



Catherine Palmer <council@babcnc.org>

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## Fwd: Original letter to BABCNC regarding Gating issue.

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Travis Longcore <tlongcore@babcnc.org>  
To: Catherine Palmer <council@babcnc.org>

Fri, Aug 19, 2022 at 11:46 AM

BAR materials for item next week.

Begin forwarded message:

**From:** Amir Navab <amir.navab@greatgable.com>  
**Subject:** Original letter to BABCNC regarding Gating issue.  
**Date:** August 19, 2022 at 11:31:35 AM PDT  
**To:** Travis Longcore <tlongcore@babcnc.org>  
**Cc:** Robin Greenberg <rgreenberg@babcnc.org>, Andre Stojka <voxpath@aol.com>

This letter was sent in January of 2022. None of the highlighted areas of concern have been addressed in 7 months.

BAG has had plenty of time to address specifically the items that were raised and have chosen not to do so.

Please add to the board packet for meeting next week.

Thank you

Amir

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**3 attachments**

**image001.png**  
1K



**image002.png**  
2K



**Letter to BABNC Subcommittee.docx**  
23K

Dear Robin, Jason, and Nicki:

Thank you again for your time this past Thursday and agreeing to help broker an understanding between our association—the Bel Air Ridge Homeowners Association—and our neighbors, Bel Air Ridge Homeowners Association (“BAG”), who wish to gate their community. We wish to continue discussing possible solutions to our neighbor’s the traffic and safety issues but their gating proposal is unacceptable because it solves their problem by (1) shifting their problems to us and other neighboring communities, (2) further compounding our existing traffic and safety problems, and (3) creating new problems for our community.

As promised, set forth below are our list of concerns. We also attach a map showing the locations of our Association and BAG . Please let us know if you need additional information or wish to discuss further. Thank you.

1. Generally

a. Summary vacation of these public streets is hasty and inappropriate when no (or few other) proposed solutions have been implemented; it should be entertained only when other incremental measures were implemented and failed to address the problems.

b. Too many unknowns presently exist to approve of a summary street vacation

c.

2. Main Gate (Easterly corner of N. Beverly Glen Blvd. and Angelo Dr.)

a. Gating at this location will displace a block of street parking used by parents of children from local area schools to drop-off their children at the bus stop. This will create a traffic condition on northbound Beverly Glen because parents will need to park on Beverly Glen, leaving less space for the school buses. Alternatively, parents will park on Angelo Drive, west of Beverly Glen, which will require children to cross Beverly Glen during morning traffic, when vehicles traveling southbound on this stretch of Beverly Glen frequently exceed 40 mph.

3. North Angelo Gate (Corner of N. Beverly Glen Blvd. and Angelo Dr.)

a. Could impede traffic

4. South Angelo Gate (Angelo Dr. nearest Briarwood Dr.)- No room for cars to turn if they go up the wrong way to the gate. Presents a danger and nuisance to homeowners outside of the BAG association.

5. Process- We fail to see the incremental steps necessary to build a case for a final solution that is irreversible.

a. Where is independent traffic study?

b. Where is the Environmental Study?

c. Given that we are in a high fire risk area plus that Angelo Dr. is part of the Mulholland Scenic Parkway, a CEQA seems very reasonable and necessary. The BAG claim to waive CEQA does not in our opinion merit serious consideration.



Too many homes impacted by this issue to rush to any such solution. Close to 700 homes in the immediate area that will be impacted mostly negatively by this solution.

- d. How many attempts have been made to work with the city to find solutions?
- e. How do we know signage will not alleviate the problem?

BAG does not have 100% support from their own residents. Complaints from their own members on lack of transparency and sharing of information?

- 6. Data- There is not enough data collected to this point in time. One part time study 4 years ago does not give enough information. Do we even have a problem that needs a solution? How many cars, at what times, in what direction?
  - a. What is the cost to the solution? Not just of implementation but maintenance and access in perpetuity? Where is the study and the input from their community with permission to absorb said costs?
  - b. How do we know what the impact of gates to the surrounding areas will be? Needs more data?

7. Other Solutions-

We believe an incremental approach is better. We were able to find solutions by working with the city for very similar problems without resorting to gating.

Traffic cones slow down traffic. Speed bumps and small roundabouts help to control the flow of traffic. Road signs that limit public access during heavy traffic times have worked in many areas.

Once all these methods have been implemented and enough time passes that we have the data then it would be appropriate to have a discussion on other solutions.

Again, we stand by our commitment to work alongside you and our neighbors Bel Air Glen to work towards possible solutions to alleviate traffic and safety issues that impact all residence in and around our mutual communities.

We look forward to hearing from you on the next steps.

Thank you again for your time and engagement on this matter.

Yours sincerely,

Amir Navab







