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March 24, 2022

DRAFT

Mr. Josh Kreger
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, California 90034

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310-838-2400

Re: 12744 San Fernando Road [ZA-2021-4570-ZAA](#)
Demolition of two existing buildings (110,940 SQFT) and construction of a new 155,446 SQFT warehouse containing 6,400 SQSF of office space, 27 loading docks, and 143 parking spaces.

Mr. Kreger,

The Sylmar Planning and Land Use Committee held a number of public hearings on the above referenced development beginning September 2021 and more recently on February 9th and March 9th, 2022. At there were a number of public comments including: the need to outreach to single-family homes on Oswald Street (R-1 Neighborhood), reduced building height and noise towards single-family homes, and buffer the height of the building by planting trees along sanitary sewer utility easement adjacent to property line shared with the single-family homes on Oswald Street .

The applicant is requesting a Zoning Administrator's adjustment for a 20% increase from a maximum height of 33' for an increase up to 39.6 feet in height for the building. It should be noted: The redevelopment of the site will remove the single-story building that is close to the R-1 residences rear property line and the new building will be constructed 60' away.

We appreciate your taking our comments into consideration and making alterations to the project to address these concerns. It is the recommendation of the PLUC Committee to the Sylmar Neighborhood Council to support this project on the conditions that the final site plan,

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design, elevations, building heights, exterior finishes, landscaping, and parking are consistent with the presentation and conceptual drawings dated 02-09-2022 and as presented to the committee at their February meeting. If material changes are made which deviate from the presented plan, the developer will come back before the PLUC for their review and recommendation to the SNC. At the March 24th, 2022 Sylmar Neighborhood Council meeting, the Council voted to support this development with the conditions recommended by the PLUC.

Project Information

The Project would remove the existing light industrial structures, built in the 1960's totaling approximately 135,250 square feet and construct a single-story light industrial use building with a height of approximately 39.5 feet. The proposed structure would have a total floor space of approximately 155,446 square feet consisting of 143,446 square feet on the ground level and a partial mezzanine level of 12,000 square feet. Approximately 107,146 square feet of the total floor area would be for warehouse use, and 48,300 square feet of the floor area would be for manufacturing. The warehouse and manufacturing use areas include ancillary office areas. A total of 27 truck docks would be provided on the southwestern side of the proposed building, 25 of which would have dock-high doors. A portion of the truck dock area would be striped for tandem parking of employee vehicles to serve the manufacturing use portion of the building, as fewer warehouse docks would be required. The Project would provide 143 paved parking spaces, including the tandem spaces within the truck dock area. The Project would also provide landscaping trees and shrubs in planters along the proposed building perimeter and portions of the parking lot/driveway.

As the proposed structures would not be very visible from an existing public right-of-way and would not be substantially different in scale and height than existing structures to be removed, there would not be a substantial effect on views. The Project would also be consistent with the applicable zoning in an urbanized area and would not substantially alter the visual character or quality of public views of the Site and its surroundings.

Comments and Project Alterations

At the initial public meeting there was discussion about noise, lighting, building façade and landscaping. The project will result in less impact on the adjacent homes by removal of an existing building that sits at the rear property line and its' associated roof equipment, the loading bays are orientated away from the single-family homes with no need for tractor trailer trucks to drive adjacent to the homes. Building design and use of different materials and colors in the elevations will provide interest to the site and building, although the building is difficult to see from the public right-of-way. Site landscaping will help screen the building from the single-family homes as will the 60' set-back from the property line.

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We appreciate Rexford Industrial Realty, Inc.'s commitment to ensuring this development is constructed as shown in the presentation. And the sizeable investment a new facility of this scale brings into our Community. This development will bring needed construction and long-term employment opportunities while enhancing Sylmar's manufacturing and industrial sectors. We invited you back to project updates as the project progresses and look forward to seeing the finished product.

Respectfully,

Peter Postlmayr
SNC Committee Member and Chair, Sylmar Planning and Land Use Committee

C: Rexford Industrial Realty, Inc. – 11620 Wilshire Blvd., Suite 1000, Los Angeles, CA 90025 (Owner)

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