

Date: July 11<sup>th</sup>, 2022

To: Bel Air-Beverly Crest Neighborhood Council, Planning and Land Use Commission

From: Owners of eight properties (the “Owners”) located inside the private street of La Collina Drive (“La Collina”), impacted by **ZA-2022-760-ZAA, 1150 La Collina Drive 90069** on 7/12/22 agenda

**All eight owners/neighbors** who live to the south of the proposed gate on La Collina, and who have shared access to this private street of La Collina for 70+ years, are writing to voice their opposition to ZA-2022-760-ZAA by Ronald Haft (the “applicant”):

1. The submitted application is misleading and without basis

La Collina today has a privately maintained, access-controlled gate preventing public access (the “Entrance Gate”) that sits at the intersection of La Collina and Doheny. It is kept closed 24/7 and can only be opened with private gate code or phone-activated permission by the residents of the street. This gate has served the private street for over 70 years and will exist in perpetuity.

It is properly maintained, and residents (including the applicant) pay fees annually to keep it in full operation. This service includes repairs and continual video surveillance, motion-activated monitoring services which review each entrant through the gate and block improper access.

The applicant’s property already has fortress-like security. His house makes use of the Entrance Gate and is also fully secured by significant fencing around their entire property (some at a 20 foot+ height with grade, as pictured below), as well as a vehicular entrance to their property which is also privately access-controlled and monitored with surveillance.



The requested gate would be the **third** gate to the applicant's property, and the first new gate in the private street's history to go across the road easement shared by its residents. The gate adds no value to the Applicant and causes material damage to the Owners' properties and quality of life.



The requested gate location has existing foundational support that is noted in the application, as **the applicant attempted to create this gate without permits in the past. The construction was stopped by prior neighborhood opposition of which the applicant is aware.**

In addition to the safety and traffic concerns below, it should be noted that all homeowners have enjoyed the entirety of La Collina for 70+ years as a community walk-way and common amenity. This gate would block their ability to pass and repass without the applicant's control.

2. The requested permit would create significant hardships for the neighborhood. The Owners are arranging legal representation but would like the Planning and Land Use Council to review their following concerns:
  - a. The gate **does not meet the LAFD Security Access Gate requirements** requiring 20 feet along private streets, and as such is not allowed by right. The applicant has not demonstrated how it intends to comply with the following requirements:

Gates shall not reduce the required roadway width to less than the minimum width required by the Fire Department (20 ft. free and clear, see attachment).

This will be a second blocked access point, beyond the approved Entrance Gate, for LAFD to provide life-saving services for all of the residents of the street and has not been sufficiently reviewed. The average age of the La Collina residents impacted by the proposed gate is **69 years old with many 80+** and who would be more adversely impacted by any life-safety issues.

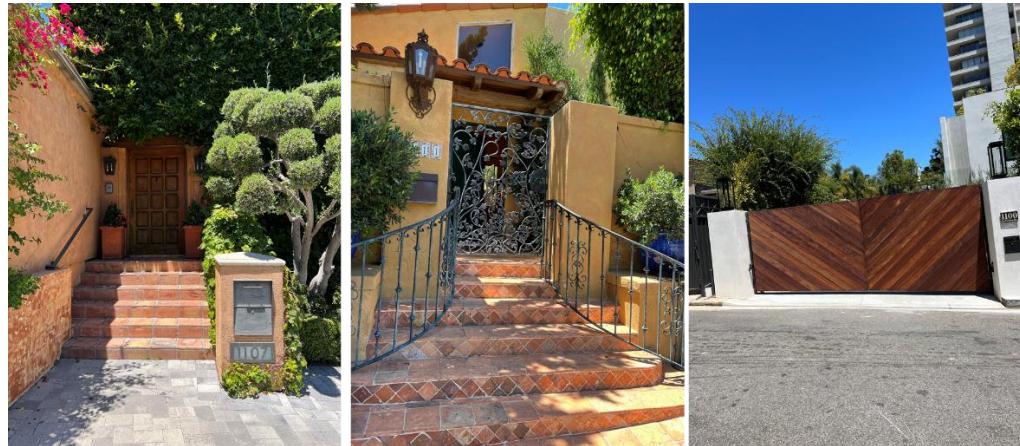
La Collina falls within the City of Los Angeles' **Very High Fire Hazard Safety Zone**. La Collina also sits within the City of Los Angeles' Hillside Ordinance Area and must comply with its design standards, including those for roadway circulation and street access.

- b. Beyond the safety concerns of the Owners on La Collina, the addition of a gate across a small, 18-foot (at its widest point) private street has not been sufficiently studied and there are blatant issues that a traffic engineer's review of the proposed gate would confirm.

The existing turn-around point for the last 70+ years has been at the top of La Collina, 400 feet+ beyond the proposed gate's location. **The applicant has suggested no replacement turn-around point for any vehicular traffic. This would mean any future traffic would have to back 400 feet down La Collina, a safety issue for all residents.**

A demonstration of the inability to turn around at this proposed gate, using a sedan, took over 4 minutes to safely maneuver (and as such is too long to include via email). This shows the significant backlog a single standard-size car blocked from accessing the existing turn around beyond the gate creates.

- c. The proposed design is not in keeping with the current neighborhood design. The existing gates on La Collina are short in stature (below 8 feet), simple in design aesthetic, **and do not cross the private street**. The applicant's design crosses the street and shows a gate at **12 feet**, with ornate metals and multiple color palettes.



#### In Summary:

- 1) Proposed gate on a narrow private street has no legal basis and, even at a lower height, **would not be allowed by-right** given the width of the private street
- 2) It does not meet LAFD standards and would delay access for emergency services
- 3) Dozens of cars and trucks pass on the street each day and they would be forced to reverse down a 400-foot street as turning around on this width would be similar to turning around in a garage
- 4) Entire neighborhood opposes this project. Our quality of life and property values would dramatically decline if the gate is built

Best,

Erez Chaim  
**1100 La Collina Drive;**

Patricia and Howard Storm  
**1107 La Collina Drive;**

Judith Colburn  
**1112 La Collina Drive;**

Donald Taicher

**1121 La Collina Drive;**

Richard Rand  
**1111 La Collina Drive;**

Robert and Alice Anderson  
**9329 Doheny Drive;**

Raphaelle Cassens  
**9337 Doheny Drive;**

Erez Chaim  
**9331 Doheny Drive**