



Catherine Palmer <council@babnc.org>

Opposition to Education First's Proposal

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April 10, 2023

Dear Members of the Land Use Committee of Bel-Air Beverly Crest Neighborhood Council,

I am a homeowner in Bel-Air Park, the community adjacent to the American Jewish University. I am strongly OPPOSED to EF's proposal that requests a massive increase in enrollment and housing compared to the previous use.

The campus was built in 1967 and it limited total student enrollment (specifically the number of students living on campus) to a maximum of 200. There was also a clause stating that there would be 396 parking spaces to facilitate the needs of the students commuting to campus as well as for the faculty and staff.

Now, EF is proposing to more than **TRIPLE** the student population living on campus and increase total enrollment. They are falsely stating the Conditional Use Permit from 1966 allows for a total enrollment of 1400 students, however, the CUP does not contemplate all students will be on campus at the same time.

EF's proposal also recommends a substantial reduction in the number of parking spaces on the campus. Their claim that students will not be allowed to drive or own a car and that the availability of a shuttle system for transportation will be sufficient for the student needs is impractical and ridiculous.

Their proposal's adverse effects would be a massive imposition on nearby homeowners considering more than 7 large institutions have opened since 1967 in this corridor.

The huge number of staff required to teach, supervise, feed, clean up after and provide other auxiliary services to 1000 students will also add to the already exorbitant number of individuals on campus and will amplify the adverse impact of EF's proposal.

I respectfully urge the Land Use Committee to deny EF's request for such an unbearable intensification of use.

Sincerely,

Julie Bush

Concerned Homeowner