



COUNCILWOMAN MONICA RODRIGUEZ  
SEVENTH DISTRICT

Dear Community Member,

Thank you for contacting my office regarding the proposed 40-unit residential care facility located at 13916 West Polk Street in Sylmar. I appreciate you taking the time to share your concerns about this development and how it may impact neighborhood character, quality of life, and the unique identity of the Sylmar community.

My office is aware of this proposal. However, it is important to understand that the City Council does not have discretionary authority over the approval or denial of this project. The applicant is utilizing the State of California's "Builder's Remedy" provision, along with Senate Bill 35, which permit qualifying housing developments to bypass local zoning review when certain affordability and objective standards are met. Under state law, the City is prohibited from imposing local zoning-based conditions or blocking the project through the traditional land use process.

While the statewide housing crisis requires meaningful solutions, it is an unfortunate consequence that many local land use controls — which once allowed us to shape development to reflect local design context and neighborhood character — have been significantly restricted or removed by state legislation. This shift has reduced the ability of communities like Sylmar to influence certain development outcomes at the local level.

**That said, my commitment to Sylmar has not changed.**

Even when state law limits what the City can require, I remain deeply committed to protecting the fabric, identity, and quality of life of our community. I will continue to advocate for policies that support responsible, context-sensitive development, and I will keep pushing for stronger collaboration between the State and local governments so that community voice is not diminished in the planning process.

Because the authority for this type of project stems directly from state law, your voice is especially important at the state level. I encourage you to share your concerns about Builder's Remedy and SB 35 with your state representatives:

**Senator Caroline Menjivar (Senate District 20)**

Sacramento Office: (916) 651-4020

Van Nuys Office: (818) 901-5588

Email: [senator.menjivar@senate.ca.gov](mailto:senator.menjivar@senate.ca.gov)

**Assemblymember Celeste Rodriguez (Assembly District 43)**

Sacramento Office: (916) 319-2043

Arleta District Office: (818) 504-3911

Email: [assemblymember.rodriguez@asm.ca.gov](mailto:assemblymember.rodriguez@asm.ca.gov)

Thank you again for your continued engagement and care for Sylmar. I will remain a strong advocate for our neighborhoods and work to ensure that future development continues to reflect the values and character of the community we call home.

Sincerely,

A handwritten signature in cursive script that reads "Monica Rodriguez". The ink is dark and the signature is fluid, with a long, sweeping tail on the last letter.

**Monica Rodriguez**

Councilwoman, Seventh District

City of Los Angeles