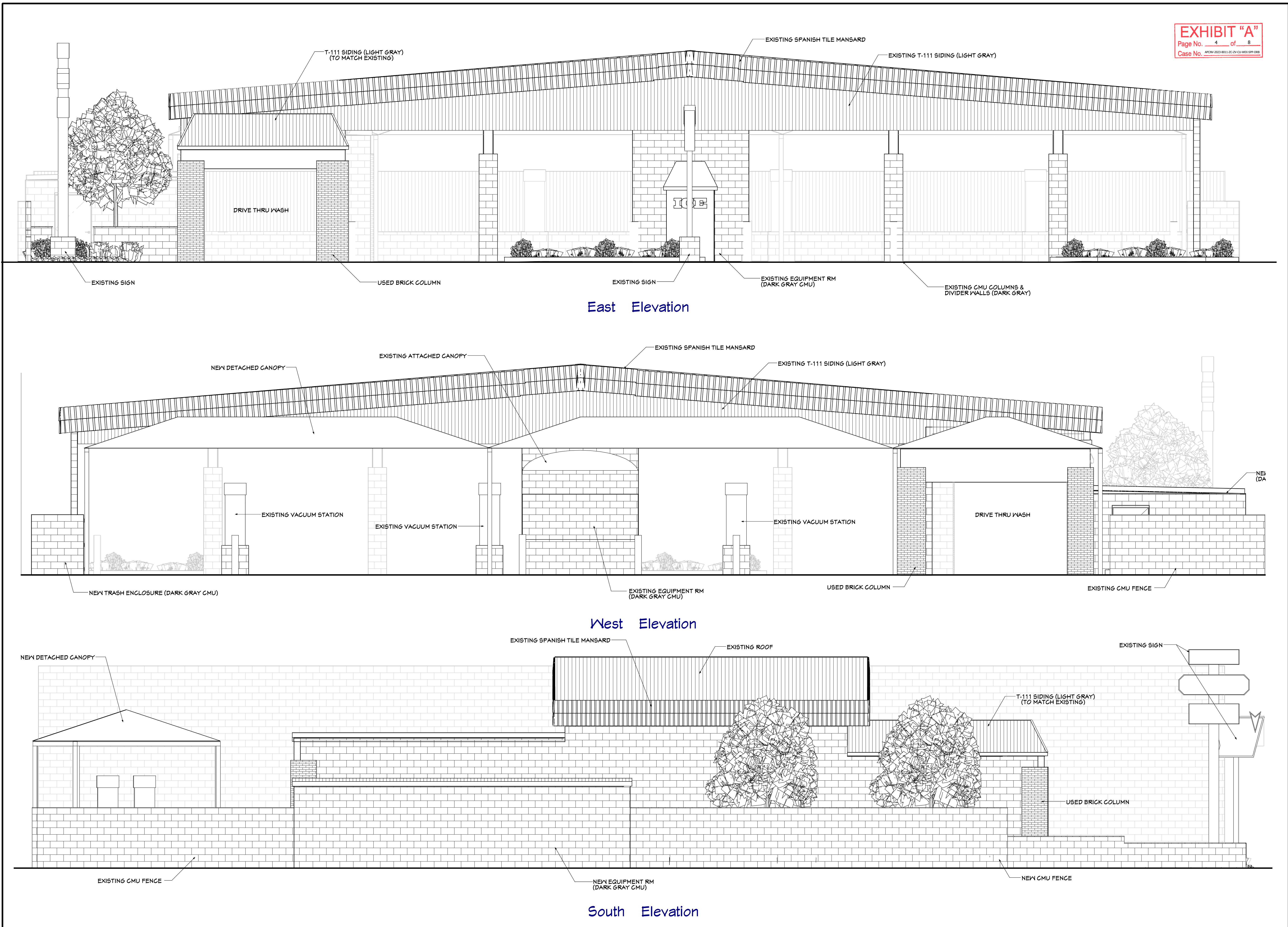
SCALE: AS NOTED

JOB NO.: DENNY'S

SHEET

A-2

OF SHEETS



REVISIONS	BY



PLANS PLUS DESIGNS

*BUILDING DESIGN *RESIDENTIAL *COMMERCIAL

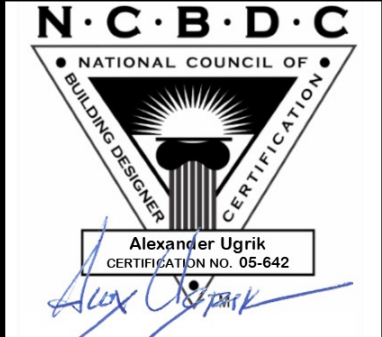
9227 RESEDA BLVD. #407
NORTH RIDGE, CA. 91324
818-648-3278

PROJECT ADDRESS:

10125 Balboa Blvd.
Northridge CA 91325
Lot: 1 Tract: 17402
APN: 2644-014-001

PROPOSED PLAN for:

Denny's Carwash
10125 Balboa Blvd.
Northridge CA 91325



DATE: 01/6/2025

SCALE: AS NOTED

JOB NO.: DENNY'S

SHEET

DENNY'S CAR WASH

10125 BALBOA BLVD.

GRANADA HILLS, CA 91325

CONSTRUCTION NOTES:

THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONSTRUCTOR.

CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND/OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.

ANY DISCREPANCIES BETWEE THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.

IRRIGATION NOTES:

"No permanent, automated irrigation system to be installed. Any future irrigation system installation will require a full landscape plan submittal for City of Los Angeles review and approval prior to installation and must comply with the City's current Water-Efficient Landscape and Irrigation Standards."

SOIL AMENDMENTS

ALL SELECTED PLANTS TOLERATE AND ARE ADAPTABLE TO A VARIETY OF SOIL TYPES. MAINTAIN PH BETWEEN 6.0 AND 8.0.

FAST DRAINING SOIL IS ESSENTIAL FOR SELECTED PLANTS. ADD COMPOST AS NEEDED TO IMPROVE SOIL POROSITY. KEEP COMPOST AWAY FROM ROOT STEM.

IF NEEDED, FERTILIZE WITH COMPOST IN LATE SPRING OR EARLY FALL. AVOID MANURES AND STRAW-BASED PRODUCTS. APPLY COMPOSTED FOREST HUMUS, LEAF MULCH OR GREEN WASTE.

SITE PLAN:

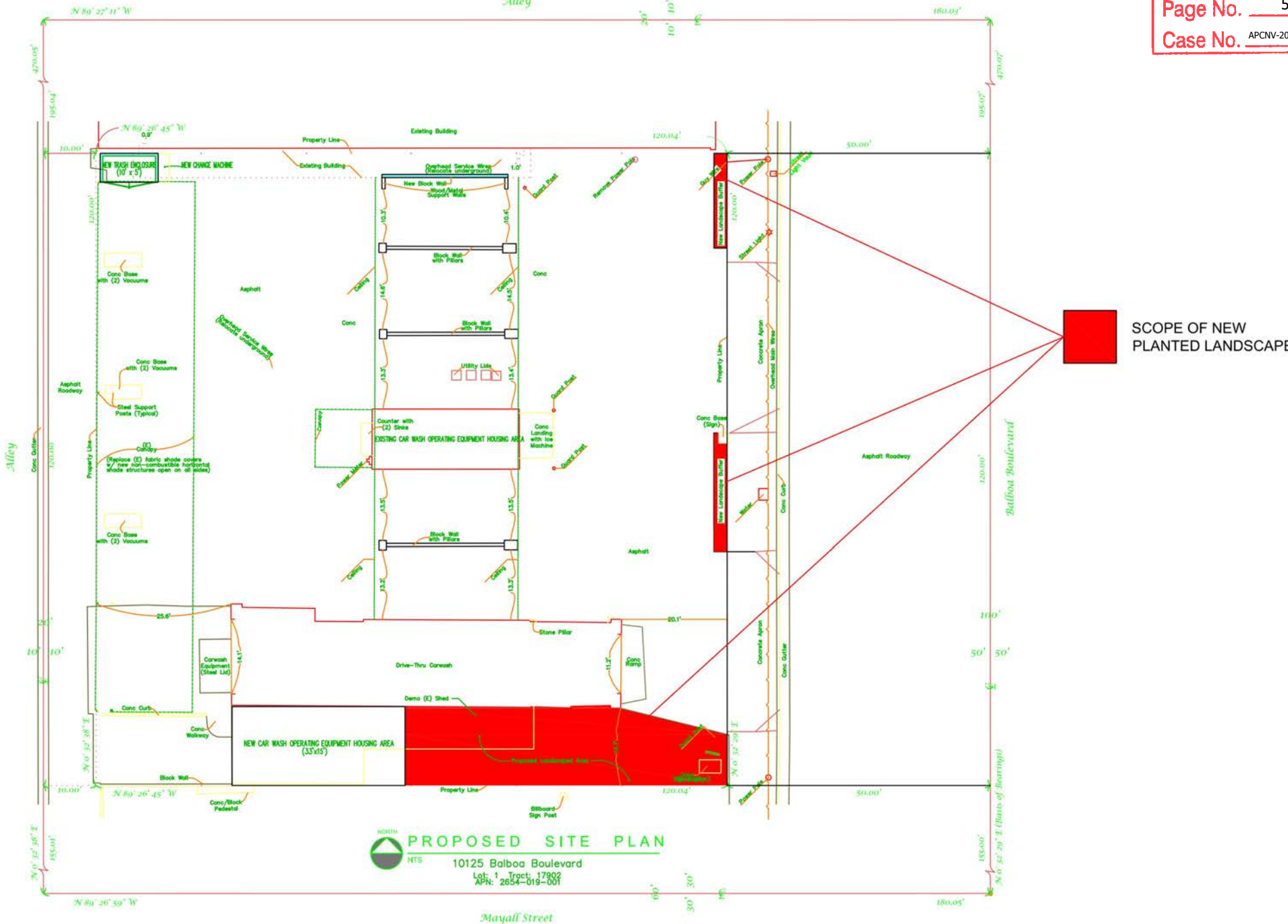


EXHIBIT "A"

Page No. 5 of 8

Case No. APN: 2023 0011 20-20 CU-WES-SP-000

MAINTENANCE SCHEDULE:

MAINTENANCE TASK	J	F	M	A	M	J	J	A	S	O	N	D
CARE OF PLANTS												
Monitoring	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pruning (if needed)									Y	Y		
Deadheading / Tip Pruning									Y	Y		
Fertilize (if needed)				Y	Y					Y	Y	
Watering (as needed)					Y	Y	Y	Y	Y			
GARDEN BEDS												
Edging	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Weeding	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mulching				Y						Y		
Leaf Removal				Y						Y		
PEST MANAGEMENT												
Monitoring	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

APPLICANT:

BALBOA CAR WASHES

C/O KAREN METCALF

10125 BALBOA BLVD.

GRANADA HILLS, CA 91325

CONSULTANTS:

LANDSCAPE ARCHITECT:

Steven Chavez, Landscape Architect

14435 Benefit St #5

Sherman Oaks, CA 91423

Contact: Steven Chavez

Phone: (818) 679-9742

Email: stevenEchavez@gmail.com

DESIGNER:

Plans Plus Designs

Northridge, CA 91324

Phone: (818) 349-8338

ATTORNEY:

JMBM

1900 Avenue of the Stars

7th Floor

Los Angeles, CA 90067

Contact: Kevin K. McDonnel

Phone: (310) 201-3590

Email: kkm@jmbm.com

LEGEND:

- PA PLANTING AREA
- PF PLANT FACTOR (WATER USE)
- T-1 TREE 1
- S-1 SHRUB 1
- GC-1 GROUNDCOVER 1

SHEET INDEX:

- L-1 TITLE SHEET
- L-2 SITE LAYOUT PLAN
- L-3 PLANTING PLAN
- L-4 PLANT PALETTE

Steven Chavez

Landscape Architect

CA License Number: LA 5842

14435 Benefit Street #5

Sherman Oaks, CA 91423

stevenEchavez@gmail.com

Tel: (818) 679-9742

LEAD ARCHITECT:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

REVISION HISTORY:

DATE: 08/19/2023

ISSUANCE: DRAFT 01

LANDSCAPE ARCHITECT'S STAMP:

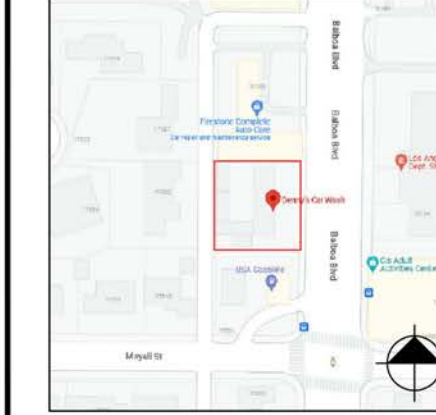
LEGAL DESCRIPTION:

LOT: 1

TRACT: 17902

APN: 2654-019-001

VICINITY MAP:



PROJECT NAME:

DENNY'S CAR WASH

10125 Balboa Boulevard

Granada Hills, CA 91325

DRAWING TITLE:

TITLE SHEET

CAD FILE NAME: DENNYS_LA.DWG

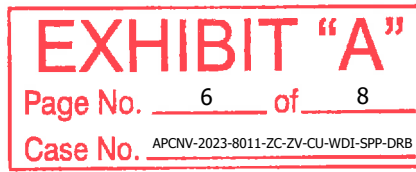
DRAWN BY: Steven Chavez

DRAWING SCALE: 3/16" = 1'-0"

DRAWING NUMBER: L-1

AREA: X

SHEET NUMBER: 1 OF 4



14435 Benefit Street #5
Sherman Oaks, CA 91423
stevenEchavez@gmail.com
Tel: (818) 679-9742

SUB-CONTRACTOR:

LANDSCAPE ARCHITECT'S STAMP:

LOT: 1
TRACT: 17902
APN: 2654-019-001

DENNY'S CAR WASH

10125 Balboa Boulevard
Granada Hills, CA 91325

DRAWING TITLE:

LANDSCAPE
LAYOUT PLAN

CAD FILE NAME: DENNYS LA.DWG

DRAWN BY: Steven Chavez

STEVEN CHAVEZ

DRAWING SCALE: $3/16" = 1'-0"$

DRAWING NUMBER:	AREA:	SHEET
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1	-2	X	2
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二	二	八	二
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14435 Benefit Street #5
Sherman Oaks, CA 91423
stevenEchavez@gmail.com
Tel: (818) 679-9742

PHASE:

TRACTOR:

TRACTOR:

TRACTOR:

TRACTOR:

TRACTOR:

TRACTOR:

TRACTOR:

TRACTOR:

[illegible]

E ARCHITECT'S STAMP:

DESCRIPTION:

TRACT: 17902
APN: 2654-019-001

up:



NAME: _____

DENNY'S CAR WASH

10125 Balboa Boulevard
Granada Hills, CA 91325

TITLE:

PLANTING PLAN

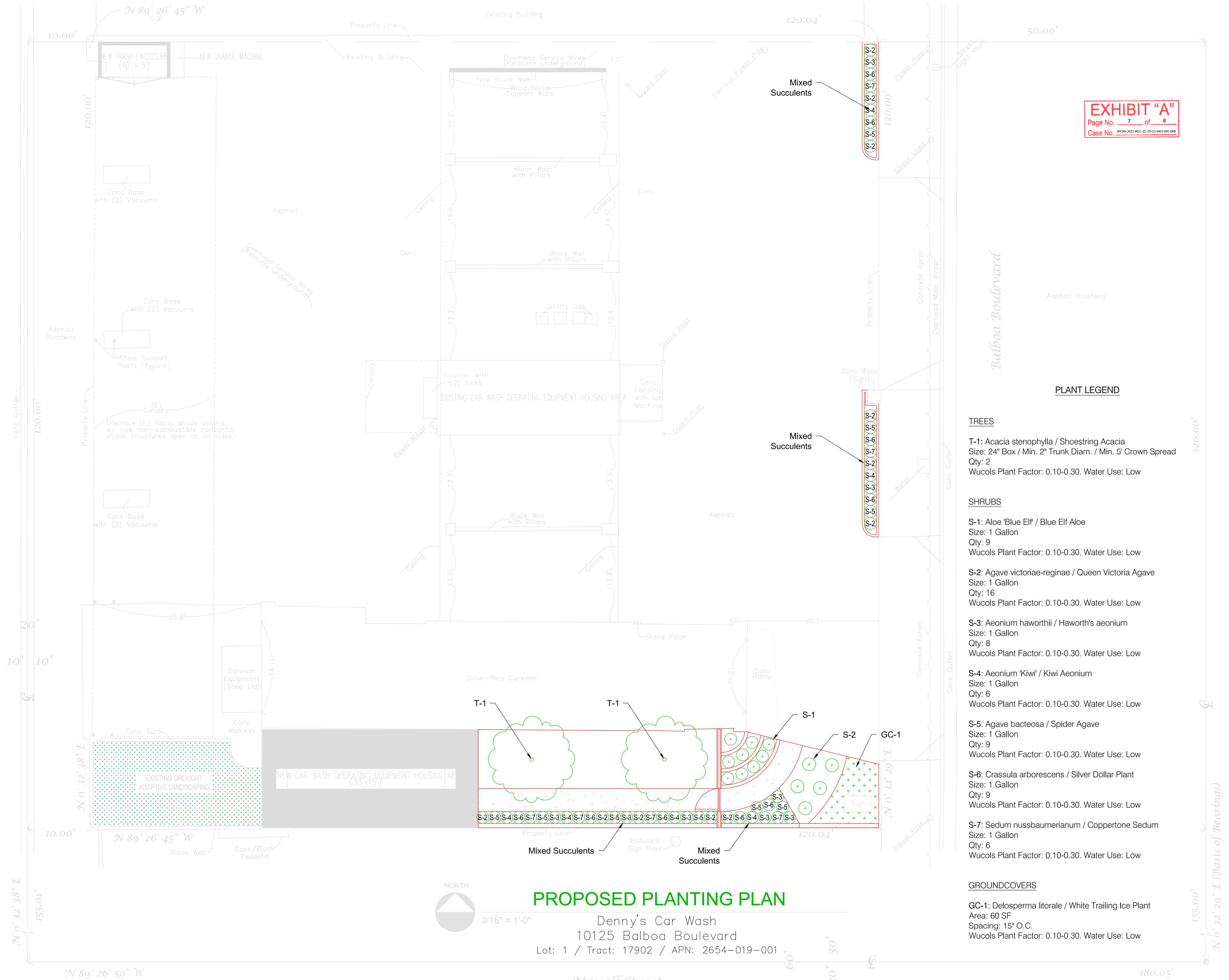
NAME: DENNYS_LA.DWG

Steven Chavez

SCALE: $3/16" = 1'-0"$

NUMBER:	AREA:	SHEET NUMBER:
---------	-------	---------------

2	Y	2 OF 4
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Size at Planting: 10'H X 5'W
Size at Maturity: 30'H X 20'W
Time to Maturity: 7 YRS



Size at Planting: 1'H X 1'W
Size at Maturity: 2'H X 2'W
Time to Maturity: 3 YRS



Size at Planting: 1'H X 1'W
Size at Maturity: 2'H X 2'W
Time to Maturity: 4 YRS



Size at Planting: 2'H X 2'W
Size at Maturity: 3'H X 3'W
Time to Maturity: 3 YRS



Size at Planting: 2'H X 1'W
Size at Maturity: 3'H X 2'W
Time to Maturity: 3 YRS



Size at Planting: 2'H X 1'W
Size at Maturity: 3'H X 2'W
Time to Maturity: 3 YRS



Size at Planting: 3'H X 3'W
Size at Maturity: 4'H X 4'W
Time to Maturity: 4 YRS



Size at Planting: 1'H X 1'W
Size at Maturity: 2'H X 2'W
Time to Maturity: 4 YRS



Size at Planting: 6"H X 18"W
Size at Maturity: 1'H X 2'W
Time to Maturity: 4 YRS

EXHIBIT "A"
Page No. 8 of 8
Case No. APCNV-2023-8011-ZC-ZV-CU-WD0-SPP-DR8

Steven Chavez Landscape Architect CA License Number: LA 5842		
14435 Benefit Street #5 Sherman Oaks, CA 91423 stevenEchavez@gmail.com Tel: (818) 679-9742		
LEAD ARCHITECT:		
SUB-CONTRACTOR:		
SUB-CONTRACTOR:		
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SUB-CONTRACTOR:		
SUB-CONTRACTOR:		
SUB-CONTRACTOR:		
SUB-CONTRACTOR:		
REVISION HISTORY:		
DATE:	ISSUANCE:	
06/19/2023	DRAFT 01	
LANDSCAPE ARCHITECT'S STAMP:		
LEGAL DESCRIPTION:		
LOT: 1		
TRACT: 17902		
APN: 2654-019-001		
LOCUS MAP:		
PROJECT NAME:		
DENNY'S CAR WASH		
10125 Balboa Boulevard		
Granada Hills, CA 91325		
DRAWING TITLE:		
PLANT PALETTE		
CAD FILE NAME:		
DENNY'S_LA.DWG		
DRAWN BY:		
Steven Chavez		
DRAWING SCALE:		
NTS		
DRAWING NUMBER:	AREA:	SHEET NUMBER:
L - 4	X	4 OF 4