



## **Report and Recommendation of Task Force on Bel Air Glen Street Vacation and Gating Application**

In January of 2022, a task force was created by the Planning and Land Use Committee to facilitate discussion between two HOAs along Beverly Glen, the Bel Air Ridge HOA (BAR), which resides on both the West and East side of Beverly Glen, and the Bel Air Glen HOA (BAG), which resides on the East side of Beverly Glen.

Over a series of group and one-on-one meetings between the BABCNC Task Force and the respective HOAs, several things were understood. There is a through-traffic issue on both sides of the canyon, affecting both HOAs. Both sides have sought, and are seeking remediation of that through-traffic, citing that it is a danger to each of their respective HOA members.

BAG would like to privatize the street and erect “guard” gates at each of its three entrances. These gates would be electronically governed by key fobs and RFD technology.

BAR suggested more incremental remedies such as speed bumps installed on Nicada, no-turn signs at high traffic parts of the day, enforcement by traffic control officers and other methodologies to slow down traffic.

Some of these remedies have worked for BAR in the past as they face similar, if not arguably worse cut through traffic, given they are located on a street that can be considered a critical evacuation route.

After an extensive discussion and review of the facts, consisting of seven meetings of the task force, we have concluded that we cannot support BAG’s proposal to privatize the streets. We reached this conclusion due to several factors:

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### **STAKEHOLDER GROUPS**

Bel Air Association  
Bel-Air Crest Master Association  
Bel Air Hills Association  
Bel Air Ridge Association  
Benedict Canyon Association  
Casiano Estates Association  
Doheny-Sunset Plaza Neighborhood Assn.  
Holmby Hills Homeowners Association  
Laurel Canyon Association  
Residents of Beverly Glen

### **RESIDENTIAL DISTRICTS**

Bel Air District  
Bel Air Glen District  
Franklin-Coldwater District  
North of Sunset District

### **NON-RESIDENTIAL REPRESENTATION**

At-Large Members  
Commercial or Office Enterprise Districts  
Custodians of Open Space  
Faith-Based Institutions  
Public Schools & Private Schools

- BAG's lack of willingness to first consider incremental remedies to ascertain if those steps would solve the issue at hand.
- The absence of a detailed operational plan for street privatization, including liabilities, insurance, street maintenance, traffic implications to non-HOA members along Beverly Glen. Further there was no analysis on the reserves needed by the HOA members to meet those running costs. Absent this important detail it was impossible for the task force to advocate for this proposal when each aspect had not been thoughtfully analyzed and presented.
- The clear lack of consensus amongst the BAG's own HOA members.

We appreciate the effort and time everyone has put into this process. We are open at another time to reconsider, but given the lack of a very detailed plan that the whole community is bought into, **we cannot support** the Bel Air Glen Homeowners Association Street Vacation Application.

Submitted to Planning and Land Use Committee for May 10, 2022 Meeting by Co-Chairs Robin Greenberg and Jason Spradlin