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TO WHOM IT MAY CONCERN,

We have owned our house at 2792 Casiano Road since 2003. Our property sits directly across from the current AJU dormitories, in between Lots 3 and 4 on the campus. When we bought our house, we did so knowing that the AJU, with its active campus of students (commuter and residential) and attendees of communal lectures and events, might impact our lives. And while there have been periodic instances in which parking, noise, or traffic have caused nuisances, we have found the AJU on balance to be a very responsible and respectful neighbor. As such, we have a great interest in the AJU's proposed sale to Education First Foundation (EF). We have followed developments related to the sale closely, have participated in our HOA meetings regarding it, and have taken it upon ourselves to meet personally with the representatives of EF to understand their plans for the campus.

We understand that the Bel Air Beverly Crest Neighborhood Council Planning and Land Use Committee is meeting tomorrow to discuss the proposal. We also understand that our HOA is actively organizing in opposition to the plans EF has set forth for the campus. While we share some of the concerns voiced by the HOA regarding the impact of the increased enrollment EF anticipates, we are troubled by the alarmist and nativist tone the HOA has frequently adopted in raising its objections. We are taking this opportunity to share a different and (we believe) more reasoned response from a property owner whose home directly abuts the AJU property and who accordingly has more at stake regarding the proposed changes to the use of the campus than many others who are more vehemently objecting to the sale. We do not want the HOA to speak for us, nor should they be the only voices you are considering regarding this matter.

Naturally, we have concerns about the larger numbers of people that EF plans to bring to this campus. The substantial increase to the number of students living on campus and the hundreds that would regularly commute to the property would obviously cause more noise and traffic. However, we are also attracted to some aspects of EF's proposed acquisition. Given the range of possibilities that could emerge from the AJU's decision to sell its campus, we are relieved to see a suggested use for the AJU property that does not require significant construction, that does not alter sightlines in the neighborhood, and that allows the facility to continue to house an established educational institution. We also believe that a

number of EF's proposed enhancements to the campus and infrastructure, to fire abatement, and to security would bring meaningful benefits to our community. Moreover, our initial experiences interacting with the EF personnel demonstrate that they could be a good neighbor. They have attempted regularly and respectfully to respond to our concerns, and our research about their behavior in their already established locations has produced evidence of an excellent track record in the other communities in which they operate residential campuses.

The immediate and sustained reaction of the HOA ever since the announcement of the sale of the campus to EF last year strongly suggests that for many of our neighbors, the only acceptable owner of the campus is the AJU. Many of our neighbors seem to object to the sale itself – strangely even objecting to the concept of a residential school in our neighborhood, despite the fact that the AJU has existed as a residential and commuter educational institution since the inception of the neighborhood. Their objections to EF seem to stem from their denial that a change in ownership is happening, whether they like it or not. We are particularly distressed that a number of our neighbors' objections to the EF plan have demonstrated a xenophobic distrust of foreign students.

Homeowners have fixated upon fire evacuation concerns, despite the fact that EF has indicated they are consulting with professionals in the field (as well as with other educational institutions who are similarly situated in fire-prone zones, like Pepperdine University) as they are making their safety plans, and their most recent presentation to the neighborhood indicated that their plans have the full support and approval of LAFD.

Homeowners have raised concerns about roads and infrastructure without acknowledging that the AJU had a larger volume of commuter students coming in individual cars, as well as traffic from outside events and rentals, all which resulted in more trips to campus than EF's current proposal.

Homeowners have voiced concerns about increased traffic to the neighborhood, or decreased parking onsite, even as EF has worked to formalize an arrangement with Wise Temple that would enable more parking on the campus of EF than previously allowed with the AJU, thereby lessening the need for overflow parking in the neighborhood.

Homeowners have expressed significant security concerns, despite the fact that there is no record of criminal activity associated with EF students on or around their current campuses, despite the fact that EF has made changes in its proposed student enrollment (in response to concerns raised by the neighborhood) so as to ensure that students must have visas (and therefore pass Homeland Security) to attend their program on this campus, and despite the investments in security EF has offered to make to the neighborhood.

All of this is deployed to argue against the appropriateness of the school being situated in our community at all. In short, our neighbors don't seem interested in any of the concessions that EF has made throughout the months of dialogue... because the only concession they want is for EF to disappear from the neighborhood. In fact, the only option the HOA has recommended to homeowners is to object to EF entirely. To our knowledge, the HOA has not once offered or suggested any specific terms for negotiation (i.e. a phase-in of students on the residential campus, a commitment to invest in security infrastructure at the kiosk or on the perimeter of their property, etc.) in response to EF's many meetings and presentations that would allow for a reasonable, or achievable, path forward.

We are not writing to argue the merits or demerits of the changes in the CUP as proposed by EF. We recognize that the student numbers proposed by EF may, in your determination, be at odds with the city's understanding of the potential impacts; indeed, this is precisely the kind of matter CUPs are designed to help a city navigate. We are simply writing because we felt it was important for you to have some context for the tone and tenor of the negotiations between EF and the HOA Board before tomorrow's meeting.

We are certain that the HOA is mobilizing to flood decision-makers with letters and calls opposing this plan, as that is what the HOA's attorney has recommended. We have been in the meetings. We have seen EF's sincere desire to have a community-focused approach throughout the entire process. We have seen them work with and secure partnerships with other community institutions, including Wise Temple. And we have watched – sometimes in horror – at the frequently irrational, disrespectful, and hyperbolic NIMBYism of our neighbors in response. Whether city officials ultimately find comfort with EF's plan or not, we think it is important for you to know that throughout this process, EF has made every reasonable attempt to work constructively with homeowners. They have been met consistently with hostility and distrust.

While we know that EF's proposed use of the property could have some negative impacts, we also know that a sale (and therefore change) is inevitable. We understand that there are important matters for you and for local land use officials to consider and ultimately decide. We just want to register that EF has consistently made every reasonable attempt to show itself ready to be a good neighbor and work with the community. The AJU is not going to remain on this piece of land, and its departure will introduce the widest range of possibilities for who/what might come to our neighborhood next. Many of the options we can imagine would be much, much worse for us as homeowners that directly abut the property than what we have seen thus far from EF.

We hope that tomorrow's meeting will allow the entire community to move to a more constructive phase of negotiation, in which a realistic and manageable plan forward

can be developed. We are certainly interested in working with EF to achieve that goal.

Respectfully,

Allison Lee and Rabbi Ken Chasen