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Via Email/U.S. Mail

November 17, 2021

Councilmember Paul Koretz
District 5
15760 Ventura Boulevard, Suite 600
Encino, CA 91436

Re: Update on Bel Air Glen Homeowners Association's Street Vacation and Gating Project; VAC-E1401394

Councilmember Koretz:

As you know, my office represents the Bel Air Glen (“**BAG**”) Homeowners Association (“**HOA**”) for its application to the City of Los Angeles (“**City**”) to vacate and gate the remaining public streets within the BAG community (portions of Woodwardia Drive, Angelo Drive, and Nicada Drive). When we began the application process, you asked that we keep you informed about significant developments along the way. I update you as follows on our significant activities in the last several months.

To briefly remind you why the BAG HOA is applying for the street vacation and gates, the BAG community is inundated each weekday afternoon by speeding and reckless cut through drivers from Beverly Glen Boulevard who speed through the community's local streets – threatening pedestrians, preventing residents from entering and exiting their homes efficiently and safely, and damaging the community's streets – to try to save mere minutes on their commute. I enclose with this letter recent photographs of the congestion taken by residents during peak evening hours. If you recall, our traffic study conducted by Linscott, Law, & Greenspan Engineers documented that the streets BAG seeks to vacate experience approximately 254 cut-through drivers *every weekday* from 4:00-6:00 p.m.

With that background, I am pleased to share with you the positive advancements we have made with community outreach, coordination with City departments, and project design toward resolving the hazardous traffic conditions plaguing this community.

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Community Outreach

On October 3, 2021, the BAG HOA Board of Directors hosted a community town hall, to which they invited all of the BAG residents and all of the residents living south of BAG east of Beverly Glen Boulevard. At this town hall, BAG HOA representatives, including Ken Linzer (the Board's president) and me, among others, presented information about the project design and applications pending before the City, and responded to many questions raised by the attendees. For those questions that we did not have time to address, the Board provided cards for people to write down their questions so we could answer them later. Based on the sign in sheet, there were over 100 attendees. At the meeting, more than 40 of the attendees signed postcards expressing support for the project. We also provided cards for attendees to write down any additional comments, and 17 attendees filled out those cards expressing opposition to the project (six of the cards were from people who do not live in the BAG HOA community, and four were from residents within the BAG HOA community who are members of two households). Before and after the meeting, we received numerous additional support postcards, emails, and letters, and we have since responded to those questions and comments.

At the October 3, 2021 town hall, several attendees said they wanted to be better informed about the project, and the BAG HOA promised to do so. Towards this end, the Board has since prepared two newsletters and two sets of "Frequently Asked Questions" ("FAQs") addressed to the BAG residents. These newsletters and FAQs provided regular project updates and answered questions submitted by phone, email, and letter since the last newsletter and set of FAQs. Those newsletters and FAQs are enclosed with this letter.

The Board has also since the October 3rd town hall sent a newsletter and set of FAQs, which I enclose with this letter, to the Bel Air Ridge Homeowners Association ("**BARHOA**") residents and other residents living south of BAG east of Beverly Glen. Many of these residents attended the town hall and asked questions.

The Board also sent a letter on October 27, 2021, which I enclose here, to the BARHOA Board of Directors. The letter requested a meeting with the BARHOA Board to open a dialogue about any questions and concerns they have, as well as responded to the BARHOA Board's comment letter that it sent to the City's Bureau of Engineering about the project on August 13, 2021. After following up several times on our letter, the BARHOA Board outgoing President, Rosario Vizzie, responded and indicated his willingness to meet with Ken (but not the BARHOA Board's willingness as a whole to meet) but stated the BARHOA Board's uniform opposition to our application. Ken is arranging this meeting with Mr. Vizzie.

In addition, the BAG HOA is continuing to reach out regularly to the community to answer additional questions they may have, especially for those who were unable to attend the October 3rd town hall. The Board of Directors and its Gating Committee are going door to door to discuss the

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project with residents, and they are organizing mini-town halls block by block to give the community additional forums to learn about the project. The Board hopes to have these mini-town halls scheduled in the new few weeks.

During the course of this community outreach, the Board of Directors has been collecting project support in writing as requested by your Office. The Board to date has collected 125 postcards and 22 letters, texts, and emails from residents expressing their support and the critical need for the street vacation and gating. I enclose those expressions of support with this letter. The Board will continue these efforts and provide letters of support as we receive them.

Neighborhood Council

We informally presented the project to the Bel Air-Beverly Crest Neighborhood Council's Planning and Land Use Committee on September 14, 2021, and we will return to formally present the project to the Committee on December 14, 2021, which we understand will be by remote Zoom attendance, rather than in person. If you would like to see the gate and technology designs and updated information on the project, we would welcome your attendance at the remote meeting. We will be presenting a PowerPoint and a video of resident testimonials about the need for the gates, which we will forward to your office, as well.

Project Design

Based on the feedback we have received from residents in the last few months, the most common comments expressed the following requests:

- All three gates (at Nicada/Beverly Glen, at Angelo/Beverly Glen, and on Angelo at the border between the BAG HOA and the BARHOA) should be both entry and exit so that residents do not have to alter their current traffic patterns.
- Access to any and all BARHOA residents who live east of Beverly Glen Blvd. and would ordinarily drive along Angelo through the BARHOA community.
- Quick, efficient entry and exit for all of the BAG HOA residents, the above-mentioned BARHOA residents, as well as their invitees.
- Quick access for emergency service providers, deliveries, City departments (e.g., DWP), and other critical personnel and first responders.

The BAG HOA Board has taken these comments seriously and has been working with City departments, traffic engineers, and architects to address them. In response to the first comment, we are revising the gate design so that the gate at the northern end of Angelo Drive at Angelo/Beverly Glen is both entry and exit (the other two gates were already entry and exit).

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As for the second comment, the BAG HOA is working with technology companies and its engineers to ensure quick, safe entry and exit through the gates. All three gates will have pressure sensitive plates for fast exit, meaning the exits will sense a car approaching and begin to open before the car reaches the gates. For entry into the gates, the technology being considered will enable residents to enter quickly via radio frequency identification (RFID) passes and/or a gate code. For visitors, residents with permanent authorization (i.e., those within the BAG community and those south of BAG east of Beverly Glen) can provide their gate code to the visitor for easy access at any of the gates, and the Board is also investigating implementing technology that will allow residents to remotely open the gate for visitors using a smart device.

Regarding emergency and other critical service personnel that need access to the community, they will receive an override mechanism to open the gates 24 hours a day. We have discussed this option with the Fire Department which was very receptive since this is the technology used in virtually every gated community that the Fire Department services.

As stated above, the Board is working with engineers, technology companies, and City departments to select the optimal design and technology for the gates. We hope to have those designs ready soon for your and the community's review.

Coordination with City Departments

We have also been meeting with City Departments that commented on the street vacation application, including the Fire Department, Department of Transportation, Bureau of Engineering, and Department of Water and Power. We are discussing with these departments the optimal technology we can implement to insure these departments are comfortable with the gating proposal and that the gates will not impede their ability to adequately service the community, and we are crafting appropriate conditions of approval to implement these discussions.

The primary issues that have been raised by these departments are: (1) they want to ensure residents within the BAG community and those who use Angelo Drive will continue to have the same access they do now, and (2) they want their personnel to have efficient access to the community to continue to service the community and the City's infrastructure. The BAGHOA is fully committed to both of these goals. As I have discussed with you before, all residents living south of BAG east of Beverly Glen will be provided the same access through the gates that the BAG residents have, whether that be with RFID chips or other means. Each City department will be provided override devices so that they can enter the gates quickly and unimpeded 24 hours a day.

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As evident from the summary above, the BAGHOA has made considerable effort and progress to educate and work with the communities that will be affected by this project. We intend to continue these efforts through to completion of this project, and we will keep you updated with significant developments. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Fernando Villa

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Enclosures

cc: Jarret Thompson, Bel Air Field Deputy
Ken Linzer, BAG HOA president.