



Catherine Palmer <council@babnc.org>

Objection to EF's proposal to purchase AJU

Pamela Ryan <pamelath@gmail.com>

Mon, May 15, 2023 at 5:38 PM

To: Katy.yaroslavsky@lacity.org, Dylan.sittig@lacity.org, Jarrett Thompson <Jarrett.thompson@lacity.org>, council@babnc.org, plu@babnc.org, tlongcore@babnc.org, katie.knudson@lacity.org, ameeetkeny@hotmail.com

To Whom It May Concern:

My name is Pamela Ryan 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**.

I strongly object to the proposal set forth by Education First to purchase the American Jewish University located at Mulholland and Casiano.

The existing permit limits 200 residents at the site and a total of 500 students to be enrolled at a time. EF is proposing to house 700 residents (500 over the limit of the existing permit) and they plan to enroll 900-1,200 students at a time, far exceeding the limit of the existing permit. It is in the best interest for EF to enroll as many students as possible as they are a for profit school. The problems with their proposal are far reaching for the safety, security and traffic of our neighborhood and the surrounding neighborhoods.

My two biggest concerns are those of safety and security. The AJU Campus is located at the gateway to our community. This means a couple things:

1. In the event of an emergency, the campus will create a bottleneck at the only entrance and exit to our community. My family was not in this community at the time of the last fire and evacuation in 2017 during the Skirball fire, but I have heard from neighbors that even with just our 99 homes that the process of getting out of the community was very difficult (and that is without the additional students EF is proposing). Unfortunately fires in California are not only the norm, they are expected and it is not a question of if we are going to have another fire, but a question of when.
2. On a daily basis the amount of traffic will be significantly increased due to traffic of shared ride services (Ubers/Lyfts) as well as food delivery services (Doordash, Uber eats, GoPuff). There are no restaurants within walking distance and the nearest bus stop is 0.5 miles away with only two bus lines which means residents will be highly dependent on shared ride services/food delivery services (our neighborhood has a walk score of 16/100, a transit score of 39/100 and a bike score of 6/100). This means getting in and out of the community will be a burden as there is only one entrance and exit.

I attended EF's transportation and safety presentation via Zoom last week and it was made clear that their main priority is to get as many students on campus to increase their profits versus the safety and security of our community. They emphasized they will have a shelter in place plan for emergencies. This may work during an earthquake, but during a fire, sheltering in place is not a viable plan.

In addition to the reasons I listed above, another big concern is safety and security for my children. We have two young girls. With EF's proposal our neighborhood will be right next to several hundred (if not a thousand plus) teenagers/young adults without background checks. Our community is not located near any coffee shops, stores, etc where students can walk (in fact we are located off Mulholland which is a very dangerous place to walk). This leaves our community vulnerable to students wandering around as there are no other places to walk nearby.

Myself, my husband and our neighbors have attended the discussions with EF and time and time again our concerns are not addressed as they are just trying to push through their plan to enroll as many students as possible to increase their profits. We are not opposed to having the AJU Campus being used as it was intended to be used (residents up to 200 and enrolled students up to 500), but the current proposal clearly is a violation of the intended use. Please take into consideration these concerns as you review EF's proposal.

Best,
Pamela Ryan