



Archeon Group
3530 Wilshire Blvd. Ste 615
Los Angeles, CA 90010

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City of Los Angeles Department of City Planning
201 N Figueroa St.
Los Angeles, CA 90012

RE: Site Plan Review Supplemental Application Findings for 14971 Foothill Blvd.

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.

The mixed-use project at **14971 Foothill Blvd. in Sylmar, CA 91342** is in substantial conformance with the purposes and provisions of the General Plan and the Sylmar Community Plan. The site is zoned as C2-1VL which allows uses of both C1.5 and R4. The site is adjacent to another C2-1VL zone and therefore does not need to comply with any type of building stepping.

The Project does not have any street walls that are larger than 300 feet and therefore does not require or even recommend any building breaks along the street frontages. The Project is a commercial corner project and implements a landscape buffer with planters and on-grading planting along the street frontages of the Interstate 210 ramp entrance, Roxford St, and Foothill Blvd on the ground level. The Project will have a modern articulation of architectural elements as to break up the facade as required by Section II and to create visual interest in the community. The Project has a residential street-oriented Entrance along for both Foothill Blvd and Roxford St. The Project uses both ground level and subterranean parking to meet the needs for residential parking.

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The Project consists of a 5-story residential building. The building has a height of 61'-0" (56'-0" plus 5'-0" of architectural projections for total building height of 61'-0") with 66'-0" to the top of the elevators and stairways at the roof. The C2-1VL height limit is 45'-0". The project seeks an additional 11'-0" in building height in conditional use for architectural projections and exceptions for stairways and elevators (Sec 12.21.1 Exception B.3.a). For setbacks, the project maintains no a 0'-0" setback for the street frontage along Roxford St, 0'-0" side setback for street frontages along Foothill Blvd and the Interstate 210 ramp entrance, 8'-0" side setback in west portion, and 17'-0" rear setback. As this project is mixed use, the setbacks along Roxford St, Foothill Blvd, and the Interstate 210 ramp entrance conform to Sec. 12.22.A.18.c.3. The side and rear setbacks conform to R4 standards per Sec. 12.14.

The frontage of the project is varied with differing colors and materials for accents and variation in the façade to create a dynamic massing. In addition, varied gabled roofs and parapets along the frontage break the front façades along the perimeter of the building to give more variety to the bulk of the building. Finally, a 6'-4" landscape buffer with planters are implemented on the ground floor of all street frontages along Roxford St, Foothill Blvd, and the Interstate 210 ramp entrance to add to visual and ambient appeal.

The Project has 100% off-street parking with three levels of parking, one level at the ground level and two levels of subterranean parking. Of the 199 required spaces, 143 spaces are provided with 56 spaces replaced with an additional 224 bicycle parking per LAMC 12.21.A.4. The Project does not require a loading zone per LAMC 12.21 C.6.

The site and courtyard will be appropriately lit and integrated into the landscape and hardscape of the Project as to not create glare or bright spots for the residents or neighbors. In addition, the roof deck will integrate roof gardens, planters, and general open space for access to light and ventilation for all residents. The trash collection will be located on the ground floor in the parking garage, and a separate recycling room will be also located on the ground floor in the parking garage to facilitate recycling among the residents.

3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The Project will provide a roof deck with a dedicated landscaped roof gardens, planters, and usable fire pits and barbeques. The project also will incorporate 2 separate courtyards on the 2nd floor (above the parking garage at the ground level) throughout the overall plan of the building, both open to the sky and landscaped. Finally, there will be a rear patio that has usable barbeques and is shielded away from the streets and freeway for resident use.