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December 11th, 2024
Mr. Dang Nguyen
City of Los Angeles Building Department
Van Nuys Boulevard, Suite 251
Van Nuys, California 91401

dang.nguyen@lacity.org

Re: **13315 Dronfield Avenue – ADM-2024-6618-DB-VHCA-ED1 24010-10000-02850 B24LA112785 Plan** New 5-Story Type IIIB 354 Units 100% Affordable Housing Using AB1763 / AB2345

Mr. Nguyen,

The above reference Project was presented to the Sylmar Planning and Land Use Committee on November 13th, where public comment and information was discussed with the Applicant representative. At the meeting, a few concerns were raised. Several objected to the loss of Equine Keeping Property. This location is in an RD6-1XL-K Zone which provides Equine Keeping. The surrounding area is also Zoned for Equine Keeping as are other parcels on either side of Dronfield and Polk. This location is in the middle of numerous K-Zone parcels.

The Sylmar community greatly values the rural atmosphere and took measures in the last Community Plan to reduce the loss of Equine Keeping property. There are development restrictions that the community advocated and were approved to preserve a parcel's ability to keep horses and other animals. Our community stakeholders do not want K-Zoned property to be developed in a way that precludes the keeping of horses and other animals.

Since this development proposes to be 100% affordable, is applying under various Approved Assembly Bills allowing such projects to bypass planning/zoning constraints, we want to know if this project can By-Right (without public hearings and City Council Approval) circumvent the K-Zone requirements? Keep in mind the development of high-density housing without parking in the middle of K-Zoned parcels will have a number of negative impacts the

surrounding Equine Keeping properties, and lead to further erosion of our highly valued rural quality.

Should you have questions please contact me directly on 310-877-8909.

Respectfully,



Peter W. Postlmayr
Chair of the Sylmar Planning and Land Use Committee

c: Paola Bassignana, Planning Director 7th District

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