

BRUCE KONHEIM

March 26, 2021

Los Angeles City Councilman Paul Koretz  
200 North Spring Street, Suite 440  
Los Angeles, CA 90012

Email: paul.koretz@LACity.org  
Meeting: May 4, 2021 at 2 pm  
Meeting ID No. 161 644 6631

Subject: The Belmont proposed building variance on the property known as the Westwood Presbyterian Church at 10822 Wilshire Boulevard, Los Angeles, CA 90024

Dear Councilman, Paul Koretz,

I find it ironic that the Belmont has not reached out to its neighbors.

It feels like a bulldozer running over us that the Belmont says it's all or nothing as far as what they want to make a profit.

Shame on the Church who has taken the position to assist Belmont for, both of their financial gain.

When I moved adjacent to the Church property, I never in my wildest thoughts something like this would happen and, in fact, was told the church couldn't change zoning because they were considered a Historical Site.

The property was zoned for the church and nothing more. Now the Developer has not only tried to work the neighbors but is trying to ramrod their project through. In an EIR report you would see that the proposed height limit will create a major afternoon darkness to the adjacent condominium and apartment house to the property and a darkness to the cemetery in the morning.

Traffic will be a major violation for this area, no matter what they are proposing. A full blown EIR would show that. Belmont is trying to say that their Employees will use the bus system. Well, that is not what is happening at their other facility just a few blocks away to the East on Wilshire Boulevard. There are the many cars dropping off children for the proposed day care center that will stretch into the side street and block traffic along with service trucks loading and unloading supplies through the day and night.

We, the neighbors have no problem if they wish to build a 6-story building, like they were forced to do a few blocks away per the zoning.

One additional reason Belmont is applying for this variance is that the Association that covers the subject area predominately represents the commercial properties, very little the residential properties.

We the people deserve more than what Belmont is trying to get here and it is outrageous.

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We all hope the City Councilman and the other City Council members hold the Belmont to the existing zoning that allows no more than 6 stories, and that the height limit does not exceed that.

Another important point to remember is that the proposed Day Care is much too large for the space which currently exists within the Church, building and is more than 75 feet away from the rear of the property. This too is a big concern, for the neighbors and should not be permitted to be up against the rear of the property.

We hope the City Council will act accordingly in the best interest of the Residence and not permit the variance.

Cordially,

*Bruce Konheim*