

Zina Cheng <zina.cheng@lacity.org>

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## OPPOSE Zoning Change at 2957 MIDVALE (CITY COUNCIL FILE #16-445)

1 message

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Hollie Gelberg <hgelberg35@gmail.com>

Mon, Feb 6, 2017 at 10:32 AM

To: zina.cheng@lacity.org

Cc: paul.koretz@lacity.org, Westwood Gardens Civic Association <westwoodgardens@gmail.com>

Dear Ms. Cheng,

I grew up in the Westwood Gardens area, Rancho Park. My parents still live in the same house, on Ashby Ave., as they have done for 51+ years. I love this neighborhood so much that my husband and I decided to buy our home one block away, on Esther Ave., 6+ years ago.

I am very concerned about the proposed zoning change from R-1 to R-3 at 2957 Midvale Ave. Like all of the single family homes in the 2900 block of Midvale Ave. and throughout the Westwood Gardens area (including my block of Esther Ave. and my parents' block of Ashby Ave.), 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.

Please 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.

Thank you for your consideration of my request that you vote against the WLA Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Ave. The associated small lot sub-division development of this property should also be rejected. **I urge you to consider the wishes of over 35 Midvale Ave. residents (and many others throughout the area) who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of this lot and vote against the WLA Area Planning Commission's decision and recommendation.**

Sincerely,  
Hollie Gelberg, Ph.D., RD  
10749 Esther Ave.  
Los Angeles, CA, 90064



Zina Cheng <zina.cheng@lacity.org>

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

1 message

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dmmayorga@aol.com <dmmayorga@aol.com>  
To: councilmember.huizar@lacity.org  
Cc: zina.cheng@lacity.org, paul.koretz@lacity.org

Mon, Feb 6, 2017 at 10:44 AM

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 sub-division 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,

Daniel Mayorga  
2958 Midvale Ave.  
Los Angeles, 90064

West of Westwood  
Homeowners Association

February 6, 2017

[councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
[councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
[councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
[councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
[councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

Dear PLUM Committee Members,

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

I am writing on behalf of the West of Westwood HOA Board of Directors representing 1200 households within .5 mile of the project in Rancho Park.

We have followed this project for the last several years and continue to oppose the changing of this property from R-1 to R-3 to allow the development of a four unit townhouse of two stories with a roof deck and below-grade parking for 8 cars. The property is zoned R-1. Small lot subdivisions are not allowed in R-1 zones. Currently standing on the property is a 1-story single-family home. Further west on National Blvd, multiple family housing does exist, but these multifamily properties are separated by a 16-foot alley. The alley terminates just west of Midvale. If this zone-change was granted, there would be no buffer zone between R-1 or any new potential multifamily zoning.

On June 24, 2015 the full council, including 3 members of this committee, voted to re-designate 2957 and 2951 Midvale from Medium Residential to Low Density Residential and for the R-1 zoning to remain (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. If that intent had been carried out this project would not be before you.

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.

Small lot subdivisions in the R-1 zone creates parking problems, tall buildings out of scale, loss of light, air, loss of landscaping, school crowding, and disturbs the balance in the neighborhood. We do not want this to set a precedent, of R-1 lots changing to R-3 lots.

As part of the zone change, small lot subdivision request, a mature Italian Stone pine tree on the south side of the parcel on National Blvd. is requested to be removed. This healthy mature tree needs to be preserved. Italian Stone Pines are the trees that line both sides of National Blvd, maintaining a consistent, appealing esthetic that we wish to maintain.

Sincerely,

*Terri Tippit*

Terri Tippit, President

## Vote NO on proposed zoning change for project at 2957 Midvale Avenue

1 message

Daryl Moss <dmos5@yahoo.com>

Mon, Feb 6, 2017 at 12:05 PM

Reply-To: Daryl Moss <dmos5@yahoo.com>

To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Dear Ms. Cheng,

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.

While I did not have children when I purchased my home in 1999, I knew I wanted to have a family and raise them in an area that I feel would be safe for them to play in the streets. When we first moved on our block, there were only 2 young kids living here but families like mine saw this block as a neighborhood block where they could raise their kids and now the street has 16 young kids that can be seen every day playing on the sidewalks and running from house to house.

This is uncommon for this area and does not occur on any of the adjacent blocks in our neighborhood. I would have NEVER purchased a house on this street had a multi-unit dwelling existed.

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,

Daryl Moss  
2932 Midvale Avenue

Planning and Land Use Management Committee  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

Feb. 6, 2017

RE: CF: 16-1445, 2957 Midvale Avenue

Via email

Dear PLUM Committee Members,

As the President of Westwood Gardens Civic Association, Inc., I am writing this letter on behalf of our Board of Directors and the entire **Association of over 620 single family homes** in regards to the Proposed Changes for the property located at 2957 Midvale Avenue which is located within our homeowner's association's borders. I urge you to vote against the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zone change. The associated small lot sub-division development of this property should also be rejected.

Westwood Gardens and its Board of Directors has been opposing this project and associated zoning and land use changes for over 2 years, and supporting our neighbors on this single family residential street.

Westwood Gardens Civic Association is comprised of over 620 single family homes, permitted and begun as a totally R-1 single family tract development in 1944 by the famous developer/homebuilder Paul Trousdale. Westwood Gardens' R-1 homes were built long before those other National Blvd. multi-family residences. Our HOA has been in existence since 1948, one of the longest standing single family homeowner's association on the West side of Los Angeles. We take great pride in our community and work very hard to preserve and protect it for the peaceful enjoyment of all our single family homeowners. We will continue to strongly oppose any change in the zoning that is not in keeping with our single family, R-1 low residential neighborhood, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

We would like to reiterate that approving the R-1 to R-3 change TO ALLOW THE DEVELOPMENT OF A FOUR UNIT TOWNHOUSE OF TWO STORIES, A ROOF DECK, AND BELOW-GRADE PARKING FOR 8 CARS would be spot zoning in an area without an updated Community Plan and would set a precedent that could affect the entire city, and frightening scenario for the character of our entire single family residential neighborhood.

We remind you that on June 26, 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). 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.

The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life, safety and peaceful enjoyment of all our homes. **We respectfully request that you support our homeowners and deny this project.**

Sincerely,

Marilyn Tusher, President

Westwood Gardens Civic Association, Inc., P.O. Box 642001, Los Angeles, CA 90064

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)

c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

c.c. [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)

c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)

c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org), [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org), [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org), [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)

## HISTORY OF WESTWOOD GARDENS

**Westwood Gardens** is an important, long standing single family neighborhood located in the Rancho Park area of West Los Angeles. Its boundaries are Ayres Avenue on the north, National Blvd. on the south, Midvale Avenue on the west and Dunleer Place and Overland Avenue on the east.

**Westwood Gardens** is most significant to the history of Los Angeles as it was the very first solo development by the famous developer/homebuilder Paul Trousdale, and was named as such by him. On August 23, 1944 he filed papers with the city for this subdivision under the name of the Overland Housing Corporation. It was one of the first single family developments built near the end of the Second World War, when the Federal Government released lumber that was no longer needed for the building of military barracks. Paul Trousdale had bought his land in 1942 from Paramount Pictures, part of the larger Rancho La Ballona. At the time it was all lima bean fields and extremely fertile, lying on either side of the old Los Angeles and Independence Railroad.

Since the excavation, which began in late 1944, and the petition to the city by Paul Trousdale to be zoned R-1, this neighborhood had been continuously maintained as single family homes. The homes were designed in the traditional/cottage style, single story, 3 bedroom, 1 bath, brick fireplace in the living room, with exterior decorative shutters and siding. The lots are 50ftX150ft, with detached 2 car garages, which the homeowners had to have built themselves. There were at least 6 distinct floor plans, each with about 950 sq. ft. There are still many of these original homes in **Westwood Gardens** and a few original owners, or their children still living there. The first homes sold for \$6,150 with 10% down. The first homeowners started moving in the spring of 1945. It took about 3 years for all of the homes to be sold.

A unique feature of **Westwood Gardens** is the open spaciousness of the front yards which for the most part have not been divided by fences, walls or hedges, lending a park-like appearance to all the streets. Another special feature of **Westwood Gardens** is Westwood Blvd. and its length of beautiful liquid amber trees from Ayres Avenue to National Blvd. In fact by 1947 most of the homeowners on all the streets had bought and planted their own trees on the parkways, increasing the desirability of the homes. During the very early years the first homeowners assessed themselves to have the city street lights installed throughout **Westwood Gardens**, again increasing their value and improving the safety of their streets.

Civic pride and participation has been extremely important to **Westwood Gardens** and its homeowners. In addition to the street trees and lights, they were also instrumental through their Homeowner's Association, **Westwood Gardens Civic Association, Inc.**, that was formed in 1948, to petition the city to buy the area that is now Palms Park for a family recreation area, and in 1965 to have a city library built there. With the arrival of the Santa Monica Freeway through Westwood Gardens, they petitioned the city in September 1956 to have two traffic lights installed on Overland Avenue, at the cross streets of Ashby and Coventry.

The building of the Santa Monica Freeway and its cutting through **Westwood Gardens** in the 1950's led to the loss of at least 54 homes on the southern edge of the development. But around this same time another developer, George D. Ponty, filed with the city to build a subdivision on a former large private estate (formerly part of the "Palms") along the east side of Overland Avenue from the railroad tracks to National Blvd. At this time it was being used as a military training area. Fifty-nine homes were actually built, in the California ranch/mid-century modern style and sold for \$16,500. Known as the Ponty Tract with its homes along the east side of Overland Avenue and on Dunleer Place, their homeowners joined together with Westwood Gardens. Today, there are now at least 620 single family homes as part of **Westwood Gardens**, and it's Homeowner's Association, **Westwood Gardens Civic Association, Inc.**

**Westwood Gardens** owes its success to its Homeowner's Association and its continued involvement in activities pertaining both the larger civic life, but also the smaller neighborhood interests. Preserving and protecting this vital resource is one of the Association's primary goals. We are most active with the city and its government working to preserve our quality of life and peaceful enjoyment of our single family homes and the neighborhood for the benefit of the greater Los Angeles area.

**February 7, 2017 PLUM meeting and the Council File Number: 16-1445; 2957 MIDVALE: we strongly oppose changing this property from R-1 to R-3**

1 message

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David H. Friedman <dhfriedman@dslextreme.com>

Mon, Feb 6, 2017 at 2:12 PM

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

Councilmembers and Legislative Assistants:

Re: February 7, 2017 PLUM meeting and the Council File Number: 16-1445; 2957 MIDVALE: we strongly oppose changing this property from R-1 to R-3

This property is on a single family residential street. We are strongly opposed to granting a variance that would change the zoning from R-1 to R-3. The increase in traffic, density, noise, lighting, and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes. And would be spot zoning in an area without an updated Community Plan.

David H. Friedman, M.D.

Laura Schwimmer

10752 Ashby Ave.

Los Angeles, CA 90064

310-474-1393

dhfriedman@dslextreme.com

## Objection to spot zoning revision from R1 to R3 at 2957 Midvale (Council File Number: 16-1445)

1 message

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Jeff Wauer <JeffW@foga.com>

Mon, Feb 6, 2017 at 2:16 PM

To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Dear Legislative Assistant: Zina Cheng

I am writing to voice my objection to the spot zoning revision from R1 to R3 at 2957 Midvale (Council File Number: 16-1445) to allow the development of a four-unit townhouse within an otherwise R1 zone. This item will be subject at the February 7, 2017 PLUM meeting. The increase in density is a totally unacceptable impact to the local neighborhood character and quality of life and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes. Spot zoning in an area without an updated Community Plan is unacceptable and increasing zoning density within an R1 zone is entirely unacceptable. Please support your constituents by denying the requested rezoning.

Regards:

Jeffrey Wauer

Resident - 2729 Malcolm Avenue, 90064



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

1 message

Alexandra Alznauer <alznauer@gmail.com>  
To: zina.cheng@lacity.org

Mon, Feb 6, 2017 at 2:31 PM

Dear Legislative Assistant Cheng :

I'm am writing in regard to:

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

I am a third generation owner/resident/now landlord at 10760 Ayres Ave., LA 90064 and third generation member of the Westwood Gardens Civic Association.

I am adamantly opposed to to this comer project in a quiet single-family home R1 Residential neighborhood because:

The increase in traffic, density, noise, lighting, and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes.

Our neighborhood has always been a quiet, single-family home neighborhood. There is a place for multi-story apartment buildings with garages...in neighborhoods where there are already multi-unit dwellings.

PLEASE OPPOSE THE ALTERATION OF THIS NEIGHBORHOOD FROM R1 TO R3.

Thanks,  
Alexandra Alznauer

--  
P. Alexandra Alznauer, C.S., A.W.S.  
Certified Sommelier (Guild of Sommeliers/Court of Master Sommeliers)  
WSET Advanced Certified (Wine & Spirit Education Trust)  
San Francisco, CA  
(415) 307-3843  
alznauer@gmail.com

--  
P. Alexandra Alznauer, C.S., A.W.S.  
Certified Sommelier (Guild of Sommeliers/Court of Master Sommeliers)  
WSET Advanced Certified (Wine & Spirit Education Trust)  
San Francisco, CA  
(415) 307-3843  
alznauer@gmail.com  
petiealz@yahoo.com  
<http://www.twitter.com/winewatcher>



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

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**OPPOSE Zoning Change at 2957 MIDVALE (CITY COUNCIL FILE #16-445)**

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Hollie Gelberg &lt;hgelberg35@gmail.com&gt;

Mon, Feb 6, 2017 at 10:32 AM

To: sharon.dickinson@lacity.org

Cc: paul.koretz@lacity.org, Westwood Gardens Civic Association &lt;westwoodgardens@gmail.com&gt;

Dear Ms. Dickinson,

I grew up in the Westwood Gardens area, Rancho Park. My parents still live in the same house, on Ashby Ave., as they have done for 51+ years. I love this neighborhood so much that my husband and I decided to buy our home one block away, on Esther Ave., 6+ years ago.

I am very concerned about the proposed zoning change from R-1 to R-3 at 2957 Midvale Ave. Like all of the single family homes in the 2900 block of Midvale Ave. and throughout the Westwood Gardens area (including my block of Esther Ave. and my parents' block of Ashby Ave.), 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.

Please 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.

Thank you for your consideration of my request that you vote against the WLA Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Midvale Ave. The associated small lot sub-division development of this property should also be rejected. **I urge you to consider the wishes of over 35 Midvale Ave. residents (and many others throughout the area) who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of this lot and vote against the WLA Area Planning Commission's decision and recommendation.**

Sincerely,  
Hollie Gelberg, Ph.D., RD  
10749 Esther Ave.  
Los Angeles, CA, 90064

West of Westwood  
Homeowners Association

February 6, 2017

[councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
[councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
[councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
[councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
[councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

Dear PLUM Committee Members,

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

I am writing on behalf of the West of Westwood HOA Board of Directors representing 1200 households within .5 mile of the project in Rancho Park.

We have followed this project for the last several years and continue to oppose the changing of this property from R-1 to R-3 to allow the development of a four unit townhouse of two stories with a roof deck and below-grade parking for 8 cars. The property is zoned R-1. Small lot subdivisions are not allowed in R-1 zones. Currently standing on the property is a 1-story single-family home. Further west on National Blvd, multiple family housing does exist, but these multifamily properties are separated by a 16-foot alley. The alley terminates just west of Midvale. If this zone-change was granted, there would be no buffer zone between R-1 or any new potential multifamily zoning.

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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.

Small lot subdivisions in the R-1 zone creates parking problems, tall buildings out of scale, loss of light, air, loss of landscaping, school crowding, and disturbs the balance in the neighborhood. We do not want this to set a precedent, of R-1 lots changing to R-3 lots.

As part of the zone change, small lot subdivision request, a mature Italian Stone pine tree on the south side of the parcel on National Blvd. is requested to be removed. This healthy mature tree needs to be preserved. Italian Stone Pines are the trees that line both sides of National Blvd, maintaining a consistent, appealing esthetic that we wish to maintain.

Sincerely,

*Terri Tippit*

Terri Tippit, President



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

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**Vote NO on proposed zoning change for project at 2957 Midvale Avenue**

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Daryl Moss &lt;dross5@yahoo.com&gt;

Mon, Feb 6, 2017 at 12:04 PM

Reply-To: Daryl Moss &lt;dross5@yahoo.com&gt;

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Dear Ms. Dickinson,

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While I did not have children when I purchased my home in 1999, I knew I wanted to have a family and raise them in an area that I feel would be safe for them to play in the streets. When we first moved on our block, there were only 2 young kids living here but families like mine saw this block as a neighborhood block where they could raise their kids and now the street has 16 young kids that can be seen every day playing on the sidewalks and running from house to house.

This is uncommon for this area and does not occur on any of the adjacent blocks in our neighborhood. I would have NEVER purchased a house on this street had a multi-unit dwelling existed.

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,

Daryl Moss  
2932 Midvale Avenue



Sharon Dickinson <sharon.dickinson@lacity.org>

---

**February 7, 2017 PLUM meeting and the Council File Number: 16-1445; 2957 MIDVALE: we strongly oppose changing this property from R-1 to R-3**

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David H. Friedman <dhfriedman@dslextreme.com>

Mon, Feb 6, 2017 at 2:12 PM

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

Councilmembers and Legislative Assistants:

Re: February 7, 2017 PLUM meeting and the Council File Number: 16-1445; 2957 MIDVALE: we strongly oppose changing this property from R-1 to R-3

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David H. Friedman, M.D.

Laura Schwimmer

10752 Ashby Ave.

Los Angeles, CA 90064

310-474-1393

dhfriedman@dslextreme.com



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

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**Objection to spot zoning revision from R1 to R3 at 2957 Midvale (Council File Number: 16-1445)**

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Jeff Wauer &lt;JeffW@foga.com&gt;

Mon, Feb 6, 2017 at 2:17 PM

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Dear Legislative Assistant: Sharon Dickinson

I am writing to voice my objection to the spot zoning revision from R1 to R3 at 2957 Midvale (Council File Number: 16-1445) to allow the development of a four-unit townhouse within an otherwise R1 zone. This item will be subject at the February 7, 2017 PLUM meeting. The increase in density is a totally unacceptable impact to the local neighborhood character and quality of life and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes. Spot zoning in an area without an updated Community Plan is unacceptable and increasing zoning density within an R1 zone is entirely unacceptable. Please support your constituents by denying the requested rezoning.

Regards:

Jeffrey Wauer

Resident - 2729 Malcolm Avenue, 90064



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

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


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Alexandra Alznauer <alznauer@gmail.com>  
 To: sharon.dickinson@lacity.org

Mon, Feb 6, 2017 at 2:30 PM

Dear Legislative Assistant Dickinson :

I'm am writing in regard to:

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

I am a third generation owner/resident/now landlord at 10760 Ayres Ave., LA 90064 and third generation member of the Westwood Gardens Civic Association.

I am adamantly opposed to to this corner project in a quiet single-family home R1 Residential neighborhood because:

The increase in traffic, density, noise, lighting, and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes.

Our neighborhood has always been a quiet, single-family home neighborhood. There is a place for multi-story apartment buildings with garages...in neighborhoods where there are already multi-unit dwellings.

PLEASE OPPOSE THE ALTERATION OF THIS NEIGHBORHOOD FROM R1 TO R3.

Thanks,  
 Alexandra Alznauer

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P. Alexandra Alznauer, C.S., A.W.S.  
 Certified Sommelier (Guild of Sommeliers/Court of Master Sommeliers)  
 WSET Advanced Certified (Wine & Spirit Education Trust)  
 San Francisco, CA  
 (415) 307-3843  
 alznauer@gmail.com

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P. Alexandra Alznauer, C.S., A.W.S.  
 Certified Sommelier (Guild of Sommeliers/Court of Master Sommeliers)  
 WSET Advanced Certified (Wine & Spirit Education Trust)  
 San Francisco, CA  
 (415) 307-3843

2/7/2017

City of Los Angeles Mail - PROJECT AT 2957 MIDVALE - CITY COUNCIL FILE #16-1445

[aiznauer@gmail.com](mailto:aiznauer@gmail.com)

[petiealz@yahoo.com](mailto:petiealz@yahoo.com)

<http://www.twitter.com/winewatcher>





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

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**In reference to the February 7, 2017 PLUM meeting and the Council File Number: 16-1445, Your help is needed**

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john madsen &lt;john.madsen@sbcglobal.net&gt;

Mon, Feb 6, 2017 at 5:13 PM

Reply-To: john madsen &lt;john.madsen@sbcglobal.net&gt;

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Ms. Sharon Dickson

I am writing to voice my concern about the possible rezoning of 2957 Midvale Ave from R1 to R3. This is in reference to the February 7, 2017 PLUM meeting and the Council File Number: 16-1445. I live on the 2700 block of Overland Ave and feel this rezoning will impact our neighborhood in a negative way with even more traffic and stress on our current infrastructure. Please consider how this will impact my way of live and the other 620 single family residents of my neighborhood. I'm asking you to vote against the spot rezoning of this property.

Sincerely,  
John Madsen  
2725 Overland Ave  
Los Angeles, CA 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

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**2957 MIDVALE 90064 FILE NO. 16-1445**

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jalanna3@aol.com <jalanna3@aol.com>  
To: sharon.dickinson@lacity.org

Mon, Feb 6, 2017 at 5:47 PM

THIS IS TO NOTIFY YOU OF MY STRONG **OPPOSITION** TO THE REZONING OF THE ABOVE PROPERTY. THIS IS A SINGLE FAMILY NEIGHBORHOOD THAT WAS ORIGINALLY BUILT FOR VETERANS AT THE CLOSE OF WW!!

PLEASE HAVE RESPECT FOR THE HOMEOWNERS IN THIS NEIGHBORHOOD.

SINCERELY  
BARBARA JIJI  
AYRES AVE 90064



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Council File Number: 16-1445

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Denis Pierre <pierreadenis@aol.com>  
To: sharon.dickinson@lacity.org

Mon, Feb 6, 2017 at 5:49 PM

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

I remind you that on June 26, 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,

Pierre Denis  
2532 Midvale Avenue  
Los Angeles, CA 90064  
(310) 612-9355  
pierreadenis@aol.com



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

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**re FEB 7TH PLUM MEETING AND COUNCIL FILE NO. 16-1445**

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**Gloria Tapanes** <gtapanes@verizon.net>  
To: sharon.dickinson@lacity.org

Mon, Feb 6, 2017 at 6:25 PM

Dear Madam,

I have lived in this neighborhood, Rancho Park/Westwood Gardens since 1972. I remember the trains that came on occasion and I welcome the Metro line. However, I object to this change in the zoning law for the project at 2957 Midvale, without an updated community plan. We are a R-1 one one area. This is the crack that will lead to an avalanche, that will change the entire character of this neighborhood of single family dwellings, until we become nothing but another high density place like Koreatown and MacArther park area.

This is not Manhattan or New York. I refuse to live in concrete canyons.

Yes, I understand the housing shortage, not to mention the high cost of housing. I myself could not afford to live in my neighborhood, if I were to buy here now.

But enough is enough. When I drive down the main streets, I want to see views of the mountains, not high rises.

Thank you for your time.

G. Tapanes



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

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**#16-1445**

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**Michael & Ursula Myer** <urselmik@ca.rr.com>

Mon, Feb 6, 2017 at 6:49 PM

To: Westwood Gardens Civic Association &lt;westwoodgardens@gmail.com&gt;

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

To each and every one of you and anyone who is working on City Council file #16-1445.

This is an urgent request to keep our neighborhood as an R-1 Low Residential area. We are living in this area since December 13, 1955, and thanks to an excellent Neighborhood association lead by Marilyn Tusher, managed to retain our style of living. Once we start with expansions, our area will change to hectic busy living, which most of us chose to keep at bay. Traffic will increase dramatically, noise will increase, pollution will rise, and our neighborhood will be just another crowded city. We know that the reason for a change is primarily based on the financial gains which would be garnered, well, we like it just fine, the way it is!

We lived through the building of the San Diego Freeway, the Interstate 10, and the Expo line, all of which we use and accept. But, enough is enough. Let us keep Westwood Gardens as a pleasant neighborhood and not make it into just another city block.

Thanks for listening, This is more important than appears at a glance.

Sincerely, Michael W. Myer

**From:** Westwood Gardens Civic Association [mailto:westwoodgardens@gmail.com]  
**Sent:** Monday, February 06, 2017 1:45 PM  
**To:** Westwood Gardens  
**Subject:** URGENT HEARING INFORMATION AND METRO UPDATE EXPO CLOSURES

Dear Westwood Gardens Neighbors,

Feb. 6, 2017

We have only heard from a very few of you regarding this very important hearing, and letters that need to be written if you oppose this rezoning in a single family neighborhood. **Please** we urgently request that you send in your letters today via email.

## **LAST MINUTE-IMPORTANT UPDATE ON PROJECT AT 2957 MIDVALE – CITY COUNCIL FILE #16-1445**

\*\*\*\*WE HAVE JUST FOUND OUT THAT THE PLANNING AND LAND USE MANAGEMENT COMMITTEE (PLUM) OF THE CITY COUNCIL HAS SCHEDULED A PUBLIC HEARING FOR **TUESDAY FEB. 7, 2017, CITY HALL, ROOM 350, 2:30 PM** FOR THEIR APPROVAL OF 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**.....ALL ON A BUSY CORNER LOT WITHIN OUR SINGLE FAMILY WESTWOOD GARDENS NEIGHBORHOOD THAT IS ALL ZONED R-1 LOW RESIDENTIAL.

Westwood Gardens and its Board of Directors has been opposing this project and land use re-designation and zone change for over 2 years, and supporting the neighbors on this single family residential street. The increase in traffic, density, noise, lighting, and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but **would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes. And would be spot zoning in an area without an updated Community Plan.**

**IT IS EXTREMELY IMPORTANT TO ATTEND THIS HEARING or WRITE LETTERS TO SHARE YOUR CONCERNS AND CONVINCE THE COUNCIL MEMBERS TO VOTE AGAINST THIS VESTED ZONING CHANGE OF 2957 MIDVALE. WRITE YOUR LETTERS NOW! AND ALSO TAKE THEM TO THE HEARING.**

**THIS IS OUR LAST CHANCE TO TESTIFY AT A PUBLIC HEARING ON THIS MATTER.**

Please note: Whether you attend the meeting or not, it is extremely important for you to send emails to all of the following:

Councilmember Jose Huizar, Chair - PLUM Committee

email: councilmember.huizar@lacity.org

Councilmember Marqueece Harris-Dawson - PLUM Committee

email: councilmember.harris-dawson@lacity.org

Councilmember Gilbert A. Cedillo - PLUM Committee

email: councilmember.cedillo@lacity.org

Councilmember Mitchel Englander - PLUM Committee

email: councilmember.englander@lacity.org

Councilmember Curren D Price, Jr.

email: councilmember.price@lacity.org

Legislative Assistant: Sharon Dickinson - sharon.dickinson@lacity.org or 213.978.1074

Legislative Assistant: Zina Cheng - zina.cheng@lacity.org or 213.978.1537

Councilmember Paul Koretz: paul.koretz@lacity.org

In your letter, please make sure to reference the February 7, 2017 PLUM meeting and the Council File Number: 16-1445.

If you attend the meeting, please take a copy of your letter.

FOR MORE INFORMATION AND SAMPLE LETTER IDEAS.....PLEASE CONTACT US IMMEDIATELY BY RETURN EMAIL: WESTWOODGARDENS@GMAIL.COM

\*\*\*\*\*

EXPO/METRO SERVICE UPDATES – just in from Metro

Metro is planning a two phase full closure of the Expo Phase 2 Line to complete warranty work, system enhancements, and maintenance along the alignment. The closures will take place February 10-12 between Culver City Station and Expo/Bundy, and February 24-26 between Expo/Bundy and Downtown Santa Monica. Metro chose these dates so that the work could be completed during times when no major events are being planned, and the agency will be utilizing a bus bridge for passengers to continue traveling along the line to their destinations. You can read more about these closure at: <http://thesource.metro.net/2017/02/04/service-alert-upcoming-weekend-closures-for-parts-of-expo-line-2/> ,Source.

We apologize for the inconvenience but appreciate your patience as we perform necessary work upon this already popular line.

\*\*\*\*\*

**The Next Westwood Gardens Civic Association Regular Meeting**

Wednesday Feb. 15, 2017

7:30 P.M.

Westside Pavilion 10800 W. Pico

Meeting Room B

(Theater side ... 3rd floor)

**Please check your email in case of a last minute cancellation or relocation**

Westwood Gardens Civic Association has space for residents who would like to be involved and help keep our neighborhood great. We currently have 9 available positions on our board. If you are interested please let us know and we can give you more info.

**Westwood Gardens Civic Association**

westwoodgardens@gmail.com

**P.O. Box 642001, Los Angeles, CA 90064**

www.westwoodgardens.net

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Visit your WGCA website for the latest info: [www.westwoodgardens.net](http://www.westwoodgardens.net)

If you've received this email in error or would like to be removed from our eblast list, please reply with "please remove" in the subject line





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

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**OPPOSE Zoning Change at 2957 MIDVALE (CITY COUNCIL FILE #16-445)**

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David Gelberg &lt;dgelby@gmail.com&gt;

Mon, Feb 6, 2017 at 8:01 PM

To: sharon.dickinson@lacity.org

Cc: Paul.Koretz@lacity.org, Westwood Gardens Civic Association &lt;westwoodgardens@gmail.com&gt;

Dear Legislative Assistant Dickinson,

Just a few years ago, my wife and I bought a house on Esther Ave in the Westwood Gardens area.

I am very concerned about the proposed zoning change from R-1 to R-3 at 2957 Middle Ave. Like all of the single family homes in the 2900 block of Midvale Ave. and throughout the Westwood Gardens area (including my block of Esther Ave), 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.

Please 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 predesignation of 2957 and 2951 Middle from Medium Residential to Low Residential land use designation.

Thank you for your consideration of my request that you vote against the WLA Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Middle Ave. The associated small lot sub-division development of this property should also be rejected. **I urge you to consider the wishes of over 35 Midvale Ave. residents (and many others throughout the area) who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of this lot and vote against the WLA Area Planning Commission's decision and recommendation.**

Sincerely,

David Gelberg  
10749 Esther Ave.  
Los Angeles, CA 90064

Planning and Land Use Management Committee  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012  
**RE: CF: 16-1445, 2957 Midvale Avenue**

Feb. 6, 2017

Via email

Dear PLUM Committee Members,

As the President of Westwood Gardens Civic Association, Inc., I am writing this letter on behalf of our Board of Directors and the entire **Association of over 620 single family homes** in regards to the Proposed Changes for the property located at 2957 Midvale Avenue which is located within our homeowner's association's borders. I urge you to vote against the West Los Angeles Area Planning Commission's decision and recommendation to your Committee for the vested zone change. The associated small lot sub-division development of this property should also be rejected.

Westwood Gardens and its Board of Directors has been opposing this project and associated zoning and land use changes for over 2 years, and supporting our neighbors on this single family residential street.

Westwood Gardens Civic Association is comprised of over 620 single family homes, permitted and begun as a totally R-1 single family tract development in 1944 by the famous developer/homebuilder Paul Trousdale. Westwood Gardens' R-1 homes were built long before those other National Blvd. multi-family residences. Our HOA has been in existence since 1948, one of the longest standing single family homeowner's association on the West side of Los Angeles. We take great pride in our community and work very hard to preserve and protect it for the peaceful enjoyment of all our single family homeowners. We will continue to strongly oppose any change in the zoning that is not in keeping with our single family, R-1 low residential neighborhood, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

We would like to reiterate that approving the R-1 to R-3 change TO ALLOW THE DEVELOPMENT OF A FOUR UNIT TOWNHOUSE OF TWO STORIES, A ROOF DECK, AND BELOW-GRADE PARKING FOR 8 CARS would be spot zoning in an area without an updated Community Plan and would set a precedent that could affect the entire city, and frightening scenario for the character of our entire single family residential neighborhood.

We remind you that on June 26, 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). 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.

The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life, safety and peaceful enjoyment of all our homes. **We respectfully request that you support our homeowners and deny this project.**

Sincerely,

Marilyn Tusher, President

Westwood Gardens Civic Association, Inc., P.O. Box 642001, Los Angeles, CA 90064

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)

c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

c.c. [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)

c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)

c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)

c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org), [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org), [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org), [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)

## HISTORY OF WESTWOOD GARDENS

**Westwood Gardens** is an important, long standing single family neighborhood located in the Rancho Park area of West Los Angeles. Its boundaries are Ayres Avenue on the north, National Blvd. on the south, Midvale Avenue on the west and Dunleer Place and Overland Avenue on the east.

**Westwood Gardens** is most significant to the history of Los Angeles as it was the very first solo development by the famous developer/homebuilder Paul Trousdale, and was named as such by him. On August 23, 1944 he filed papers with the city for this subdivision under the name of the Overland Housing Corporation. It was one of the first single family developments built near the end of the Second World War, when the Federal Government released lumber that was no longer needed for the building of military barracks. Paul Trousdale had bought his land in 1942 from Paramount Pictures, part of the larger Rancho La Ballona. At the time it was all lima bean fields and extremely fertile, lying on either side of the old Los Angeles and Independence Railroad.

Since the excavation, which began in late 1944, and the petition to the city by Paul Trousdale to be zoned R-1, this neighborhood had been continuously maintained as single family homes. The homes were designed in the traditional/cottage style, single story, 3 bedroom, 1 bath, brick fireplace in the living room, with exterior decorative shutters and siding. The lots are 50ftX150ft, with detached 2 car garages, which the homeowners had to have built themselves. There were at least 6 distinct floor plans, each with about 950 sq. ft. There are still many of these original homes in **Westwood Gardens** and a few original owners, or their children still living there. The first homes sold for \$6,150 with 10% down. The first homeowners started moving in the spring of 1945. It took about 3 years for all of the homes to be sold.

A unique feature of **Westwood Gardens** is the open spaciousness of the front yards which for the most part have not been divided by fences, walls or hedges, lending a park-like appearance to all the streets. Another special feature of **Westwood Gardens** is Westwood Blvd. and its length of beautiful liquid amber trees from Ayres Avenue to National Blvd. In fact by 1947 most of the homeowners on all the streets had bought and planted their own trees on the parkways, increasing the desirability of the homes. During the very early years the first homeowners assessed themselves to have the city street lights installed throughout **Westwood Gardens**, again increasing their value and improving the safety of their streets.

Civic pride and participation has been extremely important to **Westwood Gardens** and its homeowners. In addition to the street trees and lights, they were also instrumental through their Homeowner's Association, **Westwood Gardens Civic Association, Inc.**, that was formed in 1948, to petition the city to buy the area that is now Palms Park for a family recreation area, and in 1965 to have a city library built there. With the arrival of the Santa Monica Freeway through Westwood Gardens, they petitioned the city in September 1956 to have two traffic lights installed on Overland Avenue, at the cross streets of Ashby and Coventry.

The building of the Santa Monica Freeway and its cutting through **Westwood Gardens** in the 1950's led to the loss of at least 54 homes on the southern edge of the development. But around this same time another developer, George D. Ponty, filed with the city to build a subdivision on a former large private estate (formerly part of the "Palms") along the east side of Overland Avenue from the railroad tracks to National Blvd. At this time it was being used as a military training area. Fifty-nine homes were actually built, in the California ranch/mid-century modern style and sold for \$16,500. Known as the Ponty Tract with its homes along the east side of Overland Avenue and on Dunleer Place, their homeowners joined together with Westwood Gardens. Today, there are now at least 620 single family homes as part of **Westwood Gardens**, and it's Homeowner's Association, **Westwood Gardens Civic Association, Inc.**

**Westwood Gardens** owes its success to its Homeowner's Association and its continued involvement in activities pertaining both the larger civic life, but also the smaller neighborhood interests. Preserving and protecting this vital resource is one of the Association's primary goals. We are most active with the city and its government working to preserve our quality of life and peaceful enjoyment of our single family homes and the neighborhood for the benefit of the greater Los Angeles area.



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

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**CF: 6-1445, 2957 Midvale, Planning and Land Use Management Committee**

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Shieva Davarian &lt;sdavarian@yahoo.com&gt;

Mon, Feb 6, 2017 at 9:07 PM

Reply-To: Shieva Davarian &lt;sdavarian@yahoo.com&gt;

To: Marilyn Tusher <mltusher@att.net>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curen Price <Councilmember.Price@lacity.org>, Gilbert Cedillo <Councilmember.Cedillo@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "zina.cheng@lacity.org" <zina.cheng@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, Westwood Gardens <westwoodgardens@gmail.com>

Cc: Faisal Alseri &lt;faisal.alseri@lacity.org&gt;

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

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ShievaDavarianWGCA.pdf  
35K

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

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Sincerely,



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

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
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c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)  
c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)  
c.c. [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)  
c.c. [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
c.c. [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)



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

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**CF: 6-1445, 2957 Midvale, Planning and Land Use Management Committee**


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Ellie Kassaie &lt;kassell20@yahoo.com&gt;

Mon, Feb 6, 2017 at 9:34 PM

To: "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, Marilyn Tusher <mitusher@att.net>, "zina.cheng@lacity.org" <zina.cheng@lacity.org>, Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curen Price <Councilmember.Price@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, Gilbert Cedillo <Councilmember.Cedillo@lacity.org>, Westwood Gardens <westwoodgardens@gmail.com>, councilmember.huizar@lacity.org  
 Cc: Faisal Alserri <faisal.alserr@lacity.org>

Dear PLUM Committee Members,

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

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 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,

Ellie Kassaie  
 West Gardens Civic Association resident for 33 years

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 EllieKassaieWGCA.pdf  
 114K

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

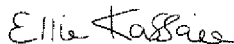
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Sincerely,



Ellie Kassaie  
West Gardens Civic Association resident for 33 years

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
c.c. [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)  
c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)  
c.c. [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)  
c.c. [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
c.c. [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)



Sharon Dickinson <sharon.dickinson@lacity.org>

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## CF: 6-1445, 2957 Midvale, Planning and Land Use Management Committee

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Shahla Davarian <davariansh@yahoo.com>

Mon, Feb 6, 2017 at 9:37 PM

To: Marilyn Tusher <mltusher@att.net>, Gilbert Cedillo <Councilmember.Cedillo@lacity.org>, Westwood Gardens <westwoodgardens@gmail.com>, "zina.cheng@lacity.org" <zina.cheng@lacity.org>, Curen Price <Councilmember.Price@lacity.org>, Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, "Councilmember.Englander@lacity.org" <Councilmember.Englander@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, councilmember.huizar@lacity.org  
Cc: Faisal Alserri <faisal.alserril@lacity.org>

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,

Shahla Davarian

West Gardens Civic Association resident for 33 years

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**ShahlaDavarianWGCA.pdf**  
935K



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.

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Sincerely,



Shahla Davarian

West Gardens Civic Association resident for 33 years

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
c.c. [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)  
c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)  
c.c. [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)  
c.c. [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
c.c. [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)



Sharon Dickinson <sharon.dickinson@lacity.org>

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**Fwd: IMPORTANT UPZONING HEARING ON 2957 MIDVALE FEB. 7, 2017**

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MN <mnosrati@aol.com>

Mon, Feb 6, 2017 at 10:54 PM

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

*Dear respected official,*

*I have been a resident of the Westward Gardens for the past 40 years.*

*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.*

*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,*

*Mike Nosrati*



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

---

## Vote AGAINST Zoning Change for 2957 Midvale Ave

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Talía Nosrati &lt;talia.nosrati@gmail.com&gt;

Mon, Feb 6, 2017 at 11:24 PM

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

Dear all,

**This is in reference the to February 7, 2017 PLUM meeting and the Council File Number: 16-1445.**

I'm a 33-year resident of Westwood Gardens and am writing in concern of the zoning change proposal at 2957 Midvale Avenue (from R-1 to R-3). **I urge you to vote against the West Los Angeles Area Planning Commission's decision and the recommendation to your Committee for the vested zoning change.** The associated small lot sub-division development of this property should also be rejected.

The 2900 block of Middle Avenue consists of single family homes with R-1 zoning and changing to R-3 zoning would absolutely crush the character of the neighborhood. Moreover, since the proposed updated of the WLA Community Plan was not completed, it is inappropriate to piecemeal zone - the City should follows it's own plan.

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, and to vote against the WLA Area Planning Commission's decision and recommendation.

Sincerely,  
Talía Nosrati

**In reference to the February 7, 2017 PLUM meeting and the Council File Number: 16-1445, Your help is needed**

1 message

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**john madsen** <john.madsen@sbcglobal.net>  
Reply-To: john madsen <john.madsen@sbcglobal.net>  
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Mon, Feb 6, 2017 at 5:14 PM

Ms. Zina Cheng,

I am writing to voice my concern about the possible rezoning of 2957 Midvale Ave from R1 to R3. This is in reference to the February 7, 2017 PLUM meeting and the Council File Number: 16-1445. I live on the 2700 block of Overland Ave and feel this rezoning will impact our neighborhood in a negative way with even more traffic and stress on our current infrastructure. Please consider how this will impact my way of live and the other 620 single family residents of my neighborhood.  
I'm asking you to vote against the spot rezoning of this property.

Sincerely,  
John Madsen  
2725 Overland Ave  
Los Angeles, CA 90064

## Council File number 16-1445

Message

Denis Pierre <pierreadenis@aol.com>  
To: zina.cheng@lacity.org

Mon, Feb 6, 2017 at 5:50 PM

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

I remind you that on June 26, 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,

Pierre Denis  
2532 Midvale Avenue  
Los Angeles, CA 90064  
(310) 612-9355  
pierreadenis@aol.com

## FEB. 7TH PLUM MEETING AND COUNCIL FILE NO. 16-1445

Gloria Tapanes <gtapanes@verizon.net>  
To: zina.cheng@lacity.org

Mon, Feb 6, 2017 at 6:30 PM

Dear Madam,

I have lived in this neighborhood. Rancho Park/Westwood Gardens since 1972. I remember the trains that came on occasion and I welcome the Metro line. However, I object to this change in the zoning law for the project at 2957 Midvale, without an updated community plan. We are a R-1 ZONE area. This is the crack that will lead to an avalanche, that will change the entire character of this neighborhood of single family dwellings, until we become nothing but another high density place like Koreatown and MacArther park area.

Los Angeles is not Manhattan or New York. I refuse to live in concrete canyons.

Yes, I understand the housing shortage, not to mention the high cost of housing. I myself could not afford to live in my neighborhood, if I were to buy here now.

But enough is enough. When I drive down the main streets, I want to see views of the mountains, not high rises.

Thank you for your time.

G. Tapanes

## #16-1445

Message

Michael & Ursula Myer <urselmik@ca.rr.com>

Mon, Feb 6, 2017 at 6:49 PM

To: Westwood Gardens Civic Association <westwoodgardens@gmail.com>

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

To each and every one of you and anyone who is working on City Council file #16-1445.

This is an urgent request to keep our neighborhood as an R-1 Low Residential area. We are living in this area since December 13 , 1955, and thanks to an excellent Neighborhood association lead by Marilyn Tusher, managed to retain our style of living. Once we start with expansions, our area will change to hectic busy living, which most of us chose to keep at bay. Traffic will increase dramatically, noise will increase, pollution will rise, and our neighborhood will be just another crowded city. We know that the reason for a change is primarily based on the financial gains which would be garnered, well, we like it just fine, the way it is!

We lived through the building of the San Diego Freeway, the Interstate 10 , and the Expo line, all of which we use and accept. But, enough is enough. Let us keep Westwood Gardens as a pleasant neighborhood and not make it into just another city block.

Thanks for listening, This is more important than appears at a glance.

Sincerely, Michael W. Myer

**From:** Westwood Gardens Civic Association [mailto:westwoodgardens@gmail.com]  
**Sent:** Monday, February 06, 2017 1:45 PM  
**To:** Westwood Gardens  
**Subject:** URGENT HEARING INFORMATION AND METRO UPDATE EXPO CLOSURES

Dear Westwood Gardens Neighbors,

Feb. 6, 2017

We have only heard from a very few of you regarding this very important hearing, and letters that need to be written if you oppose this rezoning in a single family neighborhood. **Please** we urgently request that you send in your letters today via email.

## **LAST MINUTE-IMPORTANT UPDATE ON PROJECT AT 2957 MIDVALE – CITY COUNCIL FILE #16-1445**

\*\*\*\*WE HAVE JUST FOUND OUT THAT THE PLANNING AND LAND USE MANAGEMENT COMMITTEE (PLUM) OF THE CITY COUNCIL HAS SCHEDULED A PUBLIC HEARING FOR **TUESDAY FEB. 7, 2017, CITY HALL, ROOM 350, 2:30 PM** FOR THEIR APPROVAL OF 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**.....ALL ON A BUSY CORNER LOT WITHIN OUR SINGLE FAMILY WESTWOOD GARDENS NEIGHBORHOOD THAT IS ALL ZONED R-1 LOW RESIDENTIAL.

Westwood Gardens and its Board of Directors has been opposing this project and land use re-designation and zone change for over 2 years, and supporting the neighbors on this single family residential street. The increase in traffic, density, noise, lighting, and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only on this block, but **would be a precedent setting, frightening scenario for the character of our entire single family neighborhood of over 620 homes. And would be spot zoning in an area without an updated Community Plan.**

**IT IS EXTREMELY IMPORTANT TO ATTEND THIS HEARING or WRITE LETTERS TO SHARE YOUR CONCERNS AND CONVINCE THE COUNCIL MEMBERS TO VOTE AGAINST THIS VESTED ZONING CHANGE OF 2957 MIDVALE. WRITE YOUR LETTERS NOW! AND ALSO TAKE THEM TO THE HEARING.**

**THIS IS OUR LAST CHANCE TO TESTIFY AT A PUBLIC HEARING ON THIS MATTER.**

Please note: Whether you attend the meeting or not, it is extremely important for you to send emails to all of the following:

Councilmember Jose Huizar, Chair - PLUM Committee

email: councilmember.huizar@lacity.org

Councilmember Marqueece Harris-Dawson - PLUM Committee



email: councilmember.harris-dawson@lacity.org

Councilmember Gilbert A. Cedillo - PLUM Committee

email: councilmember.cedillo@lacity.org

Councilmember Mitchel Englander - PLUM Committee

email: councilmember.englender@lacity.org

Councilmember Curren D Price, Jr.

email: councilmember.price@lacity.org

Legislative Assistant: Sharon Dickinson - sharon.dickinson@lacity.org or 213.978.1074

Legislative Assistant: Zina Cheng - zina.cheng@lacity.org or 213.978.1537

Councilmember Paul Koretz: paul.koretz@lacity.org

In your letter, please make sure to reference the February 7, 2017 PLUM meeting and the Council File Number: 16-1445.

If you attend the meeting, please take a copy of your letter.

FOR MORE INFORMATION AND SAMPLE LETTER IDEAS.....PLEASE CONTACT US IMMEDIATELY BY RETURN EMAIL: WESTWOODGARDENS@GMAIL.COM

\*\*\*\*\*

EXPO/METRO SERVICE UPDATES – just in from Metro

Metro is planning a two phase full closure of the Expo Phase 2 Line to complete warranty work, system enhancements, and maintenance along the alignment. The closures will take place February 10-12 between Culver City Station and Expo/Bundy, and February 24-26 between Expo/Bundy and Downtown Santa Monica. Metro chose these dates so that the work could be completed during times when no major events are being planned, and the agency will be utilizing a bus bridge for passengers to continue traveling along the line to their destinations. You can read more about these closure at: <http://thesource.metro.net/2017/02/04/service-alert-upcoming-weekend-closures-for-parts-of-expo-line-2/> ,Source.

We apologize for the inconvenience but appreciate your patience as we perform necessary work upon this already popular line.

\*\*\*\*\*

**The Next Westwood Gardens Civic Association Regular Meeting**

Wednesday Feb. 15, 2017

7:30 P.M.

Westside Pavilion 10800 W. Pico

Meeting Room B

(Theater side ... 3rd floor)

**Please check your email in case of a last minute cancellation or relocation**

Westwood Gardens Civic Association has space for residents who would like to be involved and help keep our neighborhood great. We currently have 9 available positions on our board. If you are interested please let us know and we can give you more info.

**Westwood Gardens Civic Association**

westwoodgardens@gmail.com

**P.O. Box 642001, Los Angeles, CA 90064**

www.westwoodgardens.net

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Visit your WGCA website for the latest info: [www.westwoodgardens.net](http://www.westwoodgardens.net)

If you've received this email in error or would like to be removed from our eblast list, please reply with "please remove" in the subject line

## OPPOSE Zoning Change at 2957 MIDVALE (CITY COUNCIL FILE #16-445)

message

David Gelberg <dgelby@gmail.com>

Mon, Feb 6, 2017 at 8:01 PM

To: zina.cheng@lacity.org

Cc: Paul.Koretz@lacity.org, Westwood Gardens Civic Association <westwoodgardens@gmail.com>

Dear Legislative Assistant Cheng,

Just a few years ago, my wife and I bought a house on Esther Ave in the Westwood Gardens area.

I am very concerned about the proposed zoning change from R-1 to R-3 at 2957 Middle Ave. Like all of the single family homes in the 2900 block of Midvale Ave. and throughout the Westwood Gardens area (including my block of Esther Ave), 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.

Please 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 predesignation of 2957 and 2951 Middle from Medium Residential to Low Residential land use designation.

Thank you for your consideration of my request that you vote against the WLA Area Planning Commission's decision and recommendation to your Committee for the vested zoning change from R-1 to R-3 of 2957 Middle Ave. The associated small lot sub-division development of this property should also be rejected. **I urge you to consider the wishes of over 35 Midvale Ave. residents (and many others throughout the area) who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of this lot and vote against the WLA Area Planning Commission's decision and recommendation.**

Sincerely,

David Gelberg  
10749 Esther Ave.  
Los Angeles, CA 90064

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,



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

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
c.c. [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)  
c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)  
c.c. [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)  
c.c. [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
c.c. [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)

Dear PLUM Committee Members,

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

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Sincerely,



Shahla Davarian

West Gardens Civic Association resident for 33 years

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
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c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)  
c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)  
c.c. [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)  
c.c. [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
c.c. [westwoodgardens@gmail.com](mailto: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

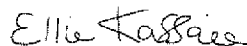
I live in the Westwood Gardens Civic Association area, which has been opposing this project and the requested land use re-designation for ten years.

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,



Ellie Kassaie  
West Gardens Civic Association resident for 33 years

c.c. [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)  
c.c. [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
c.c. [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
c.c. [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)  
c.c. [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org)  
c.c. [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)  
c.c. [zina.cheng@lacity.org](mailto:zina.cheng@lacity.org)  
c.c. [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
c.c. [westwoodgardens@gmail.com](mailto:westwoodgardens@gmail.com)

## Fwd: IMPORTANT UPZONING HEARING ON 2957 MIDVALE FEB. 7, 2017

1 message

MN <mnosrati@aol.com>

Mon, Feb 6, 2017 at 10:54 PM

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

*Dear respected official,*

*I have been a resident of the Westward Gardens for the past 40 years.*

*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.*

*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,*

*Mike Nosrati*

## Vote AGAINST Zoning Change for 2957 Midvale Ave

1 message

Talia Nosrati <talia.nosrati@gmail.com>

Mon, Feb 6, 2017 at 11:24 PM

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

Dear all,

**This is in reference the to February 7, 2017 PLUM meeting and the Council File Number: 16-1445.**

I'm a 33-year resident of Westwood Gardens and am writing in concern of the zoning change proposal at 2957 Midvale Avenue (from R-1 to R-3). **I urge you to vote against the West Los Angeles Area Planning Commission's decision and the recommendation to your Committee for the vested zoning change.** The associated small lot sub-division development of this property should also be rejected.

The 2900 block of Middle Avenue consists of single family homes with R-1 zoning and changing to R-3 zoning would absolutely crush the character of the neighborhood. Moreover, since the proposed updated of the WLA Community Plan was not completed, it is inappropriate to piecemeal zone - the City should follows it's own plan.

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, and to vote against the WLA Area Planning Commission's decision and recommendation.

Sincerely,  
Talia Nosrati



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**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*



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

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**Brentwood School PLUM hearing**

1 message

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**Barbara Madley** <barbaramadley@me.com>

Tue, Feb 7, 2017 at 10:44 AM

To: councilmember.bonin@lacity.org

Cc: sharon.dickinson@lacity.org, gyoshimaru@bwscampus.com

Dear Ms. Dickinson and Councilman Bonin,

I write to you in support of the Brentwood School Conditional Use Permit both as a parent of a Brentwood student and as a resident of the Brentwood neighborhood.

Brentwood School has consistently been a good neighbor, listening carefully and responding to our local concerns about traffic along the Sunset corridor. Already the Brentwood School community has significantly decreased traffic in and out of the school at peak hours and is committed to reducing school traffic further upon approval of the CUP.

Brentwood School has a long history of honoring its agreements with the neighborhood. I urge you to support Brentwood School's application today.

Sincerely,  
Barbara Madley  
12225 Falkirk Lane  
Los Angeles, CA 90049