



Officers

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**DRAFT**

March 8<sup>th</sup>, 2023

Mr. Akhilesh Jha

Re: 13916 Polk Street – CPC-2022-8993-GPA-AZ-HD-K-BL-ZV-ZAA-WDI-VHCA  
ENV-2022-8994-EAF [akhilesh.jha@gmail.com](mailto:akhilesh.jha@gmail.com)

Mr. Jha,

We write this letter to express our opposition to the proposed General Plan Amendment for the proposed development at 13916 Polk Street in Sylmar between Gladstone Avenue and Fenton Avenue. This development was presented to the Sylmar Planning and Land Use Committee on January 14<sup>th</sup>, 2023 and discussed on February 8<sup>th</sup>, 2023 with action taken to oppose the GPA on March 8<sup>th</sup>, 2023.

The site is zoned RA-1-A-K and is surrounded by Low Density Housing with minimum lot size of 17,500 sf. and designated for equine keeping. At the public meeting stakeholders spoke to the importance of keeping the property zoning which allows homes complying with horse keeping use. This site is neighboring other single-family residents with horse keeping ability and tied to the larger area of horse keeping properties in this long-established neighborhood.

To better understand the Equinekeeping "K" district please see The Sylmar Community Plan at: <http://planning.lacity.org/cpu/Sylmar/Draft/DraftCommunityPlan.pdf>  
The link provides a draft plan that was adopted April 2016 at:  
<http://planning.lacity.org/complan/othrplan/cpio/AdoptedSylmar.pdf>

The Sylmar Community values our semi-rural suburban character and strongly encourages its preservation. From chickens, duck, pigeons, peacocks, pigs and other live stock. To preserve this, we cannot take equine keeping parcels and develop them in a way that prevents horse keeping as this erodes the ability to maintain our rural character. Sylmar residents want these parcels preserve so they can be used for horses and livestock. Taking of land in a manner that prohibits the ability to actually keep equines, reduces the benefits resident's value and negatively impacts the cohesion of the surrounding neighborhood and the community at large.

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There are a number of horse trails leading from Sylmar into the surrounding open spaces and hillsides. There are established Corral Groups that coordinate equestrian activities, trail rides, shows and events. These activities are dependent on being able to keep horses in Sylmar. Any reduction of horse keeping parcels negatively affect these activities, fewer horses, fewer activities.

In addition, an overwhelming majority of residents and stakeholders expressed opposition to this development due to its incompatibly with the neighborhood. Its height, density and inadequate parking which all negatively impact the existing livability of this area. This development is not consistent with that plan. There are other locations in Sylmar where this development would be consistent with the Land Use.

The community put much effort into the adopted Community Plan, its goals and objectives. They desire development that is in keeping with this document. Therefore, this development does not have the support of the community and is opposed by the Sylmar Neighborhood Council vote on March 23<sup>rd</sup>, 2023 General Board Meeting.

Respectfully,

Peter Postlmayr  
Sylmar Neighborhood Council

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