



Sharon Dickinson <sharon.dickinson@lacity.org>

Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

15 messages

Robert Silverman <robert@magnorealtygroup.com>

Sat, Feb 25, 2017 at 9:58 PM

To: chair@wncla.org

Cc: steve4348@att.net, spm.alot1@gmail.com, maryseat11@yahoo.com, wncseat2@gmail.com, wncluc@gmail.com, jae@heyler.com, team <team@heyler.com>, bkotler@us.westfield.com, lisa.tabot@cancer.org, shawwnc@yahoo.com, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility@yahoo.com, bbroide@hotmail.com, francescaart@sbcglobal.net, elshabsis@aol.com, paul koretz <paul.koretz@lacity.org>, Shawn Bayliss <shawn.bayliss@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>

Dear WNC board members and Executive Officers,

My name is Robert Silverman and I am a homeowner in Lower CD 5 more specifically Westwood, between Santa Monica and Pico.

I have been involved with the the Mansionization efforts now for over 2 years. I have attended practically every City Council, PLUM, and Commissioners meeting regarding these issues.

I have a large group of Stakeholders in Seat 7 and 10 that are in support of the new Zoning R1V2 (formally R1VNEW) for this neighborhood. I have been held over at PLUM meeting pending the support, and then Koretz' office will make a motion for my neighborhood to go for a vote at PLUM for a "Carve out" from the BMO to R1V2 zoning.

There are hundreds and hundreds of stakeholders in support of this.

After a review of your organizations minutes, you had a vote in October of 2016 where you voted on a BMO that was not yet finalized. This should now come back for public comment and a new vote should be had that can be forwarded to Mr. Koretz for consideration.

I am requesting this meeting to be held at the earliest possible date. Many of the stakeholders are looking at all options including legal challenges to this. There was ZERO public outreach and hundreds of homeowners have no idea what is going on.

Please respond back immediately and set us on the agenda for the first available slot next week (Feb 27th through March 3rd).

I am requesting that Mr. Shawn Bayliss as well as Mr. Paul Koretz (Both CC'd on this email) to attend the meeting so they can understand the outcry for R1V2 zoning.

Thank you for your attention to this URGENT matter and I look forward to hearing from you on Monday the 27th with a date and time.

Kind regards,

Robert Silverman

310-571-5081

robert@magnorealtygroup.com

Robert Silverman <robert@magnorealtygroup.com>

Sun, Feb 26, 2017 at 2:25 PM

To: Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>

From: "robert@magnorealtygroup com" <robert@magnorealtygroup.com>

To: "Terri Tippit" <westsidenc@ca.rr.com>

Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "Sharon." <Dickinson@lacity.org>, "zina" <cheng@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mltusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "eric" <eric@ericshabsis.com>

Sent: Sunday, February 26, 2017 2:24:30 PM

Subject: Re: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Dear Ms. Tippit,

Thank you for your response.. I respectfully disagree with you in that now is the most appropriate time to have this meeting.

I want to explain why.

The whole reason that there is a mechanism in place to be able to go back to PLUM on this issue is because of me. I have worked with Shawn Bayliss constantly and at the last PLUM meeting he put in place a hold on our neighborhood to go back to PLUM for a vote for R1V2.

Additionally where do you think the CD5survey.com came from? It was only because of the support that I gathered and the hundreds of emails that were sent to Shawn Bayliss that they finally realized they had to do something about it.

Im only speaking to the area from Santa Monica to Pico, Fox Hills to Sepulveda, All the other areas have been decided to which zones they will receive, however the area I'm referring to has been only designated with LOWER CD5 as BMO.

I have already met with Ms. Antler and her board of directors and want to that her for the work she has done for the Century Glen HOA area and the outreach that was done.. We have overwhelming support for the Seat 10 area with R1V2 thanks to Ms. Antler.

Now on to Seat 7, I have basically done the job of Ms. Broide on this issue, and have gathered hundreds and hundreds of stakeholders that support R1V2. Whereas Ms. Broide has done no outreach and only sent letters saying she represents 3800 homeowners with no backup.

Im aware of all the cut and paste boilerplate items you responded to me with, I speak to Shawn Bayliss several times a week, I'm sure more than you do.

So I am formally demanding an emergency quorum at the soonest available date.. Strictly for Seats 7 and Seats 10 to voice support for R1V2 so that you can hear the support from this area.

I am within my rights as a stakeholder to demand this and expect my request to be honored immediately. I will pursue this with all legal remedies available to myself and my fellow stakeholders if we are not heard.

Kind regards,

-Robert Silverman

From: "Terri Tippit" <westsidenc@ca.rr.com>
To: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "elshabsis" <elshabsis@aol.com>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "Sharon." <Dickinson@lacity.org>, "zina" <cheng@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, bbroide@hotmail.com, "joan pelico" <joan.pelico@lacity.org>, mltusher@att.net, "Lisa Waltz" <waltzworld@gmail.com>
Sent: Sunday, February 26, 2017 1:45:15 PM
Subject: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Robert,

Thank you for your email.

Information about the WNC, including our agendas, are posted on our website (wncla.org). If you would like to stay informed on WNC activities and receive our agenda please contact your seat representative Barbara Broide (seat 7) at bbroide@hotmail.com or Stacy Antler (seat 10) at stacyantler@sbcglobal.net, please share with others.

The WNC too has been closely involved with this issue over the last several years. We are surprised to learn that so many of our stakeholders knew nothing about the BMO. We hosted a couple of meeting with the Planning Department where they gave very lengthy and detailed power point presentations on this issue.

When there have been changes or questions regarding the BMO, CD5 includes it in their monthly report at our meetings.

Recently at a WNC meeting we were given an update on the BMO. The board decided we could not take a position without first having each seat reach out to their stakeholders and bring back to the board the results

of that outreach. To adequately reach over 80,000 stakeholders takes time.

The area you mentioned in Rancho Park has over 5,000 stakeholders.

I know several of our local HOAs included an update on the BMO at their annual meeting.

I am not sure a WNC emergency meeting would be appropriate on this matter at this time nor would it be instructive to the council office. I say this for a few reasons:

1. RFAR variants are being selected by each community. Many areas have selected a variant. The WNC is comprised of many of these communities. It would be inappropriate for the WNC to dictate to each area on this matter. It is up to each area and the people in each area to select the RFAR that is right for them.
2. The council office has established a survey to measure support. It is CD5Survey.com. I understand from the council office that they will be using this data as one way to measure support for each variant.
3. From a logistics standpoint, it is exceptionally unlikely I could get a quorum.
4. As indicated by Shawn in his email, there is a mechanism to change an area should there be proven support for the change.
5. The ICO cannot be extended.

There seems to be a lot of confusion about what impact the BMO will have on a stakeholder. The WNC is working with CD5 to host a Community Meeting with Councilmember Koretz and Planning Department. We want our stakeholders to have the opportunity to attend an informative detailed presentation on the BMO by the planning department and have their questions answered. This will also include the process to opt out.

I am providing an email below that was sent out by Shawn Bayliss for your review.

Terri

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Let me provide another attempt at "clearing things up" as well as stating the Councilmember's position on the mansionization issue.

All areas are assumed to be under the Baseline Mansionization Ordinance (BMO) level of density(45%) unless the community has demonstrated support for a different zone.

As you review the chart below, density is described by providing a percentage which reflects how big a house can be relative to the lot size. This is called the "Residential Floor Area Ratio" or RFAR. These are the possible levels:

		Approximate Home Sizes By Lot Size					
Zone	RFAR	5,000	6,001	7,001	8,001	9,001	10,001
BMO	45%	2,250	2,700	3,150	3,600	4,050	4,500
R1V1	65-55%	3,250	3,780	4,270	4,720	5,130	5,500
R1V2	55-45%	2,750	3,180	3,570	3,920	4,230	4,500
R1V3	45-35%	2,250	2,580	2,870	3,120	3,330	3,500
R1V4	40-30%	2,000	2,280	2,520	2,720	2,880	3,000

Based on emails we have received from constituents, it appears that some do not understand this issue, weren't aware such an important issue is being discussed or weren't aware of all of the ramifications of a zone.

As a result, I wanted to be clear that we have a mechanism to update/change a zone after the fact should it be demonstrated that a majority of property owners in an area support the change.

I also want to be clear that those communities that have already done outreach and indicated they wish a zone other than BMO should not worry. There have been no changes made.

For all property owners interested in reaching out to us, it would be most helpful if you could go to our online survey and provide your contact information and density preference.

You can reach the online survey by clicking here: [CD5 Survey](#)

Regardless of which density is selected, the BMO has new rules for articulation and step backs for stories above the first story. Paul put this in to prevent the box-home-issue that most irritated constituents.

The Councilmember recognizes that this is not a one-size-fits-all issue. This is why we made sure there is a mechanism for property owners in an area to opt in to another zone. I hope this has cleared things up. Please be sure to participate in the survey.

Shawn Bayliss

Chief Deputy of Legislation & Planning
Office of Councilmember Paul Koretz
(213) 473-7005 - Los Angeles

(818) 971-3088 - Valley District Office

(323) 866-1828 - Wilshire District Office

Email: Shawn.Bayliss@lacity.org

From: Robert Silverman [mailto:robert@magnorealtygroup.com]**Sent:** Saturday, February 25, 2017 9:59 PM**To:** chair@wncla.org**Cc:** steve4348@att.net; spm.alot1@gmail.com; maryseat11@yahoo.com; wncseat2@gmail.com; wncluc@gmail.com; jae@heyler.com; **team**; bkotler@us.westfield.com; lisa.tabot@cancer.org; shawwnc@yahoo.com; **Stacy Antler**; wncmobility@yahoo.com; bbroide@hotmail.com; francescaart@sbcglobal.net; elshabsis@aol.com; **paul koretz**;**Shawn Bayliss**; Sharon Dickinson; zina cheng; eric garcetti; mike n feuer**Subject:** Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

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This email has been checked for viruses by Avast antivirus software.
www.avast.com



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www.avast.com

Robert Silverman <robert@magnorealtygroup.com>

Sun, Feb 26, 2017 at 2:34 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>

One other note I wanted to mention to you Ms. Tippit.

Isn't it concerning to you that so many people were unaware of what was happening, as you even admitted in your email?

If you cannot gather a quorum I will do it for you and see to have you removed as the chair of this council for failure to abide by the Bylaws. Trust me Ms. Tippit, I am not joking around on this. You have had it "made in the shade" for far too long, and I am shedding light on this now and will pursue this and devote all my waking hours to make sure my neighborhood is protected.

-Robert Silverman

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eric@ericshabsis.com <eric@ericshabsis.com>

Sun, Feb 26, 2017 at 2:59 PM

To: Robert Silverman <robert@magnorealtygroup.com>

Cc: Terri Tippit <westsidenc@ca.rr.com>, steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, "bbroide@hotmail.com" <bbroide@hotmail.com>, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>

Robert,

While I am supportive of providing neighborhoods with R1v2 if they so choose, and I believe your neighborhood overwhelmingly wants that designation like Beverlywood and Cheviot Hills, the WNC HAS NOT taken any position on any of the neighborhoods as to what zoning they are to get. The only position the NC took was to support the BMO and the variation zones proposed. We were clear that it was the responsibility of each neighborhood to advocate directly to the City as to which zone they want.

If you have the support of the Century Glen HOA, that's more than many other neighborhoods in WNC, including Cheviot. WNC does not have a position on any of its neighborhoods, only that it supports BMO and variation zones as proposed and support individual neighbors advocating for their choice of zoning.

Further, threatening Terri is not something I support. I think it's unfair and out of bounds.

Feel free to call for clarification 310 617-1013.

Eric

Sent from my iPhone

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Terri Tippit <westsidenc@ca.rr.com>

Sun, Feb 26, 2017 at 3:42 PM

To: Robert Silverman <robert@magnorealtygroup.com>

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>

Mr. Silverman:

As per our bylaws you must demonstrate that this is an emergency that cannot wait until our March 9th mtng.

Pls. explain why WNC MUST have a mtng next wk.

Also since we are a city agency and you have threaten legal action I will now have to contact DONE and the city attorney to ask for direction in how to proceed in this matter.

I will pursue this with all legal remedies available to myself and my fellow stakeholders if we are not heard.

From: Robert Silverman [mailto:robert@magnorealtygroup.com]

Sent: Sunday, February 26, 2017 2:35 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>; spm alot1 <spm.alot1@gmail.com>; maryseat11 <maryseat11@yahoo.com>; wncseat2 <wncseat2@gmail.com>; wncluc <wncluc@gmail.com>; jae <jae@heyler.com>; bkotler <bkotler@us.westfield.com>; lisa tabot <lisa.tabot@cancer.org>; shawwnc <shawwnc@yahoo.com>; Stacy Antler <stacyantler@sbcglobal.net>; wncmobility <wncmobility@yahoo.com>; bbroide@hotmail.com; francescaart <francescaart@sbcglobal.net>; shawn bayliss <Shawn.Bayliss@lacity.org>; eric garcetti <eric.garcetti@lacity.org>; mike n feuer <mike.n.feuer@lacity.org>; Colleen Mason Heller <cmasonheller@yahoo.com>; joan pelico <joan.pelico@lacity.org>; mltusher <mltusher@att.net>; Lisa Waltz <waltzworld@gmail.com>; eric <eric@ericshabsis.com>; Sharon Dickinson <sharon.dickinson@lacity.org>; zina cheng <zina.cheng@lacity.org>

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Robert Silverman <robert@magnorealtygroup.com>

Sun, Feb 26, 2017 at 5:18 PM

To: eric <eric@ericshabsis.com>

Cc: Terri Tippit <westsidenc@ca.rr.com>, steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>

Dear Eric,

Thank you for your call today.. I believe we have discussed this at length.

Just to be clear, I am not threatening Ms. Tippit. Im only asking for people to do what they are elected to do. There are rules that must be followed that are written in your by-laws.

I fundamentally disagree that there is no outreach on behalf of the stakeholders as to what is supported for the WNC to take a formal position. It think what has happened is basically people are looking out for their neighborhoods and do not care about other neighborhoods.

Thats not my position, I am concerned for all people and support your efforts on behalf of Cheviot and others. In my humble opinion the WNC should have a position and it is the job of the board members and executive officers to figure out what that position is, not on someones individual beliefs but on an overall consensus of the stakeholders. Thats what this is about. I firmly believe this in my heart. Elected officials are representatives of their stakeholders and are not supposed to push their own agenda. These neighborhoods belong to the stakeholders and not the WNC board members.

Please understand that this is not personal about anyone on the board, however if someone isn't doing the job they were elected to do then they will soon suffer the consequences of this. This

includes everyone on the WNC and not just the Chair.

There is a saying that I like to use, I'm sure you have heard of it. "Power Corrupts, absolute power corrupts absolutely" I think there is some feeling of absolute power on this board. These positions are not tenured and are subject to review. Stakeholders need to be more involved in everything that goes on.

Thank you again and I hope we can work together for the benefit of all our neighborhoods, not just the ones that are lucky enough to have the right "Contacts" and inside connections to get what they want.

Kind regards,

-Robert Silverman

From: "eric" <eric@ericshabsis.com>
To: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
Cc: "Terri Tippit" <westsidenc@ca.rr.com>, "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mltusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "Sharon Dickinson" <sharon.dickinson@lacity.org>, "zina cheng" <zina.cheng@lacity.org>
Sent: Sunday, February 26, 2017 2:59:36 PM

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Robert Silverman <robert@magnorealtygroup.com> Sun, Feb 26, 2017 at 5:27 PM
To: Terri Tippit <westsidenc@ca.rr.com>
Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission@empowerla.org

Dear Ms. Tippit,

I would be more than happy to wait until March 9th.. There was nothing on your website that even mentioned as to when the next meeting was or what the agenda was. So I am now formally requesting to be placed on the agenda for March 9th for public comment and discussion as to the official positions of the WNC on Seats 7 and 10.

I am asking for a full audit of seat 7 outreach that has been done in Ms. Broides official capacity as the head of WSSM and as the official representative of that area with her seat on the board. I

would also like to see an audit of what the WNC has done as a whole to support the outreach on this matter.

In regards to contacting the City Attorney, I have cc'd him on this email for you to save you the trouble of reaching out, as well as the commissioners of Empower LA for their input.

In my opinion the WNC should be doing more outreach on this matter. You have had two years to figure out how to properly represent the stakeholders on this matter. What has been done?

Please confirm that I will be placed on the Agenda for March 9th.

Kind regards,

-Robert Silverman

P.S. I do not threaten. I dont have to make threats. If I want to do something I just do it. I am just putting the WNC on notice that you are now on my radar. Once something is on my radar I am laser focused in doing what I need to do to protect my families interest and the interests of my fellow neighbors.

From: "Terri Tippit" <westsidenc@ca.rr.com>
To: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mitusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "eric" <eric@ericshabsis.com>, "Sharon Dickinson" <sharon.dickinson@lacity.org>, "zina cheng" <zina.cheng@lacity.org>
Sent: Sunday, February 26, 2017 3:42:20 PM
Subject: RE: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

[Quoted text hidden]

Robert Silverman <robert@magnorealtygroup.com> Sun, Feb 26, 2017 at 6:28 PM
To: Terri Tippit <westsidenc@ca.rr.com>
Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission <commission@empowerla.org>, arin@empowerla.org, armando.ruiz@lacity.org, bary.stone@lacity.org, betty.wong@lacity.org, grayce.liu@lacity.org, jeff.brill@lacity.org, kathleen.quinn@lacity.org, manqin.he@lacity.org, melvin.canas@lacity.org, stephen.box@lacity.org, thomas.soong@lacity.org

Forwarding to members of DONE for their review and input.

-Robert

From: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
To: "Terri Tippit" <westsidenc@ca.rr.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mltusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "eric" <eric@ericshabsis.com>, "Sharon Dickinson" <sharon.dickinson@lacity.org>, "zina cheng" <zina.cheng@lacity.org>, "commission" <commission@empowerla.org>, "mike n feuer" <mike.n.feuer@lacity.org>
Sent: Sunday, February 26, 2017 5:27:00 PM

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Robert Silverman <robert@magnorealtygroup.com> Sun, Feb 26, 2017 at 6:31 PM
To: Terri Tippit <westsidenc@ca.rr.com>
Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission <commission@empowerla.org>, arin <arin@empowerla.org>, armando ruiz <armando.ruiz@lacity.org>, barry stone <bary.stone@lacity.org>, betty wong <betty.wong@lacity.org>, grayce liu <grayce.liu@lacity.org>, jeff brill <jeff.brill@lacity.org>, kathleen quinn <kathleen.quinn@lacity.org>, manqin he <manqin.he@lacity.org>, melvin canas <melvin.canas@lacity.org>, stephen box <stephen.box@lacity.org>, thomas soong <thomas.soong@lacity.org>

[Quoted text hidden]

Robert Silverman <robert@magnorealtygroup.com> Sun, Feb 26, 2017 at 6:36 PM
To: Terri Tippit <westsidenc@ca.rr.com>
Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission <commission@empowerla.org>, arin <arin@empowerla.org>, armando ruiz <armando.ruiz@lacity.org>, betty wong <betty.wong@lacity.org>, grayce liu <grayce.liu@lacity.org>, jeff brill <jeff.brill@lacity.org>, kathleen quinn <kathleen.quinn@lacity.org>, manqin he <manqin.he@lacity.org>, melvin canas <melvin.canas@lacity.org>, stephen box <stephen.box@lacity.org>, thomas soong <thomas.soong@lacity.org>, bary.stone@lacity.org

Forwarding to members of DONE for their review and input. The job of the neighborhood council is to make the connection from the communities to local government easier.. Not to make it harder and only for privileged few.

I expect the my neighborhood council live up to this.

As well as Article II B 1.

1. To inform Westside Neighborhood stakeholders of forthcoming projects and events. The WNC shall establish procedures for communicating with all stakeholders on a regular basis in a manner ensuring that information is disseminated evenly and in a timely manner through a combination of e-mail postings, posting notices on the Department of Neighborhood Empowerment's (Department) web page, public postings, written correspondence and/or regular meetings.

There has been ZERO information provided to stakeholders on this. This has been kept a secret from most people, and only those that were on the board that used their power to their advantage have benefited.

I trust this can be rectified soon. I believe that Sunlight is the best disinfectant.

[Quoted text hidden]

Ian Strano <istrano@naicapital.com>

Sun, Feb 26, 2017 at 6:49 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, "bbroide@hotmail.com" <bbroide@hotmail.com>, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, "commission@empowerla.org" <commission@empowerla.org>, Robert Silverman <robert@magnorealtygroup.com>, Shannon Burns <trustlawyer86@yahoo.com>, Jake Lebovic <theappliedr@gmail.com>

Dear Terri –

I exchanged emails with you last week on this topic. What everyone copied on this email should understand, is that Barbara Broide does not speak nor represent this entire neighborhood. Far from it. Her letter to the City Council, dated November 29th, 2016, stating she “represents 3,800 homeowners” is false. Barbara may think she does, but hundreds of homeowners do not agree (Over 500 homeowners have signed a petition so far). Her WSSM group is not legally tied to the homeowners and is therefore not permitted to make ANY decisions, especially when it comes to our homes.

Due to increased crime in the area, I contacted The LAPD to discuss. A senior officer shared with me that Barbara Broide had told him that she “Is the voice for all homeowners”. You see, there is a pattern of Barbara doing things like this. It is a complete abuse of power. Homeowners in this area now hold crime meetings themselves, and bypass Barbara. A vote of no confidence in her.

Hundreds of homeowners have been left out of this decision and are not happy about it. We have been cheated out of our First Amendment right to vote or to even protest against Barbara's decisions. In your email to Robert, you mentioned that the homeowners in your area didn't know the details of the BMO either. There is something not right about this, you seem to agree.

A large group of us will attend the March 9th meeting to support Robert and to speak in favor of R1V2.

Thank you very much.

Ian.

Ian Strano | Executive Vice President

11835 W. Olympic Blvd., Suite 700E, West LA, CA 90064
istrano@naicapital.com | Lic # 00991977

Direct 310-806-6108

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From: Robert Silverman [mailto:robert@magnorealtygroup.com]

Sent: Sunday, February 26, 2017 5:27 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>; spm alot1 <spm.alot1@gmail.com>; maryseat11

<maryseat11@yahoo.com>; wncseat2 <wncseat2@gmail.com>; wncluc <wncluc@gmail.com>; jae

<jae@heyler.com>; bkotler <bkotler@us.westfield.com>; lisa tabot <lisa.tabot@cancer.org>; shawwnc

<shawwnc@yahoo.com>; Stacy Antler <stacyantler@sbcglobal.net>; wncmobility <wncmobility@yahoo.com>;

bbroide@hotmail.com; francescaart <francescaart@sbcglobal.net>; shawn bayliss <Shawn.Bayliss@lacity.org>;

eric garcetti <eric.garcetti@lacity.org>; mike n feuer <mike.n.feuer@lacity.org>; Colleen Mason Heller

<cmasonheller@yahoo.com>; joan pelico <joan.pelico@lacity.org>; mltusher <mltusher@att.net>; Lisa Waltz

<waltzworld@gmail.com>; eric <eric@ericshabsis.com>; Sharon Dickinson <sharon.dickinson@lacity.org>; zina

cheng <zina.cheng@lacity.org>; commission@empowerla.org; mike n feuer <mike.n.feuer@lacity.org>

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[Quoted text hidden]

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Robert Silverman <robert@magnorealtygroup.com>

Sun, Feb 26, 2017 at 7:33 PM

To: scott.malsin@asn.ca.gov, info@hollyjmitchell.com

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Terri Tippit <westsidenc@ca.rr.com>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission <commission@empowerla.org>, arin <arin@empowerla.org>, armando ruiz <armando.ruiz@lacity.org>, betty wong <betty.wong@lacity.org>, grayce liu <grayce.liu@lacity.org>, jeff brill <jeff.brill@lacity.org>, kathleen quinn <kathleen.quinn@lacity.org>, manqin he <manqin.he@lacity.org>, melvin canas <melvin.canas@lacity.org>, stephen box <stephen.box@lacity.org>, thomas soong <thomas.soong@lacity.org>, barry stone <barry.stone@lacity.org>

Dear Assemblyman Ridley Thomas and State Senator Mitchell,

I am asking for your help urgently for a very important matter that effects our neighborhood.

My name is Robert Silverman and I am a homeowner in Lower CD 5, more specifically Westwood Century City area.

I have been working with Councilman Koretz' office on Mansionization in our neighborhood. My fellow constituents have been left out in the cold on this process.

My neighborhood council has conducted ZERO outreach to fellow stakeholders on this issue and only the well connected and members of the WNC board have benefited from the inside track to Mr. Koretz office to get what they want.

My neighborhood is overwhelmingly in support of R1V2 Zoning and we have hundreds of signatures supporting this. Thankfully Mr. Shawn Bayliss at Mr. Koretz office has been helpful to us, but we need your help as well to make sure that our voices are heard. Not just the voices of the well connected.

I hope that someone from your office can reach out to me so I can give more background on this. I trust that if we all work together for the benefit of the community, constituents voices will be heard and respected, instead of being muted by not being "Connected".

Thank you so much and I look forward to hearing from you.

I am also working with Former State Senator Richard Polanco to help, but require your help as well to get the local neighborhood councils to respect the Stakeholders and give them a chance to be heard.

Thank you

-Robert Silverman

310-571-5081

robert@magnorealtygroup.com

From: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
To: "Terri Tippit" <westsidenc@ca.rr.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mltusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "eric" <eric@ericshabsis.com>, "Sharon Dickinson" <sharon.dickinson@lacity.org>, "zina cheng" <zina.cheng@lacity.org>, "commission" <commission@empowerla.org>, "arin" <arin@empowerla.org>, "armando ruiz" <armando.ruiz@lacity.org>, "betty wong" <betty.wong@lacity.org>, "grayce liu" <grayce.liu@lacity.org>, "jeff brill" <jeff.brill@lacity.org>, "kathleen quinn" <kathleen.quinn@lacity.org>, "manqin he" <manqin.he@lacity.org>, "melvin canas" <melvin.canas@lacity.org>, "stephen box" <stephen.box@lacity.org>, "thomas soong" <thomas.soong@lacity.org>, "barry stone" <barry.stone@lacity.org>
Sent: Sunday, February 26, 2017 6:36:27 PM

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Robert Silverman <robert@magnorealtygroup.com>

Sun, Feb 26, 2017 at 8:04 PM

To: sheila@bos.lacounty.gov

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, info <info@hollymitchell.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Terri Tippit <westsidenc@ca.rr.com>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission <commission@empowerla.org>, arin <arin@empowerla.org>, armando ruiz <armando.ruiz@lacity.org>, betty wong <betty.wong@lacity.org>, grayce liu <grayce.liu@lacity.org>, jeff brill <jeff.brill@lacity.org>, kathleen quinn <kathleen.quinn@lacity.org>, manqin he <manqin.he@lacity.org>, melvin canas <melvin.canas@lacity.org>, stephen box <stephen.box@lacity.org>, thomas soong <thomas.soong@lacity.org>, barry stone <barry.stone@lacity.org>

ATTN: Ms. Sheila Kuehl,

Please see below email chain.. Requesting your assistance with this. Thank you!

[Quoted text hidden]

Terri Tippit <westsidenc@ca.rr.com>

Mon, Feb 27, 2017 at 11:53 AM

To: Ian Strano <istrano@naicapital.com>

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, bbroide@hotmail.com, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, commission@empowerla.org, Robert Silverman <robert@magnorealtygroup.com>, Shannon Burns <trustlawyer86@yahoo.com>, Jake Lebovic <theappliedr@gmail.com>

You are mistaken. The Homeowners in MY area are quite well verse on the issue.

CD5 has not received any calls from my area abt this issue.

From: Ian Strano [mailto:istrano@naicapital.com]

Sent: Sunday, February 26, 2017 6:50 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>; spm alot1 <spm.alot1@gmail.com>; maryseat11 <maryseat11@yahoo.com>; wncseat2 <wncseat2@gmail.com>; wncluc <wncluc@gmail.com>; jae <jae@heyler.com>; bkotler <bkotler@us.westfield.com>; lisa tabot <lisa.tabot@cancer.org>; shawwnc <shawwnc@yahoo.com>; Stacy Antler <stacyantler@sbcglobal.net>; wncmobility <wncmobility@yahoo.com>; bbroide@hotmail.com; francescaart <francescaart@sbcglobal.net>; shawn bayliss <Shawn.Bayliss@lacity.org>; eric garcetti <eric.garcetti@lacity.org>; mike n feuer <mike.n.feuer@lacity.org>; Colleen Mason Heller <cmasonheller@yahoo.com>; joan pelico <joan.pelico@lacity.org>; mltusher <mltusher@att.net>; Lisa Waltz <waltzworld@gmail.com>; eric <eric@ericshabsis.com>; Sharon Dickinson <sharon.dickinson@lacity.org>; zina cheng <zina.cheng@lacity.org>; commission@empowerla.org; mike n feuer <mike.n.feuer@lacity.org>; Robert Silverman <robert@magnorealtygroup.com>; bbroide@hotmail.com; Shannon Burns <trustlawyer86@yahoo.com>; Jake Lebovic <theappledr@gmail.com>

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Ian Strano <istrano@naicapital.com>

Mon, Feb 27, 2017 at 12:02 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>, spm alot1 <spm.alot1@gmail.com>, maryseat11 <maryseat11@yahoo.com>, wncseat2 <wncseat2@gmail.com>, wncluc <wncluc@gmail.com>, jae <jae@heyler.com>, bkotler <bkotler@us.westfield.com>, lisa tabot <lisa.tabot@cancer.org>, shawwnc <shawwnc@yahoo.com>, Stacy Antler <stacyantler@sbcglobal.net>, wncmobility <wncmobility@yahoo.com>, "bbroide@hotmail.com" <bbroide@hotmail.com>, francescaart <francescaart@sbcglobal.net>, shawn bayliss <Shawn.Bayliss@lacity.org>, eric garcetti <eric.garcetti@lacity.org>, mike n feuer <mike.n.feuer@lacity.org>, Colleen Mason Heller <cmasonheller@yahoo.com>, joan pelico <joan.pelico@lacity.org>, mltusher <mltusher@att.net>, Lisa Waltz <waltzworld@gmail.com>, eric <eric@ericshabsis.com>, Sharon Dickinson <sharon.dickinson@lacity.org>, zina cheng <zina.cheng@lacity.org>, "commission@empowerla.org" <commission@empowerla.org>, Robert Silverman <robert@magnorealtygroup.com>, Shannon Burns <trustlawyer86@yahoo.com>, Jake Lebovic <theappledr@gmail.com>

Terri,

Many of the homeowners in YOUR area have signed the petition. They knew NOTHING about this topic and that's what the facts will show.

Ian.

Sent from my Windows Phone

Ian Strano | Executive Vice President

11835 W. Olympic Blvd., Suite 700E, West LA, CA 90064
istrano@naicapital.com | Lic # 00991977

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From: Terri Tippit

Sent: 2/27/2017 11:53 AM

To: Ian Strano

Cc: 'steve4348'; 'spm alot1'; 'maryseat11'; 'wncseat2'; 'wncluc'; 'jae'; 'bkotler'; 'lisa tabot'; 'shawwnc'; 'Stacy Antler'; 'wncmobility'; bbroide@hotmail.com; 'francescaart'; 'shawn bayliss'; 'eric garcetti'; 'mike n feuer'; 'Colleen Mason Heller'; 'joan pelico'; 'mltusher'; 'Lisa Waltz'; 'eric'; 'Sharon Dickinson'; 'zina cheng'; commission@empowerla.org; 'mike n feuer'; 'Robert Silverman'; bbroide@hotmail.com; 'Shannon Burns'; 'Jake Lebovic'

Subject: RE: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

You are mistaken. The Homeowners in MY area are quite well verse on the issue.

CDS has not received any calls from my area abt this issue.

From: Ian Strano [mailto:istrano@naicapital.com]

Sent: Sunday, February 26, 2017 6:50 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>; spm alot1 <spm.alot1@gmail.com>; maryseat11 <maryseat11@yahoo.com>; wncseat2 <wncseat2@gmail.com>; wncluc <wncluc@gmail.com>; jae <jae@heyler.com>; bkotler <bkotler@us.westfield.com>; lisa tabot <lisa.tabot@cancer.org>; shawwnc <shawwnc@yahoo.com>; Stacy Antler <stacyantler@sbcglobal.net>; wncmobility <wncmobility@yahoo.com>; bbroide@hotmail.com; francescaart <francescaart@sbcglobal.net>; shawn bayliss <Shawn.Bayliss@lacity.org>; eric garcetti <eric.garcetti@lacity.org>; mike n feuer <mike.n.feuer@lacity.org>; Colleen Mason Heller <cmasonheller@yahoo.com>; joan pelico <joan.pelico@lacity.org>; mltusher <mltusher@att.net>; Lisa Waltz <waltzworld@gmail.com>; eric <eric@ericshabsis.com>; Sharon Dickinson <sharon.dickinson@lacity.org>; zina cheng <zina.cheng@lacity.org>; commission@empowerla.org; mike n feuer <mike.n.feuer@lacity.org>; Robert Silverman <robert@magnorealtygroup.com>; bbroide@hotmail.com; Shannon Burns <trustlawyer86@yahoo.com>; Jake Lebovic <theappledr@gmail.com>

Subject: RE: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Dear Terri –

I exchanged emails with you last week on this topic. What everyone copied on this email should understand, is that Barbara Broide does not speak nor represent this entire neighborhood. Far from it. Her letter to the City Council, dated November 29th, 2016, stating she “represents 3,800 homeowners” is false. Barbara may think she does, but hundreds of homeowners do not agree (Over 500 homeowners have signed a petition so far). Her WSSM group is not legally tied to the homeowners and is therefore not permitted to make ANY decisions, especially when it comes to our homes.

Due to increased crime in the area, I contacted The LAPD to discuss. A senior officer shared with me that Barbara Broide had told him that she "Is the voice for all homeowners". You see, there is a pattern of Barbara doing things like this. It is a complete abuse of power. Homeowners in this area now hold crime meetings themselves, and bypass Barbara. A vote of no confidence in her.

Hundreds of homeowners have been left out of this decision and are not happy about it. We have been cheated out of our First Amendment right to vote or to even protest against Barbara's decisions. In your email to Robert, you mentioned that the homeowners in your area didn't know the details of the BMO either. There is something not right about this, you seem to agree.

A large group of us will attend the March 9th meeting to support Robert and to speak in favor of R1V2.

Thank you very much.

Ian.

Ian Strano | Executive Vice President

11835 W. Olympic Blvd., Suite 700E, West LA, CA 90064

istrano@naicapital.com | Lic # 00991977

Direct 310-806-6108

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From: Robert Silverman [mailto:robert@magnorealtygroup.com]

Sent: Sunday, February 26, 2017 5:27 PM

To: Terri Tippit <westsidenc@ca.rr.com>

Cc: steve4348 <steve4348@att.net>; spm alot1 <spm.alot1@gmail.com>; maryseat11 <maryseat11@yahoo.com>; wncseat2 <wncseat2@gmail.com>; wncluc <wncluc@gmail.com>; jae <jae@heyler.com>; bkotler <bkotler@us.westfield.com>; lisa tabot <lisa.tabot@cancer.org>; shawwnc <shawwnc@yahoo.com>; Stacy Antler <stacyantler@sbcglobal.net>; wncmobility <wncmobility@yahoo.com>; bbroide@hotmail.com; francescaart <francescaart@sbcglobal.net>; shawn bayliss <Shawn.Bayliss@lacity.org>; eric garcetti <eric.garcetti@lacity.org>; mike n feuer <mike.n.feuer@lacity.org>; Colleen Mason Heller <cmasonheller@yahoo.com>; joan pelico <joan.pelico@lacity.org>; mltusher <mltusher@att.net>; Lisa Waltz <waltzworld@gmail.com>; eric <eric@ericshabsis.com>; Sharon Dickinson <sharon.dickinson@lacity.org>; zina cheng <zina.cheng@lacity.org>; commission@empowerla.org; mike n feuer <mike.n.feuer@lacity.org>

Subject: Re: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Dear Ms. Tippit,

I would be more than happy to wait until March 9th.. There was nothing on your website that even mentioned as to when the next meeting was or what the agenda was. So I am now formally requesting to be placed on the agenda for March 9th for public comment and discussion as to the official positions of the WNC on Seats 7 and 10.

I am asking for a full audit of seat 7 outreach that has been done in Ms. Broides official capacity as the head of WSSM and as the official representative of that area with her seat on the board. I would also like to see an audit of what the WNC has done as a whole to support the outreach on this matter.

In regards to contacting the City Attorney, I have cc'd him on this email for you to save you the trouble of reaching out, as well as the commissioners of Empower LA for their input.

In my opinion the WNC should be doing more outreach on this matter. You have had two years to figure out how to properly represent the stakeholders on this matter. What has been done?

Please confirm that I will be placed on the Agenda for March 9th.

Kind regards,

-Robert Silverman

P.S. I do not threaten. I dont have to make threats. If I want to do something I just do it. I am just putting the WNC on notice that you are now on my radar. Once something is on my radar I am laser focused in doing what I need to do to protect my families interest and the interests of my fellow neighbors.

From: "Terri Tippit" <westsidenc@ca.rr.com>
To: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mltusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "eric" <eric@ericshabsis.com>, "Sharon Dickinson" <sharon.dickinson@lacity.org>, "zina cheng" <zina.cheng@lacity.org>
Sent: Sunday, February 26, 2017 3:42:20 PM
Subject: RE: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Mr. Silverman:

As per our bylaws you must demonstrate that this is an emergency that cannot wait until our March 9th mtng.

Pls. explain why WNC MUST have a mtng next wk.

Also since we are a city agency and you have threaten legal action I will now have to contact DONE and the city attorney to ask for direction in how to proceed in this matter.

I will pursue this with all legal remedies available to myself and my fellow stakeholders if we are not heard.

From: Robert Silverman [mailto:robert@magnorealtygroup.com]
Sent: Sunday, February 26, 2017 2:35 PM
To: Terri Tippit <westsidenc@ca.rr.com>
Cc: steve4348 <steve4348@att.net>; spm alot1 <spm.alot1@gmail.com>; maryseat11 <maryseat11@yahoo.com>; wncseat2 <wncseat2@gmail.com>; wncluc <wncluc@gmail.com>; jae <jae@heyler.com>; bkotler <bkotler@us.westfield.com>; lisa tabot <lisa.tabot@cancer.org>; shawwnc <shawwnc@yahoo.com>; Stacy Antler <stacyantler@sbcglobal.net>; wncmobility <wncmobility@yahoo.com>; bbroide@hotmail.com; francescaart <francescaart@sbcglobal.net>; shawn bayliss <Shawn.Bayliss@lacity.org>; eric garcetti <eric.garcetti@lacity.org>; mike n feuer <mike.n.feuer@lacity.org>; Colleen Mason Heller <cmasonheller@yahoo.com>; joan pelico <joan.pelico@lacity.org>; mltusher <mltusher@att.net>; Lisa Waltz <waltzworld@gmail.com>; eric <eric@ericshabsis.com>; Sharon Dickinson <sharon.dickinson@lacity.org>; zina cheng <zina.cheng@lacity.org>
Subject: Re: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

One other note I wanted to mention to you Ms. Tippit.

Isn't it concerning to you that so many people were unaware of what was happening, as you even admitted in your email?

If you cannot gather a quorum I will do it for you and see to have you removed as the chair of this council for failure to abide by the Bylaws. Trust me Ms. Tippit, I am not joking around on this. You have had it "made in the shade" for far too long, and I am shedding light on this now and will pursue this and devote all my waking hours to make sure my neighborhood is protected.

-Robert Silverman

From: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
To: "Terri Tippit" <westsidenc@ca.rr.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "Sharon." <Dickinson@lacity.org>, "zina" <cheng@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, "joan pelico" <joan.pelico@lacity.org>, "mltusher" <mltusher@att.net>, "Lisa Waltz" <waltzworld@gmail.com>, "eric" <eric@ericshabsis.com>
Sent: Sunday, February 26, 2017 2:24:30 PM
Subject: Re: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Dear Ms. Tippit,

Thank you for your response.. I respectfully disagree with you in that now is the most appropriate time to have this meeting.

I want to explain why.

The whole reason that there is a mechanism in place to be able to go back to PLUM on this issue is because of me. I have worked with Shawn Bayliss constantly and at the last PLUM meeting he put in place a hold on our neighborhood to go back to PLUM for a vote for R1V2.

Additionally where do you think the CD5survey.com came from? It was only because of the support that I gathered and the hundreds of emails that were sent to Shawn Bayliss that they finally realized they had to do something about it.

Im only speaking to the area from Santa Monica to Pico, Fox Hills to Sepulveda, All the other areas have been decided to which zones they will received, however the area I'm referring to has been only designated with LOWER CD5 as BMO.

I have already met with Ms. Antler and her board of directors and want to thank her for the work she has done for the Century Glen HOA area and the outreach that was done.. We have overwhelming support for the Seat 10 area with R1V2 thanks to Ms. Antler.

Now on to Seat 7, I have basically done the job of Ms. Broide on this issue, and have gathered hundreds and hundreds of stakeholders that support R1V2. Whereas Ms. Broide has done no outreach and only sent letters saying she represents 3800 homeowners with no backup.

Im aware of all the cut and paste boilerplate items you responded to me with, I speak to Shawn Bayliss several times a week, I'm sure more than you do.

So I am formally demanding an emergency quorum at the soonest available date.. Strictly for Seats 7 and Seats 10 to voice support for R1V2 so that you can hear the support from this area.

I am within my rights as a stakeholder to demand this and expect my request to be honored immediately. I will pursue this with all legal remedies available to myself and my fellow stakeholders if we are not heard.

Kind regards,

-Robert Silverman

From: "Terri Tippit" <westsidenc@ca.rr.com>
To: "robert@magnorealtygroup.com" <robert@magnorealtygroup.com>
Cc: "steve4348" <steve4348@att.net>, "spm alot1" <spm.alot1@gmail.com>, "maryseat11" <maryseat11@yahoo.com>, "wncseat2" <wncseat2@gmail.com>, "wncluc" <wncluc@gmail.com>, "jae" <jae@heyler.com>, "bkotler" <bkotler@us.westfield.com>, "lisa tabot" <lisa.tabot@cancer.org>, "shawwnc" <shawwnc@yahoo.com>, "Stacy Antler" <stacyantler@sbcglobal.net>, "wncmobility" <wncmobility@yahoo.com>, bbroide@hotmail.com, "francescaart" <francescaart@sbcglobal.net>, "elshabsis" <elshabsis@aol.com>, "shawn bayliss" <Shawn.Bayliss@lacity.org>, "Sharon." <Dickinson@lacity.org>, "zina" <cheng@lacity.org>, "eric garcetti" <eric.garcetti@lacity.org>, "mike n feuer" <mike.n.feuer@lacity.org>, "Colleen Mason Heller" <cmasonheller@yahoo.com>, bbroide@hotmail.com, "joan pelico" <joan.pelico@lacity.org>, mltusher@att.net, "Lisa Waltz" <waltzworld@gmail.com>
Sent: Sunday, February 26, 2017 1:45:15 PM
Subject: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Robert,

Thank you for your email.

Information about the WNC, including our agendas, are posted on our website (wncia.org). If you would like to stay informed on WNC activities and receive our agenda please contact your seat representative Barbara Broide (seat 7) at bbroide@hotmail.com or Stacy Antler (seat 10) at stacyantler@sbcglobal.net, please share with others.

The WNC too has been closely involved with this issue over the last several years. We are surprised to learn that so many of our stakeholders knew nothing about the BMO. We hosted a couple of meeting with the Planning Department where they gave very lengthy and detailed power point presentations on this issue.

When there have been changes or questions regarding the BMO, CD5 includes it in their monthly report at our meetings.

Recently at a WNC meeting we were given an update on the BMO. The board decided we could not take a position without first having each seat reach out to their stakeholders and bring back to the board the results of that outreach. To adequately reach over 80,000 stakeholders takes time.

The area you mentioned in Rancho Park has over 5,000 stakeholders.

I know several of our local HOAs included an update on the BMO at their annual meeting.

I am not sure a WNC emergency meeting would be appropriate on this matter at this time nor would it be instructive to the council office. I say this for a few reasons:

1. RFAR variants are being selected by each community. Many areas have selected a variant. The WNC is comprised of many of these communities. It would be inappropriate for the WNC to dictate to each area on this matter. It is up to each area and the people in each area to select the RFAR that is right for them.
2. The council office has established a survey to measure support. It is CD5Survey.com. I understand from the council office that they will be using this data as one way to measure support for each variant.
3. From a logistics standpoint, it is exceptionally unlikely I could get a quorum.
4. As indicated by Shawn in his email, there is a mechanism to change an area should there be proven support for the change.
5. The ICO cannot be extended.

There seems to be a lot of confusion about what impact the BMO will have on a stakeholder. The WNC is working with CD5 to host a Community Meeting with Councilmember Koretz and Planning Department. We want our stakeholders to have the opportunity to attend an informative detailed presentation on the BMO by the planning department and have their questions answered. This will also include the process to opt out.

I am providing an email below that was sent out by Shawn Bayliss for your review.

Terri

=====
=====

Let me provide another attempt at "clearing things up" as well as stating the Councilmember's position on the mansionization issue.

All areas are assumed to be under the Baseline Mansionization Ordinance (BMO) level of density(45%) unless the community has demonstrated support for a different zone.

As you review the chart below, density is described by providing a percentage which reflects how big a house can be relative to the lot size. This is called the "Residential Floor Area Ratio" or RFAR. These are the possible levels:

Approximate Home Sizes By Lot Size							
Zone	RFAR	5,000	6,001	7,001	8,001	9,001	10,001
BMO	45%	2,250	2,700	3,150	3,600	4,050	4,500
R1V1	65- 55%	3,250	3,780	4,270	4,720	5,130	5,500
R1V2	55- 45%	2,750	3,180	3,570	3,920	4,230	4,500
R1V3	45- 35%	2,250	2,580	2,870	3,120	3,330	3,500
R1V4	40- 30%	2,000	2,280	2,520	2,720	2,880	3,000

Based on emails we have received from constituents, it appears that some do not understand this issue, weren't aware such an important issue is being discussed or weren't aware of all of the ramifications of a zone.

As a result, I wanted to be clear that we have a mechanism to update/change a zone after the fact should it be demonstrated that a majority of property owners in an area support the change.

I also want to be clear that those communities that have already done outreach and indicated they wish a zone other than BMO should not worry. There have been no changes made.

For all property owners interested in reaching out to us, it would be most helpful if you could go to our online survey and provide your contact information and density preference.

You can reach the online survey by clicking here: [CD5 Survey](#)

Regardless of which density is selected, the BMO has new rules for articulation and step backs for stories above the first story. Paul put this in to prevent the box-home-issue that most irritated constituents.

The Councilmember recognizes that this is not a one-size-fits-all issue. This is why we made sure there is a mechanism for property owners in an area to opt in to another zone. I hope this has cleared things up. Please be sure to participate in the survey.

Shawn Bayliss

Chief Deputy of Legislation & Planning
Office of Councilmember Paul Koretz
(213) 473-7005 - Los Angeles

(818) 971-3088 - Valley District Office

(323) 866-1828 - Wilshire District Office
Email: Shawn.Bayliss@lacity.org

From: Robert Silverman [mailto:robert@magnorealtygroup.com]

Sent: Saturday, February 25, 2017 9:59 PM

To: chair@wncla.org

Cc: steve4348@att.net; spm.alot1@gmail.com; maryseat11@yahoo.com; wncseat2@gmail.com; wncluc@gmail.com; jae@heyler.com; **team;** bkotler@us.westfield.com; lisa.tabot@cancer.org; shawwnc@yahoo.com; **Stacy Antler;** wncmobility@yahoo.com; bbroide@hotmail.com; francescaart@sbcglobal.net; elshabsis@aol.com; **paul koretz;** Shawn Bayliss; Sharon Dickinson; zina cheng; eric garcetti; mike n feuer

Subject: Emergency Meeting Requested soonest available date File # 16-1460 and 14-0656

Dear WNC board members and Executive Officers,

My name is Robert Silverman and I am a homeowner in Lower CD 5 more specifically Westwood, between Santa Monica and Pico. I have been involved with the the Mansionization efforts now for over 2 years. I have attended practically every City Council, PLUM, and Commissioners meeting regarding these issues.

I have a large group of Stakeholders in Seat 7 and 10 that are in support of the new Zoning R1V2 (formally R1VNEW) for this neighborhood. I have been held over at PLUM meeting pending the support, and then Koretz' office will make a motion for my neighborhood to go for a vote at PLUM for a "Carve out" from the BMO to R1V2 zoning.

There are hundreds and hundreds of stakeholders in support of this.

After a review of your organizations minutes, you had a vote in October of 2016 where you voted on a BMO that was not yet finalized. This should now come back for public comment and a new vote should be had that can be forwarded to Mr. Koretz for consideration.

I am requesting this meeting to be held at the earliest possible date. Many of the stakeholders are looking at all options including legal challenges to this. There was ZERO public outreach and hundreds of homeowners have no idea what is going on.

Please respond back immediately and set us on the agenda for the first available slot next week (Feb 27th through March 3rd).

I am requesting that Mr. Shawn Bayliss as well as Mr. Paul Koretz (Both CC'd on this email) to attend the meeting so they can understand the outcry for R1V2 zoning.

Thank you for your attention to this URGENT matter and I look forward to hearing from you on Monday the 27th with a date and time.