



Catherine Palmer <council@babcnc.org>

Re: Vacating streets in Bel Air Glen and Gating - a terrible idea

Travis Longcore <tlongcore@babcnc.org>

Wed, Dec 29, 2021 at 9:26 PM

To: Brenda Feigen <bfeigen@feigenlaw.com>

Cc: Paul Koretz <paul.koretz@lacity.org>, Robert Schlesinger <rschlesinger@babcnc.org>, jarrett.thompson@lacity.org

Dear Ms. Feigen,

Bel Air-Beverly Crest Neighborhood Council has received your comment on the Bel Air Glen gating proposal and your input will be considered as we advise the City on this proposal.

If you would like to receive BABCNC agendas and community updates, please click through the "Join our mailing list" in my signature block.

Sincerely,
Travis Longcore



Travis Longcore, Ph.D. | President

Bel Air-Beverly Crest Neighborhood Council

📞 (310) 247-9719 🌐 babcnc.org ✉️ tlongcore@babcnc.org

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On Dec 29, 2021, at 4:45 PM, Brenda Feigen <bfeigen@feigenlaw.com> wrote:

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 on Hollow Glen Circle in the Bel Air Glen Homeowners Association for almost 27 years. I am opposed to the gating proposal that has been circulating for five years and 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. I am a lawyer and have always respected a process that allows for all points of view to be expressed.

Below are my reasons for opposing the proposal:

1) Vacating the streets and gating this community is not necessary to alleviate whatever traffic and congestion there might be, that at times occurred during peak commuting hours before the pandemic. 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 any traffic in the neighborhood. A simple “no right turn” during rush hour (going north on Beverly Glen) at Nicada could be put up. Such signs would deter most of the cut-through traffic that has occurred. 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 would be waiting for gates to open and close and open again, no doubt 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 of Directors, dominated by people who live on the streets closest to Beverly Glen (e.g. Woodwardia) 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 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 on the streets most affected by the cut-through traffic, asking people to mark a ballot in favor of gating. In fact, most of the members of the Board live on Woodwardia. 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. They adamantly oppose it. I oppose being cut off from our neighbors with gates.

6) Gating a community like Bel Air Glen that was never designed as a gated community would set a bad 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 Balkanization of our City?

Thank you for considering the above objections to this proposal, which should never have progressed like this. It did so because the BAG HOA Board and other 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.

In closing, I think it's appropriate for you to know how this Board and, particularly, its president have been behaving. At a recent "townhall," supposedly to explain the gating project in detail, when I asked that those of us who are opposed to gates have an opportunity to speak, Ken Linzer, the president, said no; we could only ask questions when he was done. (This was after the cards with "yes" for gates but none for "no" had been handed out at the entrance.) I tried to reach for the microphone to express our feelings that both sides should be heard. Linzer grabbed my hand, attempting to detach it from the

microphone. That wrenching of my hand has caused substantial pain and injury to my right arm, all the way up to my shoulder. This is not only painful but a serious problem, a cause of lymphedema since I had surgery that removed 17 lymph nodes a number of years ago, making my entire arm vulnerable. I have consulted with five health care professionals (including two MDs) since the incident. I am considering filing both criminal and civil charges against Ken Linzer who seems unhinged in his rage about what can only be called his vanity project that, so far, has cost our HOA in excess of \$600,000, an amount that's rising since their lawyers (whom we're all paying out of our dues) seem involved in every detail.

Sincerely,

/s/

Brenda Feigen

10158 Hollow Glen Circle

Los Angeles, CA 90077

310-271-0606

Brenda Feigen
Los Angeles, CA

Office: (310) 271-0606
Cell: (310) 612-1888
Fax: (310) 274-0503

Email: bfeigen@feigenlaw.com
Website: www.feigenlaw.com