



**KATY YAROSLAVSKY**  
COUNCILWOMAN, FIFTH DISTRICT

October 27, 2025

Re: CPC-2024-3202-DB-PR-VHCA-1A  
8251 Melrose Ave.

Dear Planning and Land Use Committee,

I am writing regarding the proposed development at 8251 Melrose Ave. Our office appreciates the applicant's collaborative approach and their voluntary effort to commission a hydrology report to study groundwater conditions on the site.

We understand that this area has a consistently high water table, which has been a known factor influencing design and construction for multiple nearby projects. While the hydrology report provides valuable information, it was conducted during a dry period, and as such, it may not fully reflect conditions that occur following rainfall or during wetter months when groundwater levels tend to rise.

We note that the nearby project at 714 N. Sweetzer Avenue faced similar challenges related to groundwater levels and has resulted in ongoing street flooding caused by their construction intersecting the natural water table. This has also led to hazardous mold and moss growth due to the persistent presence of surface moisture in the affected area. Our office shares the broader concern about ensuring that projects in this vicinity are designed with an understanding of these hydrologic realities.

We appreciate that the developer has proactively engaged with these conditions and with City staff in good faith. Continued collaboration between the development team, the City, and the community will be important as the project moves forward, particularly given the unique site characteristics in this area.

Thank you for your attention to this matter and for your continued commitment to ensuring that new developments are informed by sound environmental and site-specific data.

Respectfully,

A handwritten signature in black ink that reads "Katy Yaroslavsky".

KATY YAROSLAVSKY  
Councilwoman, Fifth District