

## Vote AGAINST Zoning Change for 2957 Midvale Ave

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Talia Nosrati <talia.nosrati@gmail.com>

Mon, Feb 6, 2017 at 11:24 PM

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

Dear all,

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

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

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

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

Sincerely,  
Talia Nosrati

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

2 messages

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Hollie Gelberg <hgelberg35@gmail.com>

Mon, Feb 6, 2017 at 10:32 AM

To: zina.cheng@lacity.org

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

Dear Ms. Cheng,

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

I am very concerned about the proposed zoning change from R-1 to R-3 at 2957 Midvale Ave. Like all of the single family homes in the 2900 block of Midvale Ave. and throughout the Westwood Gardens area (including my block of Esther Ave. and my parents' block of Ashby Ave.), this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood.

Additionally, since the proposed update of the WLA Community Plan was never completed, it is inappropriate to piecemeal zone and the City should follow its own plan.

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

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

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

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Hollie Gelberg <hgelberg35@gmail.com>

Mon, Feb 13, 2017 at 9:02 PM

To: zina.cheng@lacity.org

I'm resending this since it is now on Tuesday's agenda.  
Thanks,  
Hollie Gelberg

Begin forwarded message:

**From:** Hollie Gelberg <hgelberg35@gmail.com>

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

**Date:** February 6, 2017 at 10:32:24 AM PST

**To:** zina.cheng@lacity.org

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

Dear Ms. Cheng,

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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.

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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 6, 2017

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

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

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

I remind you that on June 24, 2015 the full council, including three members of this committee, voted to re-designate 2957 and 2951 Midvale from Medium Residential to Low Density Residential, (Council Motion 15-0117). A lack of funding of the Planning Dept. at that time did not allow finalization of this change. This should not affect the intent of the Council and in fact this proposal would not be in front of you today had that intent been carried out.

We would like to reiterate that approving the R-1 to R-3 change would be spot zoning in an area without an updated Community Plan and would set a precedent that could affect the entire city. In addition, the increase in traffic, noise, lighting, and pressure on infrastructure is totally unacceptable and is not being mitigated. We are concerned about safety of our children playing in the neighborhood and the congestion of our busy streets.

Sincerely,

**F. Davarian**

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

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