



12744 San Fernando Rd. - ZA-2021-4570-ZAA

Sylmar Neighborhood Council
Planning and Land Use Committee Meeting
February 9, 2022

Background

September 8, 2021

Presented Project to Sylmar Neighborhood Council PLUC

- Committee was generally supportive of the Project, but requested that Applicant conduct further outreach to the residential neighbors directly abutting the site.

February 2, 2022

Flyer mailed out to Oswald Street residences with Project information and date of neighborhood walk.

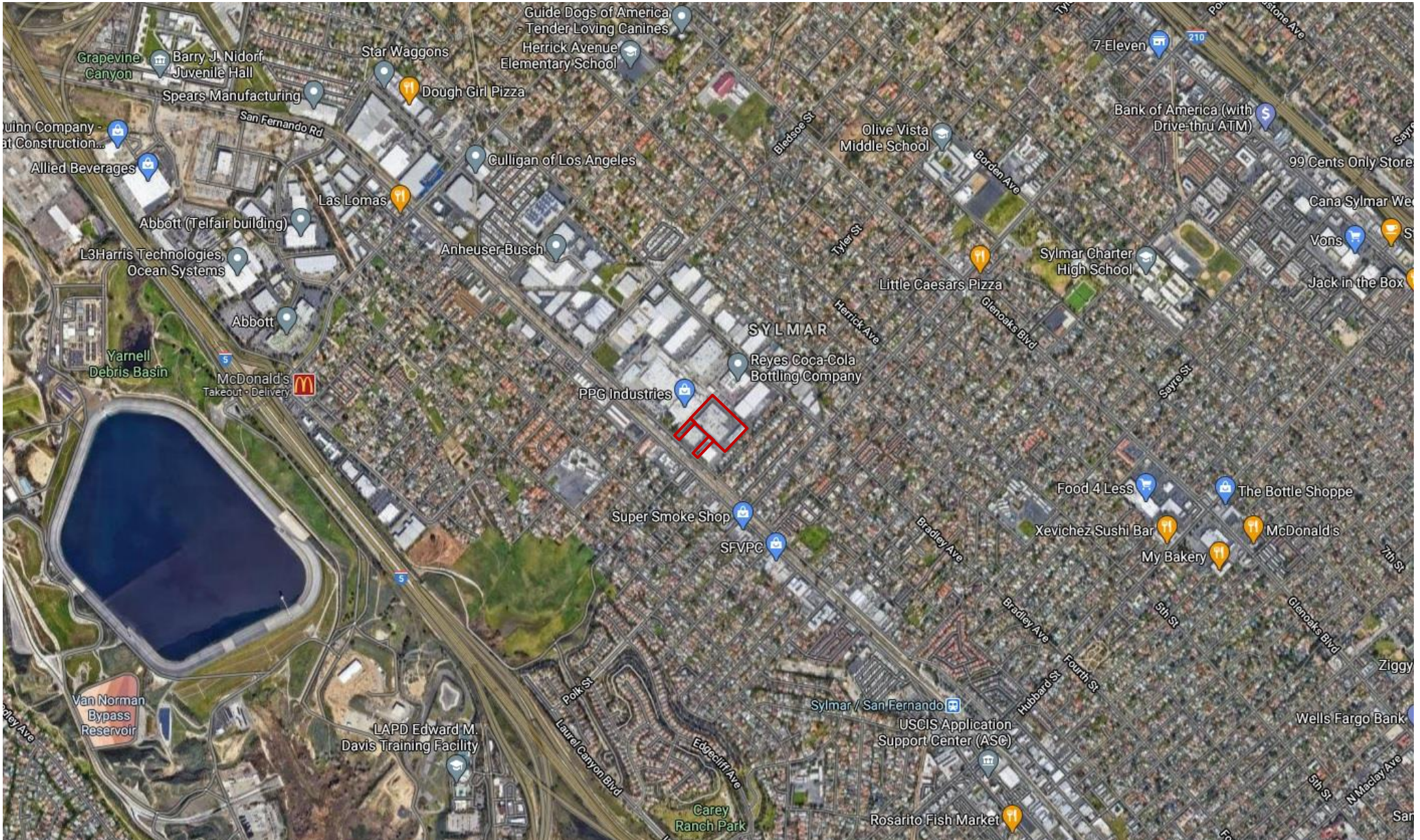
February 5, 2022

Neighborhood walk by Project representatives to explain Project and answer questions. Informational flyer left behind on doors where no one answered.

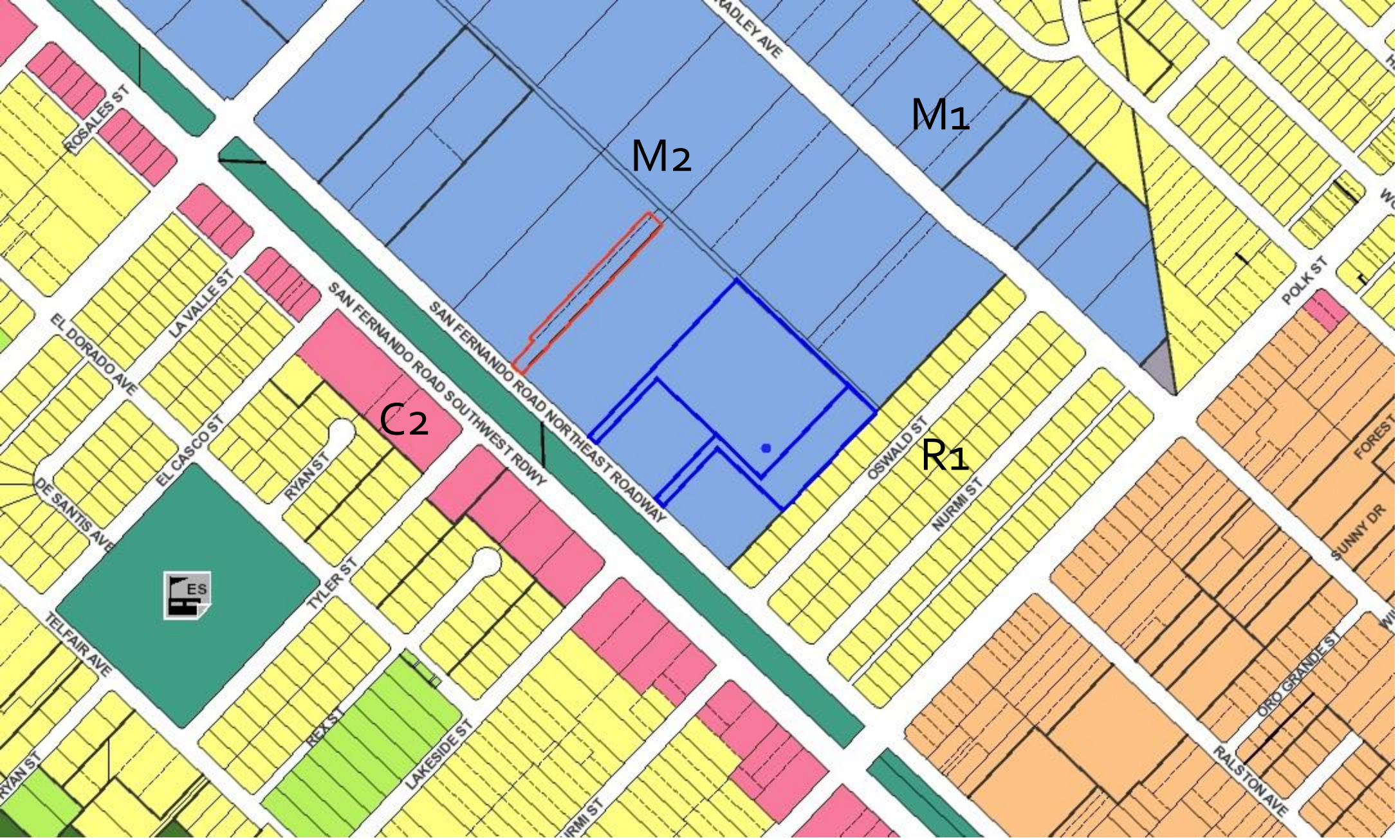
February 9, 2022

Return to Sylmar Neighborhood Council PLUC to request a letter of support for the Project.

Location



Zone Map



Existing Buildings



Existing Buildings



View of Project Site, facing northeast.



Surface parking along northern property line, facing southeast.



Facing northeast from San Fernando Road.



View of surface parking on Project Site, facing southwest

Landscaping Plan



CERCIDIUM X DESERT MUSEUM /
DESERT MUSEUM PALO VERDE



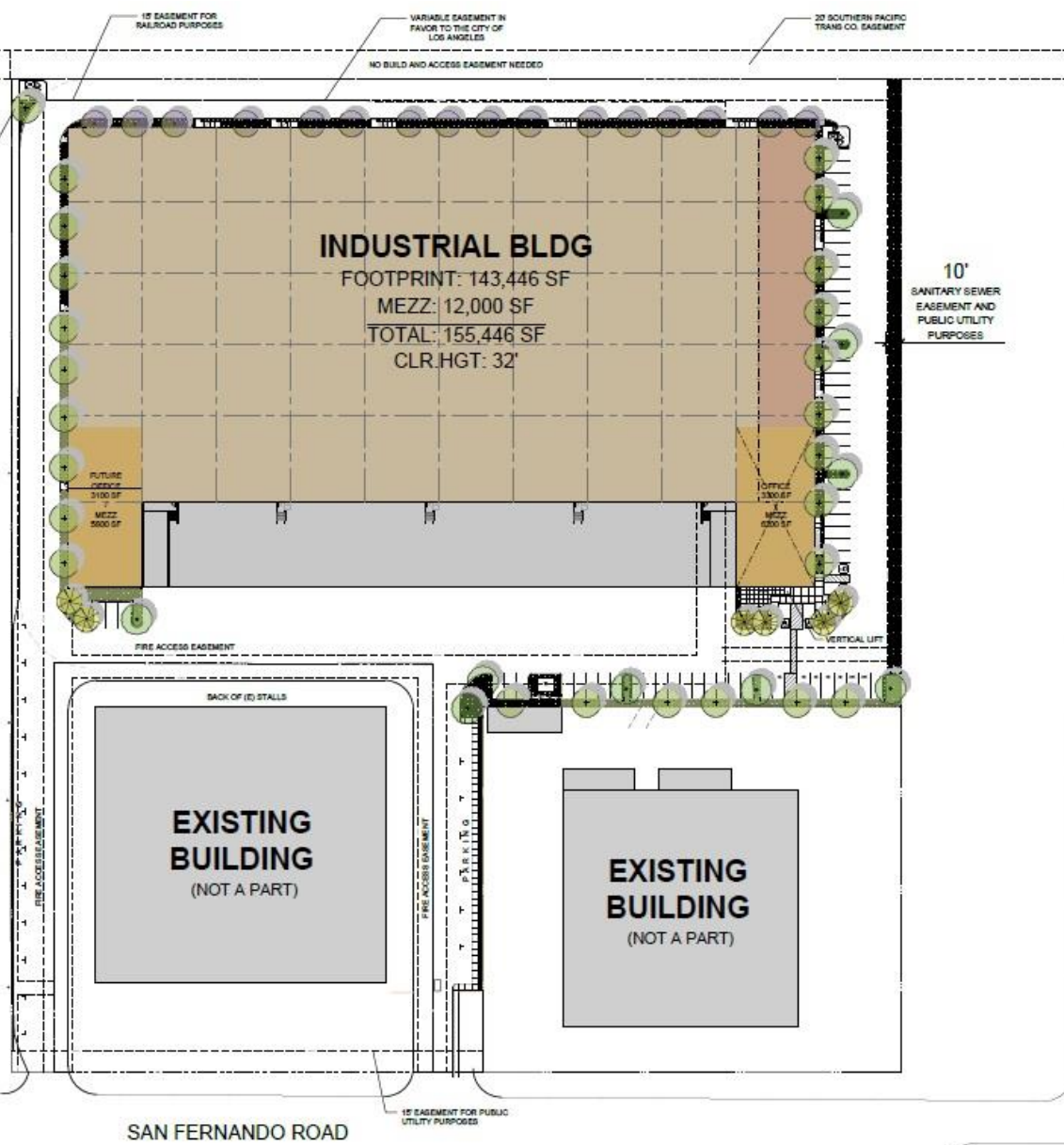
ACACIA S. PURPUREA /
PURPLE FEBRIFOL ACACIA



PROSOPIS JULIFLORA /
MESQUITE



RHUS LANCEA /
AFRICAN SUMAC



PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SET
	CERCIDIUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE	34" BOX STANDARD
	PROSOPIS JULIFLORA / MESQUITE	34" BOX STANDARD
	RHUS LANCEA / AFRICAN SUMAC	15 GALLON STANDARD
	ACACIA S. PURPUREA / PURPLE FEBRIFOL ACACIA	24" BOX STANDARD

SYMBOL	BOTANICAL / COMMON NAME	SET
	PROPOSED SHRUBS, GROUNDCOVER & VINIS	
	ELAEGNUS P. TRITLANDII / TRITLAND SILVERBERRY	5 GAL / 36" O.C.
	LEUCOPRYLLUM FRUTESCENS / TESAS RANGER	5 GAL / 36" O.C.
	DANIELLA T. SILVER STREAK / SILVER STREAK FLAX LILY	1 GAL / 36" O.C.
	ACHEILEA MOONSHINE / YARROW	1 GAL / 30" O.C.
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL / 30" O.C.
	CISTUS PURPUREUS / ORCHID ROCKROSE	1 GAL / 30" O.C.
	GAURA LINDHEIMERI / SISKIYOU PINK GAURA	1 GAL / 30" O.C.
	BULBINE F. TINY TANGERINE / TINY TANGERINE BULBINE	1 GAL / 30" O.C.
	HEPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.
	SALVIA GREGGII / PURSHANS RED SAGE	1 GAL / 24" O.C.
	BACCHARIS X CENTENNIAL / PROSTRATE DESERT BROOM	1 GAL / 24" O.C.
	MYOPORUM PACIFICUM / PACIFIC MYOPORUM	1 GAL / 24" O.C.
	ROSMARINUS PROSTRATUS / PROSTRATE ROSEMARY	1 GAL / 24" O.C.
	FICUS REPENS / CREEPING FIG	1 GAL / PER PLAN

OSWALD STREET

SAN FERNANDO ROAD

Renderings



PERSPECTIVE VIEW
SCALE: 1/4" = 1'-0" ③



PERSPECTIVE VIEW
SCALE: 1/4" = 1'-0" ①



PERSPECTIVE VIEW
SCALE: 1/4" = 1'-0" ④



PERSPECTIVE VIEW
SCALE: 1/4" = 1'-0" ②

Elevations



SOUTH EXTERIOR ELEVATION ①
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION ②
SCALE: 1/4" = 1'-0"

Project Data

Use	Stay M2 Zone - Warehouse and Distribution.
Total Area	155,446 sf (current existing is 136,140 sf)
FAR	.55:1 (well below maximum of 1.5:1)
Height	39.6 feet
Truck Docks	25 Dock High and 2 Grade Level
Setbacks	60-foot setback from R1 Zone.
Parking	143 (142 Required)
Entitlements	Zoning Administrator's Adjustment for 20% reduction in transitional height requirement.

Entitlement Summary

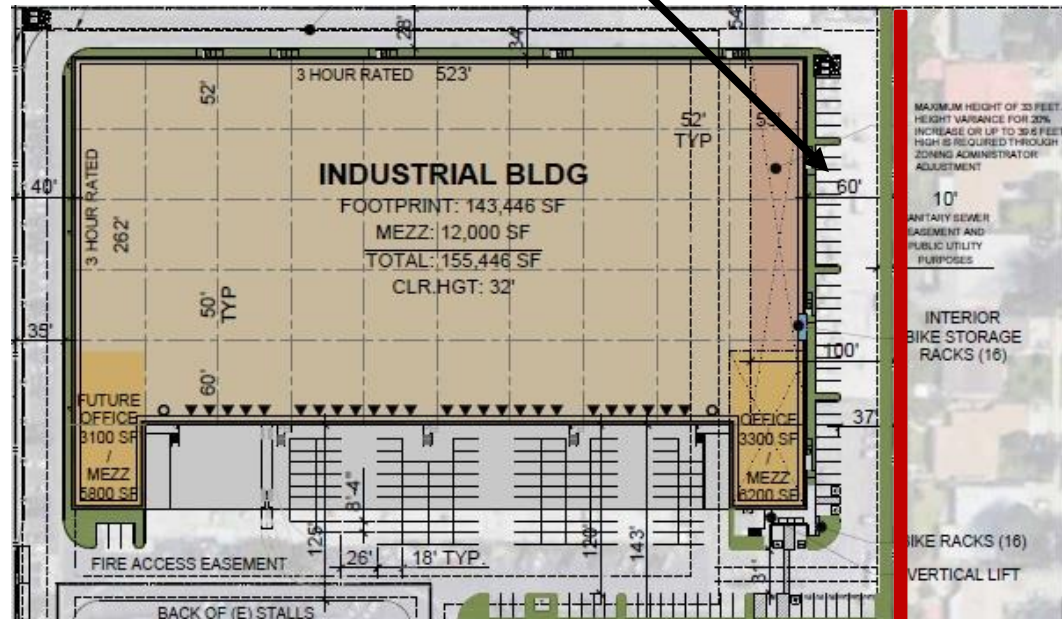
Zoning Administrator approval of a 20% increase in transitional height requirement.

Existing Building – 13-foot Setback

New Building – 60-foot Setback



Property Line



Property Line

Reducing Neighborhood Impacts

- Increased setback from single family homes – 47 additional feet of setback area.
- Loading oriented away from single family homes and blocked by office portion of building.
- Additional trees and landscaping to provide buffer and increase attractiveness of site.
- Variation in façade articulation and materials improves attractiveness of site compared to existing industrial buildings.



Neighborhood Outreach

- 45 homes on both sides of Oswald Street
- “Dear Neighbor” Letter informing neighbors of upcoming walk
- Dedicated email address, telephone hotline
- Fact Sheet leave-behind and iPad presentation



Outreach Results

Community Walk of Oswald St Homes

- Total number of homes: 45
- Number of residents engaged live: 13
- Number of homes with no answer/left materials: 15
- Number of homes that were inaccessible (due to locked gates, guard dogs)/left materials: 17

13 Residents Engaged

- The team informed all 13 residents about the project and provided the fact sheet with hotline number and email contact.
- 9 of the 13 residents did not raise concerns
- 4 of the 13 residents asked about the following:
 - Traffic from construction
 - Heavy trucks driving down residential street
 - Parking on the street due to construction
 - Noise from construction

Materials left behind

- Fact Sheet w/hotline and email
- Sorry we missed you/Fact Sheet w/hotline and email

Request

Asking for a Letter of Support from the Sylmar Neighborhood Council



Thank You!