

Date: 2/7/17
Submitted in PLUM Committee
Council File No 16-1445
Item No. 2
Communication
from Public

2942 Midvale Ave
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Zina Cheng
zina.cheng@lacity.org

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

Dear Ms. Chen,

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

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

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

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

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

Thank you,



2942 Midvale Ave

Geraldine Cominolo

2946 Midvale Ave
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Zina Cheng
zina.cheng@lacity.org

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

Dear Ms. Chen,

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

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

Thank you,



Geraldine Cominolo
2946 Midvale Ave

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 02, 2016

Re: Area Planning Case, ACPW-2014-2494-ZC

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1945, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other member of WGCA, we take great pride in our single family home neighborhood and work hard to preserve and protect it for the peaceful enjoyment of each household on our street.

My husband and I bought our house on the same street in the 1970's over 40 years ago and I am are writing this **letter of opposition** to the Proposed 4 Unit Small Lot Sub-division and Zone Change from R-1-1 to (T)(Q)R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lost Sub-division on the property or any property within our HOA borders.

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, if approved, will **negatively impact:**

- **The character of our neighborhood,**
- **The privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,**
- **Our limited street parking**
- **Our quality of life, and**
- **The peaceful enjoyment of our single family homes.**

I am deeply concerned that the approval of the project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Geraldine Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

Hello/Good Morning, my name is Geraldine Cominolo and I agree with the previous speaker(s) that I am in opposition to the proposed zone change and the small lot subdivision of 2957 Midvale Ave.

The character of the 2900 block of Midvale has been a quiet neighborhood a "sleepy hollow" as the police once described it. It is a street of bungalows built in the mid 1940's. It has been and still is the home to many young families as well as older adults. As a resident and homeowner of over 40 years I have seen more new families with small children looking for places to live safely and quietly. The homes on our street are similar in design but with different landscaping that adds character to the neighborhood. The design of the 4 townhomes does not blend with the rest of the street as there is very little greenspace around it and there is no warmth or welcome as with the rest of the homes on the street.

The residents of the 2900 block watch out for each other, when we are working in our front yards we are also keeping an eye on the children who are playing nearby, or one of the older residents that might be walking to make sure they are safe. Those who buy one of the 4 townhomes may be an investor looking to rent the property and more concerned with the investment rather than the community. The design of the townhomes does not appear to have space for small families with children to play safely or to have any privacy. For those homes who will be in close proximity we will lose some of our privacy as well due to the height of these townhomes.

We have been able to provide a neighborhood that allows each home to maintain value as a community member because we care for our homes, our neighbors and our investment. The 4 townhomes appear to be out of character, isolated or aloof from the rest of our small community. The environmental impact due to increased traffic, noise pollution, very little green space and trash would be detrimental to our neighborhood.

Bullet Points

- Quiet neighborhood
- Safety/quietly
- Does not blend
- Very little greenspace
- No warmth/welcome
- Investor looking to rent/more concerned with the investment
- No space for small families – play safety & loss of privacy
- Maintain our home investment & value
- Increase – traffic, noise pollution, very little green space and trash

Katherine Cominolo

2946 Midvale Ave
Los Angeles , CA 90064

February 5, 2017

Legislative Assistant: Zina Cheng
zina.cheng@lacity.org

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

Dear Ms. Chen,

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

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

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

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

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

Thank you,



Katherine Cominolo

Christopher Cominolo

2946 Midvale Ave
Los Angeles, CA 90064

February 5, 2017

Council member Curren D. Price, Jr.
email: councilmember.price@lacity.org

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

Dear Mr. Price,

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

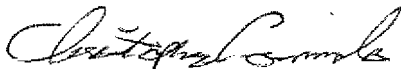
Like all of the single family homes in the 2900 block of Midvale Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to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

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

Thank you,



Christopher Cominolo

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street
Room 620
Los Angeles, CA 90012

May 02, 2016

Re: Area Planning Case, ACPW-2014-2494-Zc

Dear Ms. Hull,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1945, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other member of WGCA, we take great pride in our single family home neighborhood and work hard to preserve and protect it for the peaceful enjoyment of each household on our street.

My parents bought their house on the same street in the 1970's over 40 years ago (and yes, my brothers and I grew up on this street) and we are writing this **letter of opposition** to the Proposed 4 Unit Small Lot Sub-division and Zone Change from R-1-1 (T)(Q)R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on the property or any property within our HOA borders.

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, if approved, will **negatively impact**:

- **The character of our neighborhood,**
- **The privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,**
- **Our limited street parking**
- **Our quality of life, and**
- **The peaceful enjoyment of our single family homes.**

We are deeply concerned that the approval of the project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Katherine Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

and

Christopher Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 02, 2016

Re: Area Planning Case, ACPW-2014-2494-ZC

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1945, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other member of WGCA, we take great pride in our single family home neighborhood and work hard to preserve and protect it for the peaceful enjoyment of each household on our street.

My parents bought their house on the same street in the 1970's over 40 years ago (and yes, my brothers and I grew up on this street) and we are writing this **letter of opposition** to the Proposed 4 Unit Small Lot Sub-division and Zone Change from R-1-I to (T)(Q)R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on the property or any property within our HOA borders.

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, if approved, will **negatively impact**:

- **The character of our neighborhood,**
- **The privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,**
- **Our limited street parking**
- **Our quality of life, and**
- **The peaceful enjoyment of our single family homes.**

We are deeply concerned that the approval of the project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Katherine Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

and

Christopher Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

Harold Arrivillaga
Commission Office
200 N. Spring Street #532
Los Angeles, CA 90012

October 03, 2016

Hello,

I am a long time resident of 2946 Midvale and have seen this neighborhood change from a sleepy quiet place that the police used to call us sleepy hallow to the busy dynamic and diverse neighborhood we see today. The one constant that did not change is that this is a family neighborhood, from young families just starting, to the retirees that walk through the neighborhood keeping an eye on their neighbors. We are not the anonymous wave in the morning as we leave for work; we actually do know our neighbors and work hard to preserve and protect it for the peaceful enjoyment of each household on our block.

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that is comprised of single family home and has been in existence since 1945, one of the longest standing single family home HOA on the west side of Los Angeles.

Like the WGCA Board of Directors the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood R-1 low residential, due to the high potential for increased traffic, density, noise, lighting and the strain on our already overloaded water, power and sewer resources is totally unacceptable and should not be tolerated.

If the zone change is approved it will **negatively** impact:

- The character of our neighborhood by allowing high density housing.
- Street parking, we have limited parking and on a daily basis we are impacted by UCLA students, patrons of the shops and restaurant, and the employees of various business around us.
- Safety, we live on a narrow street that is already impacted by people who make an illegal left turn to bypass the light at Westwood/National during high traffic times, several of us have almost been hit by people driving too fast. Increased traffic would increase the danger to the children who live on the block.

We are deeply concerned that the proposed change will be precedent setting and encourage other developers to target other single family homes on our street.

We do not and cannot support this project and the requested change in zoning, and ask that the request for a zone change be denied now and forever.

Sincerely,

Katherine Cominolo
2946 Midvale Ave

February 7, 2017

Plum Committee Members,

2/7/17
PLUM
16-1445
2
communication from
public

My name is Craig Haney.

My partner and I have owned our home at 2945 Midvale for over 14 years.

I am against the proposed re-zoning and subdivision of 2957 Midvale Avenue.

The proposed re-zoning is unique by being inconsistent with the General Plan for Midvale's R-1 designated zoning. The proposed subdivided parcel is also unique because Midvale Avenue has no subdivided properties, making this increase in density inconsistent with the surrounding neighborhood. For that matter, this proposal is inconsistent with National Boulevard as well because there are no such subdivided parcels that exist in the entire area.

This proposal is also unique in setting a precedent for city zoning. Spot zoning such as this will open the door for future re-zoning and property subdivisions, not just in District Five, but all Districts. These spot zoning projects make any future amendments to preserve the consistency of the General Plan more difficult.

To the residents of 2900 block of Midvale, this block is already unique. It is the only block between National Boulevard and the I-10 freeway designated on the city's general plan being entirely R-1 zoned.

Please vote no on this project to preserve the consistency of our unique neighborhood that matches with the General Plan.

Thank you for your consideration.

Legislative Assistant Sharon Dickinson

February 7, 2017

Dear Legislative Assistant Sharon Dickinson:

Date: 2/7/17
Counselor: PLUM
Council File No: 16-1445
Form No: 2
Communication from Public

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

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

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

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

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

Very Truly Yours,



Arlene S. Lubrico
2821 Midvale Avenue
Los Angeles, CA 90064

February 7, 2017

PLUM Committee – City Council of Los Angeles

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

2/7/17
Submitted to PLUM
Council File No. 16-1445
Item No. 2
Communication from Public

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

Dear PLUM Committee Members,

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

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

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

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

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

Sincerely,



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

Council File Number: 16-445, 2957 Midvale, February 7, 2017

Good afternoon. My name is Orlando Griego; my partner and I have lived in our single family home at 2945 Midvale for over 14 years. I am here to ask that you vote against the zone change of 2957 Midvale.

Sixteen households on our block do not want 2957 Midvale to be rezoned nor do they want the planned four unit three story complex to be built.

We have been against the zoning change of 2957 Midvale since 2007 when we learned that unlike the other 16 homes on our street, two homes, including 2957 had a medium density land use designation. For the past 10 years we have worked with two different Councilmen to correct what their offices and we believed to be an error in land use designation.

Our opposition and that of our neighbors is based on preserving the character of our street, ensuring the safety of the children who play in the neighborhood and reducing the congestion of our narrow street.

We are deeply concerned about the precedent your approval will set for our neighborhood.

I ask that you vote against the spot zoning of 2957 Midvale and the proposed development of this property.

February 6, 2017

Dear Council Members,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of our family, and each household on our street.

As 17-year residents of our street and neighborhood, we are writing this **letter of opposition** and ask that you vote against 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 (including my 2) 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 and Nathalie Moss
2932 Midvale Avenue



WESTSIDE NEIGHBORHOOD COUNCIL
 P.O. Box 64370 Los Angeles, CA 90064
 www.wncla.org (310) 474-2326



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 Lisa Morocco
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 Jae Wu

June 20, 2016

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

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

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

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

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

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

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

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

Several stakeholders spoke in opposition. One spoke in support.

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

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

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

After a lengthy discussion the WNC passed the following motion:

"The WNC opposes the development as submitted."

Amy E. Holm
2936 Midvale Avenue
Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street, Room 620
Los Angeles, CA 90012

May 10, 2016

Re: Area Planning, Commission Case, ACPW-2014-2494-ZC

Dear Ms. Hull,

As a 3 year resident of my street and neighborhood, I am writing this **letter of opposition** in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue, which is a short distance from my home. The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), which is comprised of 620 single family homes. Like my neighbors, I take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, I do not support either this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, and general ambiance of the neighborhood is totally unacceptable and cannot be mitigated. This project, if approved against the objections of many of the residents, will **negatively impact:**

- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

I also am deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our street.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and will not support this proposed project and ask that this request for a zone change be denied, now and forever.

With best regards,

A handwritten signature in black ink, appearing to read "Amy Holm", with a long horizontal line extending to the right.

Amy Holm

2936 Midvale Avenue

Los Angeles, CA 90064

Mangeons beaucoup de fraises
sucrées tous ensemble...



Los Angeles City Hall
Attn: Ms. Iris Wan ?
200 North Spring Street
Room 720
Los Angeles, CA, 90012

May 9 2016

Re: Area Planning Commission Case,
ACPW-2014-2494-ZC

Dear Ms. Hull,

I heard my parents say that you
guys are going to change the rules.
This means that there will be lots
more strangers on the street if
you let them build a big apartment
on our street. My parents have
worked really hard and now were
getting people all over the place
and there will be alot more
littering, kid nappers, teenagers kissing,
and most inportanathly I



Mangeons beaucoup de fraises
sucrées tous ensemble...



will not feel safe. Please do
not build an apartment on our
street. My dad will never find a
place to park when he's come
back from work everyday. My parents
bought this house because it is
not busy and now you might
ruin our peace. Everyone dose
not want this big apartment.
Please do not change our
street. I love playing on my
bike up and down the sidewalk
and now there will be poop
from dogs to many cars and
strangers.

Thank you so much for reading
my letter and thank you for
everything you do for the city
I hope you hear^{ar}_{an} my cry

Regards

Bronwyn Hoffman



Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 7, 2016

Re: Parcel Map Case AA-2014-2495-PMLA

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As 17- year residents of our street and neighborhood, we are writing this **letter of opposition** in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from my home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

We are extremely concerned about the safety issues that having a large, multiple-family dwelling will present for our two young children and their young friends who also live on the block and who play every afternoon

outside in the front yard, including, but not limited to, the extra amount of cars that will be present on the block.

This project, if approved, will **negatively impact:**

- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Daryl and Nathalie Moss

2932 Midvale Avenue, Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street
Room 620
Los Angeles, CA 90012

May 7, 2016

Re: Area Planning, Commission Case, ACPW-2014-2494-ZC

Dear Ms. Hull,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of our family, and each household on our street.

As 17-year residents of our street and neighborhood, we are writing this **letter of opposition** in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is across the street from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. ***We are extremely concerned about the safety issues that having a large, multiple-family dwelling will present for our two young children and their young friends who also live on the block and who play every afternoon outside in the front yard, including, but not limited to, the extra amount of cars that will be present on the block.***

The increase in traffic, density, noise, lighting and strain on our already-fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

This project, if approved, will **negatively impact:**

- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Daryl and Nathalie Moss
2932 Midvale Avenue, Los Angeles, CA 90064

Los Angeles City Hall
Aisha
Hull
200 N. Spring
Street, Room 201
Los Angeles, CA 90012

May 9, 2016

Dr. Steve Johnson
Selma
515 1st St
Selma, CA 95376

Dear Ms. Hull

I live on Mission Av
And I have the
you want people to
- be a big street
- that is on our
- street. Please don't
- let them change my
- street I love my
- with all the other
- kids on my street

thats you for
my gloves that
love my street the
way it is.

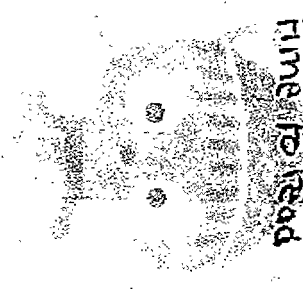
Regards
Maji Hoffmuth

Los Angeles City Hall
attn: Mrs Lakiyah Hull
200 North Spring Street
Los Angeles, CA 90012
May 9 2016
Re: Area Planning Commission
Case ACPM-2014-2494-Zc

Dear Ms. Hull,
I heard my parents
say that the rules are going
to change. They said there
will be a big apartment which
scars me because there will
be lots of cars that can run
over me or my car. Lots of
strangers walking around

making me feel unsafe.
I love to play outside
but with all the strange
new people it will be hard
to keep safe. I've always
dreamed of living in a
peaceful neighborhood
and my parents made
it happen when we moved
into this house, let us keep
it this way please. Thank
you for taking time to read
my letter.

Sincerely A
Acadiga



Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 7, 2016

Re: Parcel Map Case AA-2014-2495-PMLA

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As 17- year residents of our street and neighborhood, we are writing this **letter of opposition** in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from my home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

We are extremely concerned about the safety issues that having a large, multiple-family dwelling will present for our two young children and their young friends who also live on the block and who play every afternoon

outside in the front yard, including, but not limited to, the extra amount of cars that will be present on the block.

This project, if approved, will **negatively impact:**

- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Daryl and Nathalie Moss

2932 Midvale Avenue, Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street
Room 620
Los Angeles, CA 90012

May 7, 2016

Re: Area Planning, Commission Case, ACPW-2014-2494-ZC

Dear Ms. Hull,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of our family, and each household on our street.

As 17-year residents of our street and neighborhood, we are writing this **letter of opposition** in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is across the street from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. ***We are extremely concerned about the safety issues that having a large, multiple-family dwelling will present for our two young children and their young friends who also live on the block and who play every afternoon outside in the front yard, including, but not limited to, the extra amount of cars that will be present on the block.***

The increase in traffic, density, noise, lighting and strain on our already-fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

This project, if approved, will **negatively impact:**

- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Daryl and Nathalie Moss
2932 Midvale Avenue, Los Angeles, CA 90064

**Daniel and Griselda Mayorga
2958 Midvale Avenue
Los Angeles, CA 90064**

May 6, 2016

Los Angeles City Hall
Room 620
Attn: Ms. Lakisha Hull
200 North Spring Street
Los Angeles, CA 90012

Re: Area Planning Case, ACPW-2014-2494-ZC

Dear Ms. Hull:

As 15-year residents of Midvale Avenue, we are writing this **letter in adamant opposition** to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is directly across the street from our home where we raise our two young children.

Like the Westwood Gardens Civil Association Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

Unlike other streets that run along National Blvd., Midvale Ave. is unique in that it is adjacent to a thriving business area and to three very busy and heavily traveled roads (i.e., Westwood Blvd., Overland Ave. and National Blvd.) We are constantly inundated with cars parking for purposes of frequenting one of the many businesses in the surrounding area (both by patrons and employees). Midvale Ave. is also situated in close proximity to several bus lines that run in and out of the UCLA campus making for convenient and extended student parking up and down our street. Lastly, the imminent train line will almost certainly affect our already strained parking situation. The addition of 4 additional housing units on this very small lot will absolutely further adversely impact our existing parking shortage.

This project, if approved, will also **negatively impact:**

- the character of our neighborhood,

- the privacy of the single story, single family homes adjacent to the proposed 3 story multi-unit development and, specifically, **our home** directly across the street,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

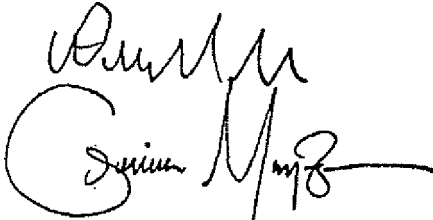
We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

The interests of current residents, our community well-being and the character of our neighborhood need to be at the forefront.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel and Griselda Mayorga". The signature is written in a cursive style with a large initial "D" and "G".

DANIEL AND GRISELDA MAYORGA
2958 Midvale Avenue
Los Angeles, CA 90064

**Daniel and Griselda Mayorga
2958 Midvale Avenue
Los Angeles, CA 90064**

May 6, 2016

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

Re: Map Case AA-2014-2495-PMLA

Dear Ms. Wan:

As 15-year residents of Midvale Avenue, we are writing this **letter in adamant opposition** to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is directly across the street from our home where we raise our two young children.

Like the Westwood Gardens Civil Association Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

Unlike other streets that run along National Blvd., Midvale Ave. is unique in that it is adjacent to a thriving business area and to three very busy and heavily traveled roads (i.e., Westwood Blvd., Overland Ave. and National Blvd.) We are constantly inundated with cars parking for purposes of frequenting one of the many businesses in the surrounding area (both by patrons and employees). Midvale Ave. is also situated in close proximity to several bus lines that run in and out of the UCLA campus making for convenient and extended student parking up and down our street. Lastly, the imminent train line will almost certainly affect our already strained parking situation. The addition of 4 additional housing units on this very small lot will absolutely further adversely impact our existing parking shortage.

This project, if approved, will also **negatively impact:**

- the character of our neighborhood,

- the privacy of the single story, single family homes adjacent to the proposed 3 story multi-unit development and, specifically, **our home** directly across the street,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

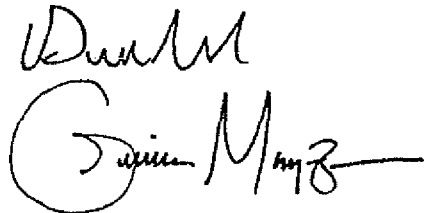
We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

The interests of current residents, our community well-being and the character of our neighborhood need to be at the forefront.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is a stylized 'D' followed by 'aniel', representing Daniel Mayorga. The bottom signature is a large 'G' followed by 'riselda Mayorga', representing Griselda Mayorga.

DANIEL AND GRISELDA MAYORGA
2958 Midvale Avenue
Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street, Room 620
Los Angeles, CA 90012

May 4, 2016

Re: Area Planning, Commission Case, ACPW-2014-2494-ZC

Dear Ms. Hull,

As a 13 year resident of the 2900 block of Midvale Avenue, we are writing this letter of opposition in regards to the proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home (2945 Midvale Avenue).

We have been fighting against the development of this property since 2005 and believe it will have a negative impact on our street and our neighborhood.

As you are most likely aware, the 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We 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 (R-3, medium residential) on this property or any property within our HOA borders.

The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. Sadly, this project even includes plans to remove an old growth tree.

This project, if approved, will negatively impact:

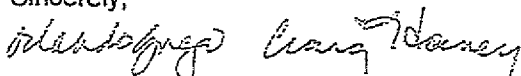
- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development, including our home, because this project includes a 3rd story rooftop deck,
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties (see attached).

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,



Orlando Griego and Craig Hahey
2945 Midvale Avenue, Los Angeles, 90064

LA City Clerk Connect
Council File Management System

Council File: 15-0117

Title
2951 and 2957 Midvale Avenue / Land Use Designation

Date Received / Introduced
01/30/2015

Last Changed Date **Expiration Date**
06/26/2015 06/19/2017

Council District
5

Mover **Second**
PAUL KORETZ PAUL KREKORIAN

File Activities

Date	Activity
06/26/2015	Council Action.
06/24/2015	Council adopted Item, subject to reconsideration, pursuant to Council Rule 51.
06/23/2015	Planning and Land Use Management Committee approved Item(s) .
06/19/2015	City Clerk scheduled Item for Council on June 24, 2015 .
06/19/2015	Planning and Land Use Management Committee scheduled Item for committee meeting on June 23, 2015.
01/30/2015	Motion document(s) referred to Planning and Land Use Management Committee.

Online Documents (Doc)

Title	DocDate
Council Action	06/26/2015
Report from Planning and Land Use Management Committee	06/23/2015
Motion (e)	01/30/2015

Council Vote Information

Meeting Date	06/24/2015
Meeting Type	Regular
Vote Action	Adopted
Vote Given	(01 - 0 - 4)
Member Name	CD Vote
BOB BLUMENFIELD	3 YES
MIKE BONIN	11 YES
JOE BUSCATINO	15 YES
GILBERT A. CEDILLO	1 YES
MITCHELL ENGLANDER	12 ABSENT
FELIPE FUENTES	7 YES
JOSE HUIZAR	14 YES
PAUL KORETZ	5 ABSENT
PAUL KREKORIAN	2 ABSENT
TOM LABONGE	4 YES
NURY MARTINEZ	6 ABSENT
MITCH O'FARRELL	13 YES
BERNARD C PARKS	8 YES
CURREN D. PRICE	9 YES

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MOTION

Located at the North West corner of Midvale Avenue and National Boulevard set two single family zoned lots. These lots carry the addresses of 2951 and 2957 Midvale Avenue, and are both zoned R1-1 (Single family, height district 1). However, the underlying General Plan Designation is "Medium", which does not conform to the current zoning on the property, as the "Medium" designation is only for multi-family (R3) zones.

When looking at this block of Midvale Avenue, it appears the desire was for consistent single family zoning from National Boulevard to Sproul Avenue. However, this inconsistency exists which should be corrected to maintain the single family nature of the street.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, to prepare and present an ordinance for a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue, Los Angeles, CA 90064, from the existing "Medium" land use designation to the "Low" land use designation, inasmuch as the Medium land use designation is only for multi-family zones.

PRESENTED BY:

Paul Koretz
Paul Koretz

PAUL KORETZ
Councilmember, 5th District

SECONDED BY:

Paul Kerkorian
Paul Kerkorian

[Signature]
January 30, 2015

#32

6/24/15

File No. 15-0117

COMMUNICATION FROM CHAIR, PLANNING AND LAND USE MANAGEMENT COMMITTEE relative to the preparation of a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue to conform to the current zoning on the property.

Recommendation for Council action, pursuant to Motion (Koretz - Krekorian):

INSTRUCT the Department of City Planning, with the assistance of the City Attorney, to prepare and present an ordinance for a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue, Los Angeles, CA 90064, from the existing Medium land use designation to Low land use designation, inasmuch as the Medium land use designation is only for multi-family zones.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: None submitted.

Summary

At the public hearing held on June 23, 2015, the Planning and Land Use Management Committee considered Motion (Koretz - Krekorian) relative to the preparation of a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue to conform to the current zoning on the property. After an opportunity for public comment, the Committee recommended that Council approve the recommendation contained in the Motion. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

COUNCILMEMBER JOSE HUIZAR, CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	ABSENT

SG
15-0117_rpi_plum_6-23-15

-NOT OFFICIAL UNTIL COUNCIL ACTS-

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street, Room 720
Los Angeles, CA 90012

May 4, 2016

Re: Parcel Map Case AA-2014-2495-PMLA

Dear Ms. Wan,

As a 13 year resident of the 2900 block of Midvale Avenue, we are writing this letter of opposition in regards to the proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home (2945 Midvale Avenue).

We have been fighting against the development of this property since 2005 and believe it will have a negative impact on our street and our neighborhood.

As you are most likely aware, the 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We 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 (R-3, medium residential) on this property or any property within our HOA borders.

The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated. Sadly, this project even includes plans to remove an old growth tree.

This project, if approved, will **negatively impact:**

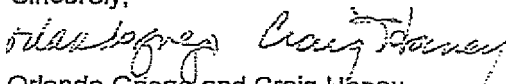
- the character of our single family home neighborhood,
- the privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development, including our home, because this project includes a 3rd story rooftop deck.
- our limited non-permit street parking,
- our quality of life, and
- the peaceful enjoyment of our single family homes.

We are deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties (see attached).

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,



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

LACityClerk Connect
Council File Management System

Council File: 15-0117

Title
2951 and 2957 Midvale Avenue / Land Use Designation

Date Received / Introduced
01/30/2015

Last Changed Date **Expiration Date**
06/26/2015 06/19/2017

Council District
5

Mover **Second**
PAUL KORETZ PAUL KREKORIAN

File Activities

Date	Activity
06/26/2015	Council Action.
06/24/2015	Council adopted Item, subject to reconsideration, pursuant to Council Rule 51.
06/23/2015	Planning and Land Use Management Committee approved Item(s) .
06/19/2015	City Clerk scheduled item for Council on June 24, 2015 .
06/19/2015	Planning and Land Use Management Committee scheduled item for committee meeting on June 23, 2015.
01/30/2015	Motion document(s) referred to Planning and Land Use Management Committee.

Online Documents (top)

Title	Doc Date
Council Action	06/26/2015
Report from Planning and Land Use Management Committee	06/23/2015
Motion (e)	01/30/2015

Council Vote Information

Meeting Date	Meeting Type	Vote Action
06/24/2015	Regular	Adopted
Vote Given: (41 - 0 - 4)		
Member Name	CD	Vote
BOB BLUMENFIELD	3	YES
MIKE BONIN	11	YES
JOE BUSCATINO	15	YES
GILBERT A. CEDILLO	1	YES
MITCHELL ENGLANDER	12	ABSENT
FELIPE FUENTES	7	YES
JOSE HUIZAR	14	YES
PAUL KORETZ	5	ABSENT
PAUL KREKORIAN	2	ABSENT
TOM LABONGE	4	YES
NURY MARTINEZ	6	ABSENT
MITCH O'FARRELL	13	YES
BERNARD C PARKS	8	YES
CURREN D. PRICE	9	YES

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#32

6/24/15

File No. 15-0117

COMMUNICATION FROM CHAIR, PLANNING AND LAND USE MANAGEMENT COMMITTEE relative to the preparation of a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue to conform to the current zoning on the property.

Recommendation for Council action, pursuant to Motion (Koretz - Krekorian):

INSTRUCT the Department of City Planning, with the assistance of the City Attorney, to prepare and present an ordinance for a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue, Los Angeles, CA 90064, from the existing Medium land use designation to Low land use designation, inasmuch as the Medium land use designation is only for multi-family zones.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis on this report.

Community Impact Statement: None submitted.

Summary

At the public hearing held on June 23, 2015, the Planning and Land Use Management Committee considered Motion (Koretz - Krekorian) relative to the preparation of a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue to conform to the current zoning on the property. After an opportunity for public comment, the Committee recommended that Council approve the recommendation contained in the Motion. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

COUNCILMEMBER JOSE HUIZAR, CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	ABSENT

SG
15-0117_rpt_plum_6-23-15

-NOT OFFICIAL UNTIL COUNCIL ACTS-

MOTION

Located at the North West corner of Midvale Avenue and National Boulevard set two single family zoned lots. These lots carry the addresses of 2951 and 2957 Midvale Avenue, and are both zoned R1-1(Single family, height district 1). However, the underlying General Plan Designation is "Medium", which does not conform to the current zoning on the property, as the "Medium" designation is only for multi-family (R3) zones.

When looking at this block of Midvale Avenue, it appears the desire was for consistent single family zoning from National Boulevard to Sproul Avenue. However, this inconsistency exists which should be corrected to maintain the single family nature of the street.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, to prepare and present an ordinance for a General Plan Amendment to redesignate the parcels located at 2951 and 2957 Midvale Avenue, Los Angeles, CA 90064, from the existing "Medium" land use designation to the "Low" land use designation, inasmuch as the Medium land use designation is only for multi-family zones.

PRESENTED BY: Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: Paul Kerkorian
Paul Kerkorian

[Signature]
January 30, 2015

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 2, 2016

Re: Parcel Map Case AA-2014-2495-PMLA

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, I take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As a 15 year resident of my street and neighborhood, and before that my grandparents lived here since 1968, I have grown up here and seen the many changes that have occurred over the years – many of them not positive. That's why I'm writing this **letter of opposition** in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from my home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, I do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, crime, lighting and strain on our fragile water, power, and sewer resources is totally **unacceptable** and cannot be mitigated.

This project, if approved, will **negatively impact**:

- The character of our single family home neighborhood
- The safety of our streets due to increased traffic, which is already suffering due to the metro.
- The privacy of the single story, single family homes adjacent to and across the street from the 3-story multi-unit proposed development
- Our limited non-permit street parking, which is already consumed by local businesses.
- Our quality of life
- The peaceful enjoyment of our single family homes.

I am deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street. Our area has already been negatively impacted by the increase in densities along National and Sepulveda Blvds and rezoning in our area will ruin our family neighborhood.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Michelle Justice
2915 Midvale Ave
Los Angeles, CA 90064
310-259-8294

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 2, 2016

Re: Parcel Map Case AA-2014-2495-PMLA

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, I take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As a 15 year resident of my/our street and neighborhood, I am/We are writing this letter of opposition in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from my home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, I do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, crime, lighting and strain on our fragile water, power, and sewer resources is totally **unacceptable** and cannot be mitigated.

This project, if approved, will **negatively impact:**

- The character of our single family home neighborhood
- The safety of our streets due to increased traffic, which is already suffering due to the metro.
- The privacy of the single story, single family homes adjacent to and across the street from the 3-story multi-unit proposed development
- Our limited non-permit street parking, which is already consumed by local businesses.
- Our quality of life
- The peaceful enjoyment of our single family homes.

I am deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Anne Wettig
2915 Midvale Ave
Los Angeles, CA 90064
310-435-9987

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street
Room 620
Los Angeles, CA 90012

May 2, 2016

Re: Area Planning, Commission Case, ACPW-2014-2494-ZC

Dear Ms. Hull,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, I take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As a 15 year resident of my/our street and neighborhood, I am/We are writing this letter of opposition in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from my home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, I do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, crime, lighting and strain on our fragile water, power, and sewer resources is totally **unacceptable** and cannot be mitigated.

This project, if approved, will **negatively impact**:

- The character of our single family home neighborhood
- The safety of our streets due to increased traffic, which is already suffering due to the metro.
- The privacy of the single story, single family homes adjacent to and across the street from the 3-story multi-unit proposed development
- Our limited non-permit street parking, which is already consumed by local businesses.
- Our quality of life
- The peaceful enjoyment of our single family homes.

I am deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Anne Wettig
2915 Midvale Ave
Los Angeles, CA 90064
310-259-8294

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street
Room 620
Los Angeles, CA 90012

May 2, 2016

Re: Area Planning, Commission Case, ACPW-2014-2494-ZC

Dear Ms. Hull,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1948, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, I take great pride in our single family home neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As a 15 year resident of my/our street and neighborhood, I am/We are writing this letter of opposition in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a short distance from my home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, I do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders.

The increase in traffic, density, noise, crime, lighting and strain on our fragile water, power, and sewer resources is totally **unacceptable** and cannot be mitigated.

This project, if approved, will **negatively impact**:

- The character of our single family home neighborhood
- The safety of our streets due to increased traffic, which is already suffering due to the metro.
- The privacy of the single story, single family homes adjacent to and across the street from the 3-story multi-unit proposed development
- Our limited non-permit street parking, which is already consumed by local businesses.
- Our quality of life
- The peaceful enjoyment of our single family homes.

I am deeply concerned that the approval of this project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,

Michelle Justice
2915 Midvale Ave
Los Angeles, CA 90064
310-259-8294

Los Angeles City Hall
Attn: Ms. Lakisha Hull
200 North Spring Street
Room 620
Los Angeles, CA 90012

May 02, 2016

Re: Area Planning Case, ACPW-2014-2494-Zc

Dear Ms. Hull,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1945, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other member of WGCA, we take great pride in our single family home neighborhood and work hard to preserve and protect it for the peaceful enjoyment of each household on our street.

My husband and I bought our house on the same street in the 1970's over 40 years ago and I am writing this **letter of opposition** to the Proposed 4 Unit Small Lot Sub-division and Zone Change from R-1-1 to (T)(Q)R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on the property or any property within our HOA borders.

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, if approved, will **negatively impact:**

- **The character of our neighborhood,**
- **The privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,**
- **Our limited street parking**
- **Our quality of life, and**
- **The peaceful enjoyment of our single family homes.**

I am deeply concerned that the approval of the project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,



Geraldine Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 02, 2016

Re: Area Planning Case, ACPW-2014-2494-ZC

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1945, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other member of WGCA, we take great pride in our single family home neighborhood and work hard to preserve and protect it for the peaceful enjoyment of each household on our street.

My husband and I bought our house on the same street in the 1970's over 40 years ago and I am are writing this letter of **opposition** to the Proposed 4 Unit Small Lot Sub-division and Zone Change from R-1-1 to (T)(Q)R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

I **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lost Sub-division on the property or any property within our HOA borders.

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, if approved, will **negatively impact:**

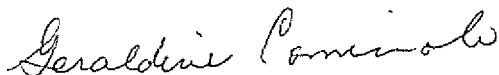
- **The character of our neighborhood,**
- **The privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,**
- **Our limited street parking**
- **Our quality of life, and**
- **The peaceful enjoyment of our single family homes.**

I am deeply concerned that the approval of the project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

I am aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

I do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,



Geraldine Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street
Room 720
Los Angeles, CA 90012

May 02, 2016

Re: Area Planning Case, ACPW-2014-2494-ZC

Dear Ms. Wan,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that comprised of 620 single family homes. As a HOA, the WGCA has been in existence since 1945, one of the longest standing single family homeowner's associations on the west side of Los Angeles. Like the other member of WGCA, we take great pride in our single family home neighborhood and work hard to preserve and protect it for the peaceful enjoyment of each household on our street.

My parents bought their house on the same street in the 1970's over 40 years ago (and yes, my brothers and I grew up on this street) and we are writing this **letter of opposition** to the Proposed 4 Unit Small Lot Sub-division and Zone Change from R-1-1 to (T)(Q)R3-1 for the property located at 2957 Midvale Avenue which is a short distance from our home.

Like the WGCA Board of Directors, the West of Westwood Homeowners Association and our neighbors, we do not support this project or the proposed zone change.

We **strongly** oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on the property or any property within our HOA borders.

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, if approved, will **negatively impact**:

- **The character of our neighborhood,**
- **The privacy of the single story, single family homes adjacent to and across the street from the 3 story multi-unit development,**
- **Our limited street parking**
- **Our quality of life, and**
- **The peaceful enjoyment of our single family homes.**

We are deeply concerned that the approval of the project will be precedent setting and encourage other developers to target other single family homeowners on our quiet street.

We are aware that Councilman Koretz put forth a motion (15-0117), that was approved by the City Council in June 2015, regarding the land use for 2957 Midvale and the adjacent property, 2951 Midvale. Councilman Koretz's motion (15-0117) indicated that 2957 Midvale and 2951 Midvale be designated as "low residential" instead of medium residential and that the R-1 zoning remain for both properties.

We do not and cannot support this proposed project and ask that this request for a zone change be denied, now and forever.

Sincerely,



Katherine Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

and



Christopher Cominolo
2946 Midvale Ave
Los Angeles, CA 90064

Michelle Justice

2915 Midvale Ave.

Los Angeles, CA 90064

310.475.4714 Home • 310.259.8294 Cell

justice4me@aol.com

Hello, my name is Michelle Justice and I live at 2915 Midvale Ave. I've been a full-time resident of this street for 15 years and before that I pretty much grew up there. My Grandparents were the former owners of my home, which they purchased in 1969. I visited them nearly every day growing up and so I have spent my whole life attached to this street and neighborhood – which is very dear to me.

I'm here today, with my fellow neighbors, to *vehemently oppose* the rezoning effort that is being requested for 2957 Midvale – at the corner of National Blvd.

This zoning change, will set a precedence for further rezoning efforts by developers that have no vested interest in our neighborhood other than to make a quick buck.

Along with the issues of privacy, safety, and lack of parking that my neighbors have and will be mentioning, I would like to draw attention to impact that this project will have on Midvale environmentally.

This project **WILL** change the character of our street. It is over built and high density. I'm not just talking about the visual aesthetics, which in and of itself should prevent the project moving forward – but I'm speaking about the important details that always seem to be forgotten.

- 1) **It will tax our already aging infrastructure** – from water usage to sewers. The old pipes are already having failure issues as evidenced by the water main break we recently had. This will tax the system further.
- 2) **Trash collection issues** – it's already difficult for all of us to put our trash at the curbs for pickups with how tight parking is. How are 12 trash cans going to have room for pickup? And even if there are dumpsters, where are they going? This also further complicates our constant fight with dumpster divers.
- 3) **Removal of old growth trees and putting up concrete jungle** – which greatly impacts our air quality.

And most importantly:

- 4) **These units are not family friendly and do not encourage long-term residence.** They will be purchased as rental properties and we will be dealing with the transient nature of renters... and in this neighborhood that equals **COLLEGE STUDENTS**. I know first hand, since I already have a house full next to me. I can tell you what that brings: **A frat house mentality.**

- a) More people in the unit than on the lease – from 2 people to at least 4 per unit (But probably more) – so instead of 8 people there will be **16+**!
- b) Noise at all hours of the day with not concern for their neighbors – with total lack of privacy.
- c) Lack of property upkeep
- d) **Safety issues:** from reckless driving, traffic jams to undesirable people showing up bringing drugs and crime.

Thank you for the opportunity to speak with you today, I believe my neighbors and I have provided you with enough information to see that rezoning this property will have a great negative impact on the quality of life for those of us living on Midvale. We have come together as a community to oppose this and hope that you will hear our voices and do the right thing and deny this rezoning request.

Best regards,

Michelle Justice

April 25, 2016

Re: Notice of Public Hearing to rezone 2900 block of Midvale.

URGENT

Dear neighbors,

I am writing this letter to strongly urge you to sign this Petition to DENY the Proposal to rezone our block to build 4 3 story houses. We have reached out to you to write a letter and send it in to the city opposing this Project. I know we are all busy and I thought this was the best way to reach all of you.

Here are the reasons you should object to this Proposal.

1. Your property value will be greatly affected. It will decrease the value of your home. I have confirmed this with an Agent in our area.
2. If this Project goes through, the chances are you may find an Apartment or more 3 story homes next to you. I think we all would like keep our block free of commercial buildings and 3 story buildings. The parking is already bad from the corner to midway down our block. People park on our block to shop at Trader Joe's, to take the Westwood bus and when parking is full in the Winchells lot on Westwood and National. As you know, there is only 1 home on the East side of Midvale that has a driveway. We have to park on the street. Anyone visiting the new homes (if approved) on the corner will be parking on our block. This will affect everyone.
3. I think eventually we will have to get Permit Parking and THAT we will have to pay for. That means permits for each car and more for guests.
4. Obviously, there will be more traffic on our block.

Attached is the letter from the city in case you did not get one or didn't keep. There are 4 of us, so far, that will be going downtown to the meeting on May 11th. We urge you to join us if you can. The more people that show up, the better.

Again, I strongly urge you to sign this letter. Please return asap to:

Craig. 2945 Midvale. Ave.

Thanks for your prompt response,

Barbra Berçarich

2952 Midvale.



Your name:

Your address:

Your signature:

Darlene Navarrete
City of Los Angeles Planning Dept.
200 North Spring Street, Room 750
Los Angeles, CA 90012

February 16, 2016

Re: **Opposition to:** 2957 Midvale Ave. Proposed Land Use Zone Change NG-16-023-PL:ENV-2014-2496

Dear Ms. Navarrete,

The 2900 block of Midvale Avenue is a member of the Westwood Gardens Civic Association (WGCA), a HOA that's comprised of 620 **single family homes**. As a HOA, the WGCA has been in existence since 1948, one of the longest standing **single family** homeowner's associations on the west side of Los Angeles. Like the other members of WGCA, we take great pride in our neighborhood and work very hard to preserve and protect it for the peaceful enjoyment of each household on our street.

As a 13 year resident of our street and neighborhood, we are writing this letter in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is a very short distance from our home.

Like the WGCA Board of Directors and many of our neighbors, we do not support this project or the proposed zone change.

We will continue to strongly oppose any change in the zoning that is not in keeping with our **single family** residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable and cannot be mitigated.

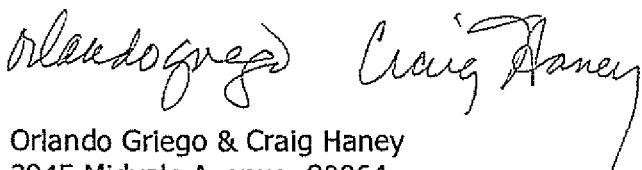
We have worked with our City Councilman's office for the last 8 years in opposition to this project. Frankly, we are surprised the project has made it this far since everyone we've talked to in the last 8 years indicated they felt the "medium residential" designation was a typographical error.

This project will severely impact the character of our neighborhood, quality of life and peaceful enjoyment of all our homes, not only in the 2900 block of Midvale, but would be precedent setting for the character of our entire **single family** residential neighborhood.

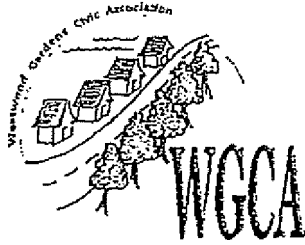
Our small street cannot support a project this size, including the parking issues it will create. And frankly, a 3 story complex with a rooftop garden will only infringe on the privacy of the **single family** homes to the north of this project, including our own home.

We do not and cannot support this proposed project and ask that this request for a zone change be denied now and forever.

Sincerely,



Orlando Griego & Craig Haney
2945 Midvale Avenue, 90064



Westwood Gardens Civic Association

Since 1948

P.O. Box 642001 Los Angeles, Ca. 90064

westwoodgardens@gmail.com

www.westwoodgardens.net

Darlene Navarrete
City of Los Angeles Planning Dept.
200 North Spring Street, Room 750
Los Angeles, CA 90012

via: email

February 3, 2016

Re: 2957 Midvale Ave. Proposed Land Use Zone Change NG-16-023-PL:ENV-2014-2496

Dear Ms. Navarrete,

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 in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is located within our homeowner's association's borders.

Westwood Gardens Civic Association, is comprised of 620 single family homes situated within the boundaries of Ayres Avenue on the north, National Blvd. on the south, Midvale Avenue on the west and Overland and Dunleer Place on the east. As a HOA we have 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.

Our Board of Directors on behalf of the entire Westwood Gardens Civic Association, Inc. has voted unanimously to not support this project and the proposed zone change.

We will continue to strongly oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. 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 in the 2900 block of Midvale, but would be precedent setting for the character of our entire single family residential neighborhood.

We do not and cannot support this proposed project and ask that this request for a zone change be denied.

Sincerely,

Marilyn Tusher, President

c.c. Councilmember Paul Koretz, CD 5, Jay.greenstein@lacity.org

Noah.Mulstein@lacity.org

Philip.bennett@lacity.org

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

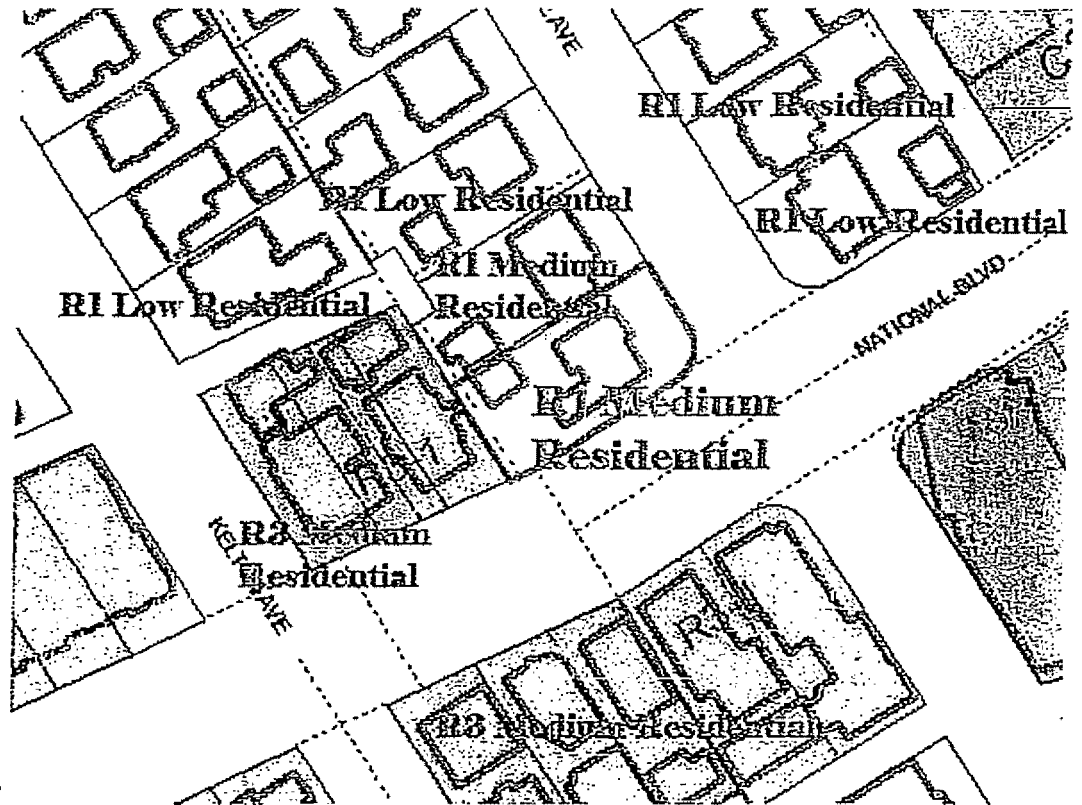
Thank you for considering the input from the WNC meeting while rendering your decision.

Sincerely,

Terri Tippit

Terri Tippit

Cc Councilmember Paul Koretz
Robert Lamishaw



Date. 2/7/17

Submitted in PLUM Committee

Council File No: 16-1445

Item No. 2

2957 Midvale Comments Feb. 7, 2017

My name is Marilyn Tusher, President of Westwood Gardens representing over 620 single family homes built over 70 years ago.

Dating back 10 years at least, through the tenure of two prior Westwood Gardens presidents, and at least two prior city councilmen for CD 5, we in our community have been attempting to have the inconsistency with the land use designation of Medium Density Residential for the parcel at 2957 Midvale corrected to Low Density Residential to conform with the rest of the block, and all of Westwood Gardens.

Finally in June 2015 the Council Motion #15-0117 to do such a correction was passed in City Council, including the voting in favor by three of you on this committee. The Council was then to instruct Planning to prepare and present an ordinance to redesignate the parcel from existing Medium land use to Low land use, inasmuch as the Medium is only for multi- family zones, and this property was zoned R-1.

And there the Motion has languished almost 2 years.....supposedly due to lack of funding in the Planning Dept. But 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 the R-1 to R-3 zone change is spot zoning in an area without an updated Community Plan, and would set a negative precedent for the entire city and undercut local planning efforts.

I also remind you of Measure M which is on the ballot next month, a result of the lack of updated community plans and the poor planning actions on behalf of residential neighborhoods.

We urge you to deny the request of this applicant today.....and protect our community from such an inconsistent development project. I hope that you have been reading all of the emails and letters from our community that speak from their hearts about our neighborhood and their desire to have it protected.

Marilyn Tusher, 2557 Midvale Ave., Los Angeles, CA 90064

President, Westwood Gardens Civic Assn, PO Box 642001, Los Angeles, CA 90064

My name is Anthony Taylor, I am a resident of Westwood Gardens community and I am writing you today to express my concerns regarding the proposed changes to the community plan.

Going back to your letter dated 10/10/17, I was very disappointed that the community plan was not updated to reflect the changes in the community. I was also disappointed that the community plan was not updated to reflect the changes in the community. I was also disappointed that the community plan was not updated to reflect the changes in the community.

Finally, in the 2017 the Council Motion #12-017 to do such a connection was passed in City Council, including the setting in force by them of this committee. The Council was then so intent on planning to prepare and present a plan to the community that they did not even take the time to consult with the community. The Council is only for the people of the city, and this is not a good thing.

And then the Motion was amended about 2 years ago... supposedly due to the of funding in the Planning Dept. But this should not affect the intent of the Council and in fact this proposal would not be in force if you could not get it passed. It was not.

We would like to request that the 1-1 to 1-3 change is not going in as we would not support Community Plan, and would set a negative example for the city and without local planning efforts.

I also remind you of the fact that it is on the ballot next month, and the lack of updated community plans and the poor planning actions on behalf of the city are a disgrace.

We urge you to deny the request of the applicant today... and protect the community from such an inconsistent development project. I hope that you have been reading up on the email and letters from our community that speak for their hearts about our neighborhood and their desire to have it protected.

Anthony Taylor, 3227 Alameda Ave., Los Angeles, CA 90018

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

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

c.c. councilmember.cedillo@lacity.org

c.c. councilmember.english@lacity.org

c.c. councilmember.price@lacity.org

c.c. sharon.dickinson@lacity.org, zina.cheng@lacity.org, paul.koretz@lacity.org, 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.

West Of Westwood
Homeowners Association

February 6, 2017

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

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

Marilyn Tusher

From: "Westwood Gardens Civic Association" <westwoodgardens@gmail.com>
Date: Sunday, February 05, 2017 2:10 PM
To: "Marilyn Tusher" <mtusher@att.net>
Subject: Fwd: PLUM Committee 2/7/17: VOTE AGAINST VESTED ZONING CHANGE OF 2957 MIDVALE

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

From: **Annette Mercer** <annette.l.mercer@gmail.com>
Date: Sun, Feb 5, 2017 at 1:43 PM
Subject: PLUM Committee 2/7/17: VOTE AGAINST VESTED ZONING CHANGE OF 2957 MIDVALE
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.cedillo@lacity.org, councilmember.englander@lacity.org,
councilmember.price@lacity.org, sharon.dickinson@lacity.org
Cc: paul.koretz@lacity.org

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

Dear PLUM Committee Members,

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

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

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

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

the entire city and undercut local planning efforts.

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

Sincerely,

Annette Mercer

Past President, WGCA

2647 Glendon Ave. LA 90064

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Visit your WGCA website for the latest info: 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



ana sater <anarya1016@gmail.com>

File #16-1445

8 messages

ana sater <anarya1016@gmail.com>
To: councilmember.huizar@lacity.org

Mon, Feb 6, 2017 at 2:29 PM

As a resident of the 2500 block of Midvale Avenue, I would like to urge you NOT to approve the changing of the R-1 zoning for the property located on 2957 Midvale for the following reasons:

We are already strangled by surrounding freeways, the Expo Line, dense street traffic, and the Santa Monica airplanes flying over our properties. All this creates a fragile environment for all the residents of the neighborhood.

I urge you to please consider the negative impact that changing from R-1 to R-3 zoning will create in our neighborhood in need of green areas, easier street traffic, and less construction density. Let us preserve what little open spaces, low single family buildings, and greenery we have left.

Instead, let us improve what we already have: utility services, urgent need to resurface streets and alleys, expanding green areas.

Thanks for taking my suggestions into consideration.

Ana
2500 block Midvale Avenue resident

PS. I VOTE.

Marilyn Tusher

From: "Westwood Gardens Civic Association" <westwoodgardens@gmail.com>
Date: Monday, February 06, 2017 11:20 AM
To: "Marilyn Tusher" <mltusher@att.net>
Subject: Fwd: City Council File #16-445

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

From: **Beth Ojena** <bojena@aol.com>
Date: Sun, Feb 5, 2017 at 11:03 AM
Subject: City Council File #16-445
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,
councilmemberenglander@lacity.org, councilmember.price@lacity.org, sharon.dickinson@lacity.org,
zina.cheng@lacity.org
Cc: westwoodgardens@gmail.com, paul.korciz@lacity.org

Dear City Council Members and Legislative assistants,

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

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

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

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

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

I urge you to consider the wishes of over 35 Middle Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles Area Planning Commission's decision and recommendation. Westwood Gardens residents are also adamantly opposed to this. Our voices must be listened to.

February 7, 2017

PLUM Committee – City Council of Los Angeles

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

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

Dear PLUM Committee Members,

I am writing to **oppose** the vested zoning change of 2957 Midvale from R-1 to R-3 to allow the building of four single family homes.

I live in the Westwood Gardens Civic Association (HOA), which has opposed this project and the requested re-designation for ten years. The area was built over 75 years ago as and remains a single family (R-1) neighborhood.

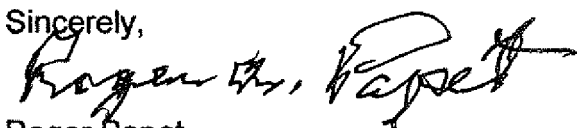
I remind you that on June 24, 2015 the full City Council, including three members of this committee, voted to re-designate 2957 and 2951 Midvale from Medium Residential to Low Density Residential, (Council Motion 15-0117) to correct the inconsistency being exploited by this proposal. A lack of funding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

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

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

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

Sincerely,



Roger Papet
2715 Selby, Los Angeles, CA 90064

February 7, 2017

PLUM Committee - City Council of Los Angeles

- Councilmember Jesse Huisa, Chair
- Councilmember Marjorie Heredia-Dawson
- Councilmember Owen A. Castillo
- Councilmember Mitchell Englander
- Councilmember Susan D. Price, Vice Chair

RE: Council File Number 16-144E, 3257 Milvada Ave.

Dear PLUM Committee Members:

I am writing to oppose the vesting zoning change of 3257 Milvada from R-1 to R-3. The property is currently zoned R-1 and is occupied by a single family home.

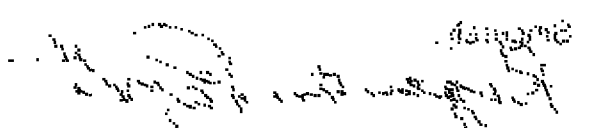
The property is located in the Westwood Gardens Civic Association (WGA) area, which has opposed this project since its inception. The area was built over 75 years ago and is a historic neighborhood (R-1) neighborhood.

I would like to thank you for the PLUM Committee meeting on June 14, 2017. The PLUM Committee members and staff were very helpful in providing information regarding the project. I was particularly impressed by the PLUM Committee's commitment to the community and the environment. However, the PLUM Committee's decision to support the vesting zoning change is a disappointment. The PLUM Committee's decision is based on the fact that the property is currently zoned R-1 and is occupied by a single family home. The PLUM Committee's decision is also based on the fact that the property is located in the Westwood Gardens Civic Association (WGA) area, which has opposed this project since its inception.

I would like to reiterate that supporting the R-1 to R-3 change would be a step in the right direction for the community. The PLUM Committee's decision is based on the fact that the property is currently zoned R-1 and is occupied by a single family home. The PLUM Committee's decision is also based on the fact that the property is located in the Westwood Gardens Civic Association (WGA) area, which has opposed this project since its inception.

In addition, the process in terms of public hearing and notice was not followed. The PLUM Committee's decision is based on the fact that the property is currently zoned R-1 and is occupied by a single family home. The PLUM Committee's decision is also based on the fact that the property is located in the Westwood Gardens Civic Association (WGA) area, which has opposed this project since its inception.

I trust that you will support the vesting zoning change of 3257 Milvada from R-1 to R-3 and that the property remains R-1. The PLUM Committee's decision is based on the fact that the property is currently zoned R-1 and is occupied by a single family home. The PLUM Committee's decision is also based on the fact that the property is located in the Westwood Gardens Civic Association (WGA) area, which has opposed this project since its inception.

Respectfully,

 Roger Taylor
 3257 Milvada Ave
 Los Angeles, CA 90008

Hollie Gelberg 10:29 AM (4 hours ago)

to councilmember..., paul.koretz, me

Dear Council Member Harris-Dawson,

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 26, 2015, the City Council, including members of the PLUM Committee, voted in favor of Council Member Koretz's motion (15-0117) for the re-designation 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

February 7, 2017

PLUM Committee – City Council of Los Angeles

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

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

Dear PLUM Committee Members,

I am writing to **oppose** the vested zoning change of 2957 Midvale from R-1 to R-3 to allow the building of four single family homes.

I live in the Westwood Gardens Civic Association (HOA), which has opposed this project and the requested re-designation for ten years. The area was built over 75 years ago as and remains a single family (R-1) neighborhood.

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

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

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

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

Sincerely,



Dolly Trogman
2616 Midvale Avenue, Los Angeles, CA 90064

February 7, 2017

PLUM Committee - City Council of Los Angeles

Councilmember Jose Huizar, Chair
Councilmember Matthew Driscoll
Councilmember Gilbert A. Cedillo
Councilmember Mitchell Englander
Councilmember Warren D. Price, Jr.

PLUM Council File Number: 16-1448, 2887 Milvia Ave.

Dear PLUM Committee Members:

I am writing to oppose the proposed change of 2887 Milvia from R-1 to R-3 to allow the building of four units. I am a resident of the neighborhood.

The proposed change of 2887 Milvia from R-1 to R-3 is being proposed by the Westwood Citizens Civic Association (WCCA), which has opposed this project since its inception. The area was zoned R-1 for over 75 years and has a long history of being a single-family (R-1) neighborhood.

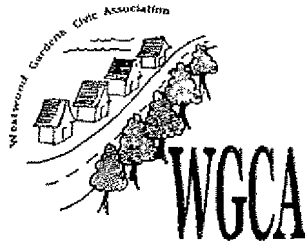
I would like to thank you for the PLUM Committee report on the R-1 to R-3 change. I am a resident of the neighborhood and I am concerned about the proposed change. The PLUM Committee report states that the proposed change is in the best interests of the neighborhood. However, the PLUM Committee report does not mention the fact that the proposed change would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood. The PLUM Committee report also states that the proposed change is in the best interests of the neighborhood because it would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood. The PLUM Committee report also states that the proposed change is in the best interests of the neighborhood because it would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood.

I would like to request that you approve the R-1 to R-3 change and that you allow the building of four units on the lot. I am a resident of the neighborhood and I am concerned about the proposed change. The PLUM Committee report states that the proposed change is in the best interests of the neighborhood. However, the PLUM Committee report does not mention the fact that the proposed change would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood.

In addition, the proposed change would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood. The PLUM Committee report also states that the proposed change is in the best interests of the neighborhood because it would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood.

I am a resident of the neighborhood and I am concerned about the proposed change. The PLUM Committee report states that the proposed change is in the best interests of the neighborhood. However, the PLUM Committee report does not mention the fact that the proposed change would allow the building of four units on a lot that is currently zoned R-1. This is a significant change and it is not in the best interests of the neighborhood.

Very truly yours,
Dorey Thomas
2887 Milvia Ave. Los Angeles, CA 90008



Westwood Gardens Civic Association

Since 1948

P.O. Box 642001 Los Angeles, Ca. 90064

westwoodgardens@gmail.com

www.westwoodgardens.net

Oct. 3, 2016

West Los Angeles Area Planning Commission

200 North Spring Street, Room 532

Los Angeles, CA 90012

Attn: Mr. Harold Arriivillaga

RE: **Area Planning, Commission Case, ACPW-2014-2494-ZC, 2957 Midvale Ave., Los Angeles, CA 90064**

Dear Commission 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 in regards to the Proposed Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is located within our homeowner's association's borders.

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.

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 in the 2900 block of Midvale, and would be a precedent setting, frightening scenario for the character of our entire single family residential neighborhood.

Our Board of Directors on behalf of the entire Westwood Gardens Civic Association, Inc. has voted unanimously to oppose this Proposed 4 Unit Small Lot Sub-Division project and the proposed zone change from R-1-1 to [T][Q] R3-1 for the property located at 2957 Midvale Avenue, and ask that this request be denied.

Sincerely,

Marilyn Tusher, President

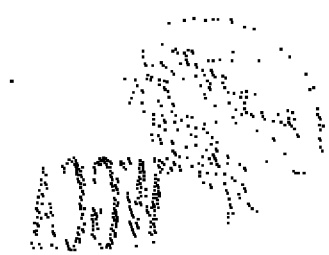
c.c.

Councilmember Paul Koretz, CD 5

Faisal.alerri@lacity.org, Faisal Alserri, CD 5, Senior Planning Deputy

Phillip.bennett@lacity.org, CD 5 WLA Field Deputy

Westwood Community Association
1000 Westwood Drive
Westwood, NJ 07675
www.westwoodnj.org



Page 2 of 2

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Westwood Community Association

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WESTSIDE NEIGHBORHOOD COUNCIL
 P.O. Box 64370 Los Angeles, CA 90064
 www.wncla.org (310) 474-2326



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 Sean McMillan
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 Lisa Tabor
 Jae Wu

June 20, 2016

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

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

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

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

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

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

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

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

Several stakeholders spoke in opposition. One spoke in support.

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

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

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

After a lengthily discussion the WNC passed the following motion:

"The WNC oppose the development as submitted."

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

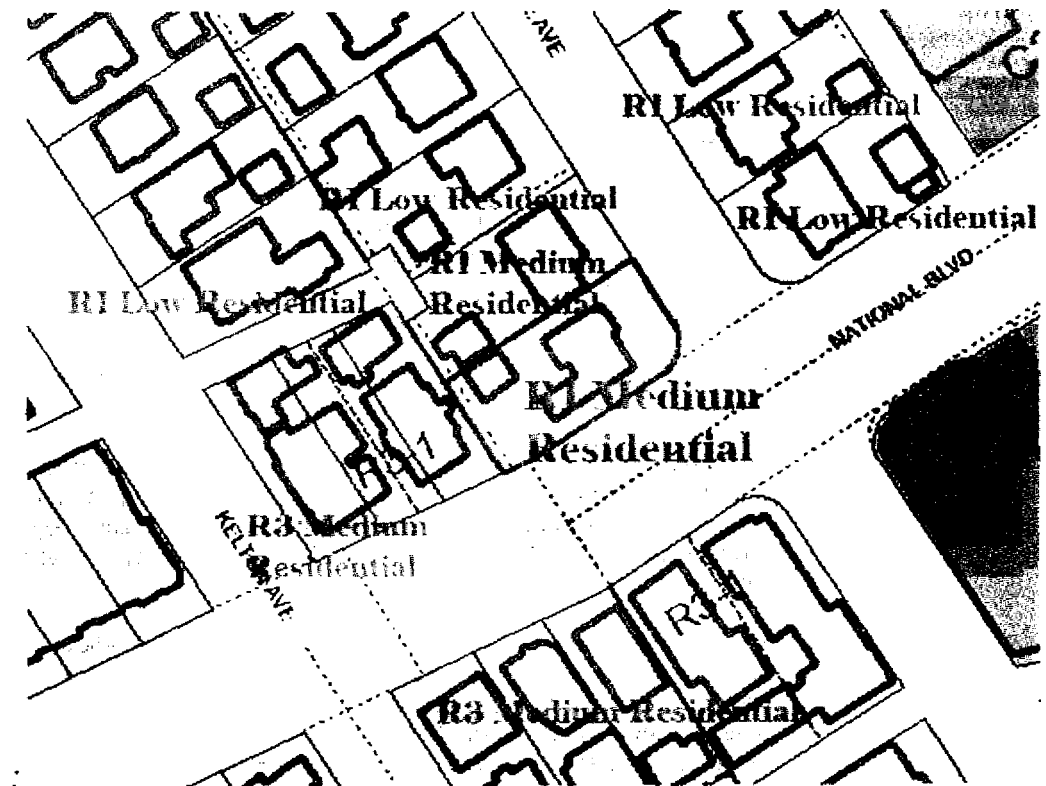
Thank you for considering the input from the WNC meeting while rendering your decision.

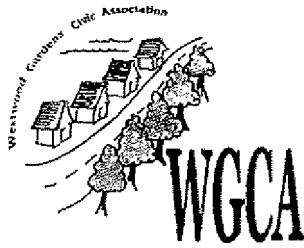
Sincerely,

Terri Tippit

Terri Tippit

Cc Councilmember Paul Koretz
Robert Lamishaw





Westwood Gardens Civic Association

Since 1948

P.O. Box 642001 Los Angeles, Ca. 90064

westwoodgardens@gmail.com

www.westwoodgardens.net

May 3, 2016

Los Angeles City Hall
Attn: Ms. Iris Wan
200 North Spring Street, Room 720
Los Angeles, CA 90012

RE: Parcel Map Case AA-2014-2495-PMLA

2957 Midvale Avenue LA 90064

Dear Ms. Wan,

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 in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is located within our homeowner's association's borders.

Westwood Gardens Civic Association is comprised of 620 single family homes situated within the boundaries of Ayres Avenue on the north, National Blvd. on the south, Midvale Avenue on the west and Overland and Dunleer Place on the east. As a HOA we have 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.

Our Board of Directors on behalf of the entire Westwood Gardens Civic Association, Inc. has voted unanimously to not support this Proposed 4 Unit Small Lot Sub-Division project and the proposed zone change from R-1-1 to [T][Q] R3-1 for the property located at 2957 Midvale Avenue.

We will continue to strongly oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and

any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. 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 in the 2900 block of Midvale, but would be precedent setting for the character of our entire single family residential neighborhood.

We do not and cannot support this proposed project and ask that this request for a 4 Unit Small Lot Sub-Division and Zone Change be denied.

Sincerely,

Marilyn Tusher, President

c.c.

Councilmember Paul Koretz, CD 5

Faisal Alserri, CD 5, Senior Planning Deputy

Philip.bennett@lacity.org, CD 5 WLA Field Deputy

Marilyn Tusher

From: "Debra Oh" <d.oh4137@gmail.com>
Date: Wednesday, February 17, 2016 4:52 PM
To: <Darlene.navarrete@lacity.org>
Cc: "Marilyn Tusher" <mltusher@att.net>
Subject: 2957 Midvale Ave. Proposed Land Use Zone Change NG-16-023-PL:ENV-2014-2496

Opposition to: 2957 Midvale Ave. Proposed Land Use Zone Change NG-16-023-PL:ENV-2014-2496

Dear Ms, Navarrete,

My husband and I are residents of the Westwood Gardens Civic Association (WGCA). Our HOA has been in existence since 1948. It comprises of 620 single family residents. For the 14years that we have lived here we enjoy the family atmosphere of our neighborhood. We both love walking along our streets while walking our dog and meet up with our neighbors whom we have come to know by name.

As, residents we are opposed to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to (T) (Q) R3-1 for the property located at 2957 Midvale Avenue.

As with the WGCA Board of Directors and many of our neighbors, we DO NOT support this project of any other proposed zone change.

My husband and myself cannot support this proposed project and ask this request for a zone change be denied now and the future.

Sincerely,

**Steven S. Oh
Debra S. Oh
2640 Midvale Ave., 90064**

Marilyn Tusher

From: "Chad Slattery" <cs@chadslattery.com>
Date: Wednesday, February 17, 2016 9:25 AM
To: <faisal.alserri@lacity.org>; <Jay.greenstein@lacity.org>; <Noah.Mulstein@lacity.org>; <Philip.bennett@lacity.org>
Cc: "Marilyn Tusher" <mltusher@att.net>
Subject: registering my strong opposition to zoning change at 2957 Midvale Avenue, Los Angeles

A request has been submitted to the Los Angeles Planning Department to re-zone the property at 2957 Midvale Avenue, and build a 4-unit sub-division there in the middle of our single-family R-1-1 neighborhood.

I am a neighbor, at 2827 Midvale, and strongly OPPOSE the proposed zoning change. Our entire 620-home homeowners association is also strongly opposed to the project. It will have NO benefit to the neighborhood; it will have a NEGATIVE impact on city services, increased traffic density, increased noise, and lower quality of life. These will not be low-income units benefitting the homeless or impoverished; the sole person to benefit will be the developer.

Please help us ensure that this request for a zoning change is DENIED.

Thank you!

Chad Slattery
2827 Midvale Avenue
Los Angeles CA 90064

Sean McMillan
10759 Cushdon Ave
Los Angeles, CA 90064

February 12, 2016

Darlene Navarrete

City of Los Angeles Planning Dept.

200 N. Spring St, Room 750

Los Angeles, CA 90012

Re: 2957 Midvale Ave – proposed Land use change – NG-16-023-PL:ENV-2014-2496

Dear Ms. Navarrete,

I am writing to express my concern and opposition to the proposed land use change to the subject property.

As a 50 yr resident, home owner, local business owner, and currently heavily invested the neighborhood and community issues, I am concerned by the possibility of establishing a precedent that could create an upheaval to the quality of life in the neighborhood and community.

The subject property is currently a single family residence, and it is my understanding that it has been zoned as LAR1 for the past 50+ years. I have also had discussions with several of the immediate neighborhood residents that likewise oppose the change in zoning for this property. Conversations have involved fears of increased traffic, increased noise, creating a corridor effect and loss of sightline based on the proposed height of the project as well as potential loss of privacy to neighbors bordering the subject property.

Sincerely,

Sean McMillan

c.c. Paul Koretz

Jay Greenstein

Faisal Alserrri

Noah Mulstein

Phillip Bennett

Marilyn Tusher

West Of Westwood
Homeowners Association

Darlene Navarete/Environmental Review
LA City Hall 200 Spring Street Room 750
Los Angeles, CA 90012

February 10, 2016

RE: Mitigated Negative Declaration-NG-16-023-PL-ENV-2014-2496
2957 Midvale Avenue West Los Angeles, CD5

WOWHOA, a homeowner's association representing 1200 households within .5 mile of the project, objects to granting or acceptance of this mitigated negative declaration, and would further like to object to this project advancing at all.

We object to the requested zone change from R-1 to R-3. The 2900 block of Midvale 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.

The LA City council acted/voted Yes on a motion brought by CD5 Councilman Paul Koretz (CF:15-0117) back on June 26, 2015. The motion specifically mentions this parcel (2957 Midvale), and another (2951 Midvale) as to their land use designation to be "low" not medium, and for the R-1 zoning to remain.

On July 15, 2015, A presentation was given to the Westwood Gardens Civic Association by Robert Lamishaw, representative of the property owner, who used outdated drawings that were incomplete. When asked specific questions about height, parking, landscaping, etc, Lamishaw gave vague answers and said new drawing would be forth coming. They never materialized. Many residents asked him questions, but were very frustrated at his inability to give clear, concise answers. Lamishaw also falsely claimed that the land use was going to be brought "into compliance" with other area multifamily use. This is opposite of what had occurred with the CF:15-0117 motion.

In addition, Robert Lamishaw, again representing for the property owner, was scheduled to give a presentation to the Westside Neighborhood Council. Mr. Lamishaw cancelled the presentation. To date no presentation of this project has come before the Westside Neighborhood Council.

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,

Joanne Dorfman, Vice-President

*Annette Mercer
2647 Glendon Ave.
Los Angeles, CA 90064*

February 9, 2016

Darlene Navarrete
City of Los Angeles Planning Dept.
200 North Spring Street, Room 750
Los Angeles, CA 90012

Re: 2957 Midvale Ave.
Proposed Land Use Zone Change NG-16-023-PL:ENV-2014-2496

Dear Ms. Navarrete,

I am a long time resident and past-President of Westwood Gardens Civic Association, and a former Environmental Planner quite familiar with the CEQA process. I oppose the proposed land use zone change and development of 2957 Midvale Avenue (proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1). This is a R-1 zone 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 and therefore falls under the threshold criteria of the city's environmental review, it is an abundance of these smaller projects that have made traffic and air quality our big issues. With climate change and the ongoing drought, water supply is in a similar position.

There are also some specific problems with the project as proposed and with the MND. If the zone change is approved (despite the WLA Plan designation and neighborhood opposition) then project modifications should be required to minimize impacts on the neighborhood. Specifically,

1. A large street tree will be removed on National Blvd. A 1:1 replacement is inadequate for such a mature tree, the last remaining on this section of the street. A 2:1 ratio must be required, given the time it will take the tree to grow and the stress that street trees endure. Additionally the 2900 block of Midvale has very few street trees and additional trees should be provided by the developer as a community amenity.
2. A 3' street dedication along National Blvd. is proposed. This is not enough to provide a bicycle lane along National Blvd. as dictated in the Bike Master Plan (<http://planning.lacity.org/cwd/gnlpln/transelt/NewBikePlan/Txt/LA%20CITY%20BICYCLE%20PLAN.pdf>). Additional width must be dedicated. Also, this is a heavily travelled sidewalk due to its proximity to commercial uses. The sidewalk needs to be comfortably wide as well.
3. The proposed building is at least twice as tall as the neighboring residence, and indeed all the homes on the block are single story. No mitigation has been proposed for the:

- a. Loss of privacy from the roof-top deck overlooking the back yard to the north
- b. Impacts to the character of the neighborhood
- c. Loss of solar access to the neighbors to the north (shading/shadowing, no way to use solar panels, etc.)
- d. Light from upper stories spilling into the neighborhood to the north.

What design features will be required to mitigate the intrusiveness of the building? Building step backs to keep the deck on the south side of the building instead of directly over the neighbors? Minimizing heights and massing? Minimal placement of windows on the north side?

4. New buildings should be required to maximize sustainability and require design features such as:
 - o Installation of low-water-use landscaping, preferably using native plants
 - o Orientation of roofs to maximize solar exposure for use of photovoltaic cells
 - o Installation of roofs that use solar panels
 - o Inclusion of bike storage and plug ins for electric vehicles in the parking garage

The MND as written is also inadequate:

1. The mitigation measures as written are unenforceable. For example, in the Aesthetics section (on page 14), the mitigation for impacts to visual character is: *"will ensure compatibility with surrounding neighborhood"*. Who will? What criteria will be used? Who will decide? The neighborhood thinks that a 35 foot tall multifamily residence is an impact to the character of the neighborhood. No design criteria have been proposed or agreed to.
2. The impact of the proposed line of trees has not been addressed. Will these further shade the homes to the north? Will landscaping services be provided to those homes to care for dropped leaves?
3. The MND incorrectly states that there is no airport within 2 miles. The eastern property line of the Santa Monica Airport is within two miles.
4. Noise from the parking garage is not addressed. The project will quadruple the number of cars immediately adjacent to the neighboring home if the same driveway is used. How will noise be shielded?

A clear list of measureable and enforceable mitigation measures needs to be provided, as well as proposed design features and a list of who will be monitoring the implementation of mitigation measures.

Sincerely,

Annette Mercer

c.c. Councilmember Paul Koretz, CD 5, (paul.koretz@lacity.org)

Jay.greenstein@lacity.org

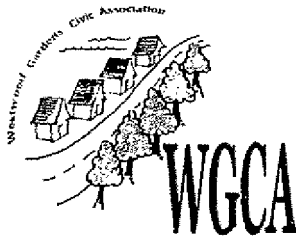
faisal.alserri@lacity.org

Noah.Mulstein@lacity.org

Philip.bennett@lacity.org

scott@heyler.com

mltusher@att.net



Westwood Gardens Civic Association

Since 1948

P.O. Box 642001 Los Angeles, Ca. 90064

westwoodgardens@gmail.com

www.westwoodgardens.net

Darlene Navarrete
City of Los Angeles Planning Dept.
200 North Spring Street, Room 750
Los Angeles, CA 90012

via: email

February 3, 2016

Re: 2957 Midvale Ave. Proposed Land Use Zone Change NG-16-023-PL:ENV-2014-2496

Dear Ms. Navarrete,

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 in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is located within our homeowner's association's borders.

Westwood Gardens Civic Association, is comprised of 620 single family homes situated within the boundaries of Ayres Avenue on the north, National Blvd. on the south, Midvale Avenue on the west and Overland and Dunleer Place on the east. As a HOA we have 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.

Our Board of Directors on behalf of the entire Westwood Gardens Civic Association, Inc. has voted unanimously to not support this project and the proposed zone change.

We will continue to strongly oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. 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 in the 2900 block of Midvale, but would be precedent setting for the character of our entire single family residential neighborhood.

We do not and cannot support this proposed project and ask that this request for a zone change be denied.

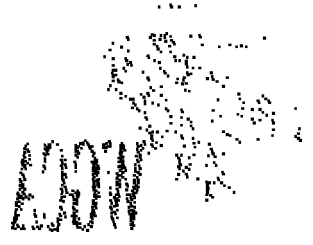
Sincerely,

Marilyn Tusher, President

c.c. Councilmember Paul Koretz, CD 5, jay.greenstein@lacity.org

Noah.Mulstein@lacity.org

Philip.bennett@lacity.org



Westwood Gardens Civic Association
1348 Westwood
P.O. Box 41002 Los Angeles, CA 90048
Westwood Gardens Civic Association
Los Angeles, CA 90024

MEMORANDUM

TO: Board of Directors
FROM: Planning Board
SUBJECT: 200 Westwood Street, Room 130
Los Angeles, CA 90024

Re: 200 Westwood Street, Room 130, Los Angeles, CA 90024
Date: February 7, 2013

The Board of Directors of the Westwood Gardens Civic Association, Inc. is writing this letter to advise the Board of Directors and the entire Association in regard to the proposed 4 Unit 200 Westwood Street and Unit 130 (the "Property") located at 200 Westwood Street, Room 130, Los Angeles, CA 90024, which is located within our Association's borders.

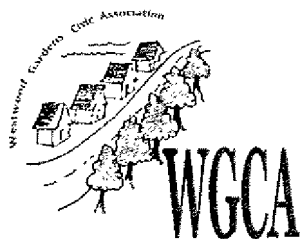
Westwood Gardens Civic Association, is composed of 850 single family homes situated within the boundaries of Westwood on the north side of the south side of Westwood Avenue. The west and overhead and overhead and overhead lines on the west side of the street since 1948. One of the largest standing single family home owners' association on the west side of Los Angeles. We are great to be in our community and we are very hard to prevent the project it for the general enjoyment of all single family homeowners.

Our Board of Directors on behalf of the entire Westwood Gardens Civic Association has voted unanimously to not support this project and the proposed zone change.

We are not to strongly oppose any change in the zoning that is not in keeping with our single family residential neighborhood and any conversion to a multi-family residential use. The location of the property on the property line of HOA borders. The street is 200 Westwood Street, 130 Westwood Street and 130 Westwood Street. The project will severely impact the quality of life and enjoyment of all our members in the 850 block of Westwood. We are not to support this project for the character of our single family residential neighborhood.

We do not and cannot support this proposed project and we do not support this request for a zone change be adopted.

Sincerely,
[Signature]
[Name]
[Title]



Westwood Gardens Civic Association

Since 1948

P.O. Box 642001 Los Angeles, Ca. 90064

westwoodgardens@gmail.com

www.westwoodgardens.net

Robert Lamishaw
JPL Zoning Services
6257 Van Nuys Blvd. Suite 101
Van Nuys, CA 91401

Re: 2957 Midvale Ave. Proposed Land Use

July 19, 2015

Dear Mr. Lamishaw,

As the President of Westwood Gardens Civic Association, Inc., I am writing this letter on behalf of our Board of Directors and the Association in regards to the Proposed 4 Unit Small Lot Sub-Division and Zone Change from R-1-1 to [T][Q]R3-1 for the property located at 2957 Midvale Avenue which is within our homeowner's association's borders.

We thank you for coming to our last WGCA Board Meeting and giving the presentation on this project.

Our Board of Directors on behalf of Westwood Gardens Civic Association, Inc. has voted, and unanimously does not support this project.

We will continue to strongly oppose any change in the zoning that is not in keeping with our single family residential neighborhood, R-1 low residential, and any conversion to a 4 unit Small Lot Sub-division on this property or any property within our HOA borders. The increase in traffic, density, noise, lighting and strain on our fragile water, power, and sewer resources is totally unacceptable. This project will severely impact the quality of life and peaceful enjoyment of all our homes, not only in the 2900 block of Midvale, but would be precedent setting for the character of our entire single family residential neighborhood.

We do not and cannot support this proposed project.

Sincerely,

Marilyn Tusher

Marilyn Tusher, President

c.c. Councilmember Paul Koretz, CD 5