

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

Garrett Leever <Garrett.Leevers@networkdepo.com>  
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Tue, Feb 7, 2017 at 12:15 PM

Dear Zina Cheng,

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

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

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

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

Thank you for your consideration,

Garrett Leever

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

**Garrett D. Leever**  
**Principal**  
Network Deposition Services, Inc.

garrett.leevers@networkdepo.com

Office: (310) 557-3400

Fax: (310) 557-3555

Toll Free: (800) 788-2021

---

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you. Network Deposition Services, Inc.