



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

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## Letter in OPPOSITION - Regarding Case #: CPC-2025-3449-CU3-SPPC-DRB-MSP ENV-2025-3450-CE

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Alina Vartany &lt;alina@vartany.com&gt;

Mon, Jan 12, 2026 at 7:31 PM

To: "ssavage@babcnc.org" <ssavage@babcnc.org>, "lweisberg@babcnc.org" <lweisberg@babcnc.org>, "mlevinson@babcnc.org" <mlevinson@babcnc.org>, "jspradlin@babcnc.org" <jspradlin@babcnc.org>, "ptempleton@babcnc.org" <ptempleton@babcnc.org>, "sweinberg@babcnc.org" <sweinberg@babcnc.org>, "sgrey@babcnc.org" <sgrey@babcnc.org>, "mkemp@babcnc.org" <mkemp@babcnc.org>, "rschlesinger@babcnc.org" <rschlesinger@babcnc.org>, "tlongcore@babcnc.org" <tlongcore@babcnc.org>, "rgreenberg@babcnc.org" <rgreenberg@babcnc.org>, "jhall@babcnc.org" <jhall@babcnc.org>, "nminer@babcnc.org" <nminer@babcnc.org>, "council@babcnc.org" <council@babcnc.org>

Cc: Alina Vartany &lt;alina@vartany.com&gt;

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**To:** Members of the Bel Air–Beverly Crest Neighborhood Council**Re:** Agenda Item #6 for Tuesday, January 13, 2026

2785

N CASIANO ROAD; 2791 N CASIANO ROAD; 2845 N CASIANO ROAD

Milken

Community School E Campus (Also commonly known as [15600 Mulholland](#))

CPC-2025-3449-CU3-SPPC-DRB-MSP

ENV-2025-3450-CE

**Date:** January 12, 2026

Dear Members of the Committee,

I want to express my serious concerns regarding the proposed Conditional Use Permit for Milken Community School's East Campus on Casiano Road. These concerns are based on **existing traffic conditions, firsthand observation by neighbors and myself**, and **recent direct engagement with Milken and its traffic consultant**, and they raise substantial issues under **CEQA, LADOT traffic standards**, and **LAFD emergency access requirements**.

On **Thursday**, a small group of homeowners met with Milken representatives to receive an update on the traffic analysis prepared by Gibson Transportation. Those in attendance were disappointed by what was presented. The analysis relied on assumptions that conflict with observed conditions and failed to account for documented queuing and congestion.

During that meeting, Milken asserted that its **West Campus** has sufficient on-site capacity to queue all vehicles during the AM drop-off period. Gibson's representative further stated that the proposed **East Campus** would have adequate on-site space to accommodate and queue vehicles without spillback.

**Neighbors and I have personally witnessed these assertions to be incorrect.** On multiple mornings, we have observed—and documented—**severe gridlock on Mulholland Drive**, where Milken's West Campus drop-off regularly produces **over 1,500 feet of queued vehicles**. The **attached videos and photographs clearly show this gridlock**, despite claims of sufficient on-site queuing capacity.

This congestion occurs on Mulholland Drive, a wide arterial with a center median and multiple access points—precisely because the West Campus **does not have adequate on-site capacity** to absorb peak-period demand.

The operational context of the West Campus is critical:

- Approximately **800 total enrolled students**, including
  - ~**360 middle school students**, and
  - ~**540 high school students**
- Approximately **125 faculty and staff** park at the **Skirball overflow lot below the campus**, meaning **not all daily traffic enters the primary queuing area**

Even with these mitigating factors—split enrollment, off-site staff parking, and arterial frontage—the West Campus experiences **LOS F conditions**, characterized by excessive delay and extended queuing.

The **East Campus proposal removes all of these mitigating conditions**.

Under the proposal:

- **900 high school students** and approximately **150 faculty and staff** would access the site
- **All traffic would be concentrated on Casiano Road**, a **fully residential street** with **one-way ingress and egress**
- On-site queuing capacity is limited to **approximately 10 vehicles**
- There is **no overflow parking, no secondary access, and no redundancy**

Unlike the West Campus, **every vehicle—students, parents, faculty, staff, and service vehicles—would arrive via Casiano Road**, during the same AM peak period. This occurs concurrently with **continuous residential traffic** and **Wise School's morning drop-off**, compounding congestion and delay.

From a **CEQA perspective**, these are precisely the types of impacts that must be evaluated based on **realistic, worst-case conditions**, not theoretical assumptions. CEQA requires disclosure and mitigation of significant traffic impacts, including the creation or exacerbation of **LOS F congestion**, particularly on constrained residential streets.

From a **LADOT standpoint**, LOS F conditions on a local residential roadway with no alternative routing represent a serious operational and safety failure.

From a **LAFD standpoint**, Casiano Road is a **single-access corridor serving a residential community in a high fire severity zone**. Persistent gridlock directly impairs emergency response, evacuation, and life safety. A roadway that fails during routine school drop-off will fail catastrophically during an emergency.

The central question before this Council is unavoidable:

**If 800 students at the West Campus—without all traffic entering the main queuing system—produce over 1,500 feet of LOS F spillback on Mulholland, how can 900 students plus 150 staff be accommodated on Casiano Road, where all traffic is concentrated and on-site queuing is effectively nonexistent?**

The attached videos and photographs provide direct, visual evidence that contradicts the assumptions presented in the traffic study. A CUP cannot be approved on the basis of analysis that ignores observable reality.

For these reasons, I respectfully urge the Bel Air–Beverly Crest Neighborhood Council to require **Mitigation Monitoring and Reporting Program MMRP** and a **full CEQA review**, including rigorous evaluation by **LADOT** and **LAFD**, before advancing this CUP.

Thank you for your time, your service, and your commitment to public safety and neighborhood integrity.

Sincerely,  
**Alina Vartany**  
Bel Air Park (23 year Resident)

**AM Milken West Campus main entrance (traveling from west to east on Mulholland with 8-10 vehicles queuing on the right and another 40+ vehicles in the center turning median queuing to turn left):** (video attached)

[Click to Download](#)

IMG\_2908.MOV

115.2 MB



**PM Milken West Campus Queuing**



**AM Milken East Lot 3 Queuing: (only juniors parking here)**

