



NEWS – OFFICE OF THE CITY COUNCIL PRESIDENT
COUNCILMEMBER ALEX PADILLA
7TH DISTRICT



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FOR IMMEDIATE RELEASE

October 1, 2004

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**PADILLA APPLAUDS APPROVAL OF AFFORDABLE, ENVIRONMENTALLY-
SUSTAINABLE HOUSING IN SYLMAR**

*Project to include construction of new fire station, units designated as affordable, and
“green” construction materials*

LOS ANGELES – Council President Alex Padilla today applauded the City Council’s unanimous approval of the Legends of Cascades housing development in the community of Sylmar.

The 780-unit project will include condominiums and rental units, with 10% of the units being designated as affordable housing for low- and median-income households. In addition to voluntarily including an affordable housing component, Cascades Park Development has agreed to construct the housing units according to the LEEDS construction standard of environmental sustainability, will provide traffic mitigation measures, has set aside land for parks and horse trails, and will build a fire station near the intersection of Balboa and Foothill Blvds. to serve the neighborhood and surrounding communities, saving the City millions of dollars in construction costs.

“This is a breakthrough housing development for the San Fernando Valley and for the City of Los Angeles,” said Padilla, who represents the area. “Inclusionary zoning clearly pencils out for this housing development, as it most certainly would for any future housing developments. The vast array of amenities, along with the diversity of residents that will come about as a result of the affordable housing component, will create a tight-knit, diverse community where the people who work in Los Angeles will once again be able to afford to live in Los Angeles.”

The fire station to be constructed by Cascades Park Development per their agreement with the City will be approximately 8,500 square feet, and would open before the last unit of housing is sold to the general public.

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*The 7th Council District serves the communities of Lake View Terrace, Mission Hills,
North Hills, Pacoima, Panorama City, and Sylmar.*