

#4

**Council File Number: 16-445, 2957 Midvale, February 14, 2017**

**Agenda Item: 4**

**Speaker: Orlando Griego**

Good afternoon. My partner and I have lived in our single family home at 2945 Midvale for over 14 years.

Over 30 people in 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 CD-5 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 all homes on our street remain zoned R-1, 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 and neighborhoods throughout the city.

I ask that you vote against the spot zoning of 2957 Midvale and the proposed development of this property. It is our hope that Measure S and the recently adopted Community Plan Study will address the proper zoning of this property.

Date: 2/14/17  
Submitted in PLUM Committee  
Council File No: 16-1445  
Item No. 4  
Deputy: Commune

Date: 2/14/17

Submitted in PLUM Committee

Council File No: 16-1445

Item No. 4

Deputy: Communication from Public

**2957 Midvale Comments Feb. 14, 2017 CF: 16-1445 Item #**

### **Planning and Land Use Committee**

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

**During the tenure of two prior Westwood Gardens presidents, and city councilmen for CD 5, our community has been attempting for 10 years to have the inconsistency with the land use designation of Medium Density for 2957 Midvale corrected to Low Density Residential to conform with the rest of the block, and all of Westwood Gardens.**

**Council Motion #15-0117 to bring the property into conformance passed City Council in June 2015, including three of you on this committee voting in favor. City Council's instruction has now languished almost 2 years 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.**

**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 the dozens and dozens of emails and letters from our community that speak from their hearts and souls about our neighborhood and their desire to have it protected.**

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

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

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

My name is Craig Haney. My partner and I have owned our home at 2945 Midvale for over 14 years. We are against this proposed re-zoning and subdivision project of 2957 Midvale Avenue.

The re-zoning is unique because it is inconsistent with the General Plan, that designates our entire Midvale block as R-1 zoned. The project also is unique by subdividing the parcel and thereby increasing density on a block that has no subdivided properties. Further, the project is inconsistent with adjacent National Boulevard, Westwood Boulevard and all surrounding neighborhoods because no subdivided parcels exist.

This proposal is unique by setting a precedent for future city zoning. Spot zoning such as this will open the door for re-zoning and property subdivisions that are in contradiction to community wishes, not just in my District Five but all Districts.

These types of invasive zone changes and deviations from planning rules have been addressed by Councilman Huizar's recently proposed ordinance and will preserve the consistency of our unique neighborhood that matches the General Plan.

Please vote no on this project.

Date: 2/14/17  
Submitted in PLUM Committee  
Council File No: 16-1445  
Item No. 4  
Deputy: Communication from public

Katherine Cominolo

2946 Midvale Ave  
Los Angeles , CA 90064

February 5, 2017

Legislative Assistant: Sharon Dickinson  
[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

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

Date: 2/14/17  
Submitted in PLUM Committee  
Council File No: 16-1445  
Item No. 4  
Deputy: Communication from public

Dear Ms. Dickinson,

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 Comiolo

Christopher Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Mitchel Englander - PLUM Committee  
email: [councilmember.englender@lacity.org](mailto:councilmember.englender@lacity.org)

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

Dear Mr. Englander,

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.

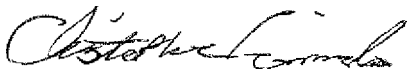
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As a long time resident I urge you to consider the wishes of over 35 Midvale Avenue Residents who are adamantly opposed to the vested zoning change and the proposed small lot subdivision of 2957 Midvale Avenue and vote against the West Los Angeles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

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

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



Geraldine Cominolo

2946 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Legislative Assistant: Sharon Dickinson  
[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

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

Dear Ms. Dickinson,

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.

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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. 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 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.

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.

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**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 safely & loss of privacy
- Maintain our home investment & value
- Increase – traffic, noise pollution, very little green space and trash

2942 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Marqueece Harris-Dawson - PLUM Committee  
email: [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

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

Dear Mr. Harris-Dawson,

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

Marqueece Harris-Dawson - PLUM Committee  
email: [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

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

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Thank you,



Geraldine Cominolo  
2946 Midvale Ave

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,

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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 safely & 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

Council member Marqueece Harris-Dawson - PLUM Committee  
email: [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)

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

Dear Mr. Harris-Dawson,

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.

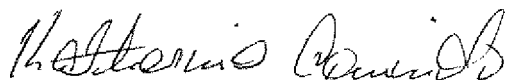
Like all of the single family homes in the 2900 block of Midvale Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to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

Legislative Assistant: Sharon Dickinson  
[sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

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

Dear Ms. Dickinson,

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,



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 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 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.**

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-1-1 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 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.**

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



2942 Midvale Ave  
Los Angeles, CA 90064

February 5, 2017

Council member Jose Huizar, Chair - PLUM Committee  
email: [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)

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

Dear Mr. Huizar,

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.

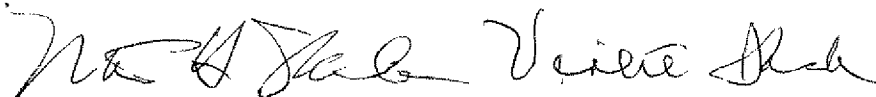
Like all of the single family homes in the 2900 block of Midvale Avenue, this property has been zoned R-1 for over 70 years and should remain so to maintain the character of the neighborhood. Additionally, since the proposed update of the WLA Community Plan was never completed it is inappropriate to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

Councilmember Jose Huizar, Chair - PLUM Committee  
councilmember.huizar@lacity.org

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

Dear Mr. Huizar,

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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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. 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,**
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**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 safely & 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

Council member Jose Huizar, Chair - PLUM Committee  
email: [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)

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

Dear Mr. Huizar,

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.

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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

Legislative Assistant: Zina Chen  
[zina.cheng@lacity.org](mailto: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.


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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 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

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

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