



Catherine Palmer <council@babcnc.org>

Re: Opposition to gating of the Bel Air Glen HOA community

Travis Longcore <tlongcore@babcnc.org>

Fri, Dec 10, 2021 at 9:45 PM

To: Carla K <koehlercarla@gmail.com>

Cc: BABCNC Board <board@babcnc.org>, plu@babcnc.org, Jarrett Thompson <jarrett.thompson@lacity.org>

Dear Ms. Koehler,

Thank you for your email. BABCNC 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 4:27 PM, Carla K <koehlercarla@gmail.com> wrote:

I apologize, I had your email incorrect in the first email. Please find attached my opposition to the BAG gating proposal.

----- Forwarded message -----

From: **Carla K** <koehlercarla@gmail.com>

Date: Fri, Dec 10, 2021 at 4:24 PM

Subject: Opposition to gating of the Bel Air Glen HOA community

To: <tlongcore@babcnc.org>, <rschlesinger@babcnc.org>, <paul.koretz@lacity.org>, Jarrett Thompson

<jarrett.thompson@lacity.org>, <joan.pelico@lacity.org>
Cc: Koehler, Carla <koehlercarla@gmail.com>

December 8, 2021

Sent via e-mail to the following:

BABCNC President Longcore - tlongcore@babnc.org ,
Planning and Land Use Chairman Schlesinger -
rschlesinger@babnc.org,
paul.koretz@lacity.org; jarrett.thompson@lacity.org;
joan.pelico@lacity.org;

RE: opposition to gating of the Bel Air Glen HOA community

To whom it may concern,

I am an original homeowner in the Bel Air Ridge HOA ("BAR"), which is located in the 90077 zip code, and I am sending this email as a local citizen to voice my opposition against the proposed gating by the neighboring HOA, Bel Air Glen (BAG). I live on Angelo Drive, which is on the east side of Beverly Glen Blvd.

The neighboring 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 (one gate at Beverly Glen and the second at the border of BAG and BAR HOAs, and (ii) at the intersection of Nicada Dr & Beverly Glen, which would create a grave safety and potentially life altering endangerment to me and my BAR neighbors. Hence, I write this lengthy letter to those who control the public street thoroughfares, those who are concerned with the proper adherence to mandated administrative process, and those who represent me and share my safety concerns.

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 that are located south of BAR and BAG on both sides of Beverly Glen Blvd and are not affiliated with BAR nor BAG.

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

FOREMOST, gating Angelo Drive jeopardizes the safety of eastern BAR residents (like myself and my family) 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, each of which I have lived through in my more than 40 years residency in this hillside community). A 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 is of grave importance.

Additionally, the presence of gates would delay vehicles (even for precious seconds) who would be 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 suffer from excessive levels of traffic and traffic violators, 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 host of aggressive driving maneuvers. BAG and eastern BAR experience the exact same issues too.

It is 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. In fact, from the vague plans that have been provided by the BAG HOA, they may make conditions even worse. I understand that they will require all vehicles without an opening device to go through the gates at Nicada. They indicate that these gates will not be manned with guards. Instead, they will call someone (maybe in India) and they will then open the gate for the vehicle to enter. If the gates are not manned, it will be very slow for vehicles to enter and it is also possible that random vehicles (with potential thieves) may try to gain access. If the ~200 homes have two to three deliveries per day (deliveries have increased substantially with covid), that means 400 to 600 cars will be forced to enter through Nicada off of Beverly Glen. Without extra lanes and space, these cars will back up on Beverly Glen, particularly for those cars that are coming south and need to make a left turn. So, they might be creating a new problem.

The BAR also has indicated in one of the iterations that the purpose of the gating was to prevent crime and to increase property values. As I understand, they are proposing little lift gates (like the parking structures at the mall) that will not be a deterrent for crime. These types of gates can easily be driven through or walked around. As for property values, they are going up and gating might actually make them go down.

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, and they have never shown us their

proposal, which seems to change with each townhall meeting they want to have (After the first time, I discovered this was a waste of my time). There was one last minute selective meeting which I notified about three (3) days before the BAG described "mini-town hall" gathering. Although referring to an invite by BAG to "discuss" a Proposal, I am advised by those few neighbors of mine who attended that BAR residents were not provided an opportunity to "vote" nor could they speak. Apparently, there were "Yes" voting certificates for those who approved of the Proposal but when BAR residents asked for "No" voting certificates they were told none were available. BAG cannot now say that there was a "vote" taken and that their Proposal was approved.

I am also concerned that the BAG board has not provided their residents with a budget. At the very least, if they want to gate, they should put in proper gate like other communities off of Mulholland and have them manned with guards. Those of us in BAR that get deliveries or have visitors coming from the valley side will be confused if they try to drive down Angelo only to find a gate. A guard will be required to tell confused drivers where to go.

I am also concerned because we have never seen a plan for how the gates will be constructed on Angelo. Will the gates be a nuisance for those of us that use the BAR gym or BAR neighbors that live by the gate. Is there enough room to construct a gate at the BAG/BAR border. For the gate on Angelo at Beverly Glen, will there be a safe turnaround for vehicles that accidentally turn in, only to come up against the gate.

I do understand that a subset of BAG residents want to live in a gated community. However, BAG was not planned as a gated community and, if those residents wish to live in a community, I think they should instead by a house in a gated community. We have not had gates since the community was developed and it is problematic to put in gates now as space is not available to proper gating. As a result, gating now would create traffic problems and safety issues. For example, everyone must enter

east BAR via Briarwood. This will send a lot of traffic through Briarwood, requiring a right hand turn for traffic coming south on Beverly Glen. This is dangerous, as cars going north on Beverly Glen are traveling at excessive speeds (up to 50 mph or more). Thus cars sitting to turn left are in great danger from cars coming at them very fast.

For those who have a barebones knowledge of the Proposal, a review of BAG's gating application to the Bureau of Engineering illuminates multiple instances of what would appear to be intentional misinformation. For example, the application asks the following questions to which BAG responded "No":

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 above questions was and is patently false, illustrating BAG's intention to willfully bend the truth to achieve their self-serving objectives while completely disregarding the negative impact and the danger non-BAG residents will suffer as a result of their gates.

The bottom line is that the benefits of the proposed gates to BAG would come at the sole expense of all non-BAG constituents (including BAR), and such inequity should not be permitted.

All constituents of our hillside community (BAR, BAG, and surrounding homeowners) should be afforded fair and equitable treatment particularly when it comes to critical issues of health and safety. The BAG president was kind enough to provide some generic information about the Street Vacation Process but it appears that we, the citizens will be greatly harmed by the Proposal as we have not been kept informed. I expect my elected and appointed officials will want to research the BAG Proposal and provide all of the citizenry a precise and honest update of the Proposal. To do less would be a miscarriage. I

am copying the City Attorney, Mr. Feuer, as I expect his office is also involved in municipal administrative matters especially those where a citizen suspects chicanery to be afoot.

Thank you for your consideration and I urge each of you, after you have reviewed the facts, to deny BAG's gating proposal for all the reasons outlined in this letter.

Sincerely

Carla Koehler

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Los Angeles, CA 90077

310 908 9060

koehlercarla@gmail.com