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January 27, 2022

**DRAFT**

Mr. Victor Curiel

Re: 15277 Cobalt Street – AZ-2021-9185-ZAA

Mr. Curiel,

The Sylmar Planning and Land Use Committee on December 8<sup>th</sup>, 2021 held a public meeting on the above reference project. This project is located between Herrick and Bradley Avenues and close to the intersection of Norris Avenue. This application is for a proposed addition of 743 square feet to a legal non-conforming single-family dwelling unit.

The existing home of 2,738 square feet was built with a 5' side-yard set-back and detached garage of 1,200 square feet with a 3' side-yard set-back on a lot of 34,5684 square feet. The addition is on the other side of the home and requires the lot be in conformance with current standards of 10' side-yard set-back. The request is to allow the current legal but non-conforming set-backs to remain and increase the peak of the roof from 15' 2" to 18' 2" in the side-yard set-back. The applicant provided signatures of support from neighbors at 15276, 15300 and 15267 Cobalt Street.

At the PLUC public hearing there was no opposition to the request and the committee members voted to support the application and make recommendation to the Sylmar Neighborhood Council. The SNC held their public meet on January 27<sup>th</sup>, 2022 and voted to support the project.

Respectfully,

Peter Postlmayr  
Chair, Sylmar Planning and Land Use Committee

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