



Catherine Palmer <council@babnc.org>

Fw: La Collina Gate - Neighborhood Council Meeting Tuesday

Sari Taicher <saritaicher@hotmail.com>

Mon, Jul 11, 2022 at 4:26 PM

To: "rschlesinger@babnc.org" <rschlesinger@babnc.org>, "council@babnc.org" <council@babnc.org>

Dear Mr. Schlesinger and Ms. Palmer,

We are requesting that the comments below, regarding the Haft proposal for a third gate, be added to the meeting materials for the PLU meeting tomorrow.

The statements that Haft's representative made on his behalf: Most notably, that this is a By Right project/gate IF it was under 8 feet, is misleading and untruthful. There is nothing By Right about a gate at the proposed location on La Collina Drive.

1. it is required that the street be 20 feet wide. It is not. it is 18 feet wide. So clearly not By Right.
2. Additionally, the city also requires any private gated drive, that feeds more than one home, to be a minimum of 20' feet wide. Again, La Collina is only 18" at its widest.
3. The gate the applicant is applying for, is not a 6-foot, or 8-foot gate. In fact, it is almost double that height at 12 feet. So again, not By Right
4. Since this property is within the hillside ordinance, the approach to any development, is meant to be more prohibitive and selective. One reason for creating the Hillside Ordinance was to help prevent whole neighborhoods from going up in flames. So, the approval of an additional gate would go directly against the purpose of the hillside ordinance,
5. The designs of the applicant's proposed gate is not in keeping within the neighborhood design. Even from the photos the applicant representatives displayed for us at the prior zoning meeting, showed very clean simple wood gate and similar, nothing like the applicants proposed 12 feet high, extremely ornate, busy, multi colored, metal gate
6. It is again misleading, and incorrect, for the applicant to state that the CONSTRUCTION gate at the northern most end of La Collina drive, is precedent to allowing additional gates. It is a temporary gate that is required by the city when a construction project is underway. It is not a permitted permanent gate.

RED FLAG! Let's put all of that aside for one moment, and talk very directly about the fact that it is literally impossible for vehicles to properly turn around on an 18'-foot-wide road, much less a van, or truck, or two vehicles. That is the equivalent of trying to turn your car around inside a two-car garage. The only way we were able to do it at all, was to encroach on other owners' private property. And that was with a car, took maybe 20 attempts, and 4 minutes. with no one behind them trying to get in or out of La Collina. We

get multiple delivery truck, work trucks for pool maintenance, gardening maintenance, and numerus daily maintenance and repair vehicle for all the properties on La Collina. medication delivery, amazon, UPS, Fe EX, Uber, and more, daily! Where do they turn around? ITS AN 18-FOOT-WIDE ROAD AT ITS WIDEST POINT!!! THE ONLY TURNAROUND IS AT THE TOP OF THE ROAD BEHIND THIS PROPOSED GATE!!!

1121 La Collina Drive Owner
Mr. Taicher