



Catherine Palmer <council@babcnc.org>

Re: notice of proposed vacation of right-of-way dated July 20th VAC-E1401394

Travis Longcore <tlongcore@babcnc.org>

Mon, Dec 6, 2021 at 11:44 PM

To: barekat hamid <hbarekat@yahoo.com>

Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "jarrett.thompson@lacity.org" <jarrett.thompson@lacity.org>, BABCNC Board <board@babcnc.org>

Dear Hamid,

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

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On Dec 6, 2021, at 11:13 PM, barekat hamid <hbarekat@yahoo.com> wrote:

To whom it may concern

The applicant (the HOA of Bel Air Glen) is asking the City to give up its 'easement' rights over 3 streets (Nicada, Woodwardia, Angelo) that are part of HOA community.

I am writing to urge the City to reject Bel Air Glen's HOA application to privatize and vacate the (VAC-E1401394) 3 public streets ,for the following reason :

The HOA has NOT obtained written consent of all homeowners adjoining these streets as they are required to

A Google search about the requirement for any application to 'vacate' mentions the following :

" RIGHTS OF OTHER PROPERTY OWNERS: The City of Los Angeles requires the consents and waivers of damages of all property owners adjoining the public right-of-way proposed to be vacated. In addition, the consents and waivers of other property owners may be required as determined by the City Engineer or City Council.

The signature of the owner of the property as set forth in the Whatcom County assessor records and confirmed by a title report if required by the public works department ".

As mandate for the application to vacate ,the HOA of Bel Air Glen is solely relying on a resolution passed by majority vote of the HOA in 2019 enabling the HOA to pursue a gating project , that is not a substitute for a signed written consent of ALL residents adjoining these streets on an issue that affects resident's property rights .

The reach of the HOA extends only as far as community areas and their use ,and no vote can change or extend its reach beyond the community areas ,the HOA board has 'over reached' its authority by making an application to the

City based on CC&Rs rules that only apply in community areas .

City's 'easement' over the 3 public streets is NOT community property of the Bel Air Glen HOA.

Before processing any application to 'vacate' , the City should direct the HOA of Bel Air Glen to obtain a written consent of all affected homeowner's as described above .

Alternatively the City can ask property owner's adjoining these roads for their written consent to process such an application by the HOA of Bel Air Glen .

My other reasons for opposing this project are :

1) destroying the character , identity and the village atmosphere of this 50 year old community ,because of sheer greed (the Board of the HOA has misrepresented that property values will go up)

2) interference with the flow of traffic in all of neighborhood with unpredictable consequences

3) creating all sorts of inconvenience for the residents of Angelo Drive by preventing unimpeded access

4) creating unforeseen risks and dangers by delaying the arrival of emergency vehicles

5) this being a brush area with a possible need for mass evacuation on the horizon which can happen at any time ,any malfunction of the gates due to power failure can have catastrophic consequences ,

please note that they are planning to put in a fully automatic unmanned system

6) making life difficult for any kind of delivery ,visiting friends ,workmen

7) the project consists of installing 3 fully automatic unmanned gates with all the risks that a fully automatic system entails

8) approval of this project may encourage other greedy HOA's to do the same with detrimental effects for all the City

9) instead of bringing people together ,gating will exasperate the divisions in this already divided City

If the City says NO to this misconceived and misguided project ,we can all go back to living our lives happily ever after .

sincerely,

Hamid Barekat Tehrani
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