



Catherine Palmer <council@babnc.org>

PLU 4/11 Meeting, Agenda Item 7 - Statement of Opposition

Elizabeth Barcohana <ebarcohana@gmail.com>

Wed, May 10, 2023 at 1:44 PM

To: PLU@babnc.org

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Re: CPC-2023-153-CU-DRB-SPP-MSP

Dear Members of the BABC Neighborhood Council Planning & Land Use Committee,

Last night, EF made a Zoom presentation to approximately 70 concerned stakeholders regarding fire, evacuation, security, and traffic issues related to the Project. The presentation was "one way;" there was no dialogue or Q&A session with the homeowners. **This presentation further reinforced my belief that the Project presents a significant threat to human life in an emergency.**

EF's fire expert acknowledged:

- The campus needs "adequate defensible space and sheltering facilities" but did not explain how the campus meets this criteria (specifically, where the "fire breaks" are)
- There is inherent danger in attempting to evacuate a big school out of the two-lane roads of Casiano Dr. and Mulholland Dr.
- They will "need time" to evacuate the campus using buses, but he did not give an estimate of how many hours it would take to evacuate 1,200 teenagers, how many buses they would need, where all the buses are supposed to come from, and how they can load them without blocking traffic on Casiano Road
- In the likely event they cannot evacuate everyone in time, they will shelter in place

Their evacuation/shelter in place plan would be an enormous drain on LAFD resources, adding to the already difficult job of coordinating the evacuation of the thousands of residents and students in the Corridor. Indeed, their fire presentation made no mention of how their plan would impact, or coordinate with, the evacuation of the surrounding homes and schools, despite EF's past promises that it was "taking the lead" in coordinating all of the schools' plans.

EF's traffic expert acknowledged:

- When he first was contacted by EF to create a traffic study for a Project of this size, his reaction was "Oh, no! You're kidding?" We feel the same way.
- AJU's use of the campus never approached the upper limits of the 1966 CUP, and therefore its "baseline" use was much lower than the 500 student enrollment set forth in the CUP.

The traffic/parking presentation only addressed transportation to and from the campus to attend classes during the day; it omitted transportation to and from entertainment, dining, recreation and other off-campus activities that EF advertises when the students are not in class. It also omitted any use of ride share services that their students will use, even more so at this location than in other EF locations (which are more centrally located to commercial districts). It also omitted the summoning of food delivery services that we know their students at other campuses utilize, again even more so at this location than in other locations. Accordingly, their traffic analysis is incomplete and therefore, the adverse impact on traffic will not be mitigated as they portray. As the homeowners have said repeatedly, EF's traffic mitigation plan is divorced from reality and continues to be.

Finally, EF's security plan highlights their unrealistic assumptions. They are proposing an approximate 9:1 student to faculty ratio; for perspective, surrounding schools in the Corridor have an average of 4.6:1 ratio. Their guard:student ratio is similarly out of whack. It is not reasonable to believe that they will be able to control their student population, particularly in the panic of an emergency situation.

Unfortunately, EF refuses to engage in any further negotiations with the Community regarding housing or enrollment totals since the last meeting on April 11th. We look forward to the upcoming special meeting on May 16th to discuss this further with the Committee, and hope this information is helpful in explaining the reasons why the Community is opposed to the Project.

Sincerely,
Elizabeth Barcohana

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