



Catherine Palmer <council@babcnc.org>

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## Re: Opposition to the Bel Air Glen HOA Gating Project

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**Travis Longcore** <tlongcore@babcnc.org>

Mon, Dec 6, 2021 at 4:30 PM

To: JOANNE PARRENT <joanneparrent@aol.com>

Cc: Robert Schlesinger <rschlesinger@babcnc.org>, Jarrett Thompson <jarrett.thompson@lacity.org>, paul.koretz@lacity.org, BABCNC Board <board@babcnc.org>

Dear Ms. Parrent,

Thank you for your email. BABCNC is in receipt of your comment on the proposed project.

Best regards,  
Travis Longcore



**Travis Longcore, Ph.D. | President**

**Bel Air-Beverly Crest Neighborhood Council**

📞 (310) 247-9719    🌐 [babcnc.org](http://babcnc.org)    ✉️ [tlongcore@babcnc.org](mailto:tlongcore@babcnc.org)

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On Dec 6, 2021, at 3:51 PM, JOANNE PARRENT  
<[joanneparrent@aol.com](mailto:joanneparrent@aol.com)> wrote:

**By Email:**

**RE:** VAC – E1401394

Portions of Nicada Drive, Woodwardia Drive, and Angelo Drive  
Vacation District “21-0735”

Dear Mr. Longcore:

I am a homeowner who has lived in the Bel Air Glen Homeowners Association for over 25 years. I am opposed to the gating proposal, which is the purpose of the request to the City to vacate the above streets. I hope the Bel Air Beverly Crest Neighborhood Council will strongly express their opposition to the City regarding this proposal. Below are my reasons for opposing the proposal:

- 1) Vacating the streets and gating this community is not necessary to alleviate the traffic and congestion that has at times occurred during peak commuting hours.** Cut-through traffic is the only reason the Bel Air Glen Homeowners Association cites for the street vacation and gating project. There are less extreme methods for reducing cut-through traffic in the neighborhood. A simple “no right turn” during rush hour at Nicada could be put up. Such signs would deter most of the cut-through traffic that now occurs. It should also be noted that the traffic studies were done in February 2020 before the pandemic lockdowns. Now, many more commuters work from home and the traffic problem has lessened substantially.
- 2) We are in a brush area that has high fire danger. Even a 10 second delay caused by gates in getting fire trucks into the area could make a crucial difference in fighting a potential fire, given how fast wind-driven brush fires now spread.**
- 3) The gates would increase traffic congestion on Beverly Glen, as homeowners in the gated area wait for gates to open and close and open again, possibly causing back-up and even accidents on Beverly Glen.**
- 4) There was never a full airing of the pros and cons of this gating project within the BAG HOA.** This project has been pushed by an HOA Board dominated by people who live on the streets closest to Beverly Glen that, in the past, experienced the cut-through traffic issues. That Board passed a resolution approving this project in 2018 and claimed that a “super-majority” of homeowners voted for gates. But the vote they refer to was taken before there was an opportunity for homeowners to fully comment on the proposed project. It was not a secret ballot like ballots for directors. Instead, some homeowners in favor of the gating project went door to door asking people to mark a ballot in favor on the streets most affected by the cut-through traffic. In other parts of the community, the Board presented this project as a way to prevent crime and increase property values rather than simply as a way to ease cut-through traffic.
- 5) Our neighboring community has rejected gating.** The Bel Air Ridge Homeowners Association rejected gating their community or even the part of their community directly adjacent to Bel Air Glen. Many of the homeowners who live in the portion of Bel Air Ridge adjacent to Bel Air Glen are now very

concerned about the inconveniences they will face if this proposed project goes forward.

**6) Gating a community like Bel Air Glen that was never designed as a gated community would set a terrible precedent for the City.** Should the City approve this application by Bel Air Glen HOA, how many other communities will follow suit and attempt to vacate and gate their streets, causing even more traffic congestion, fire danger and Balkinization of our City?

Thank you for considering the above objections to this proposal, which should never have gotten this far. It did so because the BAG HOA Board and residents on one street (Woodwardia) pushed it and the majority of homeowners were unfortunately not particularly engaged. Those who did voice objections early on were never given the opportunity by the Board to inform all homeowners of the potential downsides of gating the Bel Air Glen community.

Sincerely,

Joanne Parrent

10158 Hollow Glen Circle

Los Angeles, CA 90077

310-275-8619