

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411 • FAX 818-951-7412

January 5, 2012

Councilmember Paul Krekorian
Council District Two
Los Angeles City Council
200 N. Spring Street, Room 435
Los Angeles, CA 90012

Subject: STNC support for the proposed 46 unit permanent housing
Proposal at 7650 Day Street, Tujunga by LA Family Housing

Dear Councilmember Krekorian,

At a meeting held on January 5, 2012, the STNC Board voted unanimous to support LA Family Housing and the proposed Day Street Apartments. LA Family Housing (LAFH) has presented preliminary plans to the Sunland-Tujunga Neighborhood Council's (STNC) Land Use Committee for a 46 unit project consisting of 41 studio apartments, 4 1-bedroom units and one two-bedroom manager unit with 37 parking spaces including on-site supportive services. This site was previously approved for 11 condominium units, including Tentative Tract Map, April 15, 2009, but was never built.

LA Family Housing has been at the forefront of outreach at the STNC's Land Use Committee this past year, in order to explore affordable permanent housing for homeless or formerly homeless adults who are living in Sunland-Tujunga. Although there is not a 100% guarantee the residents at this site will all be from Sunland-Tujunga, it is a preference. Special consideration and services will be provided to veterans as well as those with chronic mental illness. LAFH presented their proposals at both our LUC and STNC meetings. Each time, the community's concerns regarding the overall project, parking, design, management of the site and their proposed tenants were discussed. A parking demand study was requested by the LUC and LAFH gladly obliged. LAFH will not be asking for any exceptions under the current zoning or Foothill Blvd. Corridor Specific Plan and Design Guidelines beyond what they are able to build by right.

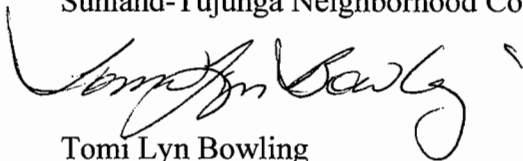
LAFH presented an update during our November 7, 2011 LUC meeting and informed us they have owned the Day Street property since March 2011 and have been working on their design plans and funding. LAFH is now at the stage where one last piece of funding is needed in order to

move forward with filing their application with City Planning. The LUC voted unanimously to support the Day Street project, after much discussion regarding the overall site design, and the housing this project will provide for needy folks. The committee contributed specific architectural design enhancements to their proposed low density, Craftsman-influenced two-story proposal including building color and landscaping improvements to the plans. Issues related to emergency access were also addressed and the project will have two entrances in and out to address emergency access concerns. The overall design will blend in with the surrounding residential homes. The committee further voted to encourage financing support by LA County.

If you have any questions regarding the above, need more detail information or would like to meet, please contact us.

Sincerely,

Sunland-Tujunga Neighborhood Council



Tomi Lyn Bowling
Vice President – Community Improvement
Land Use Committee Chairperson

cc: LA County Supervisor, Michael D. Antonovich
38th Assembly District Representative, Cameron Smyth,
U.S. Congressman, Buck McKeon,
U.S. Congressman, Adam Schiff, Congressman
LA Family Housing
LA Housing Department, Timothy Elliot