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

John Tishbi <john@cal-royal.com>

Wed, Jan 28, 2026 at 9:21 AM

To: "Council@babcnc.org" <Council@babcnc.org>, "Info@babcnc.org" <Info@babcnc.org>, "Tlongcore@babcnc.org" <Tlongcore@babcnc.org>

RE: Agenda Item #9, Wednesday, January 28, 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

Dear Members of the BABCNC Committee,

I am a homeowner in Bel Air Park. I respectfully oppose advancing the Milken East Campus Conditional Use Permit **as currently proposed** because it conflicts with CEQA requirements, this Committee's prior precedent, and unresolved public safety risks associated with a single-access roadway in a Very High Fire Hazard Severity Zone.

This is not opposition to education or institutional growth. It is a request that established land-use standards be applied consistently and based on evidence.

CEQA Requires a Lawful Baseline

CEQA requires environmental review to be based on actual, lawful existing conditions — not assumed future operations. The current application relies on an inflated baseline that treats expanded enrollment as if it were already entitled.

City filings for this property show that American Jewish University's maximum permitted enrollment was 500 students, with actual enrollment near 100 students (CASE# ZA 18445(PAD)(PA1) page 16). Independent data confirms an average enrollment of 172 students over the past 11 years (<https://www.collegetuitioncompare.com/trends/american-jewish-university/student-population/>). These figures represent the lawful baseline. Using higher numbers masks new impacts to traffic, queuing, emergency access, and evacuation — impacts CEQA requires be analyzed and mitigated.

Committee Precedent Already Established Safety Limits

In 2023, this Committee reviewed the same roadway system and concluded that safety constraints required enrollment limits of 200 residential and 200 commuter students. Nothing has materially changed since then. The road remains single-access, fire risk remains extreme, and traffic conditions have worsened. Advancing a much larger proposal without new safety evidence contradicts the Committee's own findings.

Comparable Schools Operate Under Enforceable Limits

Other hillside schools were approved only with strict, enforceable conditions: hard enrollment caps, zero off-site queuing, fixed drop-off windows, independent traffic monitoring, event limits, and

emergency coordination. These safeguards are not optional. The Milken proposal lacks comparable enforceability, relying instead on assumptions and voluntary compliance.

Emergency Access Remains Unresolved

Bel Air Park lies in a Very High Fire Hazard Severity Zone served by constrained evacuation routes. In an emergency, increased enrollment would intensify congestion at the exact moment rapid evacuation and emergency access are required. CEQA requires analysis of realistic worst-case scenarios — not idealized behavior.

Conclusion

This Committee has previously recognized the limits imposed by single-access roads and fire risk. Applying those same standards here is not opposition — it is consistency.

I respectfully request that the Committee decline to advance the CUP **as proposed**. Please require a revised application based on a lawful CEQA baseline and enforceable, objective mitigation measures.

Thank you for your time and service.

Respectfully,

[Quoted text hidden]