



Sharon Dickinson <sharon.dickinson@lacity.org>

Lower CD5 District

1 message

Fred Nabati <fnabati@trimaxla.com>

Thu, Jan 19, 2017 at 11:38 AM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, "Giselle.Corella@lacity.org" <Giselle.Corella@lacity.org>, "Christine.Saponara@lacity.org" <Christine.Saponara@lacity.org>, "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>

Hello LA City Members:

I reside at 1946 Greenfield Ave.

I would like to ask for your support to Carve Out Lower CD5 from the attached map and institute the new zoning R1V2 for our neighborhood.

Your support is very much appreciated.

Truly yours,

Fred Nabati , Broker

Trimax Realty Corp.
Trimax Loan Corp.
Trimax Property Management8370 Wilshire Blvd., Suite 230
Beverly Hills, CA 90211
(310) 954-0808 Ext. 701CSSS (Certified Short Sale Specialist)
CPFS (Certified Pre Foreclosure Specialist)
D.R.E. License# 01276914IF YOU LOVE WHAT YOU DO, YOU WILL NEVER WORK ANOTHER DAY IN YOUR LIFE. - MICHAEL NOLAN
SUCCESS IS SOMETHING YOU ATTRACT BY THE PERSON YOU BECOME. – JIM ROHN

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WESTWOOD MAP.PDF
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December 8, 2016

RE: Re-Zoning for Lower CD5 / BMO / **Westwood South of Wilshire, Rancho Park** - Carve out

Attn: City Planning, Planning Commission, Council members and Planning Deputies

Ladies and Gentlemen:

As a homeowner in **Westwood South of Wilshire, Rancho Park**, I am sensitive to the needs that some have to stop the overdevelopment of single family homes in our area and in the City of Los Angeles in general. However, Lower CD5 has been under Interim Control Ordinance (ICO) since March of 2015, which limits building to .50 Floor Area Ratios (FAR) without Bonus. This is extremely restrictive zoning that was an over correction to these concerns.

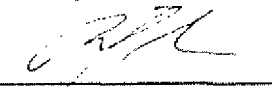
Moreover there is a current initiative to re-zone lower CD5 to R1V2 or the new BMO further increasing restriction and limiting the amount that one can build between .45 FAR to .35 FAR. This would essentially prohibit two story homes and shrink the size of the rooms to unreasonably small dimensions, which would negatively impact the property value. It also does not consider many homeowners purchased in recent years at a market value based on the then prevailing codes and building / remodeling potential.

There are several communities located in Lower CD5 such as, Beverlywood, Cheviot, Beverlywood Adjacent, Mar Vista, Venice East of Lincoln, Inner CD5, that have already been acknowledged by the Planning Commission to have needs that are specific to their community, and will be re-zoned as R1VNew, pending final vote. **Westwood South of Wilshire, Rancho Park** is currently contained within the massive region of Lower CD5 that does not appropriately represent its property owner's needs. As homeowners in the **Westwood South of Wilshire, Rancho Park** area, our demographics are very similar and of the same needs of the above mentioned other communities.

We are asking our representatives to carve out the **Westwood South of Wilshire, Rancho Park** from the Lower CD5 (Proposed Map attached) and requesting that it have the same R1VNew zoning as the other communities. This will allow a maximum FAR of .55 for lots less than 6,000 sq. feet and scale down to .45 for lots 10,000 sq. feet and above.

I respectfully request that my voice be heard in the strongest possible way. I am opposed to the proposed R1V2 or BMO re-zoning and in favor of the R1VNew for the Westwood South of Wilshire, Rancho Park area.

Sincerely,


Signature

FARSHAD - PARTIYELI
Print Name

Address: 2050 OVERLAND AVE, LA CA 90025
Neighborhood: Westwood South of Wilshire, Rancho Park, Lower CD5

F.PARTIYELI@yahoo.com
Email

310-989-9986
Phone

1/17/17
Date



Sharon Dickinson <sharon.dickinson@lacity.org>

Lower CD5 District Zoning

1 message

Albert Hakimi <albert@hakimicpa.com>

Thu, Jan 19, 2017 at 1:53 PM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, "Giselle.Corella@lacity.org" <Giselle.Corella@lacity.org>, "Christine.Saponara@lacity.org" <Christine.Saponara@lacity.org>, "shawn.bayliss@lacity.org" <shawn.bayliss@lacity.org>

Hello LA City Member Officials:

I reside at 2111 Greenfield Ave and would like to ask for your support to Carve Out Lower CD5 from the attached map and institute the new zoning R1V2 for our neighborhood.

Your support is very much appreciated.

Albert P. Hakimi

T: (310) 207-8809

F: (310) 207-8890

Albert@hakimicpa.com

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**WESTWOOD MAP.PDF**
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**MAP OF PROPOSED WESTWOOD SOUTH OF WILSHIRE, RANCHO PARK NEIGHBORHOOD
 BOUNDARIES FOR THE PROPOSED NEIGHBORHOOD
 SOUTH OF WILSHIRE
 NORTH OF PICO
 EAST OF SEPULVEDA
 WEST OF CENTURY PARK WEST DRIVE SOUTH OF SANTA MONICA BLVD
 WEST OF BEVERLY GLEN NORTH OF SANTA MONICA BLVD**

