



Catherine Palmer &lt;council@babnc.org&gt;

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## Bel Air Beverly Crest Meeting tomorrow at 5:30 La Collina Gate

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Sari Taicher &lt;saritaicher@hotmail.com&gt;

Mon, Jul 11, 2022 at 4:02 PM

To: "rschlesinger@babnc.org" &lt;rschlesinger@babnc.org&gt;, "council@babnc.org" &lt;council@babnc.org&gt;

Dear Mr. Schlesinger and Ms. Palmer,

The letter below was sent to the zoning board. For you review for the meeting tomorrow. Thank you very much for your attention to this matter.

Dear Stephanie and Oliver,

My note is regarding the application for a gate to be installed at 1150 North La Collina Drive, under applicant Ronald Haft, with a public hearing for 6/29/22.

We are the homeowner of [1121 La Collina Drive](#). We would essentially be the most negatively impacted by the addition of this new gate that the applicant, Mr. Haft, is requesting. It would be located directly between our two properties. We are strongly opposed to the addition of this new gate that the applicant has proposed.

Our property is located on the private GATED road La Collina Drive, which consists of 13 properties, and 9 individual owners. One of the owners, the applicant Mr. Haft, has asked for permission to put a gate half way up La Collina Drive, so that two of his properties, and one property above the applicant's property, would be behind a third set of gates. This leaves 7 property owners on the south side of the gate. I understand that every one of these 7 owners is against the installation of this new third gate, and objects to any approval.

We are strongly opposed to the proposed addition of a gate for several important reasons:

**Insufficient Time Studied & Lack of Notice:** I believe the access has not been fully studied as noted in the filed materials and should be reviewed by the Fire Department and others. The gate addition does not just impact Mr. Haft's owned property but also others, including 1121 La Collina and all other owned properties who are serviced by these public vehicles. Several neighbors on the street were shocked to find out about this plan today and have not had sufficient time to submit evidence for something that will drastically reduce their safety and home value if approved. **We were not provided any written Notice as required.** Additionally, we have not been provided any proof that there was ever any attempt to properly provide written notice.

**Emergency Service Providers:** Any approval of this additional gate will have a negative impact of ALL emergency service providers, and the resident they are providing service to, from paramedics, ambulance, fire department, and police. This is of special concern when considering that half of the 7 homeowners on La Collina Drive are over the age of 70, and my father is 85, and are more likely to need, and rely on, these emergency services. The additional time to enter, and then exit, through yet another set of gates, is not time that someone who is having a heart attack has to spare.

**Minimum Road Width Requirement in Hillside Property:** Is there not a requirement that any road/driveway that is used to access more than one property must be a minimum of 20 feet wide at its narrowest point? Additionally, the requesting property is within in the Hillside ordinance.

**High Impact & Damaging to Adjacent Homeowners:** This entirety of the private road of La Collina has been used for public use to pass and repass throughout the ownership of Mr. Haft and decades beyond. The street is used for turnaround for public garbage and fire/life safety vehicles who are unable to circulate otherwise. In addition, a gate at the proposed location will create a constant safety hazard for us to simply access or egress their own home, which accesses directly from our door onto La Collina Drive. It will take

away most of our peaceful and quiet enjoyment, and reduce our privacy at our home at 1121 La Collina. All of which will significantly reduce our property value.

**Overuse/Over Burden of Easement:** Currently, everyone that does not have access to a private driveway, which are most vehicles, use the turnaround at the top of La Collina drive in order to turn around and go back down La Collina Drive and exit onto Doheny. That includes vehicles like Amazon, USPS, FedEx, UPS, DHL, Uber, DoorDash and the many other delivery services, guest of owners, service provider like subcontractor, handy people, household help, and more. Our property will become the new location where everyone will attempt to try to do a 40-point turn, to try to turn around to go back down La Collina Drive. This will go on day and night. And I do not believe it is even logistically possible to turn around on La Collina with the use of someone's private drive. Trying to turn on an 18-foot-wide road would be the equivalent of trying to turn around inside a two-car garage. A gate at the requested location will create an extreme and excessive use of the easement that was granted to the applicant Mr. Haft for his private use over our property at 1121 La Collina Drive which goes to the middle of La Collina Drive. I don't know what will happen if two cars needed to turn around?

**Prescriptive Easement Established for Decades:** As noted, all of the residents of La Collina use the entirety of the private street beyond where Mr. Haft is trying to use the gate on a daily or weekly basis and have over the course of 20+ years which has been documented. This includes many years of use before the applicant owned his property. The established prescriptive easement is clear and can be proven easily if requested given decades of images of everyone going up and down this street.

Why does Mr. Haft need a third gate. There is a gate to get into La Collina, and he has a gate at his private residence. Why is there a need for an additional third gate?

La Collina Drive is a community and every single homeowner that lives beneath the street is now terrified that Ronald is diminishing our safety and home values illegally. This is a serious matter that should be properly reviewed and not approved today.

Best,  
Lee Donald Taicher  
Sari Taicher