



Bel Air-Beverly Crest Neighborhood Council
Planning & Land Use Committee Minutes
In-Person Meeting Location “TreePeople” Coldwater Canyon Park
12601 Mulholland Drive Los Angeles, CA 90210
Tuesday April 11, 2023 5:00 P.M.

Name	P	A	Name	P	A
Robert Schlesinger, Chair	X		Stephanie Savage	X	
Robin Greenberg	X		Nickie Miner	X	
Don Loze	X		Jamie Hall		X
Shawn Bayliss		X	Jason Spradlin		X
André Stojka		X	Ellen Evans (<i>arrived at 6:20 P.M.</i>)	X	
Steven Weinberg	X		Cathy Wayne		X
Maureen Levinson	X		Leslie Weisberg	X	
Stella Grey	X		Travis Longcore <i>ex officio</i>	X	

Chair Schlesinger called the meeting to order at 5:05 P.M. Roll was called by Secretary Miner with 10 present, and quorum met; Member Evans arrived at 6:20 pm, for a total of 11 present, 5 absent.

1. **Approval** of the April 11, 2023 Agenda.

2. **Approval of Minutes:**

The February 21, 2023 Minutes (Attachment A) were approved unanimously as moved by Levinson. The March 14, 2023 Minutes (Attachment B) were approved unanimously as moved by Greenberg.

3. **General Public Comment:**

BABCNC welcomes comment from the public on any topic within the Committee’s jurisdiction but not on the adopted agenda.

Donald Loze opined that it is not in the interest of the people to have to attend meetings physically when they could be meeting electronically.

4. **Chair Report –**

Robert Schlesinger handed the meeting over to Board President, Dr. Travis Longcore, who explained that this is our first in-person meeting since the Governor lifted the mandate, and how we will proceed. He opened the floor to Agenda item #5.

Projects & Items Scheduled for Presentation, Discussion & Possible Action:

5. [1468 N DONHILL DR 90210 ZA-2022-8607-ZAA ENV-2022-8608-CE](#)

Project Description: ZAA SOUGHT TO PERMIT A SIDE YARD OF 5', IN LIEU OF THE 11' REQUIRED BY CODE, TO ALLOW THE CONTINUED USE AND MAINTENANCE OF AN OCCUPIED DECK THAT ENCROACHES INTO THE REQUIRED SIDE YARD

Applicant Arman Gabay / Representative Alicia Bartley [Gaines & Stacey, LLP] Abartley@Gaineslaw.Com
Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYyOTM20> Please also see Dropbox Link:
<https://www.dropbox.com/scl/fo/zpir0wanbg6yp8leusfxu/h?dl=0&rlkey=ygzih2mww0j118i356hkwtga>

The Applicant's Representative, Ms. Alicia Bartley, related that she had prepared a Power Point Presentation but was going low-tech with a printout of her slides this evening, speaking on behalf of the applicant, owner of 1468 Donhill Drive. She explained that this is an existing single family home. The case is filed is to authorize a previously-unpermitted enclosure of an area beneath an existing permitted deck. The addition will be permitted as an ADU, an accessory dwelling unit, under the City's ADU Ordinance. She explained that the need for a ZAA is that the deck is permitted and enjoys a 5-foot side yard setback that is legal nonconforming. The house was built in 1992 but because they are putting the ADU underneath the deck, technically the deck becomes a rooftop deck and under the City's code, and that requires an additional 3-foot setback beyond the normal side yard setback requirement. If brand new, under the current Hillside Ordinance, the deck would require an 11-foot setback; so they are seeking a ZAA to authorize this reduced setback. She provided a ZIMAS overview, noting that the zoning is RE-15, and showed an aerial overview of the neighborhood, including but not limited to a stairwell that was existing permitted, built in 1992, to get to the lower part of the property. She noted that the improvements closest to the side yard, e.g., the existing deck and staircase, are all preexisting and nonconforming. The ZAA was triggered by the technical interpretation that because they have now built an ADU below the deck, the roof is now technically a rooftop deck. She previously provided plans, and noted that this is a basic small request. The applicant is in the process with LADBS, having applied for permits, and LADBS flagged the issue and asked them to make the application for the ZAA. Questions were asked and answered.

Motion: Member Savage **moved** to **approve** this with a list of things that are favorable to this ask, reasons we recommend this, as someone else could misinterpret this and just add an attached ADU to a house which is *not* exactly allowed under the ADU Ordinance now. She'd like to provide a list of some items which would be favorable to this ask, answering why this is recommended, which she listed and which Dr. Longcore **restated**:

The **motion** is to recommend approval of the pre-existing deck that is now a rooftop deck with the understanding that the reason for that recommendation is that it is *not* visible from the street, the structure is less than 800 square feet, that LADBS has deemed this deviation to be safe, and that it's only a side yard encroachment; **seconded** by Greenberg.

Discussion was held, including but not limited to Member Levinson noting the importance of setbacks for fire fighters to get down between houses, the importance of hardening the community and need to be firm on fire safety in the Very High Fire Hazard Severity Zone, and the need to follow rules and codes. Member Weisberg agreed. Ms. Bartley responded that the reduction in sideyard setback is for existing development, so the deck and staircase that had already been there, are legal and nonconforming, pursuant to the rules in place in 1992; the ADU that is built under the deck is set back farther, so there's plenty of space, with no new development encroaching within the required setback. She also confirmed that it is absolutely fire safe, in compliance with B&S requirements for fire safety. She noted that they are after the fact trying to get it approved, and remedying the situation.

Member Loze mentioned need for findings, to which Ms. Bartley responded that she had submitted the findings with the Dropbox link as to why we need the adjustment for the preexisting development, that the granting of the ZAA is necessary to allow the continued use and maintenance of an existing permitted deck... Stella Grey asked if they could modify the deck... to which Ms. Bartley responded that do so could impact the structural safety of the deck. Further questions were asked and answered and discussion was held. There will be fire sprinklers and four parking spaces onsite. Member Savage noted that the burden was on LADBS to do verifications for safety and that it is not a fire hazard..., it is not visible from the street, requires sprinklers and parking. Stella Grey would add that all of the conditions should be part of the ZA's approval. There are now five items listed in the motion.

Amended motion to **approve** the ADU that has been built without permits and connected to an existing permitted deck (which has an illegal non-conforming side-yard setback) **with conditions as follows**:

1. The ADU is not larger than 800 SF (confirmed by LADBS)
 2. The ADU is fully sprinklered per building code (confirmed by LADBS)
 3. The roof top deck material conforms with fire rating per building code (confirmed by LADBS).
 4. An additional onsite parking space is included (confirmed by LADBS)
 5. These conditions listed by committee be included in the Zoning Administrators conditions, if approved.
- [Member Savage noted that we need to stress that the ADU was built without permits and that ALL (fire) safety requirements need to be confirmed by LADBS.]

The **motion passed** with **5 yeses** from Members Weinberg, Greenberg, Miner, Savage, and Grey, **2 noes** from Members Levinson and Weisberg, and **2 abstentions** from Chair Schlesinger and Dr. Longcore.

6. [2424 N BRIARCREST ROAD 90210 DIR-2022-9281-DRB-SPP-HCA ENV-2022-9282-CE](#)

Mulholland Scenic Parkway Specific Plan (MSPSP) Lot Area. 40,498.00 sf.

Present Use VACANT UNDEVELOPED

Project Description: CONSTRUCT (N) STORY SFD (7029 SF), 5,760.43 SF OF HARDSCAPE, A 460SF LID PLANTER, OUTDOOR POOL, (N) ACC. STRUCTURE WITH DRIVEWAY (GARAGE 646.79SF), AND GRADING (545 CY OF EXPORT). MAX HEIGHT 25FT.

Applicant: Paul & Lisa Fitzpatrick Alto Cedro LLC Torrance 424.421.9429 paul@pfihotels.com

Representative: Permits Unlimited Janaye Callaghan 805.367.6914. permitsunlimited@gmail.com

Architects: Gerhard Heusch, Heusch LLC 310.748.7000 gheusch@me.com & Pablo Guerri pguerri@heusch.com

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzNjMy0>

Please also see the following additional documentation:

<https://drive.google.com/drive/folders/10IQ1KEYTO-oO5Gj4qQBuhyhjnIgcCEfG?usp=sharing>

Architect, Ms. Agustina Alaines, presented on behalf of Pablo Guerri, of Heusch LLC, who could not be here this evening. Ms. Alaines provided clarifications and answers in response to questions asked at the February 21, 2023 Planning & Land Use Committee meeting. Please see the link here for those questions and answers provided:

<https://docs.google.com/document/d/19bQiDDLxtfZ5tDU5Ux7Tm7hV3Z9z-4OO/edit#heading=h.gjdgxs>

The committee provided further comments and questions, beginning with Member Levinson, who noted that there is a need to speak to the people who will be impacted by this, including as to soil nails and construction, and asked if they have reached out to property owners on road below, to which Ms. Alaines noted that she will ask. Member Savage related that we appreciate the answers that Agustina provided but that we like to look at impact on the neighbors. Asked for a motion, Savage noted, as clarified by Dr. Longcore, that this is too complicated to review at this meeting, who asked if she wanted to postpone to a time certain, next month, and give them input between now and then, including that they reach out to the neighbors right below them.

Public comment was given by Melissa Burton, who noted that she lives just below and had not yet heard from them.

Motion to postpone to the next PLU meeting with a further list to be provided to the representative for items not addressed, including need for applicants to reach out and coordinate outreach and notification to downslope neighbors on Burroughs Road, **moved** by Savage; **seconded** by Greenberg and **approved by unanimous consent** of all **10 present members and voting**.

7. [15600 W MULHOLLAND DR CPC-2023-135-CU-DRB-SPP-MSP-P ENV-2023-136-CE](#)

International Language Campus Project

Short Description: Proposed re-use of existing classrooms, offices, student services and residential buildings with limited new construction and interior modifications to existing buildings, including reconfiguring existing classrooms into 35 classrooms (no change in classroom SF). Minor site enhancements to improve circulation, security, and recreation (2.3 acres of 21.7-acre site), including drop-off/pick-up zone, two additional security booths, sand volleyball court, and new landscape area with swimming pool. Proposed enrollment up to 1,400 students with 480 students living on-site.

Applicants: Shawna Marino shawna.marino@ef.com (Co: EF EDUCATION FIRST)

David Johnson David_Johnson@gensler.com

Permanent Link: <https://planning.lacity.org/pdiscaseinfo/caseid/MjYzOTc00>

Presentation: <https://efbelairproject.com/files> Please also see: [Here is a Dropbox link](#)

Shawna Marino, Vice President with Education First (EF), gave a Power Point Presentation, thanked members of the community for being present, noting that she was here to listen, to hear feedback and that they're interested in continuing the dialog with the neighbors. She wanted to provide an introduction of who they are, having not yet spoken to the neighborhood council; talk about proposed reuse of the campus, and provide response on the feedback received from the neighborhood thus far and how they'll continue to respond.

[Member Evans arrived at 6:20 pm.]

Some comments from Ms. Marino included that EF is a family-owned 58-year-old international educational company, founded in 1965... The organization has grown since 1965; they have cultural exchange programs, where students live with host families to learn about our culture; they have educational tours to go abroad to learn a language, among other things, and have traditional degree programs as well as language learning, where they bring in international students of all types and ages, particularly high-school or college age for certain programs. They have partnerships around the world, e.g., working with the United Nations on huge international ideas competition, and have been the official Olympics English-language trainer, among others.

She noted that in California, EF has campuses in Pasadena, San Diego, San Francisco, Santa Barbara, and when they think of opportunities for host families, they have already contacts. Some neighbors have visited and can visit the campuses in San Diego and in Pasadena, which provide an example of the dorms and classroom space that they are proposing for AJU.

The proposed reuse of the American Jewish University campus will focus on EF International Language Program, where they have international students, typically aged 16-26, who come to the US to become fluent in English; they either live on campus or with a local host family. She discussed the expectation of EF to choose a location where the students do not need to drive, noting that they commit before they come to not have a car and not drive; they will walk or take public transportation or EF will provide shuttle buses. They'll have little shuttles operated on demand or on schedule and make sure students have a free safe & convenient way to get around without relying on a car.

She discussed the campus, on 21 acres with 200,000 square feet of existing space, and noted EF's goal to not make a lot of changes. She discussed how EF came to this campus. Their main focus is on the heart of the campus, the drop-off area, and overall perimeter and security of the campus, and adding amenities and activities, noting that the rest happens inside the buildings with no new major construction proposed. Their focus is on bringing the perimeter in with a 24/7-manned kiosk guard booth. The pickup area will have a nice roundabout drop-off / pickup area where cars such as Uber will be directed. She noted that parking will be rearranged, allowing them to create a new part of campus and bring recreational amenities, e.g., a new swimming pool, sports court... They wanted to bring the campus heart and recreational area away from the neighbors and keep a lot of the trees intact. She discussed the upper campus existing for which they plan to do very limited work, focused on updates to the locations of the basketball and volleyball courts; discussed plans for a new fenced off perimeter with a 24/7-manned kiosk shoring up security and perimeter.

She reported that what they are doing will meet Mulholland Specific Plan Guidelines as to lighting, and will improve their current lighting. They'll fix lights in upper campus and make sure all night lights are off at 10:00 pm., including in the soccer field. She touched on perimeter fencing and wildlife noted that the proposal has been reviewed by MDRB; they've spent time with Santa Monica Mountains Association and looked to make sure they're not impacting existing habitat zones; discussing fencing, black/aluminum, broad, transparent and attractive, and parts of the perimeter along Casiano that need freshening up so the entire perimeter will feel nicer for all. She acknowledged that there are important wildlife crossings in the area. She explained that they've spent time with their direct neighbors and believes everyone is happy about it. She discussed parking and transportation, noting that she has provided some transportation analyses to the community. As to parking demands, she noted that there are 296 spaces onsite. EF doesn't need half of that but understands the importance of parking to the community. She noted that across the street is the Stephen S. Wise Temple and School, and during events at Wise, folks park all over, including at AJU's parking, e.g., 150 spots at the top of the campus. They're agreeing to ensure that there is ample parking during those days of the year when hundreds of people are coming, and believe they'll have more parking for Wise than they had previously. She reiterated that students do not drive and will rely on the shuttle system, which they have used at their other campuses.

As to operations of the campus and school, Ms. Marino discussed their planned security, and what it requires to keep a population safe, having a 24/7 approach with state of the art technology. They anticipate increasing and improving the security already in the area, having two 24/7 guards at Casiano, shoring up video surveillance, including at Lot 4, and working with all local law enforcement.

She noted that EF students are held to a code of conduct throughout the course of their stay, and discussed their strict protocols as to this code of conduct on and off campus, including that smoking will be forbidden except for in two enclosed existing outdoor areas, which will be looked at and approved by LAFD, and they'll be monitoring videos. She discussed the fact that the students will have to behave to maintain their status with their visas, and if a student does something, EF will handle it quickly. They have a 24/7 community hotline, to which she noted that they are always super responsive. She noted that they strive to be a good neighbor and put in effort and time to hearing from the community, in the immediate neighborhood and up and down the corridor. They have met with various institutions, the Hillside Federation, the MDRB, and have had 35-45+ meetings, small and large, not including phone calls and emails, since the first day that AJU announced that EF would be the buyer of the campus. She noted letters went out to almost 3000 homes announcing that AJU was the buyer, and giving you a way to get in touch with them. She noted that they are not a developer and want to be here for decades to come, and that they want to work together with the neighbors on lots of things.

She noted that over the last couple of months they've heard from the neighbors about enrollment, number of students onsite, and parking, among many other topics.

1) On enrollment, they have offered a change, to reduce enrollment from 1,400 year round to 900 from September to May, and 1,200 in the summer; taking away 500 for the school year, when they received the most concern in the corridor – noting that there's the neighborhood and all the private schools in the corridor, who are typically in school between September and June... which makes traffic and activity in the corridor very difficult. She noted that they know there won't be traffic but there is the fear of it which she believes is because they haven't been here long enough to know that their students truly will not be driving.

2) The second piece has to do with programmatic changes they have made, which in turn affect the on-campus housing. She noted that they've heard a lot of feedback asking who these students are, where do they come from and how they're allowed to be in the US. She noted that there is a concern that when a student is here for less than three months – it is the State Department Policy that they do *not* need a visa... no one knows who they are. She noted that the feedback was the desire to have all the students go through national security background checks and visas, and that the only way to do that is to make sure that the students who are here are here for long enough that triggers a visa requirement.

The major change they proposed and are now making is to make the predominantly academic school year program from September to June; come in September and leave in the spring; not here for just a month.

The students can then become invested here, which means they'll need a place to live. She noted that asking host families at the level they were looking at before – 900 or so during the year – to house students for 6-9 months is not possible, so they are proposing to turn a portion of the Administration Building into another floor of student dormitories to house 700 students on campus. So there are only 200 at most coming onto campus versus 920, which was the original proposal that they filed with the City. She noted that this is a huge change in response to the community concerns that required a little bit of creativity.

She noted that the second piece is, in the summer with 1,200 students total, they can put 700 onsite and 500 more – as many as possible – in host families, and they're looking at creative ways to house those students, e.g., at UCLA, the Pasadena campus, and control them there, etc.

As faculty and staff, during the school year they will reduce the number of faculty and staff. They anticipate 80 to 140 teachers and staff, full & part time. They have tons of adult support on campus. In the summer, they have a 25:1 ratio, since they are all high-school aged who need that small group/camp style approach.

She noted that there have been questions about how they handle residential living, if they can they fit this many students without building new dorms. She invited us to come to their other campuses to see the Pasadena and San Diego extremely high quality dormitory and other spaces, as to creative design of spaces.

She noted that they have a lot of work to do still, especially as to security; they plan to make offers to the Bel Air Park neighborhood to help enhance their security as a partner (not discussing that tonight) but will work with them directly. She acknowledged the importance of fear and concern about fire management, noting that they have a team of fire experts and are prepared to be a leader in fire preparedness and emergency response.

They are willing to be a precedent setter for the corridor, making their fire plans public and are in the process of getting feedback on it from the LAFD. As soon as they can have a forum with a group in the neighborhood with other stakeholders, they plan to do that. They are trying to figure out ways to give back parts of the campus to the community, working with the Wise School, on some creative ideas to benefit their students.

They are looking at their site plan to figure out how to continue to pull as much of the recreational uses and campus activity away from the neighborhood, which they are trying to incorporate neighborhood feedback on.

She noted that they are working on an enforceable set of conditions for this permit that will govern the site and put everything they have said and committed to into their CUP. They are working with a community leader who has experience up and down the Mulholland Corridor to create a set of conditions that have worked for other schools, who knows what hasn't worked for other schools, and they'll be the very best, most community-focused set of conditions on this project. She noted that everywhere they go, neighbors have been skeptical at the start and everywhere they have opened and operated a school, they have always come around and said "wow, we are incredibly lucky that we have EF in our neighborhood." She noted that they have always improved the communities where they set up the EF schools... and are leaders on security and safety for the neighborhood. They have a project website, a community email, and a hotline.

Public Comment:

Ameet Keny, M.D. introduced himself as President of Casiano Estates HOA, one of two HOAs in Bel Air Park, immediately adjacent to AJU. Dr. Keny noted that he and his neighbors have great concerns about the purchase of AJU for EF, a for-profit project... which is *not* a reuse as a campus but a dramatic change of use. He noted that EF plans for a year-round boarding school, 700 at all times, plus to shuttle in an additional 200-500 for a total enrollment of up to 900-1200 students depending on the time of year. In addition, they'll have dozens of staff and faculty onsite, which will be a major intensification of use of the property with no changes of infrastructure in and around the property. He opined that this sort of change to the existing use of the campus should require a full EIR. He noted that the current CUP issued in 1966 allows for only 200 students to reside on campus, and that EF wants to triple that number to 700. He noted that the current CUP permits up to 500 college students, 500 adult-continuing education students during the evening only, and 400 high school students shuttled to the campus on any given day with a limit of only 200 of those allowed most of the time. He noted that what EF has done is added these numbers: 500 college students; 500 adult continuing education students and 400 high school students to provide an inaccurate and misleading total enrollment, under the current CUP of 1400 students. He noted that nowhere does it state in the current CUP that there could be 1400 students on the campus at the same time, and that if the CUP was intended to permit 1400 students at the same time, asked why did they limit the number of high school students to 200 out of 400 and why would the hours of the adult continuing education students be restricted to evenings only? He opined that EF is falsely and deliberately claiming that the CUP permits a total enrollment of 1400 students, misleading the City by stating

that their total enrollment of a maximum of 900-1200 students is acceptable because it falls below the inaccurate 1400 number. He opined that they are trying to mislead the City into believing that the CUP is okay.

He discussed how many things have changed since the CUP was issued in 1966. He noted that their homes were constructed in the early 1970s. All of the pre-K, elementary and high schools were built along the Mulholland Corridor between 1960 and 1990 and now there are nearly 2500 students enrolled among them. Stephen S. Wise Elementary School opened in 1977 and there are currently 400 students enrolled there every year. Between the approximately 500 homeowners in their community and nearly 500 students and faculty at Stephen S. Wise, there are about one thousand people who use Casiano Road to enter and exit from the heavily trafficked Mulholland Drive. He asked how to add 1200 more students as well as dozens of faculty and staff that EF is proposing. He noted that there are numerous reasons that the homeowners object to the proposal set forth by EF. He deferred to the homeowners to talk about each topic briefly. Before doing that, he directed the committee's attention to the audience, and asked for a show of hands of all the community members who stand with him in objecting to the proposal set forth by EF. Photos were taken showing what appeared to be between 40 and 70 individuals present. He noted that they were able to form a coalition of homeowners because it is so obscene that they must stop it. He noted that the homeowners of Bel Air Park are requesting that the PLU Committee deny EF's proposal.

Mona Shargani, introduced herself as the Secretary of Casiano Bel Air HOA. She described in detail the evacuation she and her family went through during the Skirball Fire, which she noted was so traumatic that her daughter was in therapy for years... from the experience of evacuating and fear of another fire. She mentioned the great threat that exists for the community, including students at EF. She noted that other community members have visited multiple EF schools... She reported that at a Boston campus, there were witnesses of students smoking in an area near unmanaged brush that was not cleared and asked us to imagine the same situation in our High Fire Zone neighborhood with much more brush. She noted that EF has promised that they will clear them but has not cleared the brush often. She noted that they are not even implementing the safety measures of other campuses. She expressed concern that it only takes a spark to get a fire going and noted that Casiano Road is also the evacuation route for Beverly Crest and all of the Mountain Gate communities when Sepulveda is closed; thousands of homeowners will need to follow through Casiano Road, and 1200 students and faculty, not just the 150 homes any longer: hundreds of cars. She asked us to imagine the gridlock and hazardous conditions they will be facing.

Karen Furie from Casiano Estates HOA, talked about EF's plan for fire for their students. She asked what about the students, noting that EF is responsible for their safety and wellbeing in a High Fire area. She noted that their understanding of their plan is to shelter in place. They have heard that one plan is to go stand outdoors on a parking lot or down on the grass soccer field in case of a fire, and asked how does that keep 900 to 1200 students safe when everyone else is being evacuated? She asked further, if they shelter in place indoors, how will they feed these students, and get students and faculty from one building to another? Who is going to prepare meals? She noted that she would not send her children to a foreign country in a High Fire area with a subpar plan for their safety, and that we know we have to be realistic about wildfire: it is going to be part of our lives. She related that each time they hear a siren, they come out to see if there is a fire, and check phones for a fire, asking how these students will be safe, and will their parents be notified that this school is in a High Fire area. She noted that it is well known for all of us, but asked if it is something they are disclosing to their potential students and families.

David Hekmat introduced himself as a resident on Casiano, and a Board member of the Westwood Community Council, made up of 26 members of HOA presidents and business owners and property owners, and everyone else. He noted that in his 14 years of service, and being in more committees, he has never seen a misrepresentation of facts as what we heard as to numbers, agreements and all else.

Mr. Hekmat spoke on the issue of parking and the problems he has seen in WLA, Westwood near UCLA & in Bel Air. He noted that EF is proposing a change of use in every aspect, as currently AJU has about 400 parking spaces, 396 to be exact. He noted that these parking space had a reason to be built in 1966-1967, when AJU had only 200 people in their dormitories, and a staff of less than 50, with 500 students maximum at the time on the campus. He noted that now they are proposing to triple students, increase staff from the previous use and CUP from 1967 while reducing parking by 30 percent. He noted that we are not near public transportation. Everyone needs a car to get where they need to get. They want to replace parking and to build a loop for cars drop off but noted you are taking parking away for the loop. He noted that they have 20 acres and should build additional parking in place of the parking they are taking away but a big portion of parking is to be replaced by a huge swimming pool which evaporates water in this drought area, and build other recreational activities for the use of the students. He asked is this really a boarding camp or an intensive study program or are they trying to bring kids here with the hope of having a fun time on the campus? He noted that their claim that students will not be allowed to drive or own a car and that they will have a shuttle to justify reduction of parking defies reasonable logic and is divorced from reality of Los Angeles transit. He noted that EF emphasizes the experience of the attractions of Los Angeles and surrounding areas as one of the benefits of the programs to foreign students, and asks how could adult students living in a remote campus for nine months as they are proposing now and have experience without a car? He noted that even in their San Diego campus the students have gone out and rented cars. He noted that we know that at UCLA, with all the housing they have and all the services they provide on campus, Westwood Village, with all the restaurants and other activities within walking distance, all the bars and restaurants are within five-10 minutes with an Uber or so; he asked how they expect 900 students to stay here for 9 months without a car. He noted that it doesn't make sense and one way or another they will find a way to have a car. So any decrease in parking spaces will spill over into the neighborhood. He noted that AJU has 500 adult parking spaces for events and we can only imagine that if they take even a single parking space out of this site, it would cause spill over, affecting and damaging our comfort in the neighborhood with all the streets occupied by their staff or by students.

Shawn Omrani introduced himself as being from Casiano Estates, noted that he is a homeowner on Casiano Road. He related that a major concern their community has is security. He noted that what was discussed was security for EF not for the neighborhood. 2) EF wants to bring 1200 students, from teenaged to 26 years of age... He noted that it is very clear that even if a small group come out to walk – it is not jail, they want to come out and they should – however there will be a large number of young people on the streets, because there is nothing else around. The code of conduct is to not do drugs or drink alcohol, but that's inside the campus. He noted that when they come out, they can do whatever, and this is a major security reason for the community's children and grandchildren, that he feels would be a disaster for their community. He cited that the Pasadena campus had complaints of drinking and fights or beer bottles. He noted that this is not UCLA where students have a village to walk around in, or USC where they could go to different neighborhoods. This is a very secluded family-oriented community, in a residential zone. He noted that even a portion of them would be hundreds of people on the streets, with no security. He noted that their children could not ride a bicycle with security. He noted that they may not be bad people, but good people who are young, and this is one of their major concerns, that the security in their community will be gone.

Marlene Hakakha, introduced herself as a resident, homeowner, and president of one of the associations of Bel Air Park. She noted that theirs is a community that is attached to the proposed EF property. She discussed EF's code of conduct, noting that we understand this but that young people at the age of EF's students unfortunately do not understand or have the care that we older people have for a community that they will living in. She noted that those of us who have teens understand that we can tell them what to do, and they'll do what they want to do, e.g., they will smoke and drink and do all the things that kids do, which she acknowledged is normal. However, she related that, we all know it only takes one cigarette butt flicked into the brush to destroy all of Bel Air. She noted that a big fire in the 1950s annihilated Bel Air and she doesn't want to see that happen again. She noted that some residents have gone to the other EF properties and spoke to people who owned properties around the EF campuses. Those individuals shared with the people that they

spoke with a variety of things that were observed: students misbehaving, smoking on neighbors' properties, constant noise and traffic, food deliveries at all hours. They also observed four or five Ubers in a 15-minute period at the main entrance of the campus. Mrs. Hakakha noted that they purchased homes up here because they wanted a quiet environment to live in and raise families, and part of what is so amazing about being there is the beauty and serenity of it. She noted that these 1200 students will definitely change that. She noted that giving EF the students that they want will likely end the peace and serenity that those who live in their community all love. She feels EF has repeatedly told them one thing and then done something different and that she has lost trust in them. She asked how can EF be held accountable for what happens to her neighborhood, and her home. She opined that EF should have fewer students, and much higher fire requirements than whatever exists now. She noted that no one in her house is going to smoke and flick a butt anywhere but those on the EF campus might. She noted that kids are kids and they come from places that don't understand this dry environment. She described growing up on the east coast where they had greenery, where they flicked butts, and that it was only when she began to live here that she understood what Smokey the Bear was all about. She worries that the kids won't understand what it means here.

James (Sandy) Ryan noted that he is from the Casiano Bel Air HOA and that he and his wife just bought their first home here. They are excited about this community, the education system, noting that with this corridor here it is unlike anything else. They took their daughter to sign up for T-K at Roscomare this morning, and they are invested. He wanted to make it clear that they aren't afraid of change; they accept change but want transparency. They want the partner who resides at AJU's campus to work with them, to be in line with the other educational institutions along corridor. He noted that what is being proposed is a systemic shift over the last 75 years of what every other not-for-profit education group that a lot people here send their kids to, and that what is being proposed here is simply a for-profit business. He knows this from personal experience, working in international finance, buying and selling international technology businesses. He described the model: find the location, find the city; drop it in. He noted that this works in Pasadena... 500 students dissolve into the neighborhood and you don't notice. You put them at the entrance to a very tight two-lane road in which the only ability to leave and enter has now become an Uber; they're not going to walk down that street – Mulholland – so what do you end up doing: You have to do Ubers in and out, Uber Eats in and out, and you have effectively taken a campus and created four to five as many schools in one place right there. He thinks that is something that a partner he expects would not do to lead into the neighborhood. He'd expect them to say 300 to 400; that makes sense but noted that is not done because that is not a business model that makes enough money.

Roya Dardashti introduced herself as the Vice President of Casiano Bel Air HOA, a mother of four children and a 26-year-resident of their quiet and safe residential neighborhood surrounded by nature and the conservancy. She noted that their neighborhood of 150 homes has approximately 450-500 residents and is zoned a residential neighborhood. She noted that the current CUP at the AJU is supposed to be an exception to their residential area but with a population of 900 to 1200, EF's population is will triple their homeowner residents. She noted that this will fundamentally change the nature of their neighborhood. Their number will be triple their neighborhood and their residential population will be the exception not the rule. She noted that AJU for the past 20 years has been ruled 200 or less students and conformed to the original CUP. She noted that EFs deceptive manipulation of numbers has nothing to do with the actual number of people who have lived on that campus for the last 40 years and have abided by the CUP. She noted that the fact they are living in a quiet and boring residential area, miles away from restaurants, entertainment & public transportation is what will lead to their demise if EF is successful in changing a CUP to triple to what it was intended for. She noted that the neighborhood cannot sustain a young population of people looking for the LA life and culture in the neighborhood. She expects to be inundated with ride share, food delivery and a population that will fundamentally alter their residential area. She asked the Planning and Land Use Committee to deny EFs proposal to fundamentally change their neighborhood.

Andy Hill related that he is a 30-year resident of Casiano. He spoke on what life was like here in 1966 when their CUP was issued and noted that because they want to maximize their profit, we're supposed to take the brunt and accept that the CUP is now irrelevant in 2023. He noted that EF is a Swiss company, asking that the committee take care of their constituents and residents and enforce the CUP that fits the regulations put in place when this was built.

Alina Vartany introduced herself as a board member of Casiano Bel Air HOA, and resident for 20 years. She noted that EF willing to overpay doesn't give them the right to change zoning; the area is zoned for residential use, RE15 residents, and RU40 (AJU). She asked that the PLU Committee not support this project.

Mark Stratton related that he is a resident of Corda Drive, and noted that previously there was one school, a church and a synagogue: Now there are 10 schools, a huge impact in the 1970s... which they are all feeling the impacts of. He noted that they share the same issue with traffic, a two-lane country road, and see the number of cars coming up to Mulholland. He noted that there is not infrastructure to support this growth, complaints & worries about fire are well founded and that we need to look at the impact of all of the educational institutions.

Jeff Resnick from the Casiano Bel Air Association expressed one of his biggest concerns: What happens to infrastructure of the neighborhood with an additional 1000+ people, which is way too many people.

Lois Becker spoke in favor related that she lives on the institutional corridor and opined that all the problems we have are because the institutions were not transparent; however, she believes that EF is more transparent as she has worked for 15 years with all the institutions. She believes that they want to work with the community and opined that EF has made every attempt to draw the community in and have discussions. She visited the Pasadena campus and has found that there were issues that have been stopped. She thinks we are being given a one-sided view, and that the community needs to sit down with them, and work on CUP for conditions that can be enforceable. She thinks everybody has to make some compromises but that it can be done.

Terry Koosed with Bel Air Casiano Association has lived in Bel Air Park for 27 years, and on the corridor 45 years. He related that he has sat through several presentations with EF, and thinks they would *not* be a good partner; that they are disingenuous and misleading... He related that AJU told them at the meeting that they had an auction and had to give it to the highest bidder. He discussed parking, noted that we are talking about 700 kids on a Friday night who will want to get out of there; he discussed the circular area in front of the campus, and asked what's to keep the Uber from dropping them off two blocks away? He thinks that the pretty picture presented is not true. refuted what she said about how they resolved the visa problem, they listened to the public. What about the three months that they have 1200 kids and none have a visa. High school kids are 13 years and up, how can they control 1000 kids as young as 13 years old? He has met with them, and went through it for hours. They never told the exact truth and over represented what they're bringing. What benefit does this project bring to the voters, the tax payers, nothing. They are foreign students. Doesn't benefit our quality of life. It is a beautiful prison for very wealthy kids who their parents are sending here to have a good time. This is going to be a party place. There is no way around it.

Elizabeth Barcohana introduced herself as Vice President of Casiano Estates HOA, and noted that she lives on the street immediately adjacent to AJU. She objects the proposed use of EF, she has been actively involved and has met many times and hours, plus has had email communications. She praised Jessica and Shawna, noting she has nothing personal against them but that the institution behind them directing this process has been misleading and not forthright in the community. She provided a list of 10 examples of EF's bad faith including but not limited to that they had already filed for permit without telling them; a month ago said they would not and here we are tonight. She noted that they have spent months trying to work with EF in good faith, and that EF insists on impractical conditions of use. She noted that the community continues to wait... and request that no action be taken by this committee.

Svetlana Kasman related that she has been living here for 20 years, has two sons, one a teen, who wants to order out daily. She asked us to imagine if 700 kids stuck in a dorm, eating institutional food, will be calling Uber Eats every day. It will mean constant movement of cars, pointing out that Casiano is one lane. She related that she has researched the San Diego and Pasadena campuses on Google, that her area has nothing to offer the students that San Diego & Pasadena campuses offer. There'll be a constant flow of Ubers & taxis; is incompatible with the way things are set up; will affect every neighbor taking Mulholland & be a nightmare.

Shawn Soleimani related that he has a list of concerns. He feels the problem is the lack of transparency and misrepresentations one after another and deceptions. He hasn't seen a packet that Shawna said was given to the community. They moved into their community for the schools, safety, privacy, and noted that it has been a great community for the past 20 years. He noted that with the planned project proposal, EF plays with the numbers. He discussed lies including the approval of associations, the numbers, that they reduced numbers from 1400 to 900 to 1200, opining that the number was never 1400. Technically, the CUP is a conditional use permit: this whole neighborhood is residential, and a private school is not residential. He noted that the CUP issued in 1966 provided conditions and they pretend that they are in compliance with those conditions. The permit was for 200 students, now 700 from September to June and 1200 summer that is not permitted. They said they wouldn't submit permits to the City until they had everyone on board, but did that. They have made misrepresentations. He discussed safety on the roads as dangerous. He explained that there is a back gate behind Bel Air Crest... that he has seen in action when they had the fires. He asked, with their 150 families, and the 1200 students, how much chaos and how many people will die, opining that it is dangerous. He noted that the people are from overseas; the students in Pasadena have been known to be smoking and drinking: It is not safe, it's dangerous and deceptive and requests the Committee deny this request in its entirety.

Linda Resnick noted that all of these people went to many meetings with EF. She asked people at the other campuses if they ride bicycles, noting that this neighborhood is not conducive to bike riding and will impact people driving Mulholland, and if they want to go to Beverly Glen in numbers, she expects it will be dangerous for drivers and bike riders.

Jila Golbahar noted that she has been on Casiano for 30 years and noted a few concerns: She doesn't know what country they're coming from, many countries may have different laws; if they do something criminal and leave in three months, we can't catch them. She asked about background checks, noting that they are coming from very wealthy families and will have money and opportunity. She noted that their street is a cul-de-sac, gated at the end and she is concerned about her grandchildren walking. She is concerned that with those people they will not be able to walk, noting that this is *not* a minor change. She noted that in addition, the students at EF will have people who have to cook and clean and the numbers will be greater.

16 Speaker cards in opposition to project were filled out by the following individuals from LA 90077:

Mousa Golbahar, Casiano Bel Air

Susan Tabibian & Michael P. Tabibian & Elliot Tabibian, Aqua Verde Circle, Casiano Estates

Dora Manavi, Casiano Bel Air HOA

Simon Gabriel, Aqua Verde, Casiano Estates

David Moradzadeh

Buddy Jolton, Casiano Estates HOA

Kenneth Gal, Casiano Bel Air HOA

Jennifer Keny, Bel Air Park HOA

Osep Armagan

Sharona Shenassa

Merribeth Gal, Casiano Bel Air HOA

Joyce Lau, Casiano Estates

Pamela Ryan, Casiano Bel Air HOA

Megan Satey, Casiano Estates

Public Comment was closed, and the floor was opened to the committee for questions for the applicant. Questions were asked and answered as to original CUP, and the process to get a new CUP. Ms. Marino noted that the original CUP is available on their website. They filed their initial CUP application in early February. They have been before MDRB prelim and final design review, have spent most of the past six months trying to listen to community feedback. She noted that they are not a developer, they're a school, and they're in the process of creating a permit and plan to update their application with new numbers. The City Planning Commission will ultimately approve. They are seeking a new CUP. Ms. Marino noted that the MDRB gave positive feedback and issued a letter on March 15th.

Further questions were asked and answered as to shuttle buses, escrow, getting in and out with host families. Member Grey noted that 50% of reviews are negative. Miner discussed congestion driving here, that noise carries in the hills, there are party houses, STRs, a hotel proposed for Benedict Canyon, another proposed for-profit educational institution, the Berggruen, and now she is listening to another business in the residential area. She noted that these hills are not made for that, kids are kids; kids get bored, and that Europeans smoke. She expressed concern that a transient society coming into these hills doesn't know about smoking, one of the biggest issues in the Very High Fire Hazard Severity Zone (VHFHSZ). She noted that the applicants are glossing over or don't know about them or are naïve about them, but that the reality is very scary. She doesn't know how you can contain that many people in this area without adverse effects continually. Member Savage discussed the CUP and parking survey, noting that she has seen the reports on the project website. Ms. Marino noted that this was an introductory informational meeting and that the company takes this very seriously. Member Evans asked if they had campuses in an area of natural disaster and about evacuation. Ms. Marino noted that she is in the process of sharing the proposed plans with the FD.

Dr. Longcore asked, from the application materials that this would be categorically exempt from CEQA, he asked about differences between this and the previous project; reasons to conclude that they are categorically exempt, how they come to the conclusion that they qualify for exemption and that none of the exceptions would apply? She related that there is an exemption for schools... they have still done a number of environmental studies. She believes he mentioned that they don't have the fuel modification plan, one of the exceptions Dr. Longcore noted if the project has a significant impact on the environment. He doesn't think that they are at a point to know... and that the Committee could make a recommendation to support or oppose or get more information and postpone to a specific date. Member Weisberg would like to postpone this, to learn more about fire impact, to understand issues around access, fire, how it will impact the campus and the neighborhood and to hear from experts, as well as other issues.

Motion: To table this until such time as we can have a special meeting with experts was moved by Weisberg and seconded by Greenberg. Member Evans noted that she doesn't see how it is a good idea to put 1200 students in a Very High Fire Hazard Severity Zone (VHFHSZ) and doesn't see how an expert will convince her otherwise. Member Weisberg would like to have other committee members who were absent, present. After discussion, the question was called. There was no objection to table this and the motion passed by all 11 present and voting.

Meeting adjourned at 8:42 pm to May 9, 2022.

ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR'S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR'S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	

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