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September 13th, 2023

DRAFT

Mr. Suren Vardanyan
314 E. Broadway
Glendale, CA 91205

Suren@ba-va.com

Re: 12603 Ralston Avenue VTT-83323-SL-HCA

We wanted to thank you for participating in the June Sylmar Planning and Land Use Meeting and for the presentation of your project located at the above address. We understand this is a 5 small lot subdivision under the HCA Housing Crisis Act and SL Small Lot Subdivision ordinances. The modern design was mentioned by various stakeholders as they request a more rural look in keeping with the rustic character of Sylmar and incorporating design guidelines contained in the Sylmar Community Plan. Link for the plan is located at:
https://planning.lacity.org/odocument/135cc3ac-0e43-4338-a968-c5b44fa41bb3/Sylmar_Community_Plan.pdf

Please see page 40; Sylmar Vision Statement; page 44 Preserve the Semi-Rural Suburban Character; and page 69 Design Guidelines for Residential Areas. We request the owner take this information and incorporate it into the project, specifically the elevations.

The community desires to preserve its single-family and equestrian neighborhoods while providing additional housing opportunities that embrace the rural charm, character, and lifestyles of the area. We would like to support this project, however with objections raised by project neighbors who are opposed to the modern look we are not able to at this time. Should you desire to change the elevations in keeping with our design guidelines we would be happy to support your efforts.

Respectfully,

Peter Postlmayr
Chair, Planning and Land Use Committee

Re: 12603 Ralston Avenue VTT-83323-SL-HCA

c: Paola Bassignana, Planning Director for Councilwoman Monica Rodriguez, 7th District 4117
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