



Catherine Palmer <council@babnc.org>

Opposition to the EF proposal for American Jewish University

Joe Kim <jbk330@yahoo.com>

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May 15, 2023

To whom it may concern;

My name is Joe Kim and I am a homeowner in Bel Air Park. I am writing to express my objection to Case Number: **CPC-2023-153-CU-DRB-SPP-MSP**. While I think that repurposing the American Jewish University to be used as an educational institution is a good idea, I have significant concerns regarding EF's proposal.

EF wants to house 700 students on the campus year-round. AJU has never housed more than 200 students on campus since its inception. The campus was never designed for such a large occupancy. EF has also proposed to shuttle 200 more students to the campus on a daily basis from September - June and an additional 500 students during the summertime for an overall enrollment of 900 and 1200 students, depending on the time of year. The American Jewish University was built with a Conditional Use Permit that allows for only 200 students to live on campus at any given time. The CUP also does not allow 900-1200 students to be on campus at the same time. Additionally, these numbers do not take into consideration the number of faculty and auxiliary staff that will be needed to manage and teach that many students.

Furthermore, the campus was constructed more than 50 years ago. There have been no significant changes to the infrastructure of the campus or roads

and areas surrounding the campus to allow for such an increase in population. There is only one way in and one way out of our community for all 150 homeowners and their families (Casiano Road) and this connects to a 2 lane, heavily trafficked street (Mulholland Drive). And during emergencies, the hundreds of homeowners from Bel-Air Crest and Mountaingate would also need to evacuate using that one exit. We have repeatedly asked EF for their Fire Plan which is simply for their students and staff to shelter in place.

Our homeowners' association has repeatedly tried to engage in a dialogue with EF but time and time again, EF just appears to be "going through the motions," and not taking any of our concerns seriously. Just last week EF hosted a zoom to provide an update. All participants were muted and no questions were taken from the audience. Instead, questions were to be submitted and answered selectively by EF. One of my questions submitted, which has yet to be answered is, "What benefit(s) will EF bring to the Bel Air Park community?"

I am asking that the Planning and Land Use Committee deny EF's proposal to ensure the safety and well-being of our community.

Thank you.

Joe Kim