



14971 Foothill Blvd



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
 All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 14971 Foothill Blvd Sylmar, CA 91342 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) See attached Exhibit 1 for legal descriptions of lots

Assessor Parcel Number 2502-002-021, 2502-002-030 Total Lot Area 31894.2

2. PROJECT DESCRIPTION

Present Use Single-family residences

Proposed Use New Mixed Use with 132 units of multi-family apartments and 2 units of commercial

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project See attached Exhibit 2
for full project description

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
- Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

CUP Application

- C2-1VL zoning
- CUP Application Requesting 3 OFF Menu Incentives
 - FAR increase from 1.5:1 to 2.79:1
 - C2 zone FAR is 1.5:1
 - R4 zone FAR is 3:1
 - Height Increase of 45'-0" to 61'-0"
 - 11' height increase plus 5' for architectural projections
 - Density Bonus increase from 35% to 65%

Comparison to new AB 2345

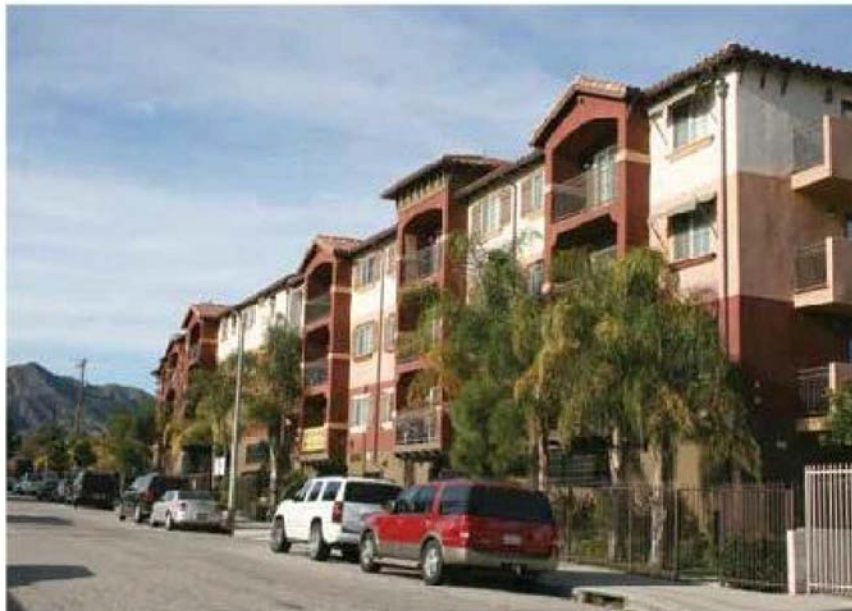
Maximum Density Bonus for AB 2345		
	Before AB 2345	AB 2345
Very Low Income	35% bonus for 11% set aside	50% bonus for 15% set aside
Low Income	35% bonus for 20% set aside	50% bonus for 24% set aside
Moderate Income	35% bonus for 40% set aside	50% bonus for 44% set aside

- Effective Jan. 1st, 2021
- Changes to State Density Bonus Law
 - Enhanced existing incentives

- **Project w/ AB 2345 (50% Density Increase):**
 - Density Increase from 80 Units to 120 Units
 - Provides 12 VLI affordable units (15% set aside)

- **Proposed Project w/ CUP Density Bonus Greater than 35%:**
 - Density Increase from 80 Units to 132 Units
 - 12 units (10%) more than AB2345 density bonus
 - Provides 19 VLI affordable units

Sylmar Community Plan



Residential neighborhoods in Sylmar consist largely of single-family homes that boast large landscaped setbacks and mature shade trees along the public right-of-way.



This pocket park provides opportunities for open space, playground and picnic areas, trails, and walkways and offer a significant option for regular physical activity for residents.

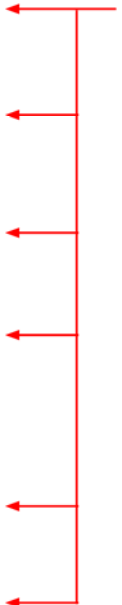
All Residential Areas

The goals and policies in this section reflect the community's vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal LU1: Complete, livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

- LU1.1 **Choice in Type, Quality, and Location of Housing.** Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
- LU1.2 **Existing Housing Stock.** Minimize the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
- LU1.3 **Recreational Amenities.** Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
- LU1.4 **Land Lease Communities.** Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
- LU1.5 **Affordability.** Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
- LU1.6 **Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.



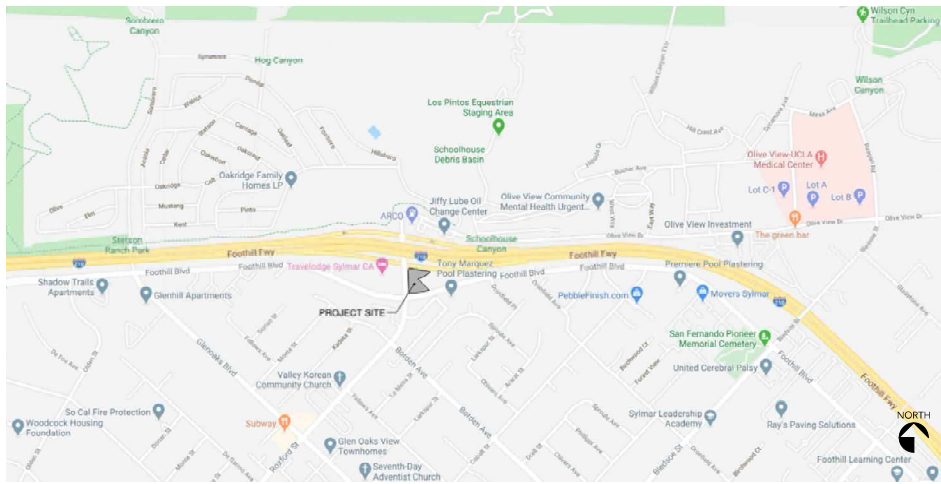
Planning Set

Plans, Elevations, Sections

INCENTIVES PROPOSED FOR CONDITIONAL USE

#	TYPE	BASE INCENTIVE	PROPOSED INCENTIVE	TYPE OF INCENTIVE
1	HEIGHT	48'-0"	45'-0"	OFF MENU
2	FLOOR AREA	BUILDABLE AREA: 31,894.20 SF 31,894 SF X 1.5 = 47,841 SF 47,841 SF X 1.15 = 55,017 SF	94,930 SF	OFF MENU
3	DENSITY	BUILDABLE AREA: 31,894.20 SF 31,894 SF / 400 SF = 80 UNITS (BASE) 80 UNITS X 1.35 = 108 UNITS	132 RESIDENTIAL UNITS	OFF MENU

VICINITY MAP



ZONING MAP



ZONING INFORMATION

PROJECT ADDRESS:	14971 FOOTHILL BLVD & 14960 ROXFORD ST SYLMAR, CA 91342	LEGAL DESCRIPTION:	2502-002-021: "TR=11746' LOT COM AT MOST N COR OF LOT 14 TH SE ON NE LINE OF SD LOT 146.66 FT TH W ON N LINE OF FOOTHILL BLVD AND N ON E LINE OF ROXFORD ST TO NW LINE OF SD LOT TH NE TO BEG POR OF LOTS 13 AND LOT 14
APN(S):	2502-002-021, 2502-002-030	2502-002-030:	"TR=LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS' LOT COW AT INTERSECTION OF E LINE OF ROXFORD ST WITH NW LINE OF LOT 14 TR NO 11746 TH NE ON SD NW LINE 94.40 FT TH N 64c46'41" E 118.48 FT TH N 3c 25'10" W 14.12 FT TH NW ON NE LINE OF FOOTHILL FRM AND S ON SD E LINE TO BEG POR OF LOTS 4 AND LOT 5 BLK 118
ZONING/HEIGHT DISTRICT:	C2-1VL	LAND USE:	COMMUNITY COMMERCIAL
COMMUNITY PLAN:	SYLMAR COMMUNITY PLAN		
LOT AREA:	31,894.20 SF		
ZONING INFORMATION:	ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES ZI-2438 EQUINE KEEPING IN THE CITY OF LOS ANGELES		

PROJECT DATA

PROJECT DESCRIPTION:	NEW MIXED USE PROJECT WITH 132-UNIT MULTI-FAMILY RESIDENTIAL APARTMENTS AND 2 UNITS OF COMMERCIAL WITH BASEMENT AND GROUND LEVEL PARKING. COMMERCIAL CORNER DEVELOPMENT (12.22 A.23) WITH AFFORDABLE HOUSING UNITS.	TOTAL ZONING AREA:	94,930 SF
BUILDING HEIGHT:	61'-0" (56'-0" TO TOP OF PARAPET +5'-0" ARCHITECTURAL PROJECTIONS) 66'-0" TO TOP OF STAIRWAYS AND ELEVATORS AT ROOF (PER SEC 12.21.1 EXCEPTION B.3.A)	COMMERCIAL AREA:	
SETBACKS:	FRONT: 0'-0" (ROXFORD ST) 1 PER SEC. 12.22 A.18.c.3. SIDE: 0'-0" (FOOTHILL HWY) REAR: 17'-0"	RESIDENTIAL ZONING AREA:	
NUMBER OF STORIES:	5	RESIDENTIAL UNIT MIX:	
NUMBER OF RESIDENTIAL UNITS:	132 (TOTAL OF 19 VERY LOW INCOME (VLI) RESTRICTED AFFORDABLE UNITS PROVIDED)		
NUMBER OF COMMERCIAL UNITS:	2		

OFF-STREET AUTOMOBILE PARKING	TOTAL PARKING REQUIRED:	143 SPACES REQUIRED	TOTAL PARKING PROVIDED:	143 SPACES
	COMMERCIAL REQUIRED (PER LAMC 12.21.A.4.c):		COMMERCIAL PROVIDED:	
	AREA RECD PER UNIT TOTAL REQUIRED	1,337 SF 1,200 SF 3	TYPE B2 B1 GROUND TOTAL	STANDARD 0 0 1 1 ACCESSIBLE 0 0 2 2 COMPACT 0 0 0 0 TOTAL 0 0 3 3
	RESIDENTIAL REQUIRED (PER LAMC 12.21.A.4.):		RESIDENTIAL PROVIDED:	
PARKING RECD PER UNIT TOTAL UNITS TOTAL REQUIRED	STUDIO 1 16 16 1-BED 1.5 104 156 2-BED 3-BED 2 19 24 TOTAL 132 196 REDUCTION* 132 (56) TOTAL REQUIRED 140	TYPE B2 B1 GROUND TOTAL	STANDARD 37 54 37 130 ACCESSIBLE 0 3 1 4 COMPACT 0 2 4 6 TOTAL 37 61 42 140	
EVCS PARKING:		EVCS PARKING PROVIDED:		
COMMERCIAL EVCS REQUIRED (PER TABLE 11B-226.3.2.1 and LAMC 99.05.106)		COMMERCIAL EVCS PROVIDED:		
TYPE REQUIREMENT TOTAL	EVCS 30% OF TOTAL 1 ACCESSIBLE 2% OF TOTAL EVCS 1 VAN W/ CHARGING STATION 10% OF TOTAL 1	TYPE B2 B1 GROUND TOTAL	EVCS 0 0 1 1 ACCESSIBLE 0 0 1 1 VAN W/ CHARGING STATION 0 0 1 1	
RESIDENTIAL EVCS PROVIDED:		RESIDENTIAL EVCS PROVIDED:		
TYPE REQUIREMENT TOTAL	EVCS 30% OF TOTAL 42 ACCESSIBLE 2% OF TOTAL EVCS 2 W/ CHARGING STATION 10% OF TOTAL 14	TYPE B2 B1 GROUND TOTAL	EVCS 0 0 22 22 ACCESSIBLE 0 2 0 2 W/ CHARGING STAT. 0 7 7 14	
BICYCLE PARKING	TOTAL BICYCLE PARKING REQUIRED:	224 SPACES	TOTAL BICYCLE PARKING PROVIDED:	224 SPACES
	COMMERCIAL:			
	TYPE REQUIREMENTS TOTAL	SHORT TERM 1/10,000 SF (2 MIN.) 2 LONG TERM 1/5,000 SF (2 MIN.) 2 TOTAL 4	TYPE GROUND 2ND 3RD 4TH 5TH TOTAL	SHORT TERM 32 0 0 0 0 32 LONG TERM 120 18 18 18 18 192 TOTAL 152 18 18 18 18 224
	RESIDENTIAL (132 UNITS)			
TYPE REQUIREMENTS TOTAL	1-25 UNITS 26-100 UNITS 101-132 UNITS TOTAL SHORT TERM 1/710 UNITS = 2.5 1/15 UNITS = 5 1/20 UNITS = 1.6 9 LONG TERM 1/UNIT = 25 1/1.5 UNITS = 50 1/2 UNITS = 16 91 TOTAL 100			
4 X 56 (BICYCLE PARKING REPLACEMENT*)	224			
TOTAL REQUIRED:	224			
OPEN SPACE	OPEN SPACE REQUIRED:	13,600 SF	OPEN SPACE PROVIDED:	13,808 SF
	UNIT RECD PER UNIT TOTAL UNITS TOTAL	STUDIO 100 SF 16 1,600 SF 1 BED 100 SF 104 10,400 SF 2 BED 125 SF 10 1,250 SF 3 BED 175 SF 2 350 SF TOTAL 132 13,600 SF	LOCATION TOTAL AREA	NORTH COURTYARD 893 SF SOUTH COURTYARD 912 SF REAR YARD 1,889 SF ROOF DECK 10,114 SF TOTAL 13,808 SF

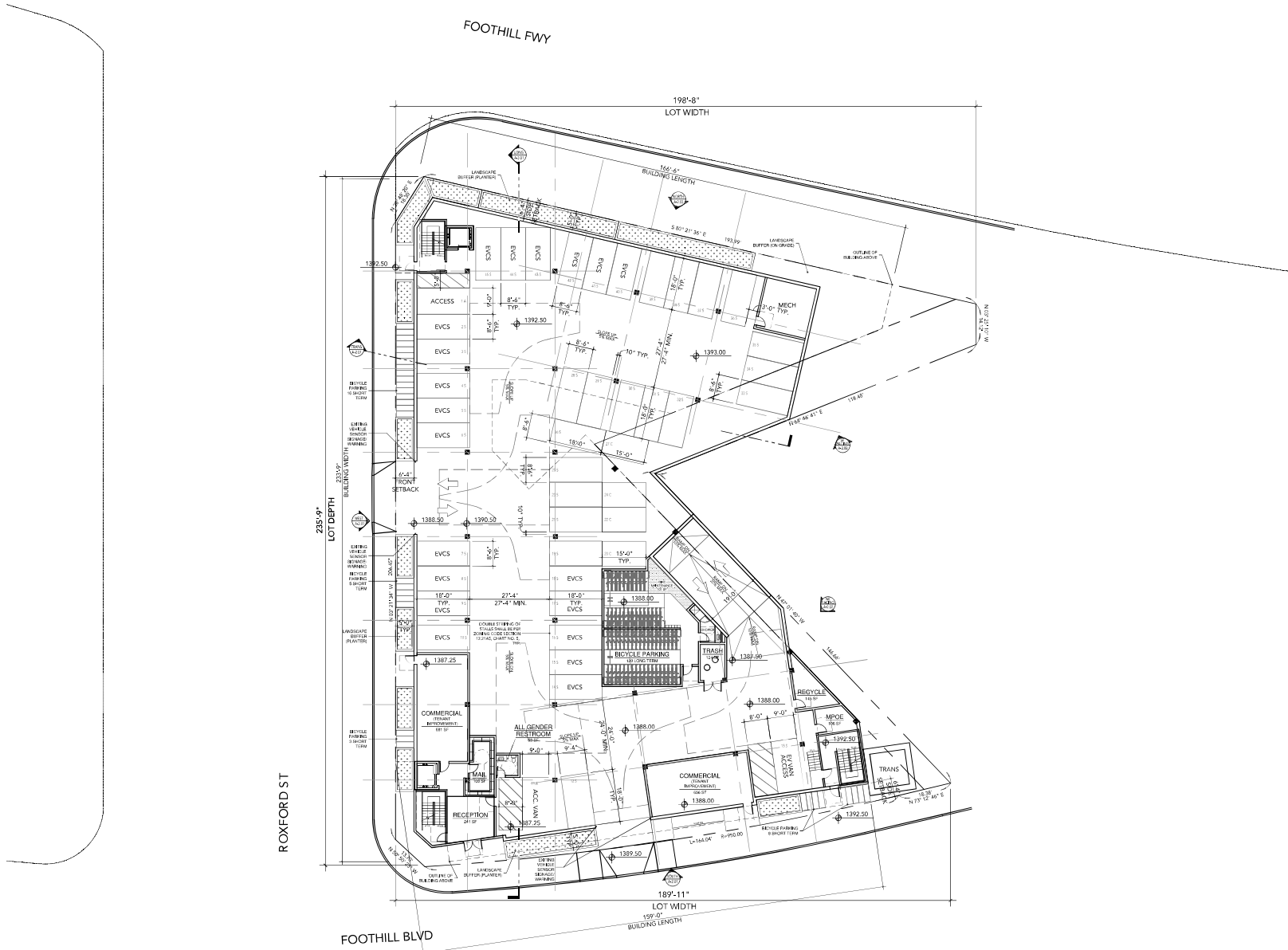


3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

PROJECT INFORMATION A-0.01
FOOTHILL APARTMENTS



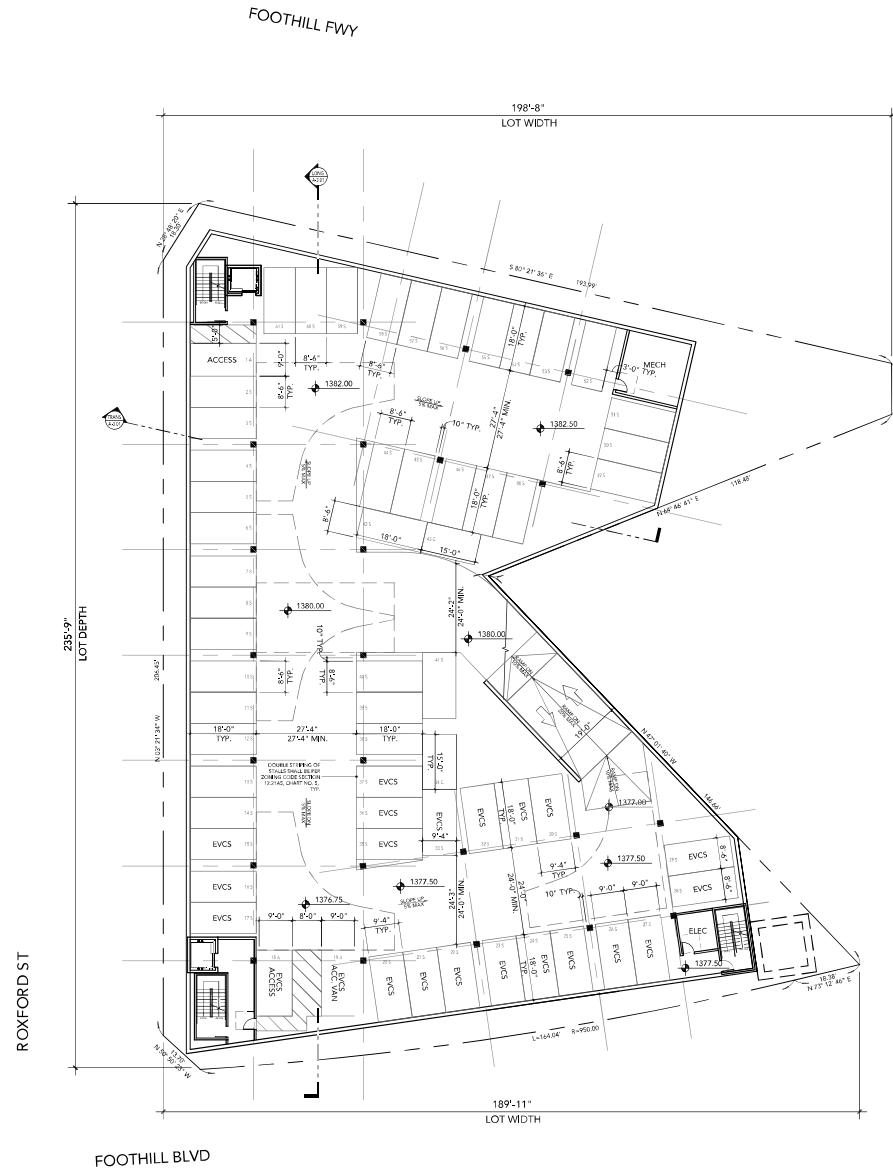
3530 WILSHIRE BLVD. SUITE 615
 LOS ANGELES, CA 90010
 213.984.4015

SCALE: 1/16" = 1'-0"
 14971 FOOTHILL BLVD.
 SYLMAR, CA 91342

PLANNING SET

GROUND FLOOR PLAN A-1.03

FOOTHILL APARTMENTS



architecture
development
management
3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

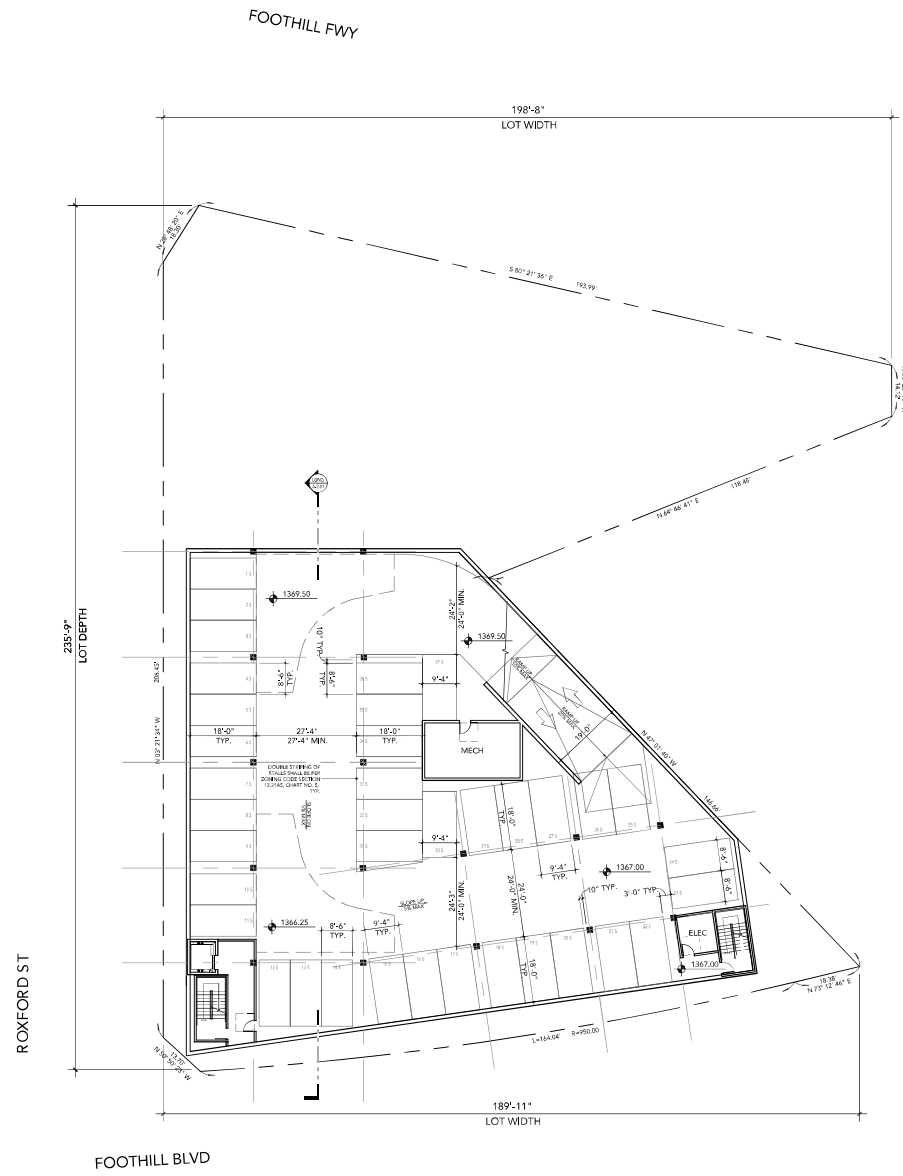
SCALE: 1/16" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

BASEMENT 1 FLOOR PLAN A-1.02

FOOTHILL APARTMENTS



architecture
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LOS ANGELES, CA 90010
213.984.4015

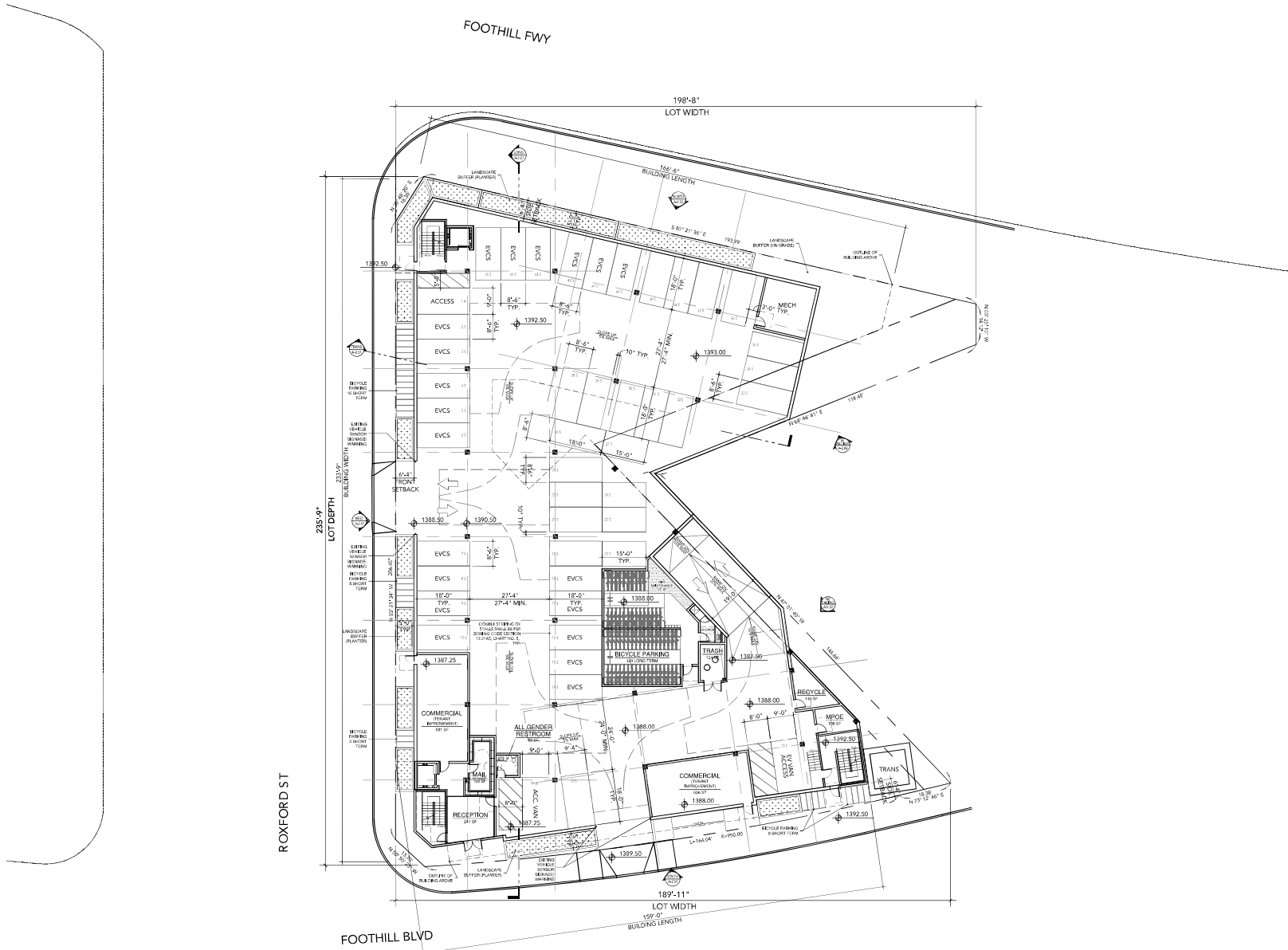
SCALE: 1/16" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

BASEMENT 2 FLOOR PLAN A-1.01

FOOTHILL APARTMENTS



architecture
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LOS ANGELES, CA 90010
213.984.4015

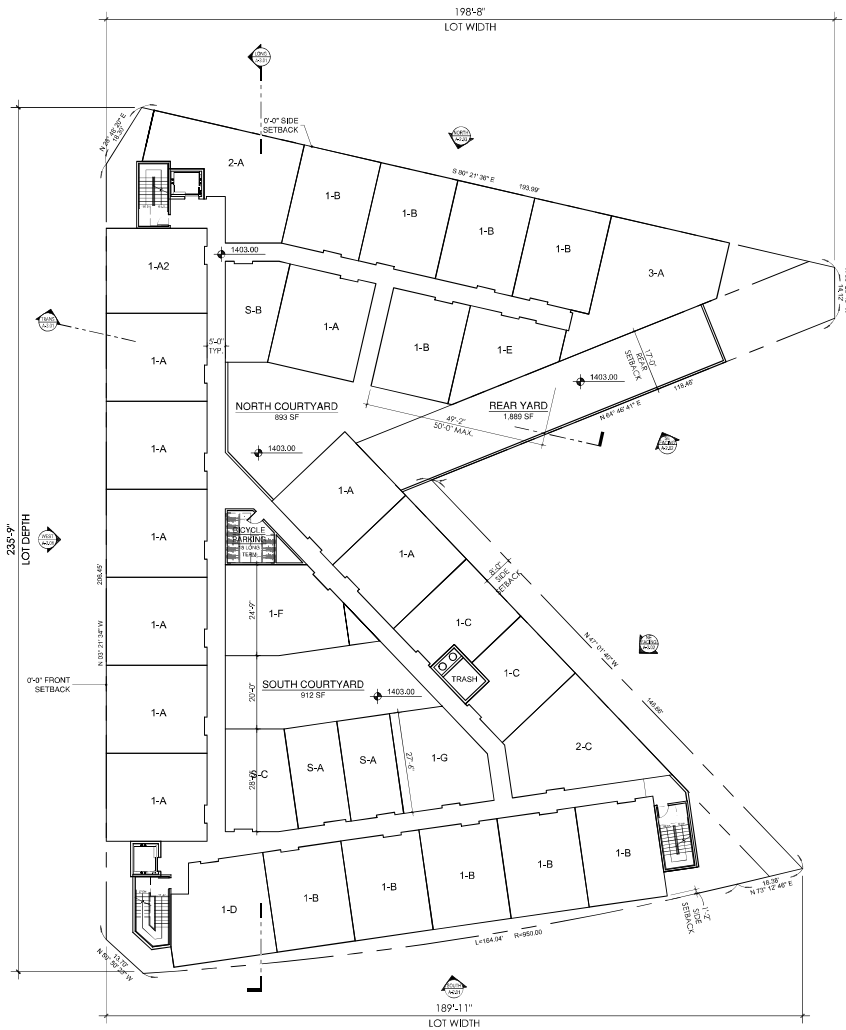
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14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

GROUND FLOOR PLAN A-1.03

FOOTHILL APARTMENTS



3530 WILSHIRE BLVD. SUITE 615
 LOS ANGELES, CA 90010
 213.984.4015

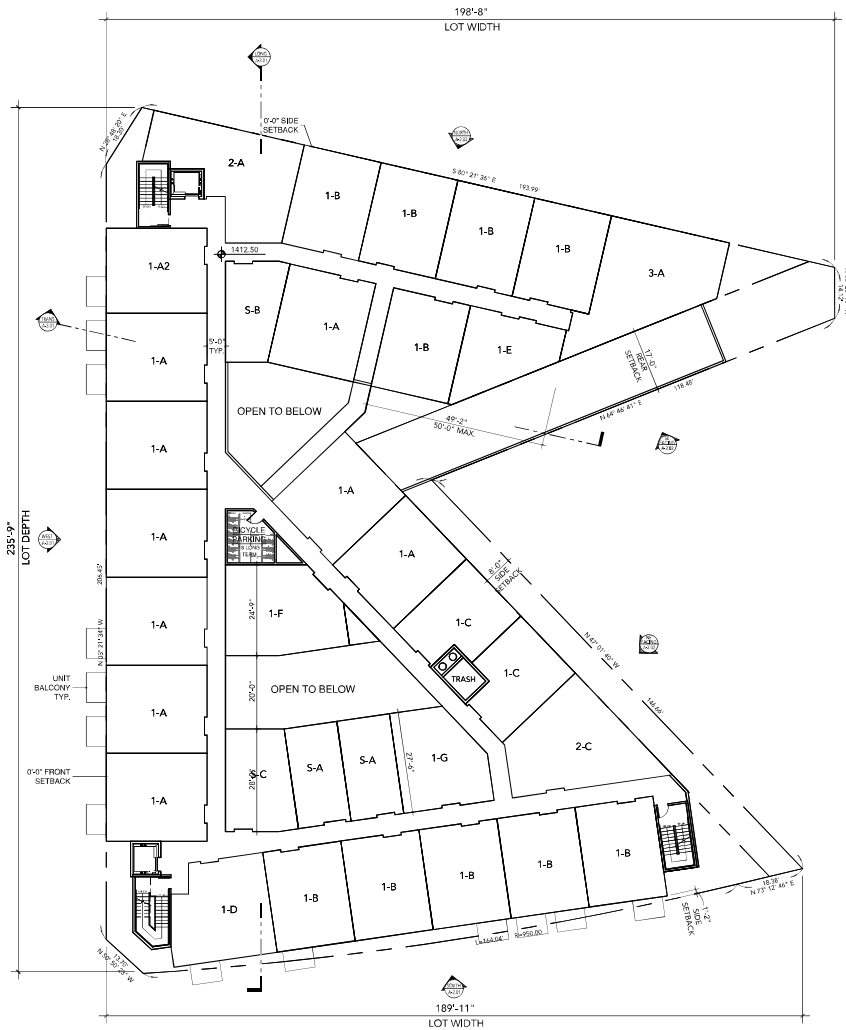
SCALE: 1/16" = 1'-0"

14971 FOOTHILL BLVD.
 SYLMAR, CA 91342

PLANNING SET

SECOND FLOOR PLAN A-1.04

FOOTHILL APARTMENTS



architecture
development
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3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

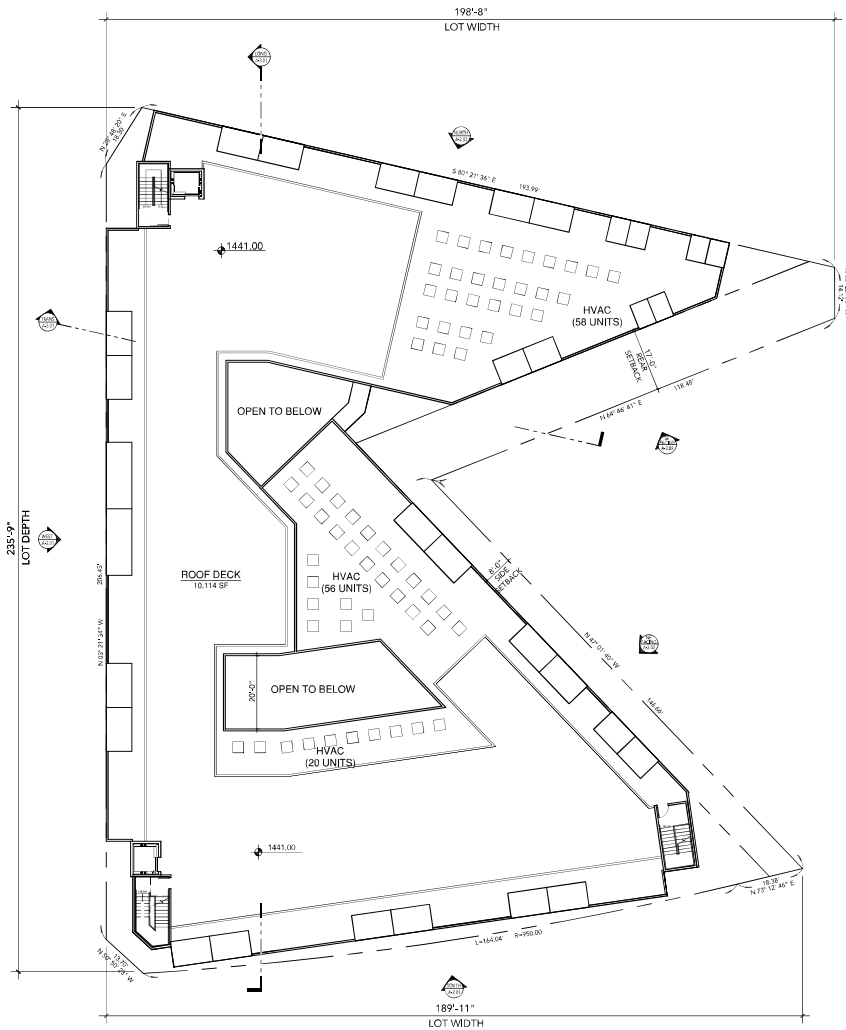
SCALE: 1/16" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

THIRD TO FIFTH FLOOR PLAN A-1.05

FOOTHILL APARTMENTS



architecture
development
management

3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

SCALE: 1/16" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

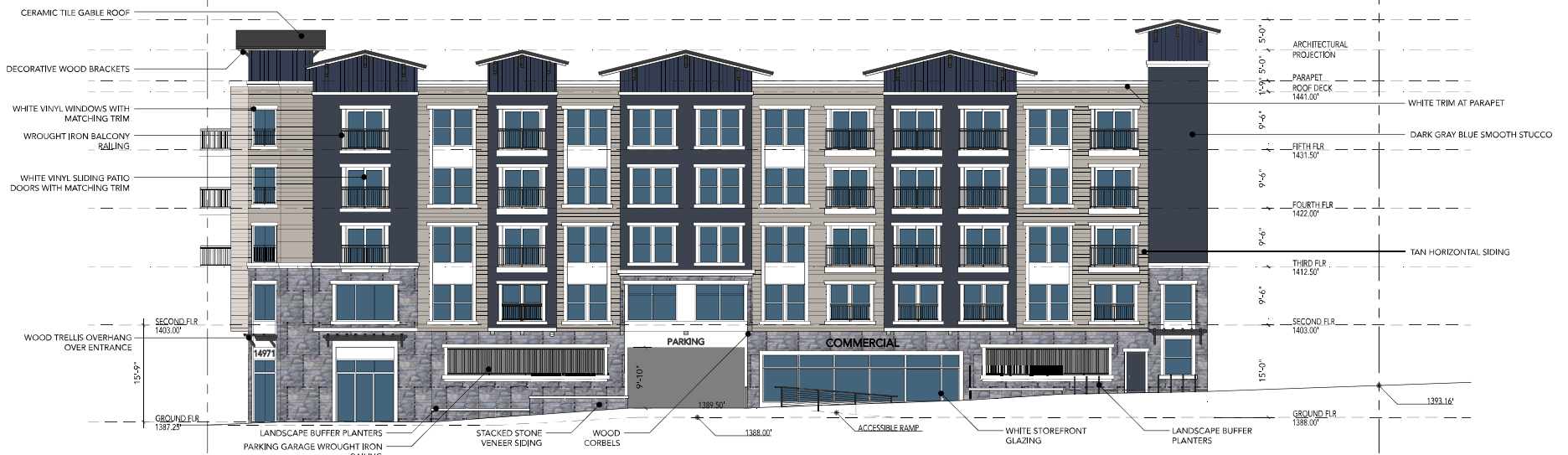
PLANNING SET

ROOF PLAN A-1.08

FOOTHILL APARTMENTS



WEST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS A-2.01



3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

SCALE: 1/8" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

FOOTHILL APARTMENTS



NORTHEAST FACING SIDE ELEVATION

*MAX 1'-6" ABOVE EXISTING GRADE



SOUTHEAST FACING REAR ELEVATION



3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

SCALE: 1/8" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

BUILDING ELEVATIONS A-2.02

FOOTHILL APARTMENTS



architecture
development
management

3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

SCALE: 1/8" = 1'-0"

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

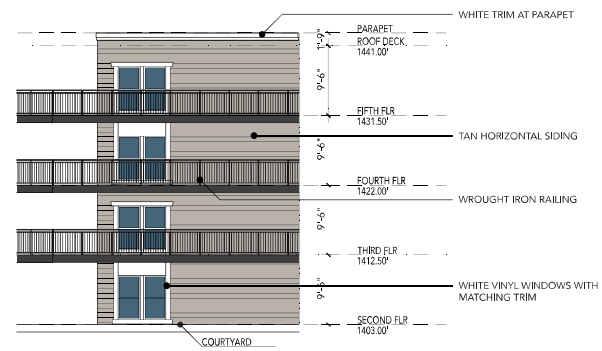
PLANNING SET

BUILDING ELEVATIONS A-2.03

FOOTHILL APARTMENTS



NORTH FACING ELEVATION



SOUTH FACING ELEVATION

NORTH COURTYARD ELEVATIONS



NORTH FACING ELEVATION



SOUTH FACING ELEVATION

SOUTH COURTYARD ELEVATIONS



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LOS ANGELES, CA 90010
213.984.4015

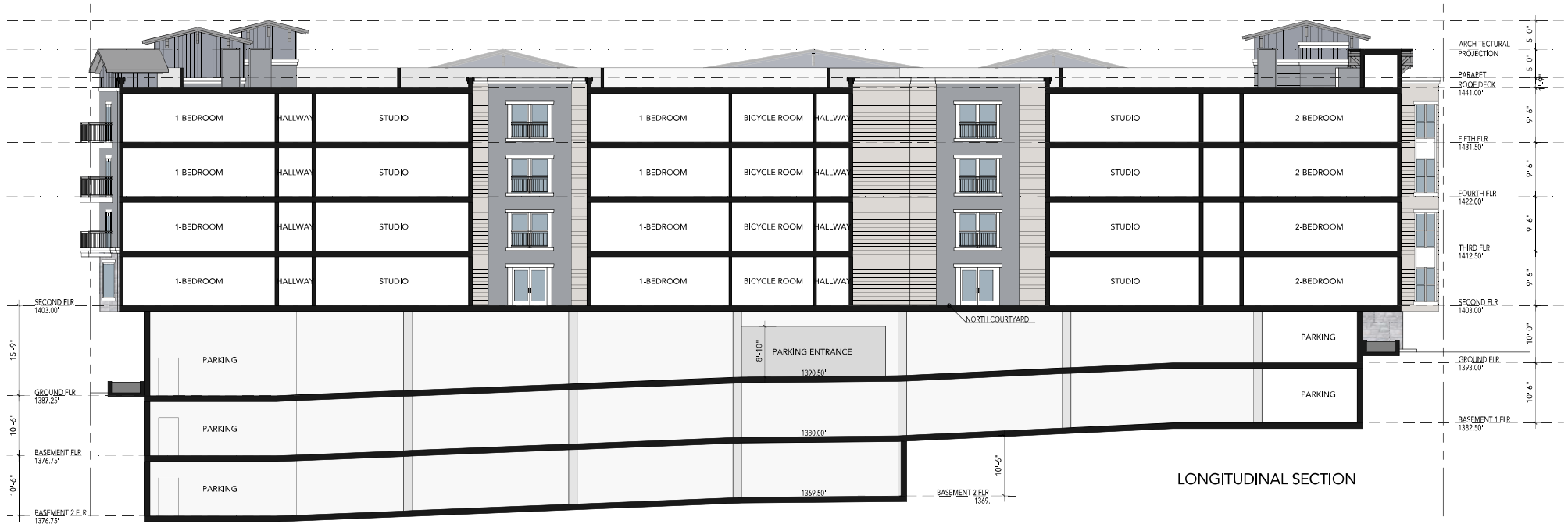
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14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

COLOR ELEVATIONS A-2.04

FOOTHILL APARTMENTS



3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

SCALE: 1/8" = 1'-0"

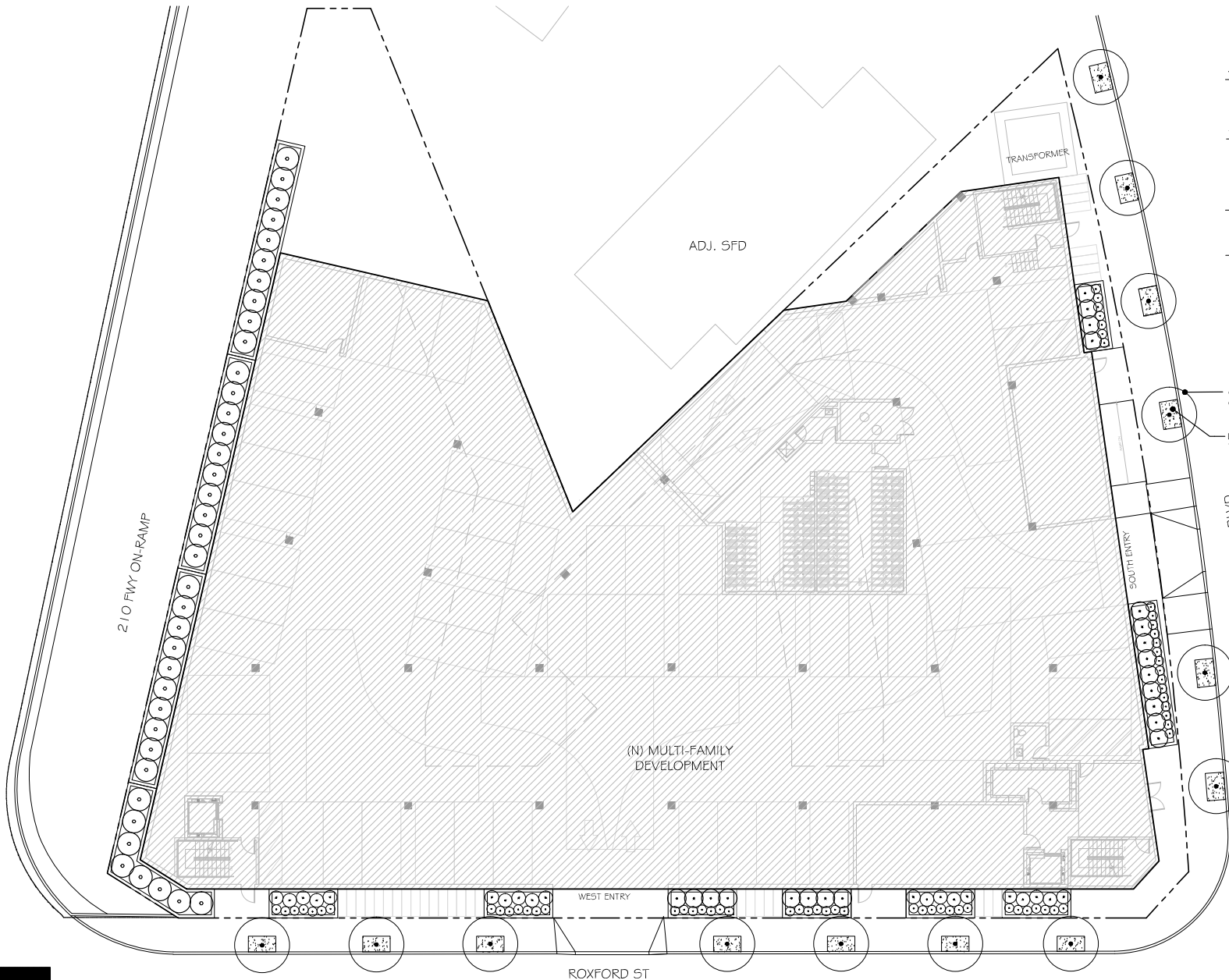
14971 FOOTHILL BLVD.
SYLMAR, CA 91342

PLANNING SET

TRANSVERSE SECTION

BUILDING SECTIONS A-3.01

FOOTHILL APARTMENTS



PRELIMINARY PLANT LEGEND

TREES	
CANOPY SHADE - PARKWAY 24" box	
<i>Taxodium imbricatum</i> - FRUIT TRUMPET TREE <i>Jacaranda mincalfolia</i> - JACARANDA	
SHRUBS	
HEDGES AND SHRUBS 5 & 15 gal.	
<i>Larrea tridentata</i> - SWEET BAY <i>Leucodermis 'vestra'</i> - CONE BUSH <i>Olea europaea 'Little Olie'</i> - DWARF OLIVE <i>Prunus caroliniana 'Compacta'</i> - CAROLINA CHERRY <i>Rhapidosaphis umbellata 'Nana'</i> - DWARF YEDDA HAWTHORN <i>Westringia fruticosa 'Wynyardia Gem'</i> - WESTRINGIA	
GRASSES	
1 gal.	
<i>Lomandra longifolia 'Erease'</i> - DWARF MAT BUSH <i>Miscanthus sinensis 'Gracilis'</i> - WALKER GRASS <i>Pennisetum alpicoloratum 'Cello Bello'</i> - DWARF FOUNTAIN GRASS	
PERENNIAL ACCENT	
1 gal.	
<i>Leucanthes strabo 'White Gem'</i> - SPANISH LAVENDER <i>Romanus officinalis 'Tuscan Blue'</i> - ROSEMARY	

CANOPY STREET TREES
(13 TOTAL)

DECOMPOSED GRANITE
TREE WELLS



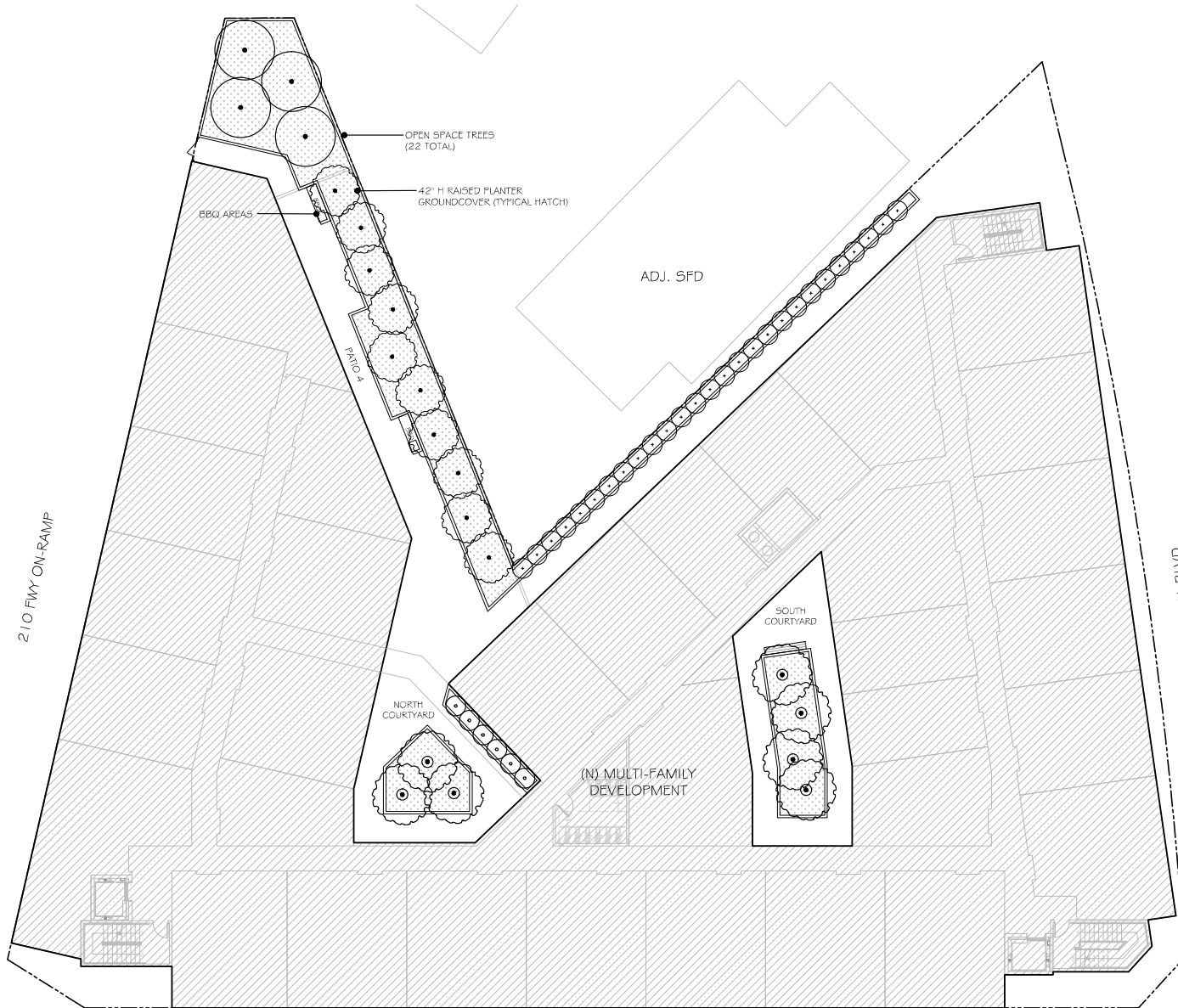
SCALE: 1" = 10'-0"

14971 FOOTHILL BLVD.
 SYLMAR, CA 91342

PLANNING SET

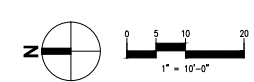
SCHEMATIC LANDSCAPE PLAN STREET LEVEL L-1

FOOTHILL APARTMENTS







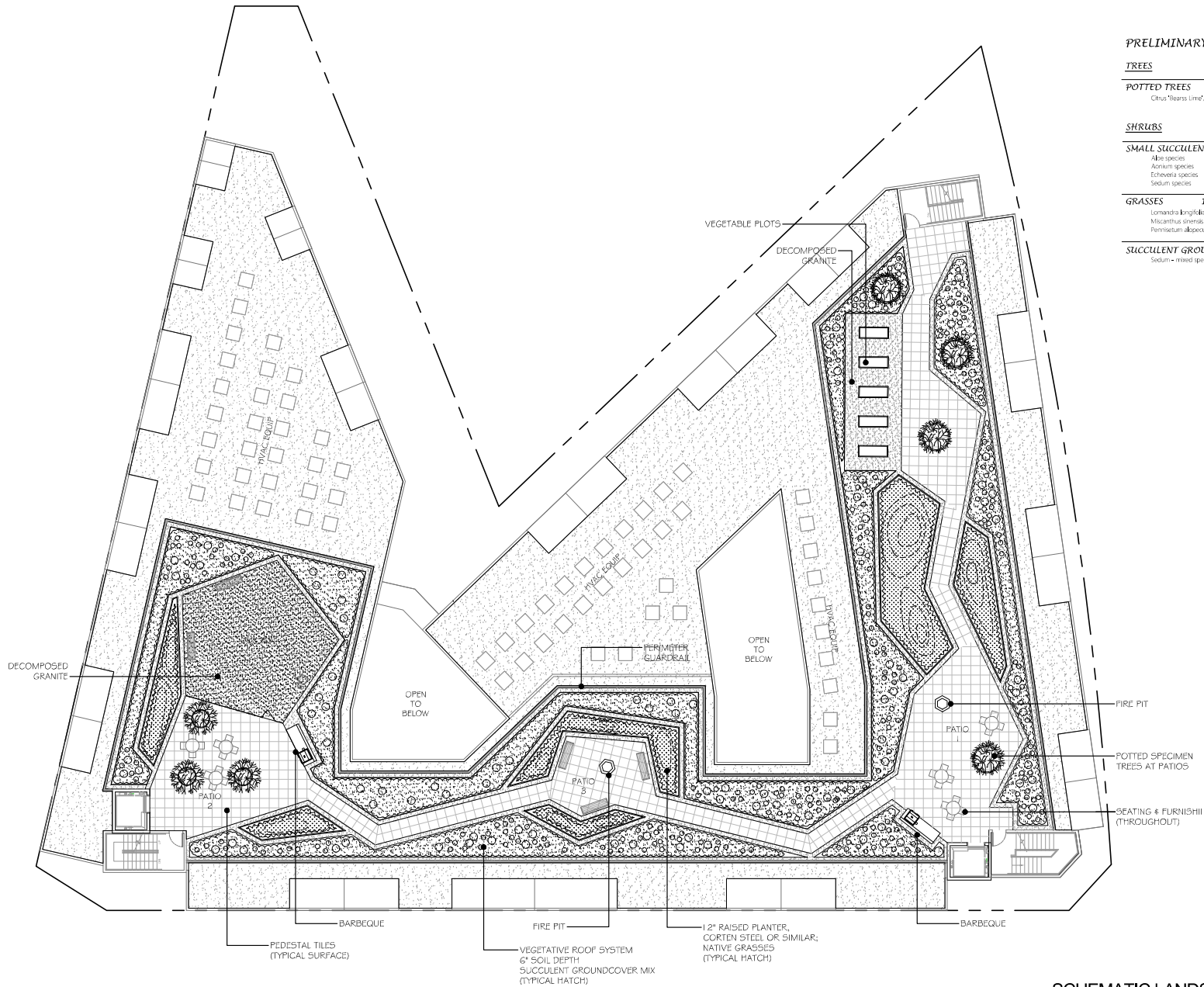
PRELIMINARY PLANT LEGEND

TREES	
CANOPY SCREEN TREE 24" & 36" box	
<i>Baccharis populacea</i> - BOTTLE TREE <i>Bauhinia purpurea 'Candida'</i> - WHITE ORCHID TREE	
COURTYARD ACCENT 24" & 36" box	
<i>Acer palmatum 'Nobogori'</i> - JAPANESE MAPLE <i>Cercis canadensis 'Forest Pansy'</i> - EASTERN REDBUD	
SMALL FLOWERING ACCELT 15 gal & 24" box	
<i>Acacia baileyana</i> - BAILEY ACACIA <i>Cercis occidentalis</i> - WESTERN REDBUD	
EVERGREEN SCREEN TREE	
<i>Cupressus sempervirens 'Sirens'</i> - ITALIAN CYPRESS	
SHRUBS	
HEDGES AND SHRUBS 5 & 15 gal.	
<i>Acacia dealbata</i> - WILLOW WATTLE <i>Buddleja davidii</i> - BUTTERFLY BUSH <i>Callunella</i> - CALIFORNIA BILAC <i>Coprosma repens</i> - MERBOS PLANT <i>Lantana montevidensis</i> - LANTANA <i>Laurus nobilis</i> - SWEET BAY <i>Leucadendron 'Nival'</i> - CONEBUSH <i>Marrubium caudatum</i> - PLAIN BLEBBUSH <i>Prunus caroliniana 'Compacta'</i> - CAROLINA CHERRY <i>Rhipidodendron umbellata 'Minor'</i> - DWARF YEDDA HAWTHORN <i>Westringia frutescens 'Myrtalae Green'</i> - WESTRINGIA	
GRASSES 1 gal & flats	
<i>Carex obovata</i> - EUROPEAN GREY SEDGE <i>Lomandra longica 'Mosaic'</i> - DWARF TALL RUSH <i>Miscanthus sinensis 'Stratus'</i> - MAIDEN GRASS <i>Pennisetum alopecuroides 'Little Bunny'</i> - DWARF FOUNTAIN GRASS	
PERENNIAL ACCENT 1 gal.	
<i>Lavandula stoechas 'Winter Bee'</i> - SPANISH LAVENDER <i>Rosmarinus officinalis 'Tuscan Blue'</i> - ROSEMARY <i>Salvia 'Raspberry Chalice'</i> - BUSH SALVIA	



PRELIMINARY PLANT LEGEND

TREES	
POTTED TREES Citrus 'Bearss Lime', Eureka	
SHRUBS	
SMALL SUCCULENT ACCENTS 1 gal. Misc. species Aeonium species Echeveria species Sedum species	
GRASSES 1 gal. Lomandra longifolia 'Breath' - DWARF MAT BUSH Miscanthus sinensis 'Grass' - HARDEN GRASS Pennisetum alopecuroides 'Little Bunny' - DWARF FOUNTAIN GRASS	
SUCCULENT GROUNDCOVER flats Sedum - mixed species	



SCALE: 1" = 10'-0"

**14971 FOOTHILL BLVD.
SYLMAR, CA 91342**

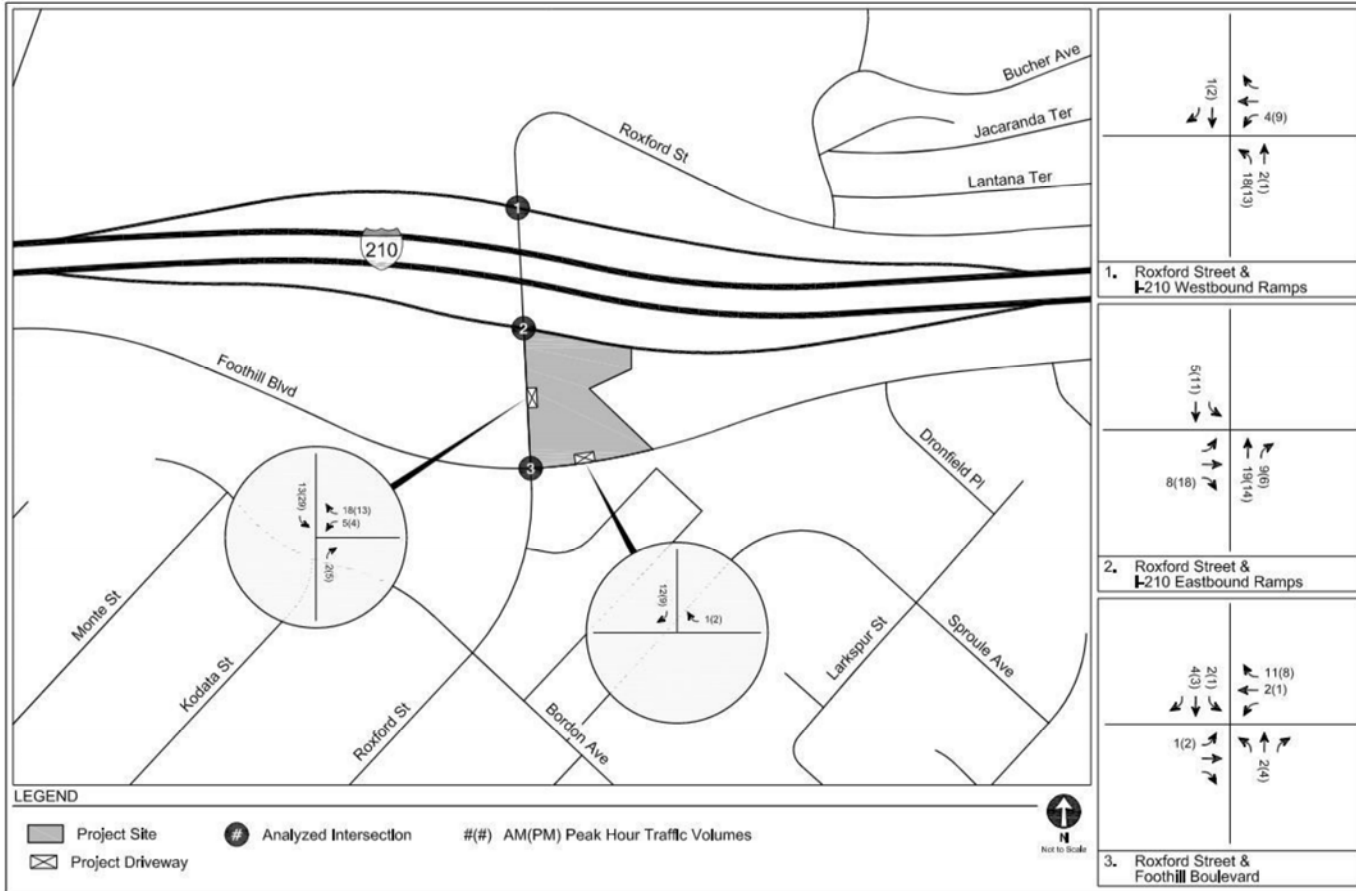
PLANNING SET

SCHEMATIC LANDSCAPE PLAN ROOFTOP L-3

FOOTHILL APARTMENTS

JMD
LANDSCAPE ARCHITECTURE
330 ARDEN AVENUE, STE 103
GLENDALE, CA 91203
323.491.3808
WWW.JMDA.COM MARCH 28, 2021

Traffic Impacts



- Direct freeway connection
 - 18 AM peak hour trips leaving from west exit
 - 29 PM peak hour trips entering west exit
- Majority of trips generated don't touch the local network

PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
14

**TABLE 13
EXISTING WITH PROJECT CONDITIONS (YEAR 2020)
INTERSECTION LEVELS OF SERVICE**

No	Intersection	Peak Hour	Existing		Existing with Project	
			Delay	LOS	Delay	LOS
1.	Roxford Street & I-210 WB Ramps	AM	11.4	B	10.2	B
		PM	10.5	B	10.5	B
2.	Roxford Street & I-210 EB Ramps	AM	19.5	B	19.9	B
		PM	15.6	B	16.1	B
3.	Roxford Street & Foothill Boulevard	AM	40.1	D	40.2	D
		PM	35.9	D	35.8	D

Notes

Delay is measured in seconds per vehicle

LOS = Level of service

Results per Synchro 10 (HCM 6th Edition Methodology)

**TABLE 14
FUTURE WITH PROJECT CONDITIONS (YEAR 2025)
INTERSECTION LEVELS OF SERVICE**

No	Intersection	Peak Hour	Future without Project		Future with Project	
			Delay	LOS	Delay	LOS
1.	Roxford Street & I-210 WB Ramps	AM	10.4	B	10.1	B
		PM	10.9	B	11.1	B
2.	Roxford Street & I-210 EB Ramps	AM	20.1	C	20.3	C
		PM	13.4	B	13.9	B
3.	Roxford Street & Foothill Boulevard	AM	40.5	D	39.0	D
		PM	35.6	D	35.5	D

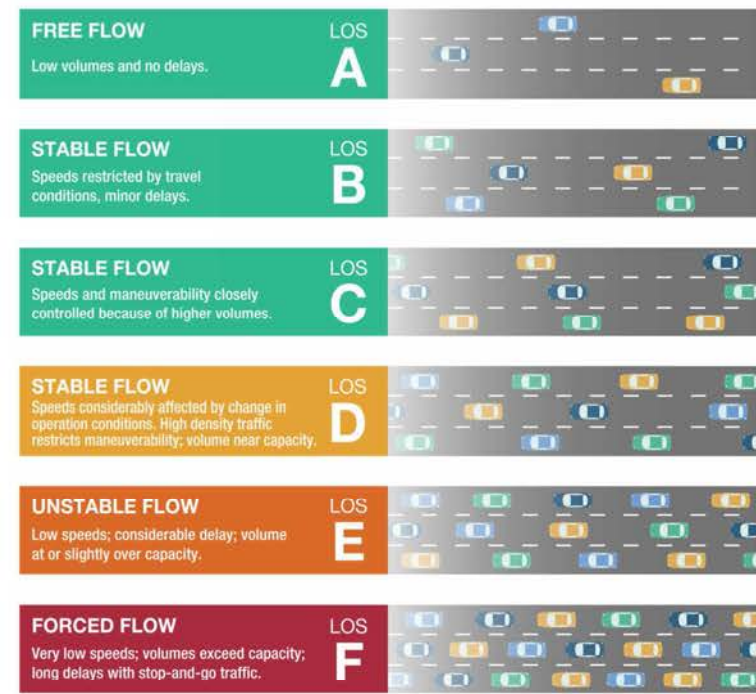
Notes

Delay is measured in seconds per vehicle

LOS = Level of service

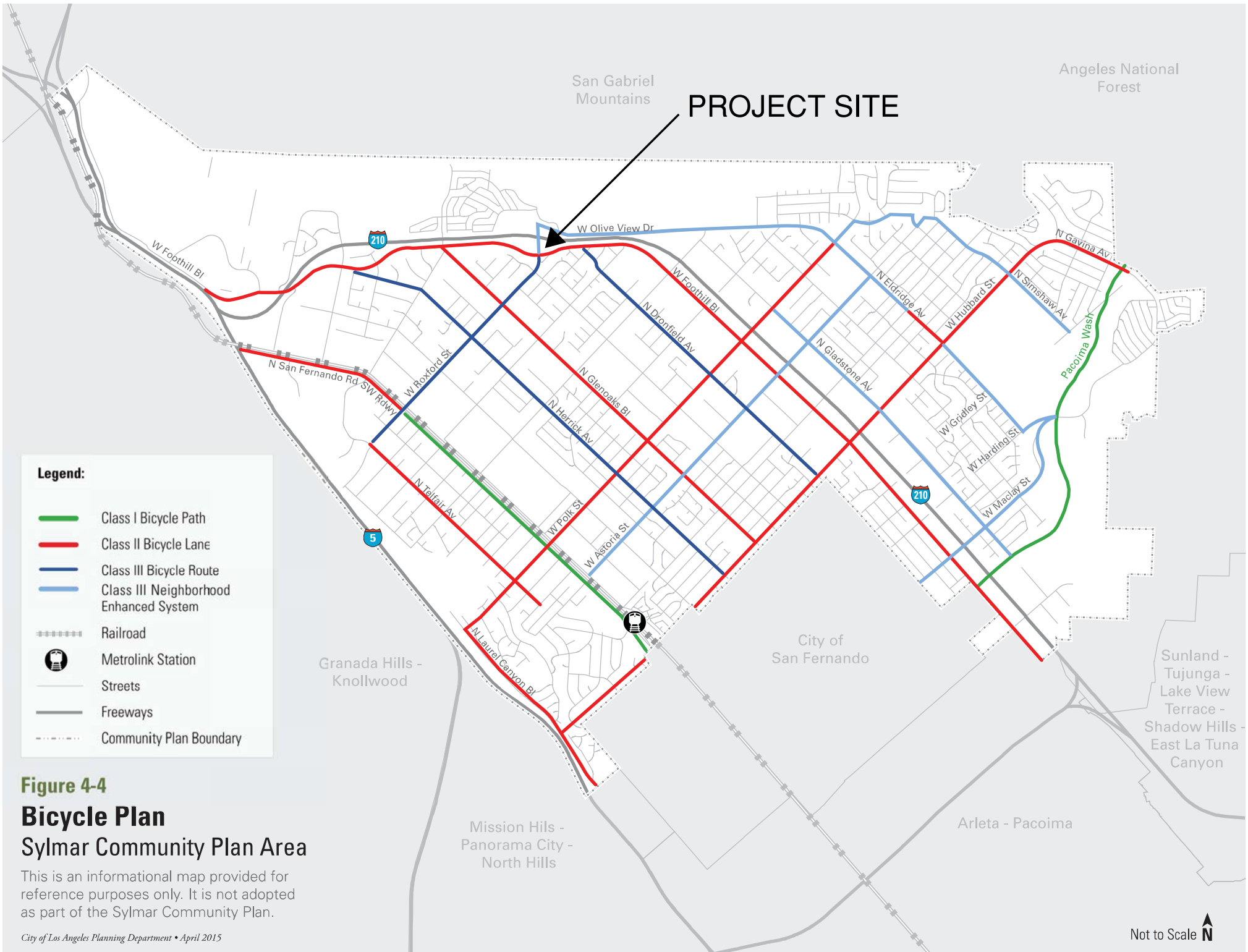
Results per Synchro 10 (HCM 6th Edition Methodology)

Levels of Service



- **OVERALL IMPACTS**
 - Very minimal changes in delays
 - No changes in level of service

Bicycle Access



Legend:

- Class I Bicycle Path
- Class II Bicycle Lane
- Class III Bicycle Route
- Class III Neighborhood Enhanced System
- Railroad
- Metrolink Station
- Streets
- Freeways
- Community Plan Boundary


Figure 4-4
Bicycle Plan
 Sylmar Community Plan Area

This is an informational map provided for reference purposes only. It is not adopted as part of the Sylmar Community Plan.

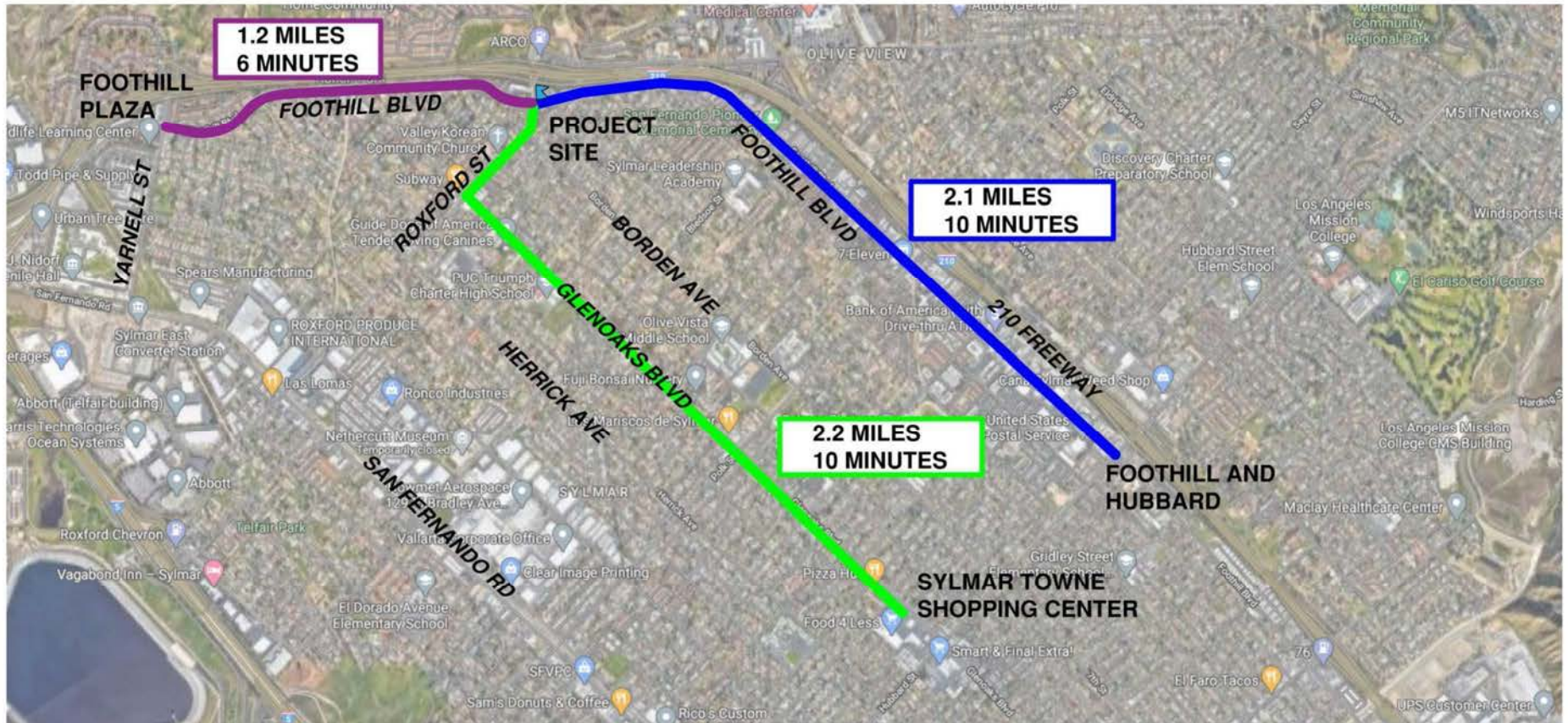





 BIKE ROUTE TO UCLA MEDICAL CENTER

VICINITY MAP
TO UCLA MEDICAL CENTER


 **N** 14971 FOOTHILL BLVD
SYLMAR, CA 91342



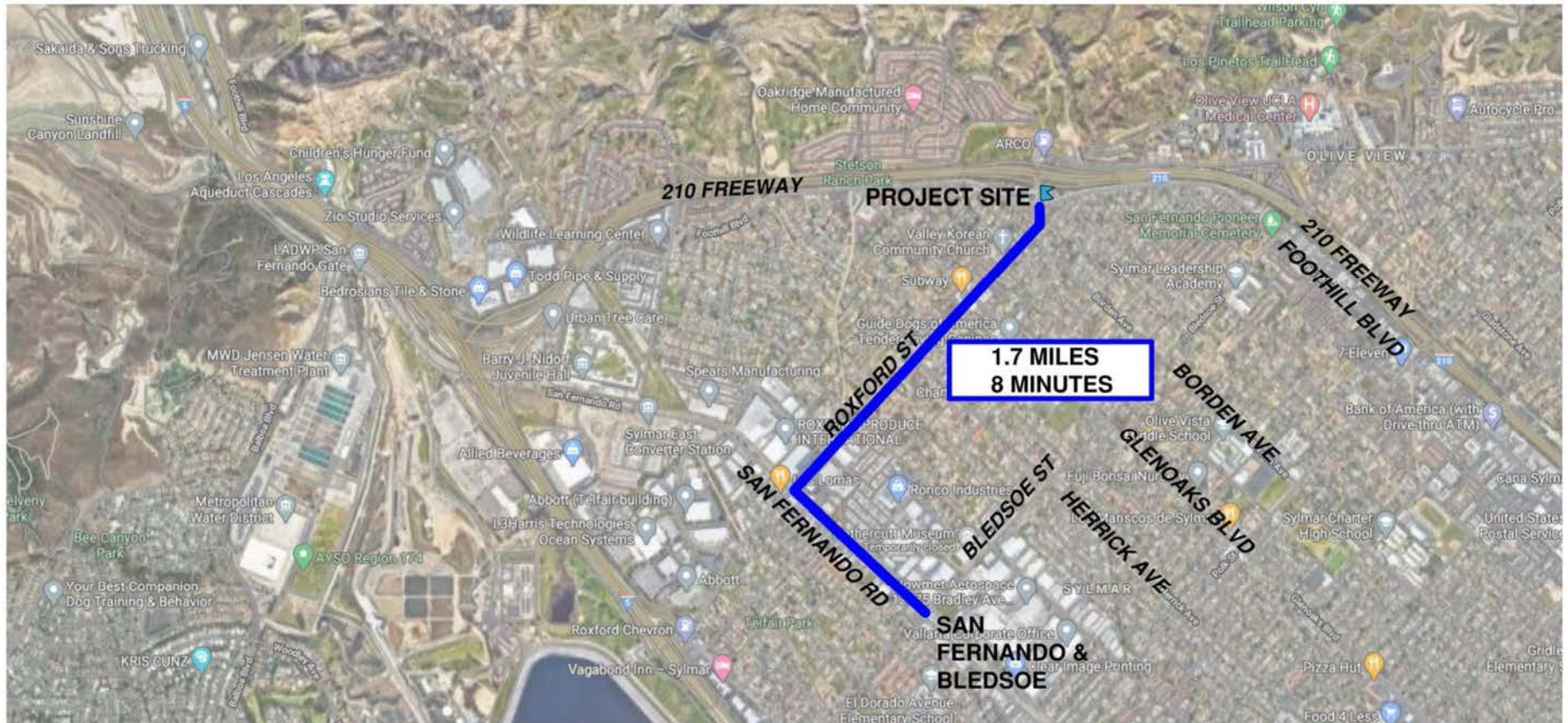



-  BIKE ROUTE TO Foothill Plaza
-  BIKE ROUTE TO Foothill Blvd & Hubbard St
-  BIKE ROUTE TO Sylmar Towne Shopping Center

VICINITY MAP
TO RETAIL AREA


N
 14971 FOOTHILL BLVD
 SYLMAR, CA 91342





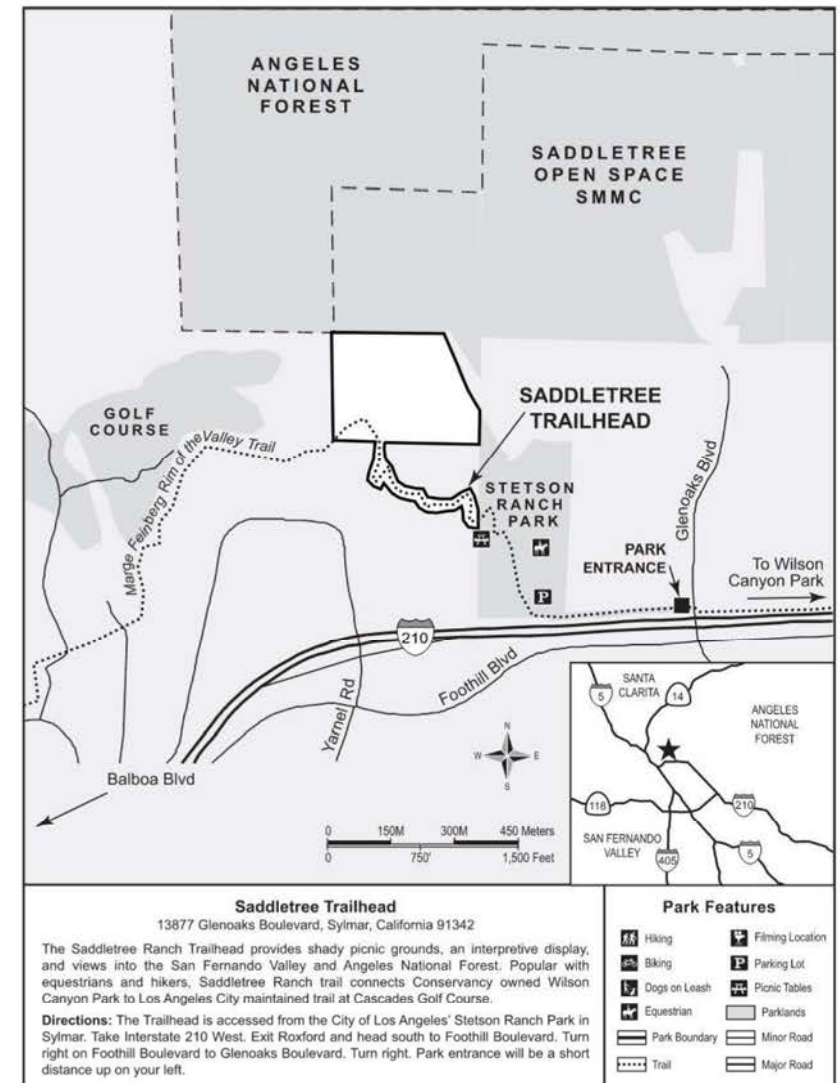
 BIKE ROUTE TO SAN FERNANDO RD & BLEDSOE ST

VICINITY MAP
TO INDUSTRIAL AREA

N
 14971 FOOTHILL BLVD
 SYLMAR, CA 91342



Equestrian Access/Impacts



- Project site not in Sylmar “K” Equinekeeping District
 - Revised Ordinance No. 184266 (no longer within the boundaries of the “K” District)
- Saddletree Trailhead runs parallel to the north side of the 210 Freeway.

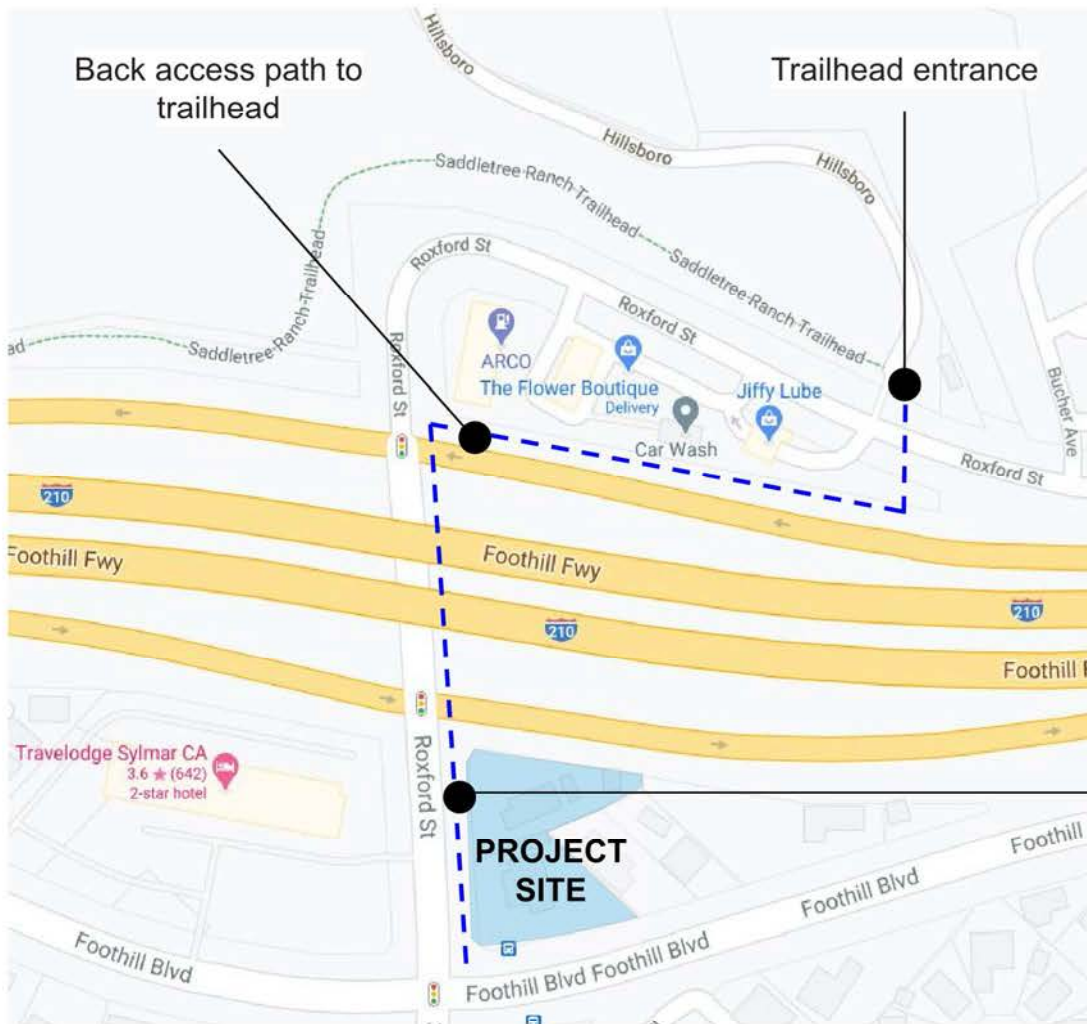


Legend:

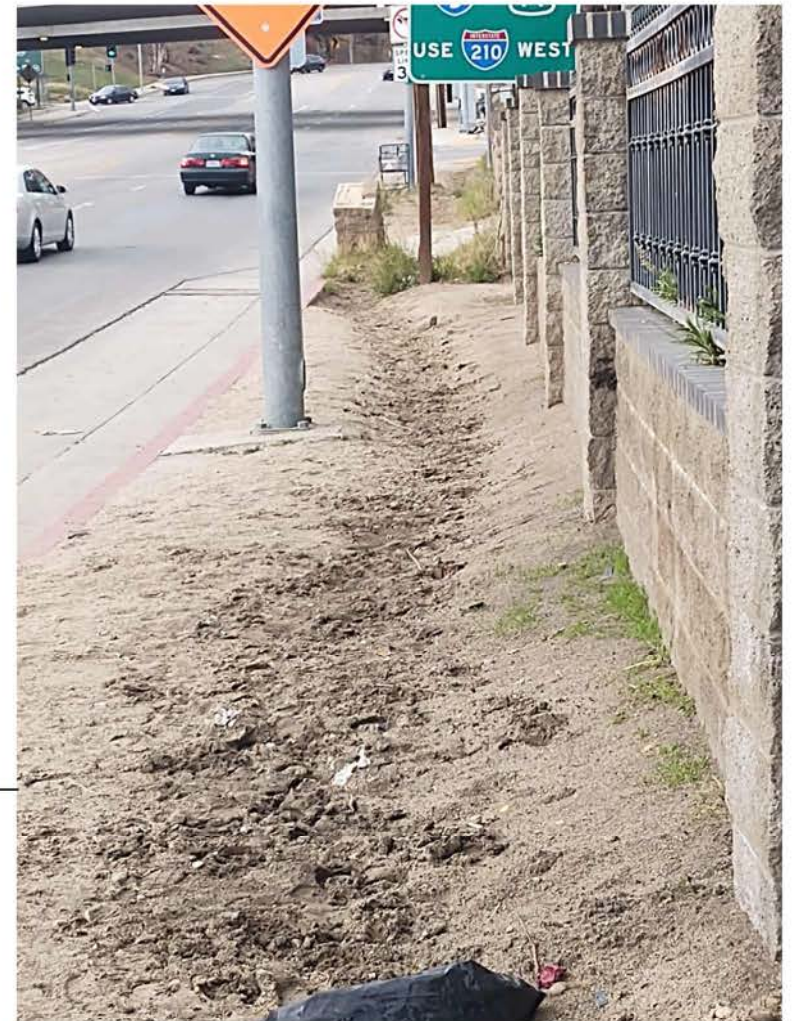
- Trail
- Equestrian Crossing
- Railroad
- Metrolink Station
- Streets
- Freeways
- Community Plan Boundary

Figure 4-5
Trail Network
 Sylmar Community Plan Area

This is an informational map provided for reference purposes only. It is not adopted part of the Sylmar Community Plan.



--- Equestrian route from Foothill Blvd/Roxford St intersection to trailhead entrance



Current parkway along Roxford St with path created from frequent equestrian traffic

Proposed Improvements



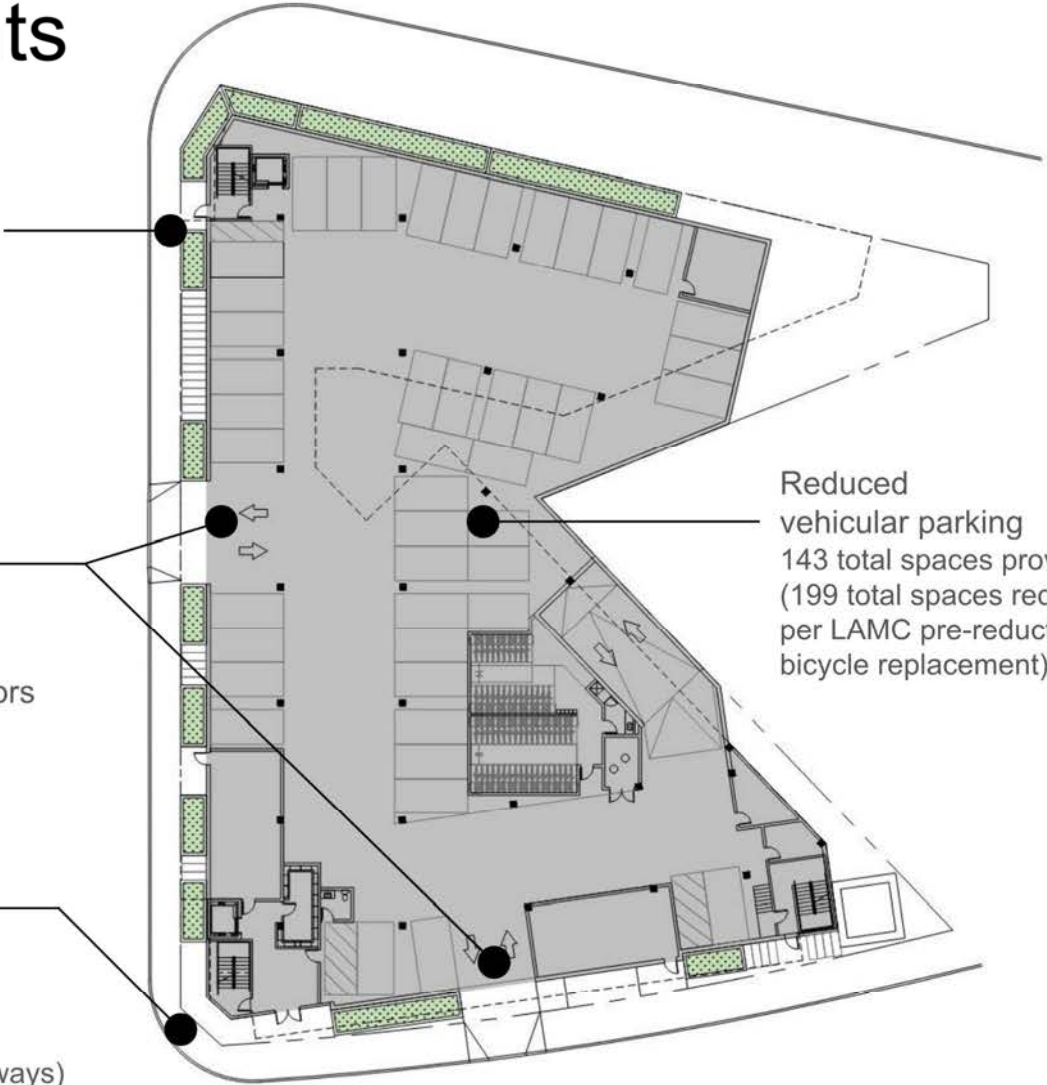
Street improvement and parkway plans
(Concrete sidewalks, planters, street trees)



Exiting vehicle signage, sensors, and warning indicators
(Located at both west and south vehicle entrances/exits)



Equestrian signage and crossing buttons/signals
(Located at intersection of Roxford St and Foothill Blvd, parkways)



Reduced vehicular parking
143 total spaces provided
(199 total spaces required per LAMC pre-reduction via bicycle replacement)



14971 Foothill Blvd