



Catherine Palmer <council@babcnc.org>

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

Alan Shargani <a.shargani@me.com>

Tue, Jan 13, 2026 at 2:21 PM

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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.

Sincerely,

Afshin Shargani, Bel Air Park Resident