



Catherine Palmer <council@babcnc.org>

Re: Proposed Bel Air Glen street vacation and resultant gating of my residential ingress and egress

Travis Longcore <tlongcore@babcnc.org>

Fri, Dec 10, 2021 at 2:57 PM

To: David Wilzig <david@wilzig.net>

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

Dear Mr. Wilzig,

I am now in receipt of your email and will ensure that it is before the BABCNC Board as it advises the City on this issue. Thank you for contacting us with your input.

Best regards,
Travis



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council

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On Dec 10, 2021, at 2:15 PM, David Wilzig <david@wilzig.net> wrote:

Mr. Longcore,

My apology, below is my earlier misaddressed email to you.

Thank you for taking the time to both read and consider my comments.

David J. Wilzig

"

From: David Wilzig

Sent: Thursday, December 9, 2021 3:20 PM

To: tlongcore@babncnc.org

Cc: , Chairman PLU, <rschlesinger@babncnc.org>; jarrett.thompson@lacity.org; paul.koretz@lacity.org; mike.n.feuer@lacity.org; mayor.helpdesk@lacity.org; readers.representative@latimes.com

Subject: Proposed Bel Air Glen street vacation and resultant gating of my residential ingress and egress

Gentlemen,

I'm an original homeowner in the Bel Air Ridge HOA ("BAR") which is located in the 90077 zip code and am sending this email as a local citizen. I live on Almaden Court which is on the Eastern side of Beverly Glen Blvd.

A 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, which would create a grave safety and potentially life altering endangerment to me and my family. Ergo 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 which 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'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, I am informed that 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 their Proposal. There was one last minute selective meeting which I notified about three (3) days before the BAG described "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.

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. Mr. Thompson 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 (which I was once a proud member of) 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've reviewed the facts, to deny BAG's gating proposal for all the reasons outlined in this letter.

Very truly yours,
David J. Wilzig

"People who say it cannot be done should not interrupt those who are doing it." GBS

David J. Wilzig
Attorney at Law
D.J. WILZIG Inc. APC

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