

CITY OF LOS ANGELES
California



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**Sylmar Neighborhood Council
Special Board Meeting – Agenda
Thursday, June 27th, 2019 – 8:30 PM
Sylmar Charter High School – Spartan Hall
13050 Borden Ave.
Sylmar, CA 91342**

The Agenda is posted for public review at the Sylmar Neighborhood Council Office, 13521 Hubbard St., Sylmar, CA 91342. Agendas AND Minutes may also be found on the SNC website at www.SylmarNC.org. You may also subscribe to receive them via email through the City's Early Notification System (ENS) at the following link: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

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SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (818) 833-8737.

The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes any action. Public comment is limited to 2 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker. Comments from the public on agenda items will only be heard when the respective item is being considered. Comments on other matters, not appearing on the agenda that are within the Board's subject matter jurisdiction, will be heard during the Public Comment on Non-Agencized Items period.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed by visiting our website at www.SylmarNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact President Christian Rubalcava at christian.rubalcava@sylmarnc.org

The below times are only estimates. Items may be addressed in a different order and/or at different times. Below times are inclusive of board discussion and possible vote.

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|-------------------------|-----------|---|
| 8:30 – 8:31 p.m. | 1. | Call to Order |
| 8:31 – 8:35 p.m. | 2. | Public Comment on items not appearing on the agenda |
| 8:35 – 8:49 p.m. | 3. | Discussion and possible action on approving a letter drafted by the Sylmar NC Planning and Land Use Committee relating to the proposed "Metamorphosis" project located at 13574 Foothill Blvd. |
| 8:49 – 8:50 p.m. | 4. | Adjournment |

DRAFT

June 27th, 2019

Ms. Audrey Peterson, Project Manager
Clifford Beers Housing
11739 Victory Blvd.
North Hollywood, California 91606

apeterson@cbhousing.org

Re: 13574 Foothill – Metamorphosis on Foothill by Clifford Beers Housing
Development of Forty-Eight (48) Multi-Family Permanent Supportive Rental Units
53,582 SF, 1.23 acres - Property zone RD1.5-1XL

Ms. Peterson,,

The Sylmar Neighborhood Council at its June 27, 2019 Board Meeting voted to express its **SUPPORT** for the above referenced development with conditions noted below.

Metamorphosis on Foothill is a Permanent Supportive Housing Development consisting of 48 total units comprised of 25 studios and 23 1-bedroom rentals. The project designated 47 permanent supportive housing for homeless rentals with Penny Lane as the lead service provider. Services are tailored to help residents maintain housing and become more productive members of the community. Services include on-site case management. Project amenities include; 48 long-term and 5 short-term bike parking spaces; 31 vehicle parking spaces; large open courtyard; support service offices; community rooms; secured vehicle and pedestrian entry; and, on-site property office.

Clifford Beers Housing has engaged the community on several occasions beginning in 2017. They have meet twice with the PLUC, held community meetings and worked with the neighbors surrounding the development. This is a by-right-development. However changes were made to address community concerns and to align with the Sylmar Community Plan.

It's worthy to note features of the site design that lessen impacts to the adjoining single family neighborhood on Bombay Street and the Townhomes on the North fronting on Foothill Blvd. As shown, vehicle access is from Foothill with emergency access only off of Bombay. Elevations facing north are angled to reduce visibility and privacy concerns toward the existing Townhomes. The open space view between the building on Foothill provides a very appealing visual relief to building massing as compared to the Townhomes, Terraza Villa and Williams Homes Tovarara developments across the street. The visual

relief is carried through to enhance views from Bombay Street helping reduce the scale of the development as it “steps” down towards the single story homes.

The support of this project by the Sylmar Neighborhood Council is conditioned on the following:

- Conforms to land use and zoning designations and no variances requested.
- The Project remains consistent with the intent expressed in the attached floor plan and elevation exhibits.
- If there are changes to density, or notable changes to site design and or building elevations, the developer will need to come back to the Neighborhood Council for determination of support.
- We requested Clifford Beers to continue work on a solution to break up the wall massing of the two stair tower elevations facing Foothill. Ideas are to provide an opening or recess in the blank stucco wall with a different finish and/or art work. The art could pay tribute to Sylmar by being an Olive Tree as an example.

Clifford Beers’ efforts to provide housing and support services to lower income and homeless persons in our community are greatly appreciated. Much more effort is needed to address the negative impacts from so many living on our streets and open spaces affecting all areas of our community.

Sincerely,

Christian Rubalcava
President

c: Monica Rodriguez, Councilmember 7th District

Enclosure