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September 24th, 2026

DRAFT

Mr. Dang Nguyen
City of Los Angeles – Planning Department
6262 Van Nuys Boulevard, Suite 251
Van Nuys, California 91404

dang.nguyen@lacity.org

Re: 13191 Fellows 10-Lot Parcel Map VTT-85315-SH-HCA Tentative Parcel Map

Dear Mr. Nguyen,

The Sylmar Neighborhood Council met on September 24th, 2026 and voted to **OPPOSE** Tentative Parcel Map VTT-85315-SH-HCA at 13191 Fellows Street.

The Sylmar Planning and Land Use Committee met in August and September 9th to discuss the above-mentioned project. Our concern is with the preliminary parcel map application. As you are aware this property is within a K-District Overlay RA-1K. The parcel map drawn would create 10-parcels too small (4,132 square feet to 4,919 square feet). A horse keeping parcel needs a minimum of 17,500 sf. The purpose of the K-District is to preserve equestrian opportunity within our community. This parcel map would reduce the land area within the K-District that can be used for horse keeping which is contrary to the Sylmar Community Plan.

The Sylmar Community values our semi-rural suburban character and strongly encourages its preservation. From chickens, ducks, pigeons, peacocks, pigs and other livestock. To preserve this, we cannot take equine keeping parcels and develop them in a way that prevents horse keeping as this erodes the ability to maintain our rural character. It would also impact adjoining equines keeping properties further constraining their ability to have horses. Sylmar residents want these parcels preserved so they can be used for horses and livestock. Taking of land in a manner that prohibits the ability to keep equines, reduces the benefits resident's value and negatively impacts the cohesion of the surrounding neighborhood and the community at large.

There are several horse trails leading from Sylmar into the surrounding open spaces and hillsides. There are established Corral Groups that coordinate equestrian activities, trail rides, shows and events. These activities are dependent on being able to keep horses in Sylmar. Any reduction of horse keeping parcels negatively affects these activities, fewer horses, fewer activities.

Re: 13191 Fellows, Sylmar – Preliminary Parcel Map

The community put much effort into the adopted Community Plan, its goals, and objectives. They desire development that is in keeping with this document. This parcel map is inconsistent with the goals of our Community Plan.

SB322 (Menjivar) states:

“(a) Since the 20th century, California has become a hub for equestrian lifestyle, recreation, and sports, including show jumping, dressage, and rodeo. The state is home to world-renowned equestrian events such as the Del Mar National Horse Show and the Pasadena Rose Parade’s equestrian units, and will be home to the 2028 Olympic equestrian events in southern California. Today, California’s equestrian heritage is celebrated through its network of trails, historic ranches, and cultural events, making it a vital part of the state’s identity.

(b) California’s equestrian heritage is deeply rooted in history and dates back several centuries. The introduction of horses by Spanish settlers in the 1760s transformed the region, enabling the development of ranching, agriculture, and transportation systems that shaped California’s economy and culture. This cultural influence has resulted in the establishment of various equestrian heritage communities located in places like Burbank, San Fernando, Avocado Heights, Palmdale, Pellissier Village, Sylmar, Compton, Atwater, Palos Verdes, Shadow Hills, Altadena, Tejon Ranch, Pico Rivera, Lakewood, Riverside, Santiago Canyon, Del Mar, Topanga Canyon, Long Beach, Rolling Hills, Glendale, Norco, Horse Park at Woodside, Napa Valley, Bunker Hill Ranch, Willow Creek, and many others.

(c) While California’s housing crisis demands urgent action, we must ensure that we do not erase the state’s equestrian heritage and benefits. By adopting balanced policies that create equine-friendly zoning and promote innovative solutions, California can address housing insecurity while preserving its historic equestrian land use. This approach ensures that the state’s cultural, economic, and environmental resources are safeguarded for future generations, even as it works to tackle one of its most pressing challenges.

(d) Preserving equestrian land use is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 1 and 2 of this act amending Section 66300 of and adding Section 51043 to the Government Code apply to all cities, including charter cities.

Respectfully,

Kurt Cabrera-Miller
President

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