

May 26, 2016

To:

The Department of City Planning (DCP)  
The South Valley Planning Commissioners  
Los Angeles City Council

Regarding:

**Case Numbers: ENV-2015-2618-MND, DIR-2015-2697-SPP, VTT 73704**  
**RE 5261, 5263, 5303, 5305 N Hermitage Ave, 12300, 12301, 12302 W Weddington Street**

To whom it may concern,

I am writing to voice my objection to the approval of plans to demolish current rent-controlled and culturally significant buildings currently located on Weddington Street & Hermitage Avenue. Weddington Street is highly valued and utilized, not just by the residents but by the general public.

If allowed to proceed, this project will have many negative effects on the existing neighborhood by adding 26 UNAFFORDABLE small lot homes in an all rent-control neighborhood! By doing so, approximately 3 dozen trees & all of our open space will be destroyed in addition to allowing the removal of a public street & the 2 properties across the street.

This project most tragically takes aim at the large number of low income renters who will be displaced and possibly left homeless if it is approved. I find it an outrage to watch as current affordable housing is being replaced by projects such as these in order to pander to the few and line the pocket of developers (yet again) with no regard for the needs of the many.

Sincerely,

*Ilene Graves*  
Ilene Graves  
5516 Cantaloupe Ave.  
Van Nuys, CA 91401

## ADMINISTRATIVE RECORD

TO: The Department of City Planning  
South Valley Area Planning Commissioners  
Commission Executive Assistant, Randa Hanna, randa.hanna@lacity.org, apcsouthvalley@lacity.org  
CC: Los Angeles City Council Members  
RE: Objections to Case No: VTT-73704-SL, DIR-2015-2697-SPP, ENV-2015-2618-MN

I am writing this letter to voice STRONG OPPOSITION to the proposed project at the corner of Hermitage Ave and Weddington Street, addresses - 5261, 5263, 5303, 5305 Hermitage Ave., 12300, 12301, 12302 Weddington St. in Valley Village, CA 91607.

I am a neighbor to these properties and regular visitor to this corner. This is one of the most utilized streets and corners in the neighborhood and highly valued by the general public.

This is already an incredibly densified area that does not need any additional vehicles or an increase in resources.

The Valley Village Specific and Community Plan rely on its policies they were initiated for; to preserve neighborhood character and protect Valley Village from being encroached upon. The proposed is a complete and blatant violation of those community standards.

Small Lot Subdivisions are a known problem throughout the city. Approval of the proposed is feeding those problems and all of the issues it brings with it. Additionally, removing affordable housing already in place sets a new precedence we the residents do not support. This is also an issue our General Plan is focused on solving, making this - a direct conflict of those policies and objectives. These are grounds for denial according to State and City law.

Weddington Street is incredibly necessary for both present and future use.

Not having access to the sidewalks and street would not serve the public in a positive way. This greatly reduces our quality of life, our ability to park and removes all opportunity the public has had access to as long as we all have lived here.

I respectfully request the Commissioners make smart planning choices and to consider all of the negative impacts the proposed will cause. The decision you make affects all of us as well as the environment. Sidewalks and streets are for the public to use and have access to. They have no right to be privatized for personal interest.

Thank you  
Respectfully,



PETER COLE

Valley Village, CA 91607

To whom it may concern,

After reviewing the decision of the City of Los Angeles Department of City Planning to consider "Valley Village Small Lot Subdivision Project" (Environmental Case No.: Env-2015-2618-MND), I have to say that I'm completely against the decision and that it would definitely not be in the neighborhoods best interest for the following reasons:

1. Related to the Rent Control: Lately the rent in Los Angeles has already grown. By building an additional 26 unit lot in Valley Village it would further drive up costs and render it even less affordable, which would make it for some of us really difficult.
2. Related to the Street Parking: The area surrounding hermitage road is already very unaccommodating for street parking.

As I've said before, I do not think it's in the city of Los Angeles' best interest to move forward with this decision. It would not only disrupt the peaceful neighborhood that we have nowadays, but also make things much more complicated and unaffordable. I hope this letter finds you well and I thank you for your attention.

Sincerely,

Patrick Rozenfeld  
5252 Corteen Place  
Apt. 29  
Valley Village, CA 91607

**LESLIN FILMS  
ROBIN BAIN  
999 N. Doheny Drive, Suite 505  
West Hollywood, CA 90069**

**ADMINISTRATIVE RECORD**

**CASE NUMBERS:** VTT-73704-SL, DIR-2015-2697-SPP, ENV-2015-2618-MND

**TO:** SOUTH VALLEY AREA PLANNING COMMISSIONERS

**RE:** 5261, 5263, 5303, 5305 Hermitage Ave., 12300, 12301, 12302 Weddington Street.

June 15, 2016

Dear Department of City Planning; South Valley Planning Commissioners,

As a filmmaker in the entertainment industry, it's upsetting to hear about the possible demolition of the property at Weddington and Hermitage.

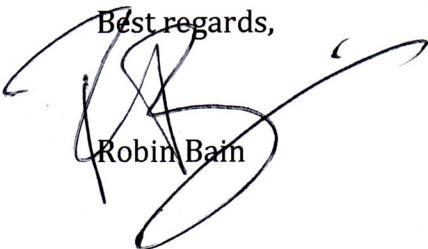
Locations such as this property, which represent a little slice of Americana, are becoming harder to find as the city gentrifies without any regard for the history of the neighborhoods and Los Angeles proper in general.

Please consider preserving this gem, not only for the filmmaking community of today to enjoy and utilize, but also for future generations of Los Angelinos.

Thank you for your time and consideration.

Best regards,

Robin Bain

A handwritten signature in black ink, appearing to read "RB", followed by the name "Robin Bain" in a smaller, cursive font.

Case No: ENV-2015-2618. VTT-73704-SL  
SOUTH VALLEY PLANNING COMMISSIONERS,  
RE APPEAL TO PROJECT

I live around the corner from the Weddington and Hermitage corner and strongly urge the Commissioners to reverse the directors decision.

The project is highly inappropriate for the area and has no business in this neighborhood.

When I first moved here my fiancee and I specifically selected our courtyard apartment because of the look and feel it shared with the neighborhood. This is a quiet unique neighborhood that the city should be protecting from encroachment.

My building currently has 2 vacancies that recently became available after both tenants of 17 years moved out of state. The people that move to our neighborhood stay here and we invest in our community.

We do not do it so it can be destroyed by others whose agenda seeks to make a profit off of our neighborhood.

This is not the job of the department. To my understanding planning is supposed to be assigning developments to areas in need. To address the homeless issues and the loss of all the rent regulated housing that has been abolished. The proposed does neither.

On behalf of my neighbors and my family we do not support this project and offer all of our support to the appellants. We have a strong community here. It would be in the best interest of the applicants to find somewhere more suitable to take their profiteering. Any decision made by the department to approve this project would be just that. Condoning profiteering against the best interest of the community is everything our legislation has been clear about not doing.

Respectfully,

Victor Herrera  
Bellingham Apartments  
Valley Village

**Cyndi Newton**  
[RUBYUES39@ATT.NET](mailto:RUBYUES39@ATT.NET)  
**818-290-9181**

June 27, 2016

To:  
Dept. of City Planning  
South Valley Commissioners

Re: CASE NUMBERS: DIR-2015-2697-SPP, VTT 73704, ENV-2015-2618-MND  
ADDRESSES:

5261, 5263, 5303, 5305 Hermitage Ave.  
12300, 12301, 12302 Weddington St.

To whom it may concern:

I am writing in absolute disgust that yet ANOTHER development project is in the works, slated to destroy approximately 40 trees – which provide precious wildlife habitat, carbon absorption, beauty and shade - and existing rent-controlled properties to build 26 small lot 3-story homes, near an area (Magnolia / Laurel Canyon) already congested and gridlocked at any time of day. Weddington & Hermitage do NOT need massive sized homes on small lots; and privatizing a public street, causing current residents to lose their homes, is beyond comprehension.

When will the destruction of scenic neighborhoods stop? This development would ruin the character of the neighborhood. Residents (and voters) are becoming more and more aware of the constant destruction approved by City Hall and City Planning, and we're speaking out. Our quality of life is being destroyed as open space continues to be eradicated and built upon with monstrous structures, with no regard to the integrity and aesthetics of the neighborhood – not to mention the energy these oversize homes require when we are supposed to be conserving our natural resources.

I implore you to listen to the residents and put a stop to the developers raping the land and pocketing money in exchange for our lovely neighborhoods and quality of life.

Thank you.

Cyndi Newton

May 28, 2016

TO: Department of City Planning  
Area Planning Commission South Valley  
Los Angeles City Council

Project address: **5261, 5263, 5303, 5305 Hermitage Ave., 12300, 12301, 12302 Weddington St.**  
Case Numbers: **DIR-2015-2697-SPP, ENV-2015-2618-MND, VTT 73704**

Dear Gentlefolks:

I am writing as a thirty-one year resident of Sherman Oaks with concerns about the demolition of the above referenced properties and the elimination of a portion of Weddington Street.

I find it very disturbing that the City would consider removing a public street highly utilized by the public. This street in particular is part of the original grid to the area..

When utilized streets are removed from the public domain for a private development it adversely affects the citizens that live in the neighborhood. In the above proposed development I believe it is environmentally unsound & not in the best interest of the public.

I think it is incumbent upon Los Angeles elected representatives to insure that **an environmental impact report** be conducted before this project is allowed to proceed. Further, and most important, each of you should be considering the impact this development will have on those of us that live near it. Our concerns should take precedent over those who come into our community to make a fast buck without concern for our quality of life.

Please don't hesitate to contact me should you need additional information.

Sincerely,

Nancy Blaustein  
4436 Calhoun Avenue  
Sherman Oaks, CA  
[Nancy4436@gmail.com](mailto:Nancy4436@gmail.com)  
818 424 9608