



Officers  
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June 22, 2023

**DRAFT**

Mr. Christian Frederiksen, Senior Project Manager  
Archeon Group  
3530 Wilshire Blvd., Suite 615  
Los Angeles, California 90010

[CFrederiksen@archeongroup.com](mailto:CFrederiksen@archeongroup.com)

Re: 14971 Foothill at Roxford Proposed Development CPC-2021-1056-CU-DB-SPR-HCA

The Sylmar Neighborhood Council Opposed the originally proposed development. And voted to Oppose the modified development on June 22<sup>nd</sup>, 2023.

As presented to the Sylmar Planning and Land Use Committee on February 8<sup>th</sup>, 2023, changes from the original project are:

The density of the project was reduced from 132 Studio & 1 Bedroom units to 94 Studio & 1-Bedroom Units and adding 2 3-Bedroom units to replace the homes removed from project. For a total of 96 units.

The ground floor project is no longer commercial, making the entire project residential, and bringing the height of the project from 61ft down to 51ft.

An equestrian trail has been incorporated on the Roxford side of the project, though the details and plan were not available for comment.

DOT recommendation for vehicle approach (entrance) on Roxford to be entrance only with driveway on Foothill to be entrance & exit.

The community appreciates the reductions in density and height however they continue to express opposition due to concerns about the trail along Roxford and Foothill, site plan impacts to adjoining single family homes and the severe site parking constraints. As noted above, specifics of the site plan were not available at the time of the meeting and were to be sent for review upon completion.

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Residents expressed their opposition due to the project's location where there is limited street parking, horse trails, mountain views and adjoining single family homes. Making use of AB2345, the development receives reduced requirements for parking and increased unit and building density. Allowing this development will cause negative impacts to the surrounding community, business, and mountain access.

Other exacerbating factors to this location are:

- Street parking is limited and will push renters further into surrounding areas to find parking. The development is at the corner of a major freeway intersection with parking restrictions on Roxford from Foothill to the Olive View Medical Center. There are also parking restriction along Foothill leading up to the intersection with Roxford. There are maybe 1 or 2 allowed curb spaces adjacent to the development.
- Equestrian use of the designated trails fronting two sides of this development requires maintaining a wide dirt path thereby limiting sidewalk along the new development. More vehicles crossing the trail to go in-&-out of the parking structure will put Equestrians at higher risk.
- Sylmar lacks adequate emergency services for Fire and Police. There is only 1 fire station serving the 90,000 residents of Sylmar. Wait times are the longest in all of the City. A fire ladder truck needed for tall buildings is not provided at the Sylmar station.

For the reasons stated above the Sylmar Neighborhood Council voted to oppose this development. And finds the use of AB2345 at this location is to be incompatible with equestrian trails, parking, and mountain views.

Respectfully,

Peter Postlmayr  
Chair, Planning and Land Use Committee

c: Caroline Menjivar, Senator 6150 Van Nuys Blvd., Suite 400  
Van Nuys, CA 91401 [Senator.Menjivar@sen.ca.gov](mailto:Senator.Menjivar@sen.ca.gov) Katherine Castrejon, District  
Representative [Katherine.Castrejon@sen.ca.gov](mailto:Katherine.Castrejon@sen.ca.gov)

Arturo Garcia, District Director for Assemblywoman Luz Rivas [Arturo.Garcia-Mendoza@asm.ca.gov](mailto:Arturo.Garcia-Mendoza@asm.ca.gov)

Paola Bassignana, Planning Director for Councilwoman Monica Rodriguez, 7<sup>th</sup> District 4117  
Hubbard St., D #1 Sylmar, CA 91342 [Paola.Bassignana@lacity.org](mailto:Paola.Bassignana@lacity.org)

Kora Mcnaughton, Planning Associate City of Los Angeles [Kora.Mcnaughton@lacity.org](mailto:Kora.Mcnaughton@lacity.org)