



Catherine Palmer <council@babnc.org>

Fwd: BABCNC PLU and the Bel Air Glen Gating Proposal

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

Wed, Aug 24, 2022 at 12:46 PM

Begin forwarded message:

From: Lisabeth Rothman <lisabethrothman@gmail.com>
Subject: BABCNC PLU and the Bel Air Glen Gating Proposal
Date: August 24, 2022 at 12:26:41 PM PDT
To: Travis Longcore <tlongcore@babnc.org>, Robin Greenberg <robin@robingreenberg.com>

Dear Mr. Longcore and Ms. Greenberg,

I would appreciate it if you could provide a copy of this email to the members of the BABCNC to consider in connection with the agenda item concerning the above referenced gating project. As a resident of the Bel Air Glen HOA since 1970, I am writing to oppose the Bel Air Glen HOA Board's (the "HOA") revised proposal to privatize and gate the public streets of Nicada and Woodwardia located in the HOA.

Under this "settlement" proposal, the HOA will ask the city for permission to install two no-right-turns-during-rush-hour signs, one at Briarwood and northbound Beverly Glen, the other at Nicada and northbound Beverly Glen which would stop cut through traffic on Woodwardia. If the city fails to approve the request and issue implementing permits within six months, BAG will proceed unimpeded with its gating application, and the BABCNC is required to support gating notwithstanding any continuing opposition from neighboring Bel Air Ridge ("BAR") or others in the canyons or BAG. This proposal is unworkable because there is no guarantee that the city will issue the requested permission within the stated time frame. Even if it does, the 6 months total time frame is insufficient to establish compliance with the traffic signs and conduct an accurate traffic study. In addition, BAG's definition of 100% reduction in cut through traffic is unreasonable. More importantly, BAG's proposal impermissibly restricts the BABCNC's right to exercise its discretion to consider or reconsider all matters under its jurisdiction, and the right of residents impacted by the proposed gating to voice their opposition.

Moreover, the settlement proposal remains flawed and problematic for the HOA and the canyon area in the same respects I previously communicated, including the following:

1. The gating proposal remains a solution in search of a problem. The afternoon rush hour cut through traffic on Woodwardia Drive, and, to a lesser extent, Angelo Drive which was the impetus for the original proposal disappeared during

CoVid and has not returned. I work from home and have walked to the areas of concern during the week from 4 pm through 7 pm and there are very few cars driving through and no back up traffic on either street ever. To proceed with the proposal at this point is unnecessary.

2. Gating the entire community when a more targeted fix on Woodwardia and Angelo is not given a meaningful time period to work is overkill. BAG's proposal is halfhearted at best. If the settlement were truly made in good faith, the proposed plan should be given at least 6 months **after** implementation of the traffic signs to assess the impact, and then report back to the BABCNC with results. No further proposals should be considered unless and until a truly good faith negotiation with BAR occurs, assuming the traffic signs did not impact cut through traffic. However, based on paragraph 1 above, there isn't sufficient cut through traffic currently to pose a hazard at this time in any event.

3. As stated in the BAR letter, this area remains an extremely high fire hazard area, and restrictions on entry or exit posed by gates which could malfunction represent a public safety hazard.

4. The canyon community would be negatively impacted. Because the BAG and BAR neighborhoods have sidewalks, many of our neighbors drive here to walk safely with their dogs or in walking groups with BAG and BAR neighbors which fosters more connection in the community. This ought to be facilitated, not squelched.

5. The gates will not be staffed. Even if they were, there is no room on Beverly Glen, Angelo or Nicada for a line to enter the HOA. In addition, gates regularly malfunction. Back up traffic on Beverly Glen will occur and pose a hazard on Beverly Glen as well as increasing traffic jams during rush hour. Because the HOA was not designed for gating, there will not be a safe spot to turn around for those who may want to exit the line trying to enter the HOA. Finally, malfunctioning gates pose a serious hazard during emergencies requiring access by firetrucks and ambulances and in case of evacuation from fire.

6. The gating proposal has been a moving target and the specifics keep changing. The most recent settlement proposal has never been presented to or voted on by BAG members. The HOA Board never presented a formal plan with a budget and the extent and cost of future HOA maintenance obligations. The Board has advised HOA members that it is not required to obtain a formal vote on a fleshed out project proposal. While the HOA Board has been campaigning heavily in favor of its gating proposal within the HOA and this Council, there has never been a formal vote on a formal project, because such a project has never existed. In short, there has been no transparency. This failure to honor small "d" democracy in how the HOA Board is proceeding on a proposal that has a significant and potentially deleterious impacts on our neighbors and the entire canyon should not be countenanced.

For the foregoing reasons, I respectfully ask that the BABCNC reject the proposed modification and oppose the gating proposal. Thank you for your consideration.

Best regards,

Lisabeth Rothman
10215 Mossy Rock Circle
Los Angeles, CA 90077

