



Zina Cheng <zina.cheng@lacity.org>

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## PLUM Tuesday 7, 2017 CF 166-1445

1 message

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Terri Tippit <westsidenc@ca.rr.com>

Mon, Feb 6, 2017 at 10:43 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, sharon.dickinson@lacity.org, zina.cheng@lacity.org  
Cc: faisal.alsiri@lacity.org

Dear PLUM Members:

The WNC submitted the attached letter in June 2016 regarding 2957 Midvale, Los Angeles 90064.

We spoke at the APC hearing on this project.

We recently learned the CF# has been changed.

Pls. note this letter is now in reference to:

Council File Number: 16-1445

Terri Tippit, Chair



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**WNC 2957 Midvale.pdf**  
155K



**WESTSIDE NEIGHBORHOOD COUNCIL**

P.O. Box 64370 Los Angeles, CA 90064

[www.wncla.org](http://www.wncla.org) (310) 474-2326



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June 20, 2016

Zoning Administrator Griselda Gonzalez  
[Griselda.Gonzalez@lacity.org](mailto:Griselda.Gonzalez@lacity.org)  
200 No. Spring St.  
Los Angeles, CA 90012  
Parcel Map Case: Iris Wan  
[Iris.Wan@lacity.org](mailto:Iris.Wan@lacity.org)

Re: Small Lot is: AA-2014-2495-PMLA  
Zone change is: APCW-2014-2494-ZC

I am writing on behalf of the Westside Neighborhood Council (WNC) representing approximately 80,000 stakeholders in Cheviot Hills, Century City and Rancho Park.

Mr. Robert Lamishaw and his client Mr. Ben Toubian attended our WNC Governing Meeting on June 9, 2016. Mr. Lamishaw began contact with me to be on the agenda several times over the last several months but due to changes in the project asked to be removed each time. At the small lots subdivision hearing they were asked to come before the WNC.

This project has been discussed several times over the last few years with Westwood Garden Civic (WGCA) HOA but the first time the project has been presented to the WNC.

The presentation was on proposed small lot development and zone change at 2957 Midvale. Under the Community Plan, this property is listed as medium density residential. It is zoned R1 currently, but medium density residential fits with an R3 zone. By State Law, zone changes have to be consistent with the Community Plan. The City adopted a plan that made properties along National R3 or commercial.

Mr. Lamishaw said the two on the corner of National and Midvale are medium residential and there are two more across the street that are medium residential there were only two lots on National not in conformity and wanted this property be brought into conformity. Several of our board members brought up ZIMAS and it indicates that Mr. Lamishaw was in error. The two lots across the street on Midvale are both low density which includes the one on the north/east corner of Midvale and National (see below).

Mr. Toubian said he was not a developer. The units will not be rentals. His children will occupy the 4 units proposed.

Several stakeholders spoke in opposition. One spoke in support.

Marilyn Tusher, HOA President of WGCA HOA said the HOA voted against the proposal as presented and they were against the zone change. WGCA feels this development ruins the character of the neighborhood. They will fight to preserve R1 density here.

Mr. McMillan, WNC representative for the area, received over 20 letters in opposition to this. His thought process was to be in line with my stakeholders being against it.

Philip Bennett representing Councilmember Paul Koretz informed us that the Councilmember was opposed to this project because of reasons dealing with character of the neighborhood, how the street is impacted.

After a lengthily discussion the WNC passed the following motion:

"The WNC oppose the development as submitted."

I understand you would like our minutes from the meeting. They will not be approved until our July 14, 2016 meeting and then placed on our website--wncla.org.

Thank you for considering the input from the WNC meeting while rendering your decision.

Sincerely,

*Terri Tippit*

Terri Tippit

Cc Councilmember Paul Koretz  
Robert Lamishaw

