

August 7, 2015

Sharon Dickinson/Legislative Assistant/Planning & Land Use Management Committee  
200 N. Spring St.  
Los Angeles, CA 90012  
Email – [Sharon.dickinson@lacity.org](mailto:Sharon.dickinson@lacity.org)

Subject: CASE NO. VTT-72726-SL AND RELATED CASES  
ENV-2013-943-MND / CPC-2014-942-GPA-ZC-ZAA-SPR  
WOODLEY/CHASE/BORSTEIN ENTERPRISES

My wife and I have lived in North Hills for over 25 years and support this project, as originally planned and designed.

We are opposed to the Planning Commissions change in the plan with regard to the wall heights on Woodley Ave. and Chase St. as ask that they be returned with 8' wall solid block walls along Woodley Ave. and 6'6" solid block wall on Chase St.

My reasons are noise mitigation, especially on Woodley Ave. which is an extremely busy thorofare, privacy and safety issues; anyone could climb over into the backyards with the Planning Commission proposed changes and criminals could gain easy access. Privacy; no one would want drivers nor passerby's peering into their backyards while their children play outside, they are barbequing or just enjoying their backyard.

In addition, the proposed well maintained and uniform landscape would be lost. The community supported the plan, as designed, with the wall type, heights and landscaping as in the original design.

We respectfully ask that the original landscape and wall design be retained with regard to the wall height on Woodley Ave. as solid block wall 8' high and on Chase St. 6'6" solid block wall as well.

Respectfully submitted,

Candido & Cora Yuvienco  
16021 Eccles St.  
North Hills CA 91343

cc: Councilmember Mitchel Englander  
[Councilmember.englander@lacity.org](mailto:Councilmember.englander@lacity.org)  
Hannah Lee Planning Deputy CD12  
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Management Committee  
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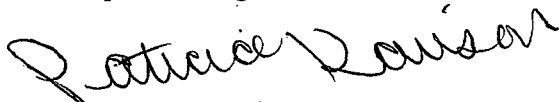
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WOODLEY/CHASE/BORSTEIN ENTERPRISES**

**I have been a resident in North Hills for over 25 years and have supported this project, as originally designed.**

**I respectfully ask that the original landscape and wall design be retained with regard to the wall height on Woodley Ave. as solid block wall 8' high and on Chase St. 6'6" solid block wall as well.**

**My reasons are to mitigate the extreme noise coming from Woodley Ave. as well as Chase St.; in addition, there is a privacy and safety concern for those who want to try and enjoy their backyards with drivers and passerby's peering in and, as a current resident, I do not want to see into their backyards as well.**

**Respectfully submitted,**



**Patricia Harrison  
15842 Chase St.  
North Hills CA 91343**

**cc: Councilmember Mitchel Englander  
[Councilmember.englander@lacity.org](mailto:Councilmember.englander@lacity.org)  
Hannah Lee Planning Deputy CD12  
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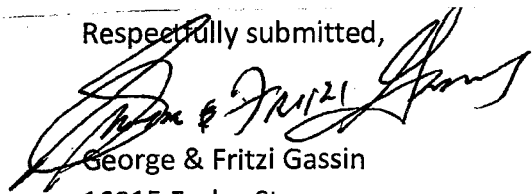
My wife and I have lived here for more than 35 years are in support of the project as currently designed.

I was in attendance at the Planning Commission hearing and do not agree with their findings regarding the change in wall type and heights for Woodley Avenue and Chase Streets. Woodley Avenue should remain as originally planned; solid block wall with a height of 8' covered by landscaping and vines and broken up with pilasters and tree pockets. Chase Street should remain as originally planned; solid block wall with a height of 6'6" covered with landscaping and vines and broken up with doors, sconces, trellises and pilasters. Specifically, we object to the change in wall type and height for the following reasons:

- a. Noise mitigation; Woodley is extremely busy and noisy at all hours and Chase is heavily used as a cut thru from Haskell to Woodley.
- b. Privacy and safety issues; as these are backyards, both drivers and pedestrians can peer into the backyards of the residents, there would be no privacy and there is an extreme safety concern with children playing in the backyards as well; this is not acceptable.
- c. The uniformity of the design would be lost; there would be no continuity of landscaping as the residents could put up whatever they like for privacy or nothing at all. Play structures or pools could be seen from the street and this is not what the neighborhood wants.

We respectfully ask that you return to the original planned wall height of 8' and 6'6" solid block wall.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "George & Fritz Gassin", is written over the typed name.

George & Fritz Gassin  
16015 Eccles St.  
North Hills CA 91343

cc: Councilmember Mitchel Englander  
Councilmember.englander@lacity.org  
Hannah Lee Planning Deputy CD12  
Hannah.lee@lacity.org  
Brian Oh Planning Deputy CD12  
brian.oh@lacity.org

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Good Morning:

I have lived in North Hills, on Eccles St. for more than 38 years and my wife and I are in support of the subject project as designed.


At the Planning Commission, there was a discussion regarding the wall height on both Woodley Avenue and Chase Street. There was a vote taken and the wall height on Woodley Avenue was changed from the proposed 8' well landscaped solid wall to 5' solid wall and 3' open fence work. On Chase Street the vote was to change the proposed 6'6" solid wall to 3-1/2' solid wall with 3' of open fence work. This is unacceptable to us for the following reasons:

1. Imposing this restriction to the wall heights does not seem to account for the fact that the homes on Woodley Avenue as well as Chase Street will have rear backyards facing these streets as requested by the neighborhood.
2. Woodley Avenue is an extremely busy and noisy thoroughfare. On Chase Street, there is also quite a bit of traffic from cars cutting thru from Haskell to Woodley Avenue. As a result, the proposed solid block walls, of 8' and 6'6" should remain to mitigate noise as well as privacy and safety.
3. Chase Street was designed by the Developer consistent with most other homes on the street. There are virtually no homes with low walls. In fact, the proposed 6'6" wall was very attractive and broken up by wooden doors, ample landscaping, light fixtures and archways. How will this be possible with a low wall?

4. Last, the plan, as proposed, would maintain a consistent uniformity in the design. And landscaping would be maintained by an HOA. With the change to "open fence work" this would be lost; residents would try to get some privacy and would put up whatever they liked; boards, bamboo, all different types of plants and shrubs, etc. The uniform design element and consistent maintenance would be lost and not attractive to the current residents who live here.

We respectfully ask the Committee to please return the wall height on both Woodley Avenue and Chase Streets to the original proposed height and type of 8' and 6'6" solid block walls.

Respectfully submitted,



Joe & Susan Radwan  
16024 Eccles St.  
North Hills CA 91343

cc: Councilmember Mitchel Englander  
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AUGUST 7, 2015

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EMAIL - [SHARON.DICKINSON@LACITY.ORG](mailto:SHARON.DICKINSON@LACITY.ORG)

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MY HUSBAND AND I PURCHASED OUR HOME IN 1985 SPECIFICALLY BECAUSE OF THE QUIET AND PEACEFUL NEIGHBORHOOD.

I HAVE ATTENDED THE HEARINGS REGARDING THE WOODLEY/CHASE PROJECT AND HAVE STATED MY SUPPORT OF THE PROJECT FROM THE BEGINNING. HOWEVER, I WAS DISMAYED WHEN THE PLANNING COMMISSION VOTED TO CHANGE THE WALL TYPE AND HEIGHT ON BOTH WOODLEY AVE. (FROM 8' SOLID BLOCK WALL TO 5' SOLID WALL AND 3' OPEN FENCE WORK) AND CHASE ST. (FROM 6'6" SOLID BLOCK WALL TO 3-1/2" SOLID WALL AND 3' OPEN FENCE WORK).

AS A RESULT, I FILED AN APPEAL REGARDING THIS ISSUE AND BELIEVE THE PLANNING COMMISSION ERRED IN THEIR DISCRETION AND DO NOT THINK THAT THEY SHOULD HAVE REDESIGNED THE EXTERIOR OF THE PROJECT WHICH WAS A KEY FACTOR FOR WHY MANY RESIDENTS IN THIS COMMUNITY SUPPORTED THE PROPOSED DEVELOPMENT.

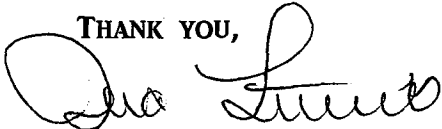
THE BACKYARDS FACE WOODLEY AVE. AS WELL AS CHASE ST. AND THE WALL HEIGHT AND TYPE AS IN THE ORIGINAL PLAN, AID IN THE MITIGATION OF THE EXTREME NOISE LEVEL. IN ADDITION, PRIVACY AND SAFETY ARE BOTH CONCERNS FROM THE CURRENT RESIDENTS AS WELL.

PRIVACY; NO ONE WANTS TO DRIVE OR WALK BY AND SEE INTO THE BACKYARDS AND I AM FAIRLY CERTAIN THAT THOSE PURCHASING THE HOMES WOULD NOT WANT THAT AS WELL. SAFETY, NO ONE WOULD ALLOW THEIR CHILDREN TO PLAY OUTSIDE IN THEIR OWN YARDS WHILE DRIVERS AND PEDESTRIANS PEER AT THEM AND CRIMINALS COULD EASILY SCALE THAT TYPE OF FENCING IN SECONDS.

IN ADDITION, THE ORIGINAL PLAN CALLED FOR UNIFORM PLANTINGS WHICH WILL BE MAINTAINED BY A HOA; IF LEFT UP TO THE RESIDENTS, WITH THE OPEN FENCE WORK, THEY WILL TRY TO COVER IT WITH BOARDS, BAMBOO, ALL DIFFERENT TYPES OF SHRUBS AND DESTROY THE CONTINUITY AS PLANNED.

WE RESPECTFULLY ASK THAT YOU RETURN THE WALL TYPE AND HEIGHT BACK TO THE ORIGINAL PLAN.

THANK YOU,



DEBRA FRANCISCO & DENNIS BUTKOVICH  
HAROLDINE FRANCISCO  
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NORTH HILLS CA 91343  
818-512-7272

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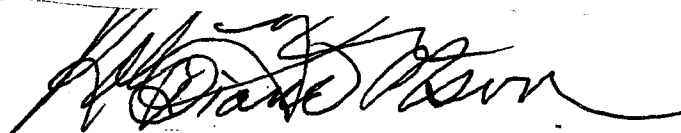
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Robin Tyler & Diane Olson  
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