



Catherine Palmer <council@babcnc.org>

Re: Bel Air Glen HOA - Opposition to Gating Proposal (Project: VAC-E1401394)

Travis Longcore <tlongcore@babcnc.org>

Thu, Dec 9, 2021 at 8:06 PM

To: Davin Lin <davin.lin@gmail.com>

Cc: Robert Schlesinger <rschlesinger@babcnc.org>, paul.koretz@lacity.org, Jarrett Thompson <jarrett.thompson@lacity.org>, BABCNC Board <board@babcnc.org>, plu@babcnc.org

Dear Mr. Lin,

We are in receipt of your communication and it will be considered as the BABCNC advises the City on this issue.

Sincerely,
Travis Longcore



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council

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On Dec 9, 2021, at 6:36 PM, Davin Lin <davin.lin@gmail.com> wrote:

Dear Mr. Longcore,

I'm a homeowner in the Bel Air Ridge HOA ("BAR") which is located in the 90077 zip code. Our neighboring HOA, Bel Air Glen HOA ("BAG"), has proposed to add gates (i) on Angelo Drive, which is a street that both

HOAs utilize for ingress and egress through our respective neighborhoods, and (ii) at the intersection of Nicada Dr & Woodwardia.

As you may know, BAR is separated into western and eastern portions by Beverly Glen Blvd just south of the intersection of two major thoroughfares, Mulholland Dr and Beverly Glen Blvd. BAG and eastern BAR occupy the eastern side of Beverly Glen Blvd while western BAR, UCLA professor housing, and non-BAR homeowners occupy the western side of Beverly Glen. In addition, there are several homes which are (i) located south of BAR and BAG on both sides of Beverly Glen Blvd and (ii) not affiliated with BAR nor BAG.

There are several, logical reasons why the proposed BAG gates are extremely problematic and the proposal should be denied:

First and foremost, gating Angelo Drive jeopardizes the safety of eastern BAR residents who will only have one street (Briarwood Drive, which leads to Beverly Glen Blvd) to exit the community in the event of an emergency and/or natural disaster (e.g., fire, mudslide, earthquake). The gate at Nicada/Woodwardia would also eliminate a potential exit option for both western and eastern BAR residents. It's important to note that there are only a few exit options in this area so every single one matters.

Additionally, the presence of gates would delay vehicles (even for precious seconds) responding to emergencies. This entire area, which resides in a mountainous area, has been deemed a high risk fire hazard area so any form of gates would severely magnify the already significant health and safety risks that exist today.

Furthermore, gating Angelo Drive would lead to an increase in traffic congestion throughout BAR, the surrounding neighborhoods, as well as Beverly Glen Blvd, which already suffers from excessive levels of traffic and traffic violations, pollution, and noise, particularly during rush hour. The western BAR side is highly congested with non-BAR drivers who consistently run through stop signs, speed through our neighborhood, and attempt a whole host of aggressive driving maneuvers. BAG and eastern BAR experience the exact same issues too.

It's very important to note that the total volume of cars passing through BAR and BAG will not change with the proposed BAG gates. However, the addition of gates will simply divert the northbound traffic on Beverly Glen Blvd that currently passes through BAG and eastern BAR onto the western BAR side and further south down Beverly Glen Blvd.

Lastly, the resulting increase in traffic congestion, pollution, noise, and danger levels would likely be detrimental to BAR and non-BAG property

values while BAG's property values would likely benefit from being a gated community.

In terms of process, BAG has not properly communicated its gating intentions to BAR and non-BAG residents in the surrounding areas, several of which do not even know about the plan, this Sunday's BAG town hall to discuss the plan nor had due process to properly evaluate and share their opinions. For those who do have knowledge of the plan, a review of BAG's gating application to the Bureau of Engineering illuminates multiple instances of misinformation. For example, the application asks the following questions to which BAG responded:

Do you live in a hillside area? NO
Would gating cause any controversy? NO
Would this create any safety issues? NO

Based upon the aforementioned facts, answering NO to any of the 3 questions above is patently false and clearly illustrates BAG's intention to willfully bend the truth to achieve their self-serving objectives while completely disregarding the negative impacts non-BAG residents will suffer as a result of gates.

The bottom line is that the benefits of the proposed gates to BAG are coming at the sole expense of all non-BAG constituents (including BAR), and such inequity should not be permitted. All constituents of this entire community (BAR, BAG, and surrounding homeowners) should be afforded fair and equitable treatment particularly when it comes to critical issues of health, safety, and property values.

Thank you for your consideration, and I sincerely urge you to deny BAG's gating proposal for all the reasons outlined in this letter.

Best Regards,

Davin