



Certified May 27, 2003

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July 9, 2025

To: Mayor Karen Bass, City of Los Angeles
Los Angeles Department of City Planning
Los Angeles City Council

Subject: Objection to Letter of Compliance for 7937 Foothill Blvd – ED1, Public Safety, and Planning Failures

We respectfully urge the City of Los Angeles to revoke the Letter of Compliance issued under Executive Directive 1 (ED1) for the proposed 6-story, 63-unit project at **7937 Foothill Blvd**. The project is not compatible with ED1's stated goals and was approved without required community review, economic analysis, infrastructure evaluation, or fire risk assessment.

Key Issues

High Fire Risk Ignored

ED1 Section 3.e clearly states that projects "shall not be located in Very High Fire Hazard Severity Zones." Yet this site sits in an area recognized by CAL FIRE and Los Angeles County as high-risk. The City's outdated map creates a narrow exclusion zone on Foothill Blvd, surrounded on all sides by designated VHFHSZ. **Foothill Blvd is the only east-west evacuation route in Sunland-Tujunga**, and there is **no north-south route**. The City does not have a viable evacuation plan for the existing population—much less for additional residents in a high-density structure. Public safety must come first.

ED1 Is Flawed and Misapplied

ED1 was designed to accelerate affordable housing and shelter projects. This development proposes ~59 studio units (~300 sq. ft.), with just two one-bedroom and two, two-bedroom units—**no deed-restricted units**, and no provisions for the unhoused or low-income working families. The overwhelming number of single-occupancy units does not reflect the intent of ED1 to address homelessness or affordable family housing needs. Use of ED1 is not proper here because this project would have a specific adverse impact on the community. Infrastructure has not kept up with this community's rapid growth.

No Economic or Infrastructure Review

No Environmental Impact Report (EIR), fire evacuation plan, geological study, or traffic analysis has been provided. The project proposes **only 23 residential parking spaces and 7 for retail**—in a corridor already overwhelmed by parked vehicles from existing density, ADUs, and garage conversions. Transit access is

extremely limited, with **only one bus line (Line 90)** serving the area. Water, sewer, and road systems are overburdened. No economic feasibility or mitigation plan has been submitted.

Flawed and Underhanded Approval Process

The project bypassed the **Sunland-Tujunga Neighborhood Council**, community stakeholders, and even the Council Office. It violates the **Sunland-Tujunga Community Plan**, **Foothill Boulevard Corridor Specific Plan**, and **Scenic Corridor Specific Plan**—all of which prioritize low-scale development, wildfire mitigation, and community compatibility. ED1 and SB9 are being used to **circumvent Proposition 13**, undermining transparency and public process. This “letter of compliance” was pushed through without oversight or justification.

Out of Scale and Precedent-Setting

At **66 feet tall**, this six-story structure would be the tallest and most dense building along this stretch of Foothill Blvd. Its approval sets a dangerous precedent for future incompatible development in a **wildfire-prone, auto-dependent community** with constrained infrastructure and no alternative escape routes.

Additional Public Safety Concerns

Foothill Blvd is already a bottleneck under normal conditions. When there’s an accident or closure on the **210 Freeway**, Foothill turns into a **standstill parking lot**. Several times in recent years, both sides of the 210 freeway between **Sunland Blvd and Lowell** have burned. In such events, Foothill becomes the only escape route for tens of thousands of residents, as well as, evacuees from the 210 Freeway itself as it has often been closed for fire fighting access.

Public safety is the number one priority in Sunland-Tujunga.

How will hundreds of residents in this new building evacuate—**with or without cars**? Will they block others trying to flee? Will they be stranded due to inadequate bus service or lack of personal vehicles? These life-and-death questions cannot be ignored. If the City knowingly approves unsafe, unplanned density in this context, it bears liability for the consequences.

According to ED1, projects in **Very High Fire Hazard Severity Zones are explicitly ineligible**. ED1 **does not supersede adopted Specific Plans** or their height limits. While ED1 is an executive directive and not a legislative statute, its implementation must still comply with established land use laws, due process, and public safety standards. Using it to sidestep those safeguards **violates both the spirit and the letter of planning law**. ED1 **grants incentives which have adverse impact upon public health and safety**.

We Urge the City To:

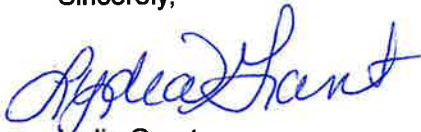
- **Revoke or suspend** the letter of compliance immediately.
- **Halt all action** until the new **VHFHSZ map** is finalized with public input.
- **Ensure lawful application of ED1** and compliance with zoning and planning requirements.

- **Collaborate with the Sunland-Tujunga community** to develop a safer, more appropriate project aligned with our geography, infrastructure, and safety needs.

Sunland-Tujunga has endured enough from short-sighted planning and wildfire threats. Do not make this another example. The community of Sunland-Tujunga is trying to prevent potential loss of life.

This letter was approved by the Sunland-Tujunga Neighborhood Council board at its July 9, 2025 meeting.

Sincerely,



Lydia Grant
President
Sunland-Tujunga Neighborhood Council



Cindy Cleghorn
Co-Chair, Land Use Committee

cc: Councilwoman Monica Rodriguez, CD7; City Attorney Hydee Feldstein Soto; Director of Planning Vince Bertoni; Kevin Keller, Executive Officer, City Planning Department; Osama Younan, General Manager - Dept. Building & Safety; Laura Rubio-Cornejo, General Manager - LADOT; Sam Aslanian, Architect; Armine Nazloyan, Applicant; Giovanni Martirossian, Staff Assigned at City Planning, Assemblymember Nick Schultz, Congresswoman Laura Friedman, LA County Supervisor Kathryn Barger, State Senator Caroline Menjivar.