

February 7, 2017

PLUM Committee – City Council of Los Angeles

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

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

Dear PLUM Committee Members,

We are writing to **oppose** the zone change of 2957 Midvale Avenue from R-1 to R-3, a change that would be inconsistent with the 2900 Midvale block with an R-1 designation. We live in a neighborhood represented by the Westwood Gardens Civic Association HOA, which has been opposing this project and the requested re-designation for ten years. The homes in this area were built over 75 years ago and remains a single family (R-1, Low Residential Land Use) neighborhood.

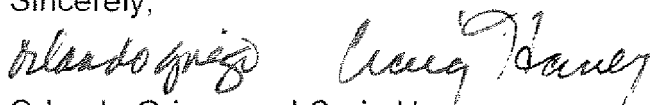
We remind you that on June 24, 2015 the full City Council, including three members of this very committee, have voted to re-designate 2957 and 2951 Midvale Avenue from Medium Residential to Low Density Residential, (Council Motion 15-0117) to correct the inconsistency being exploited by this proposal. A lack of funding by the Planning Department, at that time of Council approval, did not allow finalization of the correction of the underlying inconsistency. However, this lack of funding 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. Councilmember Koretz, the Westside Neighborhood Council, the HOA, and the residents all support retaining the R-1 zoning and redesignating the land use to Low Density to keep with the rest of the block and the rest of the single family homes in the Westwood Gardens Civic Association HOA.

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.

We ask that you **vote against** the vested zoning change of 2957 Midvale from R-1 to R3 and that this property remain R-1 like the rest of the homes in Westwood Gardens Civic Association HOA.

Sincerely,



Orlando Griego and Craig Haney
2945 Midvale Avenue, Los Angeles, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

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

Kim H. Nguyen <kim593@gmail.com>

Tue, Feb 7, 2017 at 12:27 AM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Sharon Dickinson:

As a resident in the Westwood Gardens neighborhood, I am writing on behalf of my family and neighbors to express our grave concerns for the zoning change of 2957 Midvale Ave. We are opposing the zoning change of this property from R-1 to R-3.

This property is on a single family residential street, all zoned R-1 Low Residential. The zone change to R-3 will increase traffic, density, noise, lighting, and will strain our water, power, and sewer resources. This zone change is unacceptable and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all of our homes, not only on this block, but would be a frightening scenario for our entire single family neighborhood of over 620 homes in the area.

For the health, safety, and well-being of the residents of our community, we are urging the councilmembers to vote against this zoning change.

Sincerely,

Kim Nguyen, Esq.

(310) 349-9952



Sharon Dickinson <sharon.dickinson@lacity.org>

Zone change at 2957 Midvale Ave.

Debra Oh <d.oh4137@gmail.com>
To: sharon.dickinson@lacity.org

Tue, Feb 7, 2017 at 2:35 AM

Dear Sharon,

I am a homeowner at 2640 Midvale Avenue in the Westwood Gardens Council Association.

I am **against** allowing a four unit townhouse and roof deck with below grade parking to be placed in my neighborhood at 2957 Midvale Avenue.

Please, I urge you to vote **NO** on changing this property from R-1 to R-3.

Debra Oh
2640 Midvale Avenue
LA, CA 90064

d.oh4137@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Opposition to Proposed Zoning Change for 2957 Midvale

Shelley Galant <galantmom@gmail.com>
To: sharon.dickinson@lacity.org

Tue, Feb 7, 2017 at 8:34 AM

Dear Legislative Assistant,

I am writing to express my strong opposition to the proposed zoning change for 2957 Midvale. I am a homeowner at 10737 Richland Avenue and have been since 1987.

I love the neighborhood. It is increasingly difficult to find such intimate, family, residential home neighborhoods in West LA as it's has grown so exponentially over the years and continues to do so- and zoning has been altered to insert apartment and condo complexes in numerous previously single family home neighborhoods.

Having neighborhoods like ours is a very special aspect of keeping the flavor of Los Angeles, and that environment is eroded each time that a single family home neighborhood is altered by a multi-family structure. Even one changes the look, traffic and daily life of that neighborhood. And once one is allowed, additional ones are proposed with precedent on their side.

Further I have seen many instances where the first multi-unit structure built is "modest" in size but is replaced down the road with a larger one which imposes even more on the neighborhood and the immediate neighbors. Typically, the discussions at this point regarding granting the larger sizes look only at the change from the previous use, eg. from smaller to larger complexes- completely losing site of the historical context-- that the rest of the community is single family home and the small complex itself, not desired in the first place, was promised to be non-impactful.

I can cite very recent examples on the 300 block of south Elm Drive in Beverly Hills, where a 6 story condo building has just replaced the two story more diminutive apartment building that had been there for 60 years. It looms over the single family homes and their backyards behind it- and adds significantly to the traffic on narrow streets.

As a high school student, I actually worked on a planning commission issue back in 1972 for Spalding Drive between Wilshire and Olympic- 200 block. A builder bought several adjacent properties and proposed a 14 story condo building- several hundred feet wide. Fortunately, the planning commission finally agreed to cap it at 6 stories. Substantially bigger than before, but not the disaster it could have been. From then, there was clear relief that the very congested area was not further imposed upon and the feeling of the neighborhood was not as compromised as it could have been. Nevertheless, that building definitely changed the lovely, intimate treed feeling of Spalding with its two story duplexes and two story apartment buildings.

Everyone who purchased a home in the Westwood Gardens area did so expressly because of its single-family home defined intimate and quiet character. We would like our neighborhood to remain as it is.

Please do not change that.

Thank you.

Shelley Galant



Sharon Dickinson <sharon.dickinson@lacity.org>

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

Winston Salins <wsalins@aol.com>

Tue, Feb 7, 2017 at 8:51 AM

To: sharon.dickinson@lacity.org

Dear Madam,

As a member of Westwood Gardens Civic Association, I strongly oppose the above measure to change the zoning in our neighborhood

as it is detrimental to the character of single family residences in this area.

I would appreciate a NO vote for the above measure.

Thanking you in anticipation,

Best Regards,

Winston Salins

wsalins@aol.com

2641 Westwood Blvd.

Los Angeles, CA 90064-4229



Sharon Dickinson <sharon.dickinson@lacity.org>

Project at 2957 Midvale Ave. City Council File #16-1445

Arnold Akers <makersa@msn.com>

Tue, Feb 7, 2017 at 9:23 AM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Councilmember Sharon Dickinson:

This is to inform you that I am strongly opposed to the zone change from R-1 to R-3, for the property at 2957 Midvale Ave. as it will lead to other zone-change requests in this area and that will mean even more traffic. Pleas do all you can to prevent the zone change. Thank you.

Sincerely, Arnold Akers
2541 Midvale Ave.
Los Angeles, 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

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

Brigitte Dewez <brigitte.m.dewez@gmail.com>

Tue, Feb 7, 2017 at 9:31 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, paul.koretz@lacity.org, sharon.dickinson@lacity.org, zina.cheng@lacity.org

Dear members of the Los Angeles City Council:

As homeowners and residents of Rancho Park, we are adamantly opposed to the rezoning of 2957 Midvale from R-1 to R-3. The proposed rezoning would change the character of this area, increase congestion and pollution and negatively affect property values. Please vote AGAINST THE REZONING OF 2957 Midvale from R-1 TO R-3.

Thank you.

Brigitte Dewez and David Foxman
2759 Dunleer Place
Los Angeles, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

drjohn <drjohn@nonforce.com>

Tue, Feb 7, 2017 at 10:54 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

Councilmember,

I want you to know that I am completely opposed to the **PROJECT AT 2957 MIDVALE – CITY COUNCIL FILE #16-1445**

This project runs contrary to quality of life issues, parking, traffic, and traditional zoning.

I hope that you will represent the will of the people, not succumb to the profit desires of developers.

I am a resident of Westwood Gardens, on nearby Selby Ave.

Christopher John DC

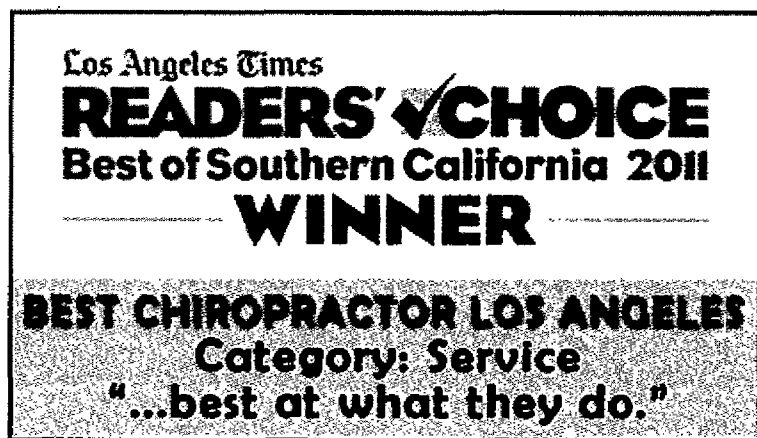
President D.N.F.T.® Chiropractic

239 S La Cienega Blvd, Suite 203

Beverly Hills CA 90211

V 310-657-2292 F 310-657-2279

drjohn@nonforce.com



Letter - Invitation to edit

1 message

MG Amico (via Google Docs) <mgmuradian@gmail.com>


Tue, Feb 7, 2017 at 10:49 AM

Reply-To: MG Amico <mgmuradian@gmail.com>

To: zina.cheng@lacity.org

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

MG Amico has invited you to **edit** the following document:

 Letter



PROJECT AT 2957 MIDVALE – CITY COUNCIL FILE #16-1445



Snapshot of the item below:

Michael Amico

Westwood Gardens
Los Angeles, CA 90064

Feb.6, 2017

Councilmember Jose Huizar, Chair - PLUM Committee
Councilmember Marqueece Harris-Dawson - PLUM Committee
Councilmember Gilbert A. Cedillo - PLUM Committee
Councilmember Mitchel Englander - PLUM Committee
Councilmember Curren D Price, Jr.
Councilmember Paul Koretz:

Re: Feb 7th PLUM meeting re: **COUNCIL FILE #16-1445** 2957 MIDVALE

Dear Council members:

I strongly oppose the rezoning proposal for 2957 Midvale Ave. The added density and impact of such a building would add unnecessary burden to what is clearly one of the few last neighborhood streets that remains an aesthetically intact R1 low residential street. In addition, the additional burden on the water, sewer, power and traffic would increase. If you spend ten minutes at this intersection, you will realize the high volume of traffic that already exists on National Blvd. at this corner, one block from Westwood Blvd. and across from

Trader Joes, which only increases at peak travel times. Adding another multi-unit property will only impact the neighborhood further.

I urge you to deny the approval of this proposal.

Sincerely,

Michael Amico

Google Docs: Create and edit documents online.

Google Inc. 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Drew DeAscentis <drewdeasc@yahoo.com>

Tue, Feb 7, 2017 at 11:02 AM

Reply-To: Drew DeAscentis <drewdeasc@yahoo.com>

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "zina.cheng@lacity.org" <zina.cheng@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

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

Dear PLUM Committee Members,

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

I am writing to oppose the CHANGING THIS PROPERTY FROM R-1 TO R-3 TO ALLOW THE DEVELOPMENT OF A FOUR UNIT TOWNHOUSE OF TWO STORIES A ROOF DECK, AND BELOW-GRADE PARKING FOR 8 CARS

As a stakeholder within Westwood Gardens Civic Association we have been opposing this project and the requested land use re-designation for over ten years.

I remind you that on June 24, 2015 the full 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). A lack of funding of the Planning Dept. at that time did not allow finalization of this change. 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.

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 precedent that could affect the entire city.

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

Sincerely,

Drew DeAscentis

Past president Westwood Gardens Civic Association
Past member Westside Neighborhood Council
Past member West LA Community Police Advisory Board

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

2957 midvale letter 2 7 17 Drew.PDF
784K



Sharon Dickinson <sharon.dickinson@lacity.org>

Hearing for 2-7-2017 at 2:30 pm - Opposition to project at 2957 Midvale - City Counsel File #16-1445

1 message

Garrett Leever <Garrett.Leevers@networkdepo.com>
To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Tue, Feb 7, 2017 at 12:15 PM

Dear Ms. Dickinson,

When I and many of my neighbors purchased our homes in the R-1 zoned Westwood Gardens neighborhood we paid a premium to live in a neighborhood of single family homes. I also purchased a home that I know was zoned R-1, and that I could not redevelop it into a four unit town house – an investment which would clearly sell for more than a single family home.

When the owners of the property at 2957 Midvale purchased that property they knew they were purchasing a property that was zoned R-1, and that it had a certain investment potential with that zoning. If they are granted the zoning change to R-3, while they will be able to sell their property for more, the value of the 600 plus other homes in the single family Westwood Garden neighborhood will go down. It will forever change the nature of the neighborhood, and it will forever devalue the remaining single family homes.

If the investors that own 2957 Midvale wanted to develop a single family home into a four unit town house, they should have purchased one of the remaining single family homes on Bentley Avenue or another area already zoned for such development. They probably didn't however, as it would have been more expensive since it already had the proper zoning. Rather they purchased the R-1 zoned property hoping they could make a bigger profit by stealing value and quality of life from the remaining residents in Westwood Gardens. It is inherently unfair that these investors should get a bigger profit by decreasing the value of all the homes in the surrounding neighborhood without compensating the other homeowners. They need develop within the rules governing their investment – if they want to redevelop something, they can develop a single family home.

Please recommend that the council members to vote against the project at 2957 Midvale Avenue, City Council File #16-1445.

Thank you for your consideration,

Garrett Leever

Owner of the single family home at 2730 Selby Avenue, Los Angeles, California

Garrett D. Leever
Principal
Network Deposition Services, Inc.

garrett.leevers@networkdepo.com

Office: (310) 557-3400

Fax: (310) 557-3555

Toll Free: (800) 788-2021

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February 6, 2017

Dear PLUM Committee Members,
Council File Number: 16-1445.
2957 Midvale Ave.

I am writing to oppose the CHANGING THIS PROPERTY FROM R-1 TO R-3 TO ALLOW THE DEVELOPMENT OF A FOUR UNIT TOWNHOUSE OF TWO STORIES A ROOF DECK, AND BELOW-GRADE PARKING FOR 8 CARS

I live in the Westwood Gardens Civic Association area, which has been opposing this project and the requested land use re-designation for ten years.

I remind you that on June 24, 2015 the full 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). A lack of funding of the Planning Dept. at that time did not allow finalization of this change. 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.

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 precedent that could affect the entire city. In addition, the increase in traffic, noise, lighting, and pressure on infrastructure is totally unacceptable and is not being mitigated. We are concerned about safety of our children playing in the neighborhood and the congestion of our busy streets.

Sincerely,

F. Davarian

Faramaz Davarian
Westwood Gardens Civic Association Board Member,
West Gardens Civic Association resident for 33 years

c.c. councilmember.huizar@lacity.org

c.c. councilmember.harris-dawson@lacity.org

cc. councilmember.cedillo@lacity.org

c.c. councilmember.englander@lacity.org c.c. councilmember.price@lacity.org

c.c. sharon.dickinson@lacity.org c.c. zina.cheng@lacity.org

c.c. paul.koretz@lacity.org

c.c. westwoodgardens@gmail.com

councilmember.huizar@lacity.org
councilmember.harris-dawson@lacity.org
councilmember.cedillo@lacity.org
councilmember.english@lacity.org
councilmember.price@lacity.org

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

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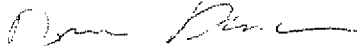
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Sincerely,

Drew DeAscentis



Past president Westwood Gardens Civic Association
Past member Westside Neighborhood Council
Past member West LA Community Police Advisory Board

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