



Catherine Palmer &lt;council@babnc.org&gt;

---

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

---

Elizabeth Barcohana &lt;ebarcohana@gmail.com&gt;

Mon, May 15, 2023 at 6:34 PM

To: PLU@babnc.org

Cc: katy.yaroslavsky@lacity.org, jarrett.thompson@lacity.org, dylan.sittig@lacity.org, gary.gero@lacity.org, Bob Barcohana &lt;bobbarco@gmail.com&gt;, "Katie.Knudson@lacity.org" &lt;Katie.Knudson@lacity.org&gt;

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

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

I apologize for the multiple emails but I am writing again because we have recently become aware of several more examples of bad faith conduct by EF and, out of respect for the Committee's time at Tuesday's evening, I intend to avoid bringing the issue up again in my public comment but I believe it is important for the Committee to know. In addition to the 10 examples listed in my April 9 email and follow up on April 14, EF has continued to act in bad faith in the following ways:

1. In the course of EF's discussions with Stephen S. Wise trying to build support for EF, we understand that EF represented to Wise that it made an offer to the Casiano HOAs to contribute to our security costs. **This never happened.** (However, the mere fact that EF considered an offer to beef up our security is an admission that EF's operations will pose an adverse impact to the community).
2. EF's traffic expert conducted his traffic study on February 21, 2023 -- when Wise School **was closed**. He therefore missed the 800-1,000 cars entering and exiting Casiano Road to drop off and pick up the 400-500 students that attend Wise School and Aaron Milken Center preschool.
3. EF claims that it increased its proposal for on-campus housing from 480 to 700 as an accommodation to the neighborhood's concerns regarding traffic. Not only would that not mitigate the traffic impact (because all 700 students would still be leaving campus or ordering delivery at random times 7 days a week), but **it is not true**. In meetings with EF, their representatives have stated numerous times that they do not expect to find more than 200 host families to house their students. This is the real reason why they want to house 700 out of 900 students on campus (in addition to the higher tuition they can charge them).
4. The HOAs formally demanded that EF's consultant withdraw due to a conflict of interest, as she was previously the HOA's consultant. Not only has the consultant refused to withdraw, but she **threatened to sue** the HOAs.

Thank you again for your time and attention to this matter. I look forward to discussing this further with you on Tuesday evening.

Sincerely,  
Elizabeth Barcohana  
Vice President, Casiano Estates Homeowners Association

5/15/23, 9:17 PM

Bel Air/Beverly Crest Neighborhood Council Mail - PLU 4/11 Meeting, Agenda Item 7 - Statement of Opposition

[Quoted text hidden]