



Catherine Palmer <council@babcnc.org>

Re: Bel Air Glen Gate Proposal - We are Opposed

Travis Longcore <tlongcore@babcnc.org>

Fri, Dec 10, 2021 at 9:56 PM

To: Nicole Smidt <nicolehsmidt@gmail.com>

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

Dear Mr. and Mrs. Smidt,

Thank you for your detailed input on this issue. BABCNC will consider it as it 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 10, 2021, at 12:03 PM, Nicole Smidt <nicolehsmidt@gmail.com> wrote:

Travis,

In regards to the Bel Air Glen gate proposal, we are property owners at [2526 Angelo Drive](#) in the adjacent community of Bel Air Ridge. We strongly oppose the gate project.

We live on the eastern portion of Angelo drive, so this proposed gate would cut off our access to Beverly Glen via Angelo Drive, which would not only be completely inconvenient (especially during rush hour), but also a major safety issue particularly if there was a need to quickly evacuate the area to the north (for example due to a fire that originates south of the community in the canyon area). This is a hillside community in a high fire severity zone and Beverly Glen is the only street that travels through the canyon. We believe cutting off any access to it is completely unacceptable. Even in the event that we were provided key fobs, there would still be a minimum of two gates to navigate during an evacuation.

This gate would likely increase traffic and congestion that would be created by people waiting on Beverly Glen to enter the gates at Woodwardia/Nicada and Angelo on an already very congested thoroughfare during rush hour. Not to mention increased traffic on our portion of Angelo as drivers approach the gate and will have to turn around. We do not even see how there is enough room for an effective turnaround area which will just mean a lot of three point turns, turning around in people's driveways and general nuisance.

Also, as Bel Air Ridge residents, the majority of our community, amenities and clubhouse are located west of Beverly Glen off of Nicada. This proposal would mean that we would need to walk/drive through two gates (if provided key fobs) to access our own amenities via Woodwardia/Nicada (preferred route) or drive/walk (for us with a stroller) all the way down Briarwood and back up Beverly Glen which is ridiculous.

Another area of concern for us is more generally as a pedestrian and a family that enjoys the outdoors. One thing we love about this neighborhood, and know many others do as well, is walking. We see many individuals and families out walking and riding bikes throughout both HOAs. Outdoor exercise has become even more important during Covid and for us, like many, it has been a lifeline during this time of uncertainty, masks at the gym, and lockdowns. It would be heartbreaking to lose the ability to walk freely throughout these neighborhoods and to walk to the Glen Center via the neighborhood rather than Beverly Glen which is congested, noisy and generally unpleasant and less safe to walk or bike on.

The last but not insignificant issue is that we have yet to see any revised plans for the gates, no contractual agreements made with our HOA to provide access to their community, nothing really at all. Only assurances that there is no downside for us and will eliminate the traffic problems that we have. Well... we don't have any traffic problems on this part of Angelo and we see a lot of downsides.

We bought our house here in March of this year, because we love this neighborhood, and now it feels like it is being needlessly divided to benefit a few at the expense of the surrounding community's property values, convenience, safety and general enjoyment.

We urge you to consider these topics and not approve this project.

Thank you,
Nicole & Craig Smidt