



Catherine Palmer <council@babcnc.org>

Re: OPPOSITION TO BEL AIR GLEN PROPOSED GATING (Project: VAC-E1401394)

Travis Longcore <tlongcore@babcnc.org>

Fri, Dec 10, 2021 at 9:52 PM

To: Nadim Abi Malhab <nadimabimalhab@gmail.com>

Cc: Robert Schlesinger <rschlesinger@babcnc.org>, paul.koretz@lacity.org, Jarrett Thompson <jarrett.thompson@lacity.org>, joan.pelico@lacity.org, ICE Erin Naimi <erinnaimi@gmail.com>, BABCNC Board <board@babcnc.org>, plu@babcnc.org

Dear Mr. Malhab and Ms. Naimi,

Thank you for your input to BABCNC on this proposal. The Board will consider your input as it advises the City on this issue

Sincerely,
Travis Longcore



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council

📞 (310) 247-9719 🌐 babcnc.org ✉️ tlongcore@babcnc.org

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On Dec 10, 2021, at 12:26 PM, Nadim Abi Malhab
<nadimabimalhab@gmail.com> wrote:

December 10, 2021

Sent via email

Dear Bel Air Beverly Crest Neighborhood Council
President Longcore:

We are writing to voice our strong opposition to Project:
VAC – E1401394, a gated project proposed by Bel Air Glen
(BAG) Homeowners Association.

We live on Angelo Drive in the adjoining homeowners
association, Bel Air Ridge (BAR). We oppose this proposal
for several reasons:

- We regularly use the part of Angelo owned by BAG as a means of ingress from and egress to Beverly Glen Blvd. The proposal to build a pair of gates on Angelo Dr. would severely deny us our principal way to go to or from our house and Beverly Glen. It would also greatly inconvenience friends and family as well as service providers such as delivery trucks, landscapers and others from reaching us. This inconvenience caused by the proposed gate to those outside BAG will undoubtedly lower our home values.
- The proposal would dramatically increase traffic on Beverly Glen and merely shift traffic from BAG to both the east and west sides of BAR. In addition, cars making turns from Beverly Glen onto Angelo with a gate in place will severely back up traffic in both directions on Beverly Glen. Despite BAG's claims, it seems inconceivable that cars having to pass through a gate at the corner of Beverly Glen and Angelo Drive would not cause additional back up on Beverly Glen, particularly during rush hour.
- The problem that BAG is trying to reduce, specifically, increased traffic on Angelo by cars seeking to avoid Beverly Glen, has been significantly reduced by new traffic patterns resulting from more people working from home. We believe that BAG's proposal is a more thinly

veiled attempt to increase their home values at the expense of adjoining neighborhoods.

- There are other solutions to the problem BAG is trying to address - namely, posting "no-thru traffic during certain hours" signs in their neighborhood and having traffic officers enforce the signs during key rush hours.

We appreciate BAG's concern for traffic and safety, but their solution will come at the expense of additional traffic and safety concerns for BAR's and other families on the both sides of Beverly Glen. Other adjacent neighbors also will be affected. We are all stakeholders in the decision on this matter.

For all of the above reasons, we vehemently oppose the proposed vacation. We urge the Bel Air Beverly Crest Neighborhood Council to consider the impact on stakeholders and oppose the proposal.

We would welcome the opportunity to speak with anyone to discuss this in greater detail.

Thank you for your attention to this matter.

Sincerely,
Nadim Abi Malhab & Erin Naimi
[2571 Angelo Dr.](#)
Los Angeles, CA 90077

cc:
BABCNC Planning and Land Use Chair Robert
Schlesinger
Councilmember Paul Koretz
Field Representative Jarrett Thompson
Chief of Staff Joan Pelico