



Officers
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January 27th, 2022

Mr. Christian Frederiksen, Senior Project Manager
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Re: 14971 Foothill at Roxford Proposed Development CPC-2021-1056-CU-DB-SPR-HCA

We desire to express community input received from a number of public meetings about the proposed development at 14971 Foothill Blvd in Sylmar. This development is planned on the NE corner of Foothill and Roxford and occupy 31,894.2 Sq. Ft. The developer utilizing AB 2345 by providing 12 Very Low-Income Affordable Units.

As proposed:

132 apartments and 1,337 sf. for two retail spaces. 80 units allowed.
143 vehicle parking spaces. 196 Required
224 bicycle parking spaces in lieu of 56 parking spaces.
5 stories at 61' tall. C2 zone allows 45'
Floor Area Coverage Ratio of 2.79:1. C2 zone allows FAR of 1.5:1
Density bonus of 65%

An overwhelming majority of residents expressed their opposition to this development due to its location where there is limited street parking, horse trails, mountain views and adjoining single family homes. The scale of the development is out of touch with the Community Plan and neighborhood. Making use of AB2345 the development does not adequately address project impacts for height, parking, and density. Allowing this development will cause negative impacts to the surrounding community, business and mountain access.

- Many units will be rented and occupied by 2 or more adults that have 2 or more cars. Street parking is limited and will push renters further into surrounding areas to find parking. The need to find parking will impact the surrounding residential neighborhoods.

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Note: the development is at the corner of a major freeway intersection with parking restrictions currently on Roxford from Foothill to Olive View Medical Center. There are also parking restriction along Foothill leading up to the intersection with Roxford. There are maybe 1 or 2 allowed curb spaces adjacent to the development

- Retail use of the planned space will have customers unable to find parking anywhere close thereby making these retail spaces undesirable with little likely hood of being used as community retail.
- Equestrian use of the designated trails fronting two sides of this development requires maintaining a wide dirt path thereby limiting sidewalk along the new development. More vehicles crossing the trail to go in-&-out of the parking structure will put Equestrians at higher risk.
- The development height will shade two existing single-family homes to the east for most of the afternoon and glare from apartment windows will reflect into their lots the morning. The height also blocks mountain views enjoyed by the community in this area. This is one of the reasons there is a height limit of 45' on the subject property.

For the reasons stated above the Sylmar Neighborhood Council voted to opposes this development as the use of AB2345 at this location is deemed incompatible with equestrian trails, parking and mountain views.

Respectfully,



Peter Postlmayr
Chair, Planning and Land Use Committee

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