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September 11, 2020

Via Email Only: Paul.Koretz@lacity.org

The Honorable Paul Koretz
Member, Los Angeles City Council
6380 Wilshire Blvd., Suite 800
Los Angeles, CA 90048

Re: Belmont Village/Westwood Presbyterian Church Project

Dear Councilman Koretz:

I am strongly opposed to the proposed development by Belmont Village Senior Living Centers at 10822 Wilshire Boulevard and 10812 Ashton Avenue on the parking lot of Westwood Presbyterian Church. It should not be allowed to go forward in its current configuration, which in addition to the Belmont facility, includes 19,567 sq.ft. of buildings for the church and its preschool.

To be clear, I am not opposed to an eldercare facility provided it is constructed in accordance with current zoning, the scenic corridor plan and a design that is not so intrusive on the surrounding neighborhood. The proposed development would introduce 200+ Belmont employees, service vehicles, visitors to the Belmont facility, school and church personnel and parents of children enrolled in an expanded preschool. Many of these persons will be coming to the facility 24/7. This extreme increase in people, vehicles and 24/7 use will overwhelm and destroy the residential atmosphere of the neighborhood.

Approving the project in its current form also sets a bad precedent. The proposed development greatly deviates from the R-1 zoning and the Wilshire-Westwood Scenic Corridor Specific Plan. To allow such major deviations from the community-inspired development guidelines will only encourage Belmont and other developers to build similar, guideline-violating projects. This will defeat the goals of the community to limit development of high-density projects and will markedly diminish the lifestyle quality of the Westwood neighborhood.

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Thank you for keeping a close eye on this project so that it will be built, if at all, in conformity with the community-inspired development guidelines.

Sincerely,



Randall E. Greer