

# Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Sharon Dickinson  
[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Ms. Dickinson,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

Like all of the single family homes in the 2900 block of Midvale Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to piecemeal zone and the City should follow its own plan.

Likewise, the City should not be cumulatively contributing to traffic, air quality, greenhouse gas emissions, or water use impacts without updating its sustainability plans. Although this is a small project, it is an abundance of these smaller projects that have made traffic, neighborhood safety, neighborhood character and air quality our big issues. With climate change and the ongoing drought, water supply is in a similar position.

It is important to note that on June 24, 2015 the City Council, including members of the PLUM Committee, voted in favor of Council Member Koretz's motion (15-0117) for the redesignation of 2957 and 2951 Midvale from Medium Residential to Low Residential land use designation.

As a long time resident I urge you to consider the wishes of over 35 Midvale Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles Area Planning Commission's decision and recommendation.

Thank you,



Christopher Cominolo

Geraldine Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

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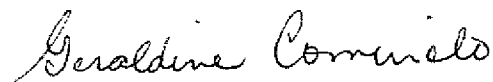
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As a long time resident (40 yrs +) I urge you to consider the wishes of over 35 Midvale Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles Area Planning Commission's decision and recommendation.

Thank you,



Geraldine Cominolo  
2946 Midvale Ave

# Katherine Cominolo

2946 Midvale Ave  
Los Angeles , CA 90064

February 5, 2017

Council member Jose Huizar, Chair - PLUM Committee  
email: [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Mr. Huizar,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

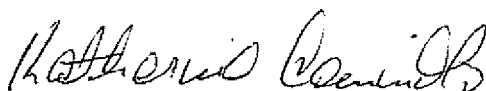
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As a long time resident who has seen the neighborhood grow and evolve, I urge you to consider the wishes of over 35 Midvale Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles Area Planning Commission's decision and recommendation.

Thank you,



Katherine Cominolo



Zina Cheng <zina.cheng@lacity.org>

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**February 7, 2017 PLUM meeting Council File Number: 16-1445.**

1 message

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**Amy Holm** <amyholm@me.com>

Sun, Feb 5, 2017 at 10:22 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org

Cc: sharon.dickinson@lacity.org, zina.cheng@lacity.org

Dear Councilmember Jose Huizar, Councilmember Marqueece Harris-Dawson, Councilmember Gilbert A. Cedillo, Councilmember Mitchel Englander, and Councilmember Curren D. Price, Jr.,

As I will be unable to attend the Planning and Land Use Management Committee (PLUM) meeting on Tuesday, February 7, 2017 at 2:30pm, I am contacting you in regard to Item #2 on the meeting agenda #161445.

I urge you to vote no against this to vote against the Vested Zoning Change of 2957 Midvale Avenue. I live at 2936 Midvale Avenue and this zoning change is not in keeping with only single family homes on our small block. A multi-unit structure would adversely affect the ambiance of our neighborhood, impact our property value, and add to the traffic/parking congestion that we already have being situated close to a commercial area and National/Westwood Boulevards. It is frustrating as a homeowner and resident of Los Angeles that a group of neighbors have been working with our city government to have the zoning mistake for this parcel fixed years ago, and as we were promised it would be, so that we would not be faced with this exact situation. I would support the project developer building a single family home on this parcel.

Please help us as your decision is the one that can preserve the single-family consistency of our small neighborhood.

Thank you for your consideration of my concern.

Sincerely,

Amy E. Holm

2936 Midvale Avenue  
Los Angeles, CA 90064



Zina Cheng <zina.cheng@lacity.org>

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## City Council File #16-445

1 message

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**Beth Ojena** <bojena@aol.com>

Sun, Feb 5, 2017 at 11:03 AM

To: councilmemer.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmemberenglander@lacity.org, councilmember.price@lacity.org, sharon.dickinson@lacity.org, zina.cheng@lacity.org

Cc: westwoodgardens@gmail.com, paul.koretz@lacity.org

Dear City Council Members and Legislative assistants,

I live in Westwood Gardens and have lived here since 1972 which is 45 years. I am invested in our community as a means of maintaining its character, its integrity and its safety. I am writing to urge all of you to vote against the proposed vested zoning change and the proposed small lot subdividison of 2957 Middle Avenue.

Please consider my request that you vote AGAINST the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property shold also be rejected. It is precisely measure like this that have forced the citizens to force the Measure S proposition on the ballot.

Like all of the single fmaily homes in the 2900 block of Middle Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to piecemeal zone and the City should follow its own plan.

Likewise, the City should not be cumulatively contributing to traffic, air quality, greenhousoe gas emissions, or water use impacts without update its sustainability plans. Although this is a small project, there have been an abundance of these small projects that have impacted our neighborhood greatly in terms of traffic, safety, neighborhood character and air quality.

NOTE that on June 24, 2015, the City Council, including members of the PLUM Committee, voted in favor of Council Member's Koret'z motion (15-0117) for the re designation of 2957 and 2951 Middle from Medium Residential to Low Residential land use designation.

I urge you to consider the wishes of over 35 Middle Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles Area Planning Commissions's decision and recommendation.

Westwood Gardens residents are also adamantly opposed to this. Our voices must be listened to.

Thank you,  
Beth Ojena



Zina Cheng <zina.cheng@lacity.org>

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**Fwd: PLUM Committee 2/7/17: VOTE AGAINST VESTED ZONING CHANGE OF 2957 MIDVALE**

1 message

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**Annette Mercer** <annette.l.mercer@gmail.com>

Sun, Feb 5, 2017 at 1:46 PM

To: zina.cheng@lacity.org

----- Forwarded message -----

From: **Annette Mercer** <annette.l.mercer@gmail.com>

Date: Sun, Feb 5, 2017 at 1:43 PM

Subject: PLUM Committee 2/7/17: VOTE AGAINST VESTED ZONING CHANGE OF 2957 MIDVALE

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

Cc: paul.koretz@lacity.org

RE: Council File Number: 16-1445, 2957 Midvale Ave.

Dear PLUM Committee Members,

I am writing to oppose the changing of this property from R-1 to R-3 to allow the development of a four unit townhouse.

I live in the Westwood Gardens Civic Association, which has been opposing this project and the requested re-designation for ten years. The area was built as and remains a single family neighborhood.

I remind you that on June 24, 2015 the full City Council, including three members of this committee, voted to re-designate 2957 and 2951 Midvale from Medium Residential to Low Density Residential, (Council Motion 15-0117) to correct the inconsistency being exploited by this proposal. A lack of funding of the Planning Dept. at that time did not allow finalization of the correction of the underlying inconsistency. However, this should not affect the intent of the Council and in fact this proposal would not be in front of you today had that intent been carried out. The Councilmember, the Westside Neighborhood Council, the HOA, and the residents all support retaining the R-1 zoning and redesignating the land use to Low Density in keeping with the rest of the block.

We would like to reiterate that approving the R-1 to R-3 change would be spot zoning in an area without an updated Community Plan and would set a negative precedent that could affect the entire city and undercut local planning efforts.

In addition, the increase in traffic, noise, lighting, and pressure on infrastructure that would come from the project is unacceptable and is not being mitigated. We are concerned about the safety of children playing in the neighborhood and the congestion of our busy streets.

Sincerely,

Annette Mercer

Past President, WGCA

2647 Glendon Ave. LA 90064

## Re: February 7, 2017 PLUM meeting and the Council File Number: 16-1445

1 message

Michelle Justice <justice4me@aol.com>

Sun, Feb 5, 2017 at 2:26 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org

Cc: sharon.dickinson@lacity.org, zina.cheng@lacity.org

**RE: February 7, 2017 PLUM meeting and the Council File Number: 16-1445.**

Dear Councilmembers,

Thank you in advance for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

Like all of the single family homes in the 2900 block of Midvale Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to piecemeal re-zone and the City should follow its own plan.

Likewise, the City should not be cumulatively contributing to traffic, air quality, greenhouse gas emissions, or water use impacts without updating its sustainability plans. Although this is a small project, it is an abundance of these smaller projects that have made traffic, neighborhood safety, neighborhood character and air quality our big issues. With climate change and the ongoing drought, water supply is in a similar position.

It is important to note that on June 24, 2015 the City Council, including members of the PLUM Committee, voted in favor of Council Member Koretz's motion (15-0117) for the redesignation of 2957 and 2951 Midvale from Medium Residential to Low Residential land use designation.

I urge you to consider the wishes of over 35 Midvale Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles Area Planning Commission's decision and recommendation.

Thank you,

Michelle Justice & Anne Wettig  
2915 Midvale Ave.  
Los Angeles, CA 90064  
310-259-8294



Zina Cheng <zina.cheng@lacity.org>

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## PLUM Committee 2/7/17: VOTE AGAINST VESTED ZONING CHANGE OF 2957 MIDVALE

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se.austin@verizon.net <se.austin@verizon.net>

Sun, Feb 5, 2017 at 6:09 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org

Cc: zina.cheng@lacity.org, paul.koretz@lacity.org

Dear PLUM Committee Members:

RE: Council File Number: 16-1445, 2957 Midvale Ave.

Thank you in advance for your consideration of my request that you **vote against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot subdivision development of this property should also be rejected.

Like all of the single family homes in the 2900 block of Midvale Avenue and the Westwood Gardens Civic Association HOA, this property has been zoned R-1 for over 70 years and should remain so. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to spot zone and the City should follow its own plan.

Likewise, the City should not be cumulatively contributing to traffic, air quality, greenhouse gas emissions, or water use impacts without updating its sustainability plans. Although this is a small project, it is an abundance of these smaller projects that have made traffic, neighborhood safety, neighborhood character and air quality our big issues. With climate change and the ongoing drought, water supply is in a similar position.

It is important to note that on June 24, 2015 the City Council, including members of the PLUM Committee, voted in favor of Council Member Koretz's motion (15-0117) for the redesignation of 2957 and 2951 Midvale from Medium Residential to Low Residential land use designation.

I urge you to consider the wishes of over 35 Midvale Avenue Residents, the Board of the Westwood Gardens Civic Association HOA, the Board of the Westside Neighborhood Council and other single family homeowners in our HOA who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and **vote against** the West Los Angeles Area Planning Commission's decision and recommendation.

Thank you for your consideration.

Respectfully,

Susan Austin  
2931 Midvale Ave, Los Angeles, 90064





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**February 7, 2017 PLUM meeting Council File Number: 16-1445.**

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Amy Holm &lt;amyholm@me.com&gt;

Sun, Feb 5, 2017 at 10:22 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,

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Please help us as your decision is the one that can preserve the single-family consistency of our small neighborhood.

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Amy E. Holm

2936 Midvale Avenue  
Los Angeles, CA 90064



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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Sun, Feb 5, 2017 at 2:26 PM

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Like all of the single family homes in the 2900 block of Midvale Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to piecemeal re-zone and the City should follow its own plan.

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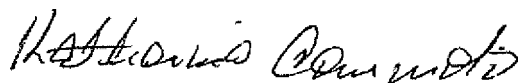
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Katherine Cominolo

Geraldine Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Zina Chen  
[zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)

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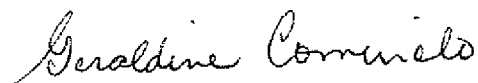
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2946 Midvale Ave

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February 5, 2017

Councilmember Curren D. Price, Jr.  
email: [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

Re: PLUM Meeting on February 07, 2017  
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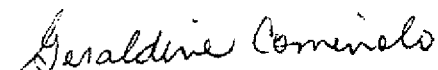
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Thank you,

  
Geraldine Cominolo  
2946 Midvale Ave

Geraldine Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Marqueece Harris-Dawson - PLUM Committee  
email: [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Mr. Harris-Dawson,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

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Thank you,



Geraldine Cominolo  
2946 Midvale Ave



# Geraldine Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Gilbert A. Cedillo - PLUM Committee  
email: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Mr. Cedillo,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

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Thank you,



Geraldine Cominolo  
2946 Midvale Ave

Geraldine Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Mitchel Englander - PLUM Committee  
email: [councilmember.englender@lacity.org](mailto:councilmember.englender@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Mr. Englander,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

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Thank you,



Geraldine Cominolo  
2946 Midvale Ave

# Christopher Cominolo

2946 Midvale Ave.  
Los Angeles, CA 90064

February 5, 2017

Council member Jose Huizar, Chair - PLUM Committee  
email: [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Mr. Huizar,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

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Thank you,



Christopher Cominolo

## Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Marqueece Harris-Dawson - PLUM Committee  
email: [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

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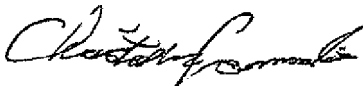
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Christopher Cominolo

# Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Gilbert A. Cedillo - PLUM Committee  
email: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

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Christopher Cominolo

Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Mitchel Englander - PLUM Committee  
email: [councilmember.englender@lacity.org](mailto:councilmember.englender@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

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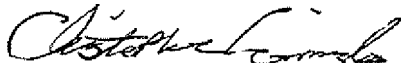
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Thank you,



Christopher Cominolo

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2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Curren D. Price, Jr.  
email: [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Mr. Price,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

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Christopher Cominolo

## Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Sharon Dickinson  
[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Ms. Dickinson,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.


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Thank you,



Christopher Cominolo



# Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Zina Chen  
[zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)

Re: PLUM Meeting on February 07, 2017  
Council File Number 16-1445

Dear Ms. Chen,

Thank you for your consideration of my request that you vote **against** the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Avenue. The associated small lot sub-division development of this property should also be rejected.

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Christopher Cominolo



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Midvale Ave PLUM hearing item number 2

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Robert Lamishaw <rlamishaw@yahoo.com>

Sun, Feb 5, 2017 at 11:39 PM

To: sharon.dickinson@lacity.org

Cc: Ben Behzad Toubian <ben@cccla.com>

I am out of the country please continue this item to the next PLUM meeting.

Sent from Robert's iPhone