



Catherine Palmer <council@babnc.org>

objection to EF project

Osep Armagan <oseparamagan@gmail.com>

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To Whom It May Concern:

05/15/2023

My name is Osep Armagan and my wife's name is Elham Maroufyan-Armagan, and we are homeowners in Bel Air Park. I am writing to express our objection to case Number: CPC-2023-153-CU-DRB-SPP-MSP.

We object to the proposal set forth by Education First to purchase the American Jewish University because the number of students they propose to house on campus is far beyond what the campus is designed and permitted to handle. The number of students they plan on shuttling to the campus will result in gridlock on the neighboring roads and highways. Their proposal to have this many students enrolled will pose a grave threat to my family should there be another fire or other

emergency requiring an evacuation from our homes, as happened during the Skirball Fire of 2017. Education First has failed to provide a detailed plan showing how 25 shuttle buses per day will be routed and how an evacuation would require even larger buses and how exactly they plan on executing a safe evacuation plan. They have only provided the generic overview by their paid consultants. Shuttles and buses are not the same as car traffic, and provide a greater risk to a safe evacuation policy let alone the increased amount of traffic on Mulholland and Sepulveda pass ways, many of which are single lanes. Education First has purchased other properties in Miami Beach, which was a converted hotel on Collins, which is the appropriate location for housing that many students and which an influx of 1200 people would have no effect on the busy, vacation traffic on Miami Beach. Education First also purchased land near the Costa Mesa mall which was another ideal location near the beach and within feet of shopping and restaurants, but they decided to cancel the project because of the pandemic and monetary needs of their Pasadena campus.

For all of these reasons, my wife and I vehemently object to Education First's proposal, which have

failed to adequately address the concerns of the community at large.

Sincerely,

Osep Armagan
Elham Maroufyan-Armagan