



Catherine Palmer <council@babcnc.org>

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

Ben Shenassa <bemsa1@hotmail.com>

Tue, Jan 13, 2026 at 11:24 AM

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To: Bel Air–Beverly Crest Neighborhood Council (BABCNC)
Land Use Planning Committee

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-C

Subject: Formal Objection to CEQA Exemption – Milken East Campus (ENV-2025-3450-CE)

Dear Bel Air–Beverly Crest Neighborhood Council Members,

As a resident of Casiano Road, I value Milken Community School as a neighbor and appreciate the excellence they bring to our community. However, I am writing to urge the BABCNC to formally challenge the **improper CEQA Categorical Exemption** claimed for the East Campus project.

The applicant is seeking a **Class 1 Exemption**, which is legally reserved for "minor alterations." This project is anything but minor. It represents a massive intensification of use that triggers the **"Significant Effect" exception (CEQA Guidelines §15300.2(c))** due to the following unusual circumstances:

- **Massive Enrollment Increase & Shift in Baseline:** The site historically served 100–200 AJU students, with staggered attendance. Transitioning to **900 high school students** during peak morning and afternoon hours is a 450% increase in density and a total reversal of the traffic baseline.
- **Life-Safety & Emergency Access:** Casiano Road is a constrained, "one-way in, one-way out" street. Adding nearly 1,000 students to this bottleneck creates a critical hazard for emergency vehicle ingress/egress—a factor the City is legally required to analyze under CEQA.

- **Inadequate Internal Queuing:** The current plan provides only a **10-car on-site reservoir**. With 900 students, overflow is a mathematical certainty. This will block the public right-of-way on Casiano Road and violate established fire safety protocols.
- **Cumulative Impact & Scenic Corridor:** This project cannot be viewed in a vacuum. Under CEQA, the City must consider the **cumulative burden** of both Milken campuses and the Stephen S. Wise complex. Furthermore, as the site sits within the **Mulholland Scenic Parkway Specific Plan**, it warrants a level of scrutiny that a Categorical Exemption simply cannot provide.

I respectfully request that the BABCNC:

1. **Withhold support** for the Conditional Use Permit (CUP) increase in its current form.
2. **Formally recommend** that the City conduct an **Initial Study** to determine the necessity of a full Environmental Impact Report (EIR).

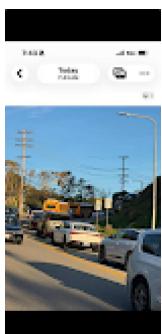
The community deserves a legally compliant review that prioritizes neighborhood safety over administrative convenience. Thank you for your commitment to responsible development and the safety of our residents.

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4 attachments



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