

Julie Battaglia
Cindy Bloom
Alisa Clairet
Daniel Davis
Kevin Davis
Ryan Davis
Oma El

Scott Froschauer
Tricia Gilliken
Tiser Turner
Judi Trujillo
Eli Wells
Josie Zarate



August 19, 2021

FOOTHILL TRAILS DISTRICT NEIGHBORHOOD COUNCIL

North Valley Area Planning Department
6262 Van Nuys Blvd., 4th Floor
Van Nuys, CA 91401

Re: 9992 W. Barling St. – Shadow Hills (DIR-2021-5202-SPP, ENV-2021-5203-CE)

Dear Planning Department,

At the Foothill Trails District Neighborhood Council General Board meeting held on August 19, 2021, the Board voted ___For, ___Against,___Abstain, to OPPOSE the construction of a 12,000 sf single family dwelling at 9992 W. Barling St. in Shadow Hills.

The proposed development will create an oversized mansion on a property that formerly held a modestly sized ranch house with horse facilities, and is surrounded by similar modest sized ranch houses. The proposed development also includes doubling the size of the existing house to 4,216 square foot, the addition of a 3,500 square foot guest house, and a 2-story ADU, for a total of four dwellings on this property, creating the equivalent impact of a new subdivision. Section 1-3.2 of the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, states “*Seek a high degree of architectural compatibility and landscaping for new infill development to protect the **character** and **scale** of existing residential neighborhoods.*” This proposed development is significantly out of character and scale with the surrounding properties, in this rural ranch community

Extending from the rear of this property is a historically accessed trail that is identified as a Non-Public Equestrian Trail, as shown on Map 4 of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. This trail extends from Wormon Street over the hills to Mary Bell Street, providing the only means of safe access to the bridle paths on McBroom Street and the Hansen Dam Recreation Area from the Wormon Street area. One of the purposes of the Specific Plan, as stated in Section 2.4 is to “*provide for the designation and development of existing and future equestrian trails*”. If this property is to be developed, it is imperative that a permanent easement for public access to this equestrian trail be required as a condition of development.

Sincerely,

Kevin Davis
President FTDNC

cc: Councilwoman Monica Rodriguez
CD7 Planning Director