

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Support for Appeals: 9830 and 9832 Wanda Park Drive

1 message

Rafe Cohen <rcohen@galaxytheatres.com>

Fri, Jun 12, 2026 at 5:43 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "alma.sandoval@lacity.org" <alma.sandoval@lacity.org>, Alan Como <alan.como@lacity.org>

Attn: West Los Angeles Area Planning Commission

RE: ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE

[9832 West Wanda Park Drive](#) and

ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE

[9830 West Wanda Park Drive](#)

As a decades long resident of Benedict Canyon, I support the appeals in these two matters and oppose the project approvals for a number of reasons:

1. West Wanda Park Dr. is a substandard dead-end street with no emergency vehicle turnaround, fire access concerns, sinkholes and infrastructure issues.
2. The street does not provide the required minimum 20-foot continuous paved roadway from the driveway apron to the boundary of the Hillside Area.
3. Side yard setbacks in a high fire risk area should **NOT** be reduced from 7 feet to 4 feet on a dead-end hillside street with serious fire access and emergency response concerns,

Approving two new 3 story houses both with ADU-s and 3 car garages in this high-risk environment on a substandard street with limited access in a high fire risk area makes no sense.

The street is too narrow for cars to pass each other, and many are the times when a single Amazon truck shuts down the street.

Accordingly, I support this appeal and oppose the approval of this project. Approval of this project would be a terrible precedent for the broader hillside community.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink that reads "Rafe Cohen". The script is fluid and cursive, with the first letters of "Rafe" and "Cohen" being capitalized and prominent.

Rafe Cohen

2519 Benedict Canyon Dr.

Beverly Hills, CA 90210



Re: West Los Angeles Area Planning Commission Hearing Notice: ZA-2022-3147-CU1-HCA-1A

1 message

Cristina Colissimo <colissimo@me.com>

Fri, Jun 12, 2026 at 2:26 PM

To: Planning APC West LA <apcwestla@lacity.org>, Alma Sandoval <alma.sandoval@lacity.org>, Alan Como <alan.como@lacity.org>
Cc: Yumi Kanegawa <yumi.kanegawa@lacity.org>, Ari Briski <ari.briski@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>, Jordann Turner <jordann.turner@lacity.org>, Estineh Maillian <estineh.maillian@lacity.org>, Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>, Juliet Oh <Juliet.Oh@lacity.org>, Michelle Singh <michelle.singh@lacity.org>, Rob Glushon <rglushon@lunaglushon.com>, Sarah Reinecke <sreinecke@lunaglushon.com>

Dear Ms. Sandoval and Mr. Como,

I am writing regarding the June 17, 2026 West Los Angeles Area Planning Commission hearing for the Wanda Park Drive appeals:

ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE
Project Site: [9832 West Wanda Park Drive](#)

ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE
Project Site: [9830 West Wanda Park Drive](#)

I am one of the appellants, along with Jordana Glick-Franzheim. Please be advised that attorney Robert L. Glushon of Luna & Glushon will be representing our appeal at the June 17 hearing and will appear in person on our behalf.

We are currently out of the country but plan to attend and participate via Zoom to the extent permitted.

Please let me know if there is anything further you need from me in advance of the hearing to confirm Mr. Glushon's appearance as our representative and our remote participation.

Thank you very much.

Kind regards,

Cristina Colissimo
Appellant
[9826 Wanda Park Drive](#)
[Beverly Hills, CA 90210](#)

Cristina Colissimo | Graphic Designer ADG 800 | DGA Director
310-951-2995 | colissimo@me.com
[Graphic Design Portfolio](#)

[Wellworth Pictures](#) | EP/Director
[Gorilla Doctors](#) | Advisory Council Member
[Canopy Planet Foundation](#) | Board of Directors
[Save Our Canyon](#) | Board Member

On May 18, 2026, at 10:35 PM, Planning APC West LA <apcwestla@lacity.org> wrote:

Good afternoon All,

Please find attached the Hearing Notice for the above mentioned case.

If you have any further questions or concerns, please contact:

Alma Sandoval
Commission Executive Assistant I
alma.sandoval@lacity.org

Thank you,



West Los Angeles Area Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012
T: (213) 978-1368 | Planning4LA.org

Note: Regular Day Off Alternating Fridays



Support for Appeals: 9830 and 9832 Wanda Park Drive /reference: ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE 9832 West Wanda Park Drive ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE 9830 West Wanda Park Drive

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Cc: alan.como@lacity.org, alma.sandoval@lacity.org, Cristina Colissimo <colissimo@me.com>

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Hello,

I have lived in Benedict Canyon and specifically Wanda Park Drive for 30 years. **I very much support the appeals on the above referenced proposed developments and oppose the approvals because Wanda Park is a narrow, substandard hillside dead-end street with no emergency turnaround, serious fire and emergency access constraints, infrastructure issues, and cumulative impacts.**

Our canyon and street represent a certain way of life in Los Angeles that is in keeping with the beautiful nature that surrounds us. A development of this magnitude diminishes the environment and creates great risks to humans, animals and nature. If these developments were approved it sets a devastating precedent for the street (already compromised as stated above) and the entire canyon for further development of houses that are simply too big for compromised areas in Benedict Canyon. This would cause a multitude of issues in the immediate future and down the road that cannot be undone.

As we enter another fire season, I hope the commission does everything in their power to reduce the risk for the many residents on the street and the canyon at large by making the right decision, to keep the street safe from over development, not for one family but for so many families directly impacted if these housing developments move forward.

Thank you for your time and consideration.

Respectfully,

Jordana Glick-Franzheim
9826 Wanda Park Drive
Wanda Park resident since 1996



Support for Appeals: 9830 and 9832 Wanda Park Drive

1 message

Lawrence Kubik <kubikco1@aol.com>

Sun, Jun 14, 2026 at 8:07 AM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "alma.sandoval@lacity.org" <alma.sandoval@lacity.org>, "alan.como@lacity.org" <alan.como@lacity.org>

To Whom It May Concern:

We are resident homeowners on Wanda Park Drive and former owners of 9832 Wanda Park Drive. We are writing to formally oppose the issuance of any building or grading permits for the proposed ground-up new construction at 9830–9832 Wanda Park Drive.

Wanda Park Drive is a narrow, substandard hillside street with severe parking, traffic, and access limitations. It is not a through street and provides only limited access through Benedict Canyon. Even under normal daily conditions, the street is already difficult to navigate. Amazon and UPS delivery trucks routinely struggle to use the roadway, and garbage trucks can barely make it up the street and frequently cannot pass legally parked vehicles. Service and emergency vehicles also experience difficulty traversing the street on a regular basis.

Many residents of Wanda Park Drive are elderly and depend on reliable access for medical appointments, home health services, prescription deliveries, and emergency response. Any reduction in roadway access caused by construction vehicles, worker parking, lane obstructions, or heavy truck traffic could have serious consequences for these residents. In the event of a medical emergency, delayed access for paramedics, fire personnel, or other emergency responders could place vulnerable residents at significant risk. Given the existing limitations of this narrow hillside roadway, the City should carefully consider the disproportionate impact that prolonged construction activity would have on elderly residents and others with mobility or health-related needs

Based on our firsthand experience as former owners of 9832 Wanda Park Drive, the homes on this side of Wanda Park are built directly against the hillside and are susceptible to runoff and flooding during heavy rains. During storm events, we routinely had to keep sandbags readily available to protect these properties. Any additional grading, excavation, or soil export activity would further increase the risk of drainage and flooding impacts to neighboring homes.

Parking on Wanda Park Drive is already extremely limited for existing residents. Construction workers frequently park on Wanda Park Drive and then leave their vehicles unattended while working at other locations, further restricting access and creating safety concerns. Any additional construction on these lots would significantly worsen these already constrained conditions.

The project would also adversely affect pedestrian safety. Wanda Park Drive lacks the width and infrastructure of a typical residential street, and residents frequently walk along the roadway itself. Increased construction traffic, heavy trucks, equipment, and worker parking would create additional

hazards, particularly for elderly residents who may have limited mobility and require additional time to navigate the street safely. Children living in the neighborhood would likewise face increased risks due to construction-related traffic and reduced visibility caused by parked vehicles and equipment.

Because the roadway is so narrow, vehicles traveling in opposite directions frequently must stop and pull aside to allow one another to pass. Construction traffic would further reduce available maneuvering space and increase congestion on a street that already operates under constrained conditions.

According to the Los Angeles City Planning public hearing notice, the project proposes demolition of the existing structures and construction of two new, multi-story single-family homes with basements and attached ADUs, along with extensive grading and soil export. The project also requests reduced side-yard setbacks and relief related to street access, which acknowledges that it cannot comply with standard hillside and access requirements. On a narrow, substandard hillside street like Wanda Park Drive—where even basic services already struggle—this level of construction activity and sustained heavy truck traffic would introduce impacts far exceeding what the street can safely support.

The applicant is also requesting a CEQA exemption. Given the scale of demolition, grading, soil export, and the known access and environmental constraints of Wanda Park Drive, we believe a CEQA exemption is not appropriate.

For all of these reasons, we respectfully urge LADBS, the City, and the decision-makers presiding over the June 17 appeal hearing to deny construction and grading permits for this project and to prioritize public safety, emergency access, the welfare of elderly and vulnerable residents, drainage concerns, and the existing limitations of Wanda Park Drive in any decision-making.

Thank you for placing these concerns into the official record and for your careful consideration of these matters.

Leslie Collins
Lawrence Kubik
Residence 9831 Wanda Park Drive



Support for Appeals: 9830 and 9832 Wanda Park Drive

1 message

Elizabeth Parry <ekcooper@earthlink.net>

Sat, Jun 13, 2026 at 11:21 AM

To: apcwestla@lacity.org

Cc: ekcooperparry@gmail.com, Alan Como <alan.como@lacity.org>, alma.sandoval@lacity.org

To the Area Planning Commission of West LA,

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Regards,

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Phoebe Trachtenberg <mankublu@gmail.com>

Mon, Jun 15, 2026 at 10:34 AM

To: apcwestla@lacity.org, alma.sandoval@lacity.org, Alan Como <alan.como@lacity.org>

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2519 Benedict Canyon Dr.

Beverly Hills, CA 90210



Alma Sandoval <alma.sandoval@lacity.org>

Re: West Los Angeles Area Planning Commission Hearing Notice: ZA-2022-3147-CU1-HCA-1A

1 message

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ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE
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Please let me know if there is anything further you need from me in advance of the hearing to confirm Mr. Glushon's appearance as our representative and our remote participation.

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Appellant
[9826 Wanda Park Drive](#)
[Beverly Hills, CA 90210](#)

Cristina Colissimo | Graphic Designer ADG 800 | DGA Director
310-951-2995 | colissimo@me.com
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Support for Appeals: 9830 and 9832 Wanda Park Drive /reference: ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE 9832 West Wanda Park Drive ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE 9830 West Wanda Park Drive

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I hope you can consider this when making your decision.

Thank you so much,

Phoebe Burt

SAVE OUR CANYONS

West LA Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

**RE: Appeal of ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE
9832 West Wanda Park Drive and ZA-2023-4255-ZAD-HCA-1A /
ENV-2023-4256-CE 9830 West Wanda Park Drive**

Note: The published hearing notice contains a clerical error incorrectly listing the case year as 2024.

Dear Commissioners,

On behalf of Save Our Canyons, an environmental non-profit dedicated to protecting the Santa Monica Mountains, we urge the Commission to **grant the appeal** and overturn the Zoning Administrator's (ZA) determinations for the proposed project on Wanda Park Drive.

The ZA erred and abused discretion by prioritizing applicant convenience over public safety and environmental law. The Commission should deny the requested deviations based on the following critical points:

1. The Street Width Waiver Unjustifiably Threatens Public Safety The project frontage sits on a Substandard Hillside Street within a High Fire Hazard Severity Zone. The ZA acknowledged these severe hazards yet contradictorily concluded that waiving the mandatory 20-foot street width requirement (LAMC § 12.21 C.10(i)(3)) would not impact public safety. The ZA provided zero meaningful analysis regarding how this waiver affects emergency vehicle access and resident evacuation during a wildfire. Economic hardship must never supersede the safety of this hillside community.

2. The Setback Reductions Lack Substantial Evidence The ZA's approval of reduced side yard setbacks directly violates the Bel Air-Beverly Crest Community Plan, which explicitly states that setback requirements should not be waived. There is no compelling evidence proving this site suffers from unique hardships that justify deviating from standard zoning protections.

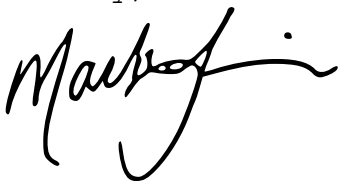
3. The Categorical Exemption Violates CEQA Guidelines A Class 3 or Class 32 Categorical Exemption is legally deficient for this site due to two fatal flaws:

- **Unusual Circumstances:** Under *Berkeley Hillside Preservation v. City of Berkeley*, exceptions apply due to the site's highly sensitive and hazardous location. The property sits on a substandard street in a High Fire Severity Zone, a Landslide Area, and the Hollywood Fault Zone. Crucially, it falls within a **300-Foot Habitat Buffer** and a **Wildlife District/Wildland-Urban Interface (WUI) Criterion 1 Protected Area**.
- **Improper Piecemealing:** This development is part of a side-by-side "cluster" of two projects (including 9832 Wanda Park Drive) by the same applicant. Segmenting these into separate reviews to evade a full environmental analysis violates CEQA (*East Sacramento Partnerships v. City of Sacramento*).

4. Strong Community Opposition The Bel Air-Beverly Crest Neighborhood Council firmly opposes these zoning deviations. Save Our Canyons stands with local residents and civic leaders in demanding that the City enforce strict code compliance to protect our fragile hillside ecosystems and human lives.

We urge the Commission to put public safety and environmental integrity first by granting this appeal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Levin', with a stylized flourish at the end.

Mark Levin, President

Save Our Canyons

on behalf of our Board of Directors

SAVE OUR CANYONS

West LA Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

**RE: Appeal of ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE
9832 West Wanda Park Drive and ZA-2023-4255-ZAD-HCA-1A /
ENV-2023-4256-CE 9830 West Wanda Park Drive**

Note: The published hearing notice contains a clerical error incorrectly listing the case year as 2024.

Dear Commissioners,

On behalf of Save Our Canyons, an environmental non-profit dedicated to protecting the Santa Monica Mountains, we urge the Commission to **grant the appeal** and overturn the Zoning Administrator's (ZA) determinations for the proposed project on Wanda Park Drive.

The ZA erred and abused discretion by prioritizing applicant convenience over public safety and environmental law. The Commission should deny the requested deviations based on the following critical points:

1. The Street Width Waiver Unjustifiably Threatens Public Safety The project frontage sits on a Substandard Hillside Street within a High Fire Hazard Severity Zone. The ZA acknowledged these severe hazards yet contradictorily concluded that waiving the mandatory 20-foot street width requirement (LAMC § 12.21 C.10(i)(3)) would not impact public safety. The ZA provided zero meaningful analysis regarding how this waiver affects emergency vehicle access and resident evacuation during a wildfire. Economic hardship must never supersede the safety of this hillside community.

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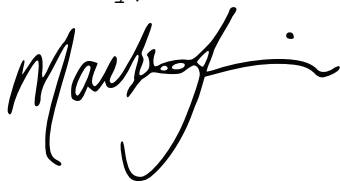
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Mark Levin, President

Save Our Canyons

on behalf of our Board of Directors



Support for Appeals: 9830 and 9832 Wanda Park Drive

1 message

Jonathan Hakakha <jhakakha@quantumcp.com>

Mon, Jun 15, 2026 at 4:25 PM

To: apcwestla@lacity.org, alma.sandoval@lacity.org, alan.como@lacity.org

ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE

[9832 West Wanda Park Drive](#)

ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE

9830 West Wanda Park Drive

Hi All,

I live at 2520 Hutton Drive and the East Side of my home resides on Wanda Park. I have a driveway entrance on Wand Park as well.

I support the appeals and oppose the approvals of these cases because Wanda Park is a narrow, substandard hillside dead-end street with no emergency turnaround, serious fire and emergency access constraints, infrastructure issues, and cumulative impacts.

I don't understand how the zoning administrator determined that these projects are exempt from CEQA and approved on a Substandard Hillside Limited Street. It is my understanding that the setbacks were also reduced.

Jonathan Hakakha

[2520 Hutton Drive](#)

[Beverly Hills, CA 90210](#)



Support for Appeals: 9830 and 9832 Wanda Park Drive

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ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE

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ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE

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LUNA & GLUSHON

A Professional Corporation

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

DENNIS R. LUNA
(1946-2016)

June 15, 2026

VIA EMAIL:

apcwestla@lacity.org
alan.como@lacity.org

April Sandifer, President
Marty Shelton, Vice President
Joe Goldman, Commissioner
Lisa Waltz-Morocco, Commissioner
David Ryan, Commissioner
West Los Angeles Area Planning Commission
200 N. Spring Street, 10th Floor
Los Angeles, CA 90012

Re: **Secondary Submission - Proposed Findings**
ZA-2022-3147-CU1-HCA 9832 Wanda Park Drive
[Related Case No. ZA-2023-4255-ZAD-HCA-9830
Wanda Park Drive]

Honorable Commissioners:

This secondary submission letter is on behalf of Appellants Cristina Colissimo and Jordana Glick-Franzheim who along with other neighboring residents challenge the Zoning Administrator's decision to approve requested deviations from the Zoning Code to allow a (1) "waiver" from the minimum street width requirements required by *LAMC Section 12.21 C.10(i)(3)*; and (2) reduced 4-foot eastern and western side yard setbacks in lieu of 7 feet as otherwise required by *LAMC Section 12.21 C.10(a)*.

Before setting forth the Appellants' Proposed Findings for your consideration, there are features of the proposed Project that cannot be overemphasized and which warrants your **GRANT** of the Appeals:

First, the subject lots in this case and the related ZA case, are not vacant land. There is an existing single-family home, swimming pool and other improvements on both lots.



What the Applicant is attempting to do is demolish the existing home and improvements so he can untie the lots and create a more intensive development of **FOUR NEW DWELLING UNITS including TWO HOMES and TWO NEW ADUS!** Under normal circumstances that would be fine except that the location here is a Substandard Hillside Street where the current conditions pose a high public safety risk and significant adverse access impacts.

Second, the proposed Project is for a **THREE-STORY** development which is out-of-scale and not compatible with the other 1 and 2 story homes on this street.

Appellants request the Commission GRANT the Appeals with the following proposed findings:

1. That the project will not enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

Bending the rules to allow an out-of-scale THREE STORY project plus a second dwelling unit with an almost 50% reduction in required setbacks on a Substandard Street can hardly be considered something “essential or beneficial” to the community. To the contrary, the certified Neighborhood Council opposes the requested Zoning Code deviations and do not believe the Project would enhance the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region.

The Zoning Administrator’s statement that the City has consistently granted similar waivers on Substandard Streets in the past is irrelevant to this required finding. Every case must be judged on its own merits and here, there is no evidence – especially the required legal standard of “substantial evidence” – to support the required finding that this Project would enhance the built environment in the surrounding neighborhood or perform a function or provide a service that is essential or beneficial to the community, city, or region.

2. That the project's location, size, height, operations, and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Here, there is overwhelming evidence to support the finding that the proposed Project’s location, size, height and other significant features will not be compatible with – and will adversely affect adjacent properties, the surrounding neighborhood and the health, welfare and safety.

In addition, the required “Setback” finding cannot be made with supporting evidence. Here, the proposed Project of THREE STORIES and a reduced setback of 4-FEET is not comparable in scale, massing, and use to nearby residential development”

3. That the project does not substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

In particular, the proposed Project does not meet the following objectives of the Bel Air - Beverly Crest Community Plan:

- A. The proposed Project – again at THREE STORIES - is not compatible with existing surrounding development of 1-2 story homes; and
- B. The existing Substandard Street conditions are inadequate to assure safe street access and accommodate increased traffic.

In addition, the required “Street Access Findings” cannot be made with substantial supporting evidence:

5. The vehicular traffic associated with the building or structure will create an adverse impact on street access or circulation in the surrounding neighborhood.

The Zoning Administrator states the “The traffic associated with the proposed dwelling itself will not create any significant additional adverse impact on street access or circulation.” The reality is that the Applicant in this case and the related case is proposing to replace one single family home with FOUR DWELLING UNITS! You do not need to be a traffic engineer to observe that the increased traffic on this narrow, hillside, already unsafe Substandard Street will create more adverse impacts on street access and circulation in the surrounding neighborhood.

6. The building or structure will be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.

The question here is who knows better as to whether the approval of these deviations from Code will be materially detrimental to adjacent property and surrounding neighborhood: **The Zoning Administrator or the surrounding neighborhood and certified Neighborhood Council?**

7. The site and/or existing improvements do not make strict adherence to Paragraph (i) of Subdivision 10 of Subsection C of Section 12.21 of this Code impractical or infeasible. The enforcement of Section 12.21 C.1 0(i)(3) of the Municipal Code would not create a financial and unreasonable burden and undue hardship. The strict compliance with Section 12.21 C.1 0(i)(3) of the Code would require roadway improvements to Wanda Park to widen in a linear distance of hundreds of feet from the project site to the boundary of hillside.

While mindful that there would certainly be costs to the Applicant for the required roadway width improvements, the Applicant has failed to show that such costs are unreasonable or constitute an "undue" hardship. To the extent that there is a high cost and burden of compliance with roadway improvement requirements, public safety must come first.

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation

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ROBERT L. GLUSHON

cc: Councilmember Katy Yaroslavsky

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DENNIS R. LUNA
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June 15, 2026

VIA EMAIL:

apcwestla@lacity.org
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April Sandifer, President
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Joe Goldman, Commissioner
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David Ryan, Commissioner
West Los Angeles Area Planning Commission
200 N. Spring Street, 10th Floor
Los Angeles, CA 90012

Re: **Secondary Submission - Proposed Findings**
ZA-2023-4255-ZAD-HCA-9830 Wanda Park Drive
[Related Case No. ZA-2022-3147-CU1-HCA
9832 Wanda Park Drive]

Honorable Commissioners:

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ROBERT L. GLUSHON

cc: Councilmember Katy Yaroslavsky

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

June 15, 2026

TO: West Los Angeles Area Planning Commission

FROM: Jordann Turner, Associate Zoning Administrator

**PROPOSE REVISION TO CONDITION NO. 12 OF THE LETTERS OF DETERMINATIONS
FOR CASE NOS. ZA-2022-3147-CU1-HCA-1A and ZA-2023-4255-ZAD-HCA-1A; 9830-
9832 WANDA PARK DRIVE**

The following is a proposed revision to Condition No. 12 of the Zoning Administrator's determinations dated April 6, 2026. The proposed revision ensures review of the proposed projects by the Los Angeles Fire Department and mandates compliance with all applicable fire regulations. Condition No. 12 is proposed to read as follows:

12. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.

- a. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ZA-2022-3147-CU1-HCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-3148-CE

PROJECT TITLE

9830 and 9832 Wanda

COUNCIL DISTRICT

5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

9830-9832 Wanda Park Drive

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The proposed project consists of the demolition of the existing single-family dwelling and the construction, use, and maintenance of two new single-family dwellings, each located on individual lots. The development at 9830 Wanda Park Drive is approximately 2,488 square-foot, three-story, single-family dwelling with attached three-car garage (1,186 square-foot basement) with a 454 square-foot attached Accessory Dwelling Unit. The proposed structure will be a maximum of 30 feet in height. The neighboring development at 9832 Wanda Park Drive consists of the development of a new 2,658 square-foot, three-story, single-family dwelling with attached three-car garage (1,152 square-foot basement) with a 528 square-foot attached Accessory Dwelling Unit. The proposed structure will be a maximum of 30 feet in height. The project proposes a total of 825 cubic yards of soils cut and 115 cubic yards of fill resulting in 710 cubic yards of export.

NAME OF APPLICANT / OWNER:

Ed Mashover

CONTACT PERSON (If different from Applicant/Owner above)

Dennis Banks

(AREA CODE) TELEPHONE NUMBER

323-445-7506

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 3)CEQA Guideline Section(s) / Class(es) Section 15303 / Class 3☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

The project was found to be exempt based on the following:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Alex Truong

Jordann F.D. Turner

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Class 1 Conditional Use

DISTRIBUTION: County Clerk, Agency Record

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES**

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-3148-CE

The Department of City Planning has determined that the has determined that the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3 (new construction). This project is located at 9830 and 9832 Wanda Park Drive.

The subject site is approximately 20,557 square feet in area (.472 acres), comprised of two parcel and is zoned RE15-1-H-HCR, designated for Minimum Residential land uses, and is located within the Bel Air – Beverly Crest Community Plan area. The subject property is also within the Bel Air – Beverly Crest Hillside Construction Regulation District (HCR) Supplemental Use District, Special Grading Area (BOE Basic Grid Map A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, Santa Monica Mountains Zone, 300-Foot Habitat Buffer, Wild Urban Interface, Criterion 1 Protected Areas for Wildlife, Landslide area and is located within the Hollywood Fault Zone. The site is currently developed with one single-family dwelling.

The proposed project consists of the demolition of the existing single-family dwelling and the construction, use, and maintenance of two new single-family dwellings, each located on individual lots. The development at 9830 Wanda Park Drive is approximately 2,488 square-foot, three-story, single-family dwelling with attached three-car garage (1,186 square-foot basement) with a 454 square-foot attached Accessory Dwelling Unit. The proposed structure will be a maximum of 30 feet in height. The neighboring development at 9832 Wanda Park Drive consists of the development of a new 2,658 square-foot, three-story, single-family dwelling with attached three-car garage (1,152 square-foot basement) with a 528 square-foot attached Accessory Dwelling Unit. The proposed structure will be a maximum of 30 feet in height.

The project proposes a total of 825 cubic yards of soils cut and 115 cubic yards of fill resulting in 710 cubic yards of export.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located— a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject property is within the Bel Air – Beverly Crest Community Plan area. The subject property is also within the Bel Air – Beverly Crest Hillside Construction Regulation District (HCR) Supplemental Use District. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths

- selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter October 2, 2020 (Log # 114627), for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the

Southern California Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-NOI-1 (Noise Ordinance):** The project shall conform with the City's noise regulations that have taken effect pursuant to Ordinance 144,331 et sequentia. These measures include but are not limited to LAMC Section 41.40 for Construction Noise, LAMC Section 113.01 for Rubbish and Garbage Collection, LAMC Section 114.0 for Vehicle loading or unloading (Deliveries), LAMC Section 112.01(c) for Noise Emitting.
- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is

minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with the Baseline Hill Ordinance No. 181, 624 adopted after May 9, 2011, Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations ZI-2462 effective March 17, 2017. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project's will not result in a significant impact based on its location.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project would not result in a cumulatively considerable contribution to any impact. The threshold of significance for a cumulatively considerable contribution to a traffic impact is the same as the threshold of significance for a project impact. Therefore, since the project would not exceed that threshold, it would have neither a project-specific significant impact, nor the potential to result in a cumulatively considerable contribution to a significant traffic impact.

With regard to potential cumulative impacts during the construction phase of the project, there may be active construction activity in the vicinity of where the subject property is located at the same time that the project undergoes construction. However, Regulatory Compliance Measures will help ensure that cumulative impacts related to construction activity are addressed. The subject project submitted a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT), pursuant to the LADOT's Hillside Development Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed project will be subject to the conditions detailed in the Project's Construction Traffic Management Plan, included in the case file, which was reviewed and stamped-approved by LADOT on July 9, 2024. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. Therefore, the subject project will have no cumulative impact on the City's circulation system.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to the Tree Report dated September 16, 2022 prepared by Harmony Gardens, there are protected *Quercus agrifolia* and *Heteromeles arbutifolia* on the subject property. Tree protection measures are proposed and the proposed grading and construction of the project will not encroach within the dripline of the protected trees. However, as explained in the project description, the applicant will be required to improve the right-of-way. Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 3 Categorical Exemption Applies

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. The proposed project qualifies for the Class 3 Categorical Exemption because it involves the construction, maintenance and use of two single-family dwellings (2,488 square feet in and 2,658 square feet in size respectively).

APPLICATIONS



OWNER'S DECLARATION OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: _____

Project Address or APN(s)¹: 9830-9832 Wanda Park

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)

☒ **Yes.** The project site contains one or more of the following biological resources: (Check all that apply)

☐ Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies

☒ Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)

☐ Other sensitive/special resources requiring additional review: (Describe below)

☐ **No.** The project site does not contain any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

If Yes, will the project remove or possibly affect any of the above marked biological resources (e.g., set up construction staging near tree trunks)?

¹ Include the entire site, not just the development footprint.

☐ **Yes.** The project will require biological resources analysis (Biological Resources Report) by a Qualified Biologist. (See Appendix A)

☒ **No.** The project site will not remove or possibly affect any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

Owner's Declaration

I own the property located at _____ I have read the above "Notice to Owner." I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) ED MOSHAVER

Owner Signature 'ED'

Date 09.05.2023

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 09-05-2023 before me, KAMRAN KHOIE, NOTARY PUBLIC
(insert name and title of the officer)

Personally appeared ED MOSHAVER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the _____ person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

Protected Trees & Shrubs

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- Southern California black walnut (*Juglans californica*)
- Western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

Monarch Butterfly Overwintering Trees (only applicable within the Coastal Zone)

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*)
- Coast redwood (*Sequoia sempervirens*)
- Coast live oak (*Quercus agrifolia*)
- Douglas-fir (*Pseudotsuga menziesii*)
- Western sycamore (*Platanus racemosa*)
- Bishop pine (*Pinus muricata*)
- Any Eucalyptus species

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

October 02, 2020

LOG # 114627
SOILS/GEOLOGY FILE - 2
LAN

Ed Moshaver
9832 W. Wanda Drive
Los Angeles, CA 90210

TRACT: 4311
BLOCK: 4
LOT(S): 62 & 63
LOCATION: 9830 & 9832 W. Wanda Park Drive

CURRENT REFERENCE	REPORT	DATE OF	
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	20-0201	09/04/2020	LK Geotechnical Engineering
Oversized Doc(s).	"	"	"
Laboratory Test Report	29-5235-00	05/20/2020	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the two proposed three-story residences. The lower two floor levels will be partially subterranean. Retaining walls ranging up to 23 feet in height are proposed for the partially subterranean floor levels and to provide a level rear yard area. The subject property is developed with a one-story residence, detached carport, swimming pool, and various retaining walls on an elevated building pad. The existing structures will be demolished for the new development. A slope ascends to the south about 20 feet in height from the street to the building pad at gradients of about 1¼:1 to 1½:1 (H:V). At the rear of the building pad, a slope ascends to the south about 100 feet in height to a paved driveway at gradients of about 1¼:1 to 2:1 (H:V), locally 1:1 (H:V). The slope continues to ascend an additional 100 feet in height above the driveway at gradients of about 1½:1 to 2:1 (H:V). Subsurface exploration performed by the consultant consisted of nine test pits to a maximum depth of 27 feet. The earth materials at the subsurface exploration locations consist of up to 9 feet of uncemented fill underlain by soil, alluvium, and sandstone and siltstone bedrock. Geologic structure observed by the consultant consisted generally of northerly dipping bedding between 55 and 72 degrees, with some local variations. North-facing excavations are anticipated to expose a component of unsupported bedding planes. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock. The consultants recommend to support the proposed side and front yard return walls, that are separate from the buildings, on conventional foundations bearing on native undisturbed alluvium.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the requirements of the 2020 City of Los Angeles Building Code have been satisfied.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to a public way (3307.3.2).

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3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
4. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
17. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
18. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
19. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
20. Unsurcharged temporary excavations, except where unsupported bedding is exposed, may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
21. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be shored, as recommended.
22. Shoring shall be designed for the lateral earth pressures specified on page 18 of the 09/04/2020 report. All surcharge loads shall be included into the design.
23. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1

inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

24. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
25. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
26. Foundations for side and front yard retaining walls that are separate from the buildings shall derive entire support from native undisturbed alluvium, as recommended and approved by the geologist and soils engineer by inspection.
27. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.
28. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
29. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
30. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2020-050.
31. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.
32. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
33. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
34. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
35. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
36. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 24 of the 09/04/2020 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
37. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 3 feet and designed for a minimum equivalent fluid pressure of 125 PCF, as recommended.

38. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
39. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
40. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
41. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
42. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
43. The existing swimming pool shall be properly abandoned in accordance with Information Bulletin P/BC 2020-111.
44. The proposed swimming pool / spa shall be designed for a minimum equivalent fluid pressure of 65 pcf, as recommended.
45. The structure shall be connected to the public sewer system per P/BC 2020-027.
46. All roof, pad, and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
47. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
48. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
49. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
50. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).
51. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
52. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing

excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

53. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, pile installation, protection fences, and dust and traffic control will be scheduled (108.9.1).
54. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
55. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. (Research Report #23835)
56. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).



EDMOND LEE
Engineering Geologist Associate III



YING LIU
Geotechnical Engineer II

Log No. 114627
213-482-0480

cc: Shahram Shokoufandeh, Applicant
LK Geotechnical Engineering, Project Consultant
AGI Geotechnical, Inc., Project Consultant
WL District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
 Grading Division

District <u>WL</u>	Log No. <u>114627</u>
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APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012
 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION

Tract: TR 4311

Block: BLK 4 Lots: 62

3. OWNER: ED Moshaver

Address: 9832 W. Wanda Drive

City: Los Angeles Zip: 90210

Phone (Daytime): 310-622-2693

2. PROJECT ADDRESS:

9830 & 9832 W. Wanda Park Dr.

4. APPLICANT Shahram Shokoufandeh

Address: 4628 Cerrillos Drive

City: Woodland Hills Zip: 91364

Phone (Daytime): 310-926-9898

E-mail address: Shahram@group-s-inc.com

5. Report(s) Prepared by: LK Geotechnical Engineering

6. Report Date(s): September 4, 2020

7. Status of project: ☒ Proposed ☐ Under Construction ☐ Storm Damage
8. Previous site reports? ☐ YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions? ☒ YES if yes, provide dates and attach a copy to expedite processing.

Dates:

10. Applicant Signature: [Signature]

Position: Architect

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☐ Soils Engineering		No. of Lots	
☐ Geology		No. of Acres	
☒ Combined Soils Engr. & Geol.		☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		☒ Expedite	
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards: <u> </u>		☐ Expedite ONLY	
		Sub-total	<u>1089.00</u>
		Surcharge	<u>247.58</u>
		TOTAL FEE	<u>1338.58</u>

Fee Due: 1338.58
 Fee Verified By: [Signature] Date: 9-16-20
 (Cashier Use Only)

Los Angeles Department of Building and Safety
 Metro 4th Floor 09/16/2020 4:06:46 PM
 User ID: jbitanecol
 Receipt Ref Nbr: 2020260001-128
 Transaction ID: 2020260001-128-1
 PLAN APPROVAL FEE \$363.00
 SYSTEMS DEV SURCH \$65.34
 GEN PLAN MAINT SURCH \$76.23
 DEV SERV CENTER SURCH \$32.67
 CITY PLAN SURCH \$65.34
 GRADING REPORT \$726.00
 MISC OTHER \$10.00
 Amount Paid: \$1,338.58
 PCIS Number: NA
 Job Address: 9830 & 9832 W. WANDA PARK DRIVE
 Owners Name: ED MOSHAVER

ACTION BY:

- THE REPORT IS: ☐ NOT APPROVED
- ☒ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology

Date

For Soils

Date

REVISED
Hillside Development Construction Traffic
Management Plan

Proposed New 3 Story Residential Building over
basement.

9830 & 9832 Wanda Park
Beverly Hills, CA 90210

March 25, 2024

Prepared for:

Mr. Ed Moshaver
9830 Wanda Park, Beverly Hills, CA 90210

OVERVIEW

This document represents the required Traffic Management Plan (Plan) by the Los Angeles Department of Transportation (LADOT) Transportation Assessment Guidelines-Hillside Development for a proposed 2 new single-family dwelling at 9830 & 9832 Wanda Park, Beverly Hills, CA 90210. The requirement is applicable to new land use development projects requiring discretionary entitlements proposed in hillside communities on streets less than 24' wide (on any roadway segment used by the project for hauling materials and equipment). The Wanda Park Drive is a substandard hillside limited street with R/W width of 30 feet and improved roadway width of 20 feet. The site is located in a hillside community within a "very High Fire Hazard Severity Zone".

This Plan is prepared to better addresses safety, access, circulation, and parking concerns related to construction activities by identifying measures to offset them. The approved Plan by LADOT, will be followed by the property owner, the General Contractor and all Subcontractors in connection with the construction of the proposed addition. The terms of the LADOT approved Plan will be incorporated on all project plans reviewed by the Department of Building and Safety, and the ones provided for the construction to any contractors.

PROJECT DESCRIPTION

The proposed project is construction of 2-story SFD over ADU over basement with three car garage on each lot (Lot 9830 & 9832 Wanda Park).

Lot 9830 Wanda Park:

Construction of a 2,488 sq. ft. two-story single-family dwelling (SFD) with a 454.00 sq. ft. accessory dwelling unit (ADU) and a 1,186 sq. ft. basement, inclusive of a three-car garage.

Retention of existing retaining walls at the front yard and rear yard.

Excavation and grading will involve 323.98 cubic yards of cut, 44.96 cubic yards of fill, resulting in 279.02 cubic yards of export.

Lot 9832 Wanda Park:

Construction of a 2,658 sq. ft. two-story single-family dwelling (SFD) with a 528 sq. ft. ADU and a 1,152 sq. ft. basement, inclusive of a three-car garage.

Retention of existing retaining walls at the front yard and rear yard.

Excavation and grading will involve 501.44 cubic yards of cut, 77.30 cubic yards of fill, resulting in 431.14 cubic yards of export.

Exemption from Haul Route Hearing:

It is important to note that the total import and export of soil for each lot is less than 1000 cubic yards. As a result, the project is exempt from the haul route hearing requirements before the Board of Building and Safety Commissioners (BBSC).

PLAN OBJECTIVES

The Plan objectives, in addition to facilitating on time delivery of the project, is minimizing the safety concerns and any potential adverse impacts that may be experienced by the neighboring community during all aspect of construction of the Project. The Owner's designated agent or the project's General Contractor (Contact) will make all reasonable efforts to coordinate the scheduling of construction traffic movement with other nearby developments and those on the construction impacted areas**. The deliveries to development sites must be coordinated so as to maintain access at all times and minimize disruption. In addition, the Contact will coordinate with LADOT to avoid any traffic problems relating to the scheduling of the construction activities in the area.

** See the "Attachment A" for the list of development activities in the impacted areas.

CONSTRUCTION ACTIVITIES**Construction Hours:**

To ensure timely completion of the project while minimizing impacts on the surrounding community, pursuant to the provisions of the Los Angeles Municipal Code (LAMC) Sections 41.40 and 62.61, exterior noise-generating construction activities shall be limited to Monday through Saturday from 8:00 AM to 6:00 PM. No construction work is permitted on Sundays or nationally recognized holidays unless, it is approved by the appropriate agencies and the required permits are obtained. Management, supervisory, administrative and inspection activities shall take place within the designated construction hours to the extent feasible. However, such activities may take place outside of these hours, if approved by the appropriate agencies.

Construction Contact & Hotline:

The applicant shall appoint a construction contact (either of owner's agent, or General Contractor (GC) or GC's designee) to respond to the concerned issues and inquiries of the surrounding neighbors and the public. In addition, a project hotline will be provided for complaints/inquiries that the surrounding neighbors may have regarding the construction activities. The anticipated hotline number [(310) 500 -7693] shall be conspicuously posted at the construction site. The messages received will be responded to within 3 days of receipt. The construction contact shall notify the Owner of any potential violations related to the Plan requirements.

Construction Site Security:

The Owner will utilize all appropriate measures necessary to maintain safety and security of the construction site (inside and around), including but not limited to temporary fencing, locks at gates, lighting, and security patrol.

Construction Fence:

All construction fences will be maintained in accordance with the City regulations and their appearance will be kept in a visually attractive manner throughout the construction period. The temporary fencing will be maintained free of graffiti and unauthorized postings. Signs will be

posted along the fencing stating that positing of unauthorized materials are not permitted. The GC or GC's designee will inspect the temporary fencing, daily. Any unauthorized posting and graffiti will be removed or covered at the earliest possible time after the General Contractor has been made aware of its existence.

Emergency Access:

Emergency access to the project site and adjacent areas shall be maintained clear and unobstructed at all phases of construction. Staged vehicles or construction materials shall not impede street access by residents or emergency vehicles. The nearest hospital to the construction site is Sherman Oaks Hospital, located at 4929 Van Nuys Blvd., Sherman Oaks, CA 91403.

Very High Fire Hazard Severity Zones (VHFHSZ) Fire Safety:

The project is located in the VHFHSZ and shall comply with the LAFD brush clearance requirements (L.A.M.C. 57.322.1.1 Specific Requirements). The Owner and/or GC will cooperate with the local Fire Station to ensure fire safety of the project and minimizing fire hazard throughout the construction period. During the LAFD Red Flag warning days and high wind days, the grading and hauling activities shall be discontinued. The nearest Fire Department to the project is Los Angeles Fire Department Station 99, located at 14145 Mulholland Dr., Beverly Hills, CA 90210, and can be reached at (818) 756-8699.

CONSTRUCTION CIRCULATION**Traffic Control Plans:**

When is required by the City, a worksite traffic control plans (TCP) will be prepared by the owner and LADOT approval will be obtained for any lane closures, detours, on-street staging areas and/or temporary changes in street traffic control that may be required during the construction. Appropriate temporary traffic control procedures will be utilized, as necessary, to address circulation requirements, such as traffic cones, temporary signs, flagmen.

The TCP and procedures will be developed in compliance with the standards/requirements of the latest edition of "California Manual on Uniform Traffic Control Devices" or "Work Area Traffic Control Handbook" and any other applicable City of Los Angeles guidelines.

The General Contractors will be responsible for replacing any signs missing or damaged due to construction activities according to LADOT specifications. In addition, the General Contractor will be responsible for striping (proposed and existing) to be in good condition and visible. Any faded existing striping would be repainted as directed by LADOT."

The requirements for construction work within or obstruction of a public street or right-of-way and permits that are regulated by LAMC Section 62.61 will be followed by the general contractor and owner of the project. The Peak Traffic Hours is defined as Monday through Friday, 6:00 AM to 9:00 AM and 3:30 PM to 7:00 PM. To the extent possible, all deliveries and collections shall be restricted to between 9.00 AM and 3.00 PM, Monday to Friday, unless it is approved by the Department of Public Works.

Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions of LADOT (LAMC 80.69).

Construction Truck Hours:

All trucks deliveries, collections and hauling during the construction period of the project shall be conducted outside of the peak traffic hours, to the extent feasible. Otherwise, to be minimized as much as practical. The truck trips schedules shall be restricted to between 9.00 AM and 3.00 PM, Monday to Friday, to avoid generating trips during the weekly morning and afternoon peak commute hours. No hauling shall be scheduled on weekend and National Holidays.

In addition, coordinated scheduling efforts shall be made to keep the loading and unloading time periods of trucks within reasonable range and ensuring that the traffic flow on surrounding streets will not be blocked, while trucks waiting to enter the construction site. The driver must stay with the vehicle at all times and be ready to move on request, if vehicular access to a neighboring property is required or in the event of an emergency.

Construction Employee Parking and Material Staging:

The General Contractor will be responsible to plan and minimize on-street employees parking during the project construction. However, it seems no feasible option available for off-street parking areas that can be used. This is a small project, and it is anticipated that 2 to 4 vehicles will be parked on-street during the partial demo, and basement excavation/construction. To minimize parking, employees will be encouraged to carpool. Some parking spaces will be available on-site during the building construction.

If required, the General Contractor can provide the desired parking and staging information to the satisfaction of The City prior to the issuance of any permits.

All construction materials staging will be on site and material deliveries will not take place before basement excavation. The General Contractor shall provide specific information to subcontractors and vendors delivering materials regarding locations that materials can be unloaded, stored, or staged on the project site.

The General Contractor shall be responsible for informing subcontractors, construction workers, vendors of these requirements and will monitor and enforce them.

Site Access:

The project is exempt from the haul route hearing requirements before the BBSC.

The project site has frontage along Wanda Park. Vehicular ingress and egress to the site is provided along Wanda Park, entering from Benedict Canyon Drive. The delivery and hauling trucks and other construction vehicles can use the following routes to/from US 101 (Ventura Freeway) or Interstate 405 (I-405), San Diego Freeway.

Outbound Vehicles/Trucks:

Exit the project site, turn left towards Benedict Canyon.

Turn right towards north on Benedict Canyon.

Continue on Benedict Canyon, turn left onto Mulholland Dr.

Continue to the first traffic light to Beverly Glen Blvd.

Continue north towards Ventura Blvd. At Ventura Blvd turn right towards west to Van Nuys Blvd.

turn right towards North and US 101.

Turn left onto US 101 (northbound)

Turn right onto US 101 (southbound)

Inbound Vehicles/Trucks, US 101 Southbound:

Exit 17 for Van Nuys Blvd, turn right onto Van Nuys Blvd.

Continue south onto Ventura Blvd., turn left towards East. At the junction of Beverly Glen Blvd.

Turn right towards south. Turn left at Mulholland Dr.

Continue on Mulholland Dr. towards the traffic light on the junction of Mulholland Dr. and Benedict Canyon Dr.

Turn right onto Benedict Canyon Drive towards south.

Turn left onto Wanda Park Dr. The Project site is on the right side

Continue to project site Inbound Vehicles

Inbound Vehicles/Trucks, US 101 Northbound:

Exit 17 for Van Nuys Avenue, turn left onto Van Nuys Avenue

Continue Van Nuys onto Ventura Blvd.

Continue south onto Ventura Blvd., turn left towards East. At the junction of Beverly Glen Blvd. turn right towards south

Turn left at Mulholland Dr. Continue on Mulholland Dr. towards the traffic light on the junction of Mulholland Dr. and Benedict Canyon Dr.

Turn right onto Benedict Canyon Drive towards south

Turn left onto Wanda Park Dr. The Project site is on the right side

Continue to project site Inbound Vehicles

Alternate Routes (to/from I-405):**Outbound Vehicles/Trucks:**

Exit the project site, turn left and head south on Benedict Canyon Dr.

Turn right onto Sunset Boulevard.

Turn right onto I-405 (northbound)

Turn left onto I-405 (southbound)

Turn right onto Sunset Boulevard

Inbound Vehicles/Trucks, I-405 Northbound:

Exit 57A for Sunset Boulevard, turn right onto Sunset Boulevard towards East.

Turn left onto Benedict Canyon Dr. Continue on Benedict Canyon Dr. towards North

Before traffic light of Hutton Dr. Turn right onto Wanda Park Dr. towards East.

Continue to project site on the right side. (South of the St.)

Inbound Vehicles/Trucks, I-405 Southbound:

Exit Sunset Boulevard, turn left onto N Church Lane.

Turn left onto Sunset Boulevard towards East.

Turn left onto Benedict Canyon Dr. Continue on Benedict Canyon Dr. towards North

Before traffic light of Hutton Dr. Turn right onto Wanda Park Dr. towards East.

Continue to project site on the right side. (South of the St.)

TRAFFIC RELATED ENVIRONMENTAL CONTROLS**Vehicle Air Quality Measures:**

All materials transported off-site to be secured by trimming or watering at the project site or securely covered to prevent excessive amount of dust and spillage. The load is not required to be covered (Section 23114.e.4 of CA Vehicle Code) if the load, where it contacts all sides of the cargo container area, remains at least six inches from the upper edge of the container, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area.

During the construction, all areas of vehicle movement at the project site to be kept damp enough to prevent blowing dust, and trucks be cleaned of loose dirt before leaving the construction site to prevent spilling dirt and dust onto streets.

Street and sidewalk adjacent to construction site should be swept and kept free of construction debris, dirt and/or mud dropped by the construction vehicles, always.

Care should be taken to not overfill concrete trucks during deliveries. If spills occur, it is the responsibility of the concrete company to immediately provide clean up (LAMC Section 62.130).

Vehicle Water Quality Measures:

Gravel pads shall be installed at all access points, if truck traffic is frequent, to prevent tracking of mud onto streets.

Maintenance, repair and washing of equipment/vehicles shall be done away from storm drains. Drip pans or drop cloths shall be used to catch spills and drips. All major repair work for any construction equipment/vehicles shall be conducted off-site.

Idling:

No construction vehicles may idle (on-site or off-site) for more than 5 consecutive minutes.

ATTACMENT A**NEARBY CONSTRUCTION ACTIVITIES**

TAG Addendum for Hillside Development requires that the potential cumulative effects of the traffic, related to the construction project, on the nearby streets to be addressed. The Los Angeles City Planning Department was contacted for the list of other known development activities within a one-half mile radius of the project site, as recommended by the TAG. At the time of writing, the following is an assessment of the construction and permit activities in the impacted areas in vicinity of the construction site.

The following projects are currently under the final stages of construction:

4382-011-006 2545 Hutton DR
4382-011-002 2547 Hutton DR
4382-012-006 2535 Hutton DT
4382-019-011 9951 Liebe DR
4383-024-018 10033 Westwanda DR
4383-021-018 2135 Benedict Canyon DR

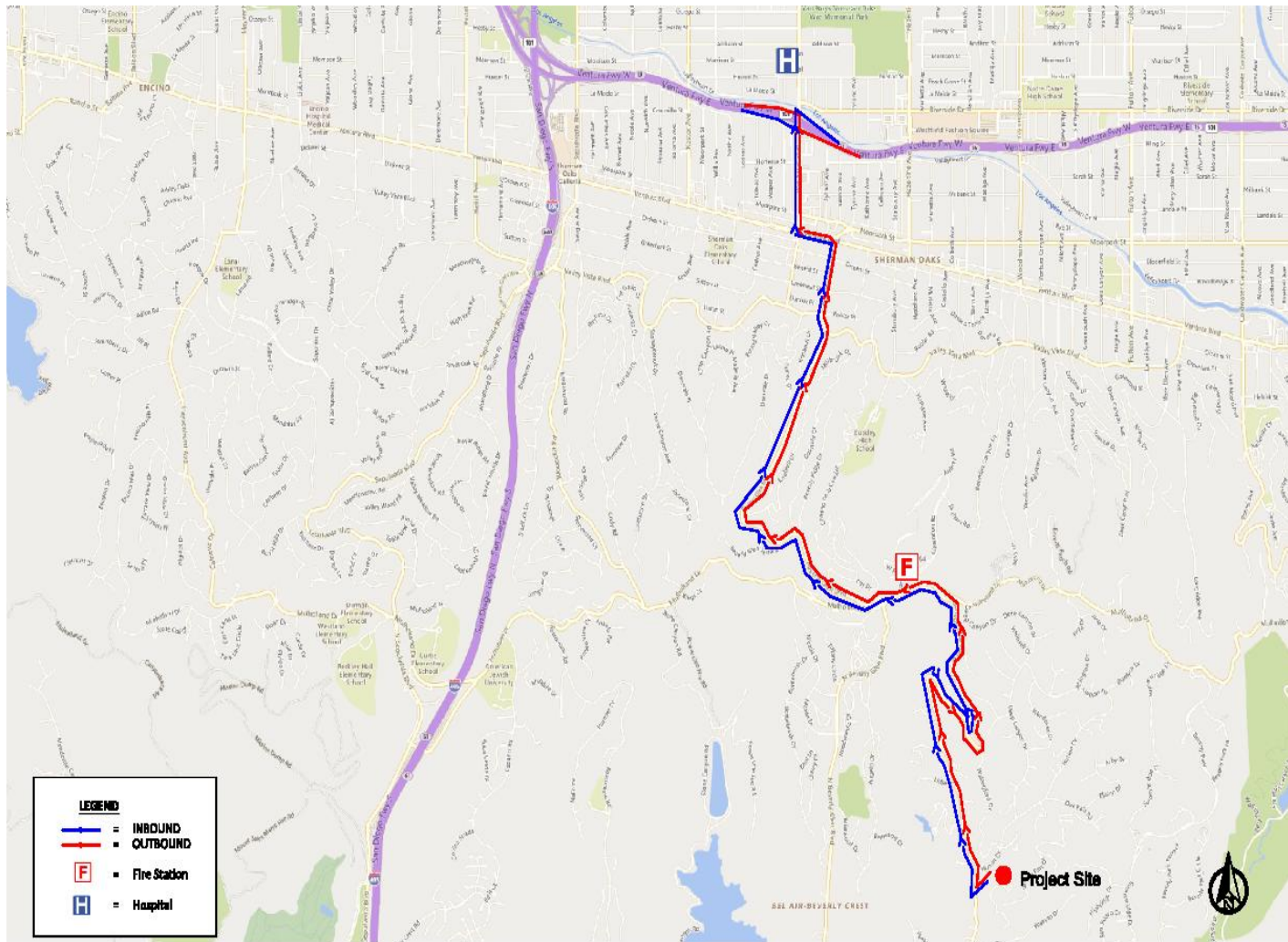
The following cases approved in 23 and 24 are still under construction:

4384-007-038 9718 Oak Pass RD
4384-007-023 9705 Oak Pass RD
4383-021-017 2135 Benedict Canyon DR
4382-007-049 2620 N Benedict Canyon DR
4382-018-002 9966 Liebe DR
4382-018-003 9980 Liebe DR

The following case's demolition verification in process:
4383-008-033 9837 Easton DR

However, it is understood that the owner and general contractor will adhere to the requirements under the Plan Objectives. With good faith they will try to coordinate their construction activities with other developers in the immediate vicinity to minimize the impact of the construction traffic in the surrounding areas.

City of Los Angeles DEPARTMENT OF TRANSPORTATION West Los Angeles Development Review	
APPROVED FOR:	
The Construction Traffic Management Plan as described in this document.	
Approved By (Signature):	<i>Pedro B. Ayala</i>
Typed Name: Pedro B. Ayala	
DATE: July 9, 2024	
NOTE:	APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.

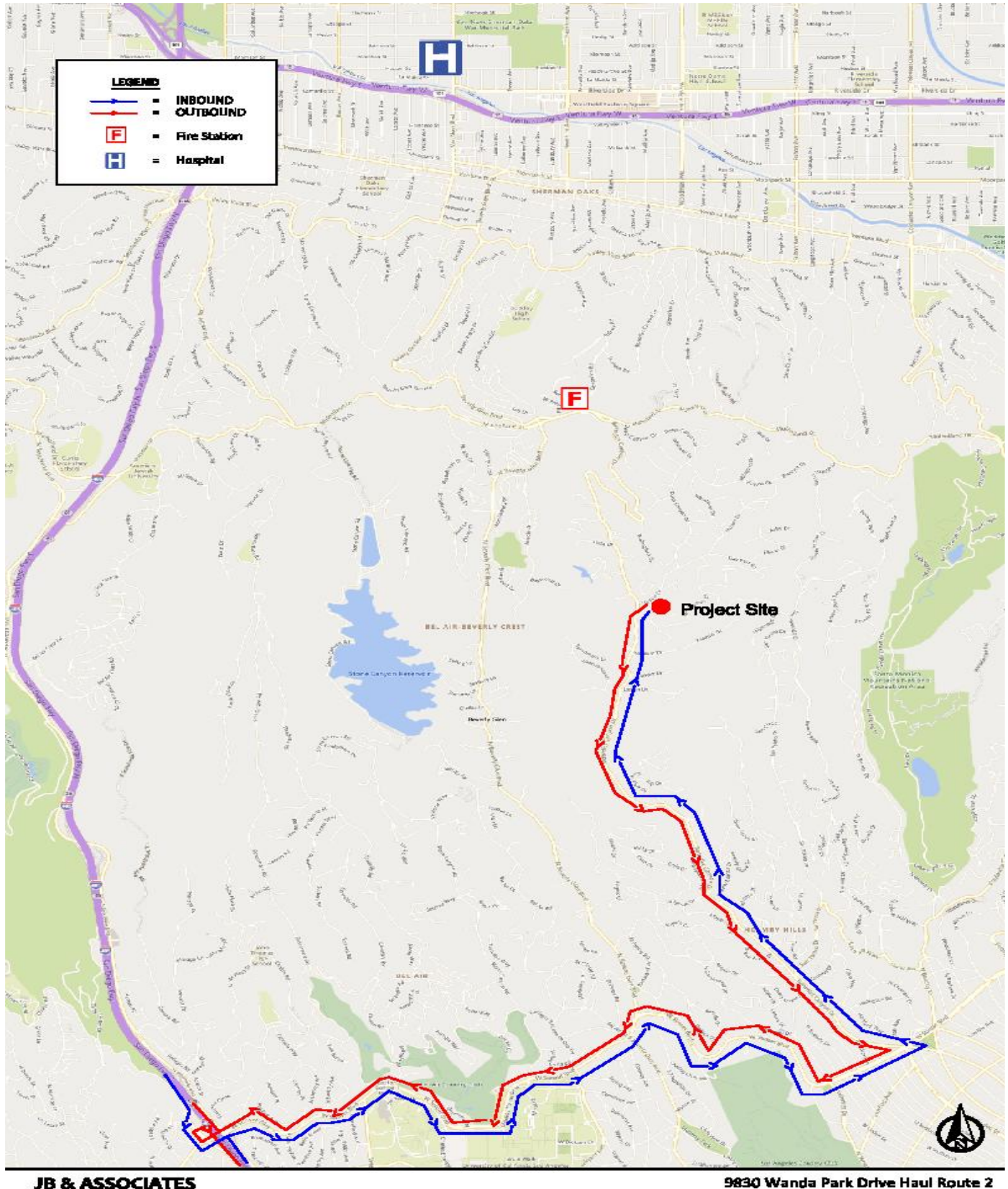


JB & ASSOCIATES

9830 Wanda Park Drive Haul Route 1

Haul route 1: The distance to and from Freeway 101, 4.7 miles.

Haul route 2 : The distance to and from Freeway 405, 6.5 miles.



TREE REPORT

for

9832 Wanda Park Dr.
Los Angeles, CA 90210

Client:

Ed Mashover
9830-32 Wanda Park Dr.
Los Angeles, CA 90210

Prepared by
Harmony Gardens
12224 Addison St.
Valley Village, CA 91607
Phone 818-505-9783
Shelley Sparks, RLA # 2896, ASLA
ISA Certified Arborist #WE-10883A

16 September 2022

ALBERT V. FOR B.R.
REVIEWED
BY 4/18/23
Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

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BACKGROUND

According to Ordinance 177404 and amended Ordinance 186873 the following trees native tree species are protected: Oak trees including indigenous Oaks (*Quercus spp.*), Southern California Black Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*), California Bay Tree (*Umbellularia californica*), Mexican Elderberry (*Sambucus mexicana*) and Toyon (*Heteromeles arbutifolia*). Trees that are to be retained on the site need to be protected during any grading process to within the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

STREET TREES

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at 213-847-3077 and obtain a Street Tree Removal Permit from Board of Public Works. Should the trees require removal, removal of trees in the public right-of-way requires approval by the Board of Public Works. All replacement trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

LIMITS OF THE ASSIGNMENT

The investigation is limited to visual inspection Level 1 of subject trees. This report is based on the documents supplied by the owner as of the date of the report.

SITE CONDITIONS

The 20,557.3 S.F. lot at 9832 Wanda Park Dr. slopes up steeply from the street and currently hosts a single-family house. A new single-family house is proposed for the lot.

The tree survey was conducted on 16 August 2022. All protected trees and shrubs found on the unimproved portion of the site were tagged (Juniperus species used as a screen at the front of the property were too dense to tag). Protected trees and shrubs *Quercus agrifolia* and *Heteromeles arbutifolia* were found on-site. Site improvements will not require removal of any protected trees or shrubs. Any trees or shrubs near the construction will be placed within tree protection zones. Adjacent site trees are *Brahea edulis*, *Pinus canariensis*, *Prunus ilicifolia*, and *Quercus agrifolia*; protected shrubs on adjacent sites were *Heteromeles arbutifolia*. Off-site trees in proximity to this location should not be affected by construction.

EXISTING TREES ON PRIVATE PROPERTY



Tree 1 is *Quercus agrifolia*, Coast Live Oak, in good condition with some dieback at the top. It is 16' high and 20' wide with an 11" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.

Tree 2 is *Quercus agrifolia*, Coast Live Oak, in good condition with a leaning posture and poor pruning. It is 15' high and 8' wide with a 6" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 3 is *Quercus agrifolia*, Coast Live Oak, in good condition with a leaning posture, some dieback, and poor pruning. It is 19' high and 13' wide with a 9" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Shrub 4 is *Heteromeles arbutifolia*, Toyon, in good condition despite some drought stress, dieback, and poor pruning. It is 10' high and 8' wide with four 1" and two 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 5 is *Heteromeles arbutifolia*, Toyon, in fair condition with dieback, scaling, and poor pruning. It is 10' high and 8' wide with four 1" and two 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 6 is *Heteromeles arbutifolia*, Toyon, in fair condition with dieback, and poor pruning. It is 12' high and 12' wide with five 1" and six 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 7 is *Heteromeles arbutifolia*, Toyon, in good condition with some dieback and poor pruning. It is 10' high and 10' wide with three 1", one 2", and one 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 8 is *Heteromeles arbutifolia*, Toyon, in fair condition with dieback and poor pruning. It is 19' high and 15' wide with three 1", three 2", one 4", and one 6" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 9 is *Heteromeles arbutifolia*, Toyon, in nearly dead condition with severe dieback and poor pruning. It is 10' high and 8' wide with nine 1" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.

Shrub 10 is *Heteromeles arbutifolia*, Toyon, in nearly dead condition with drought stress, severe dieback, and poor pruning. It is 10' high and 7' wide with seven 1" and two 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



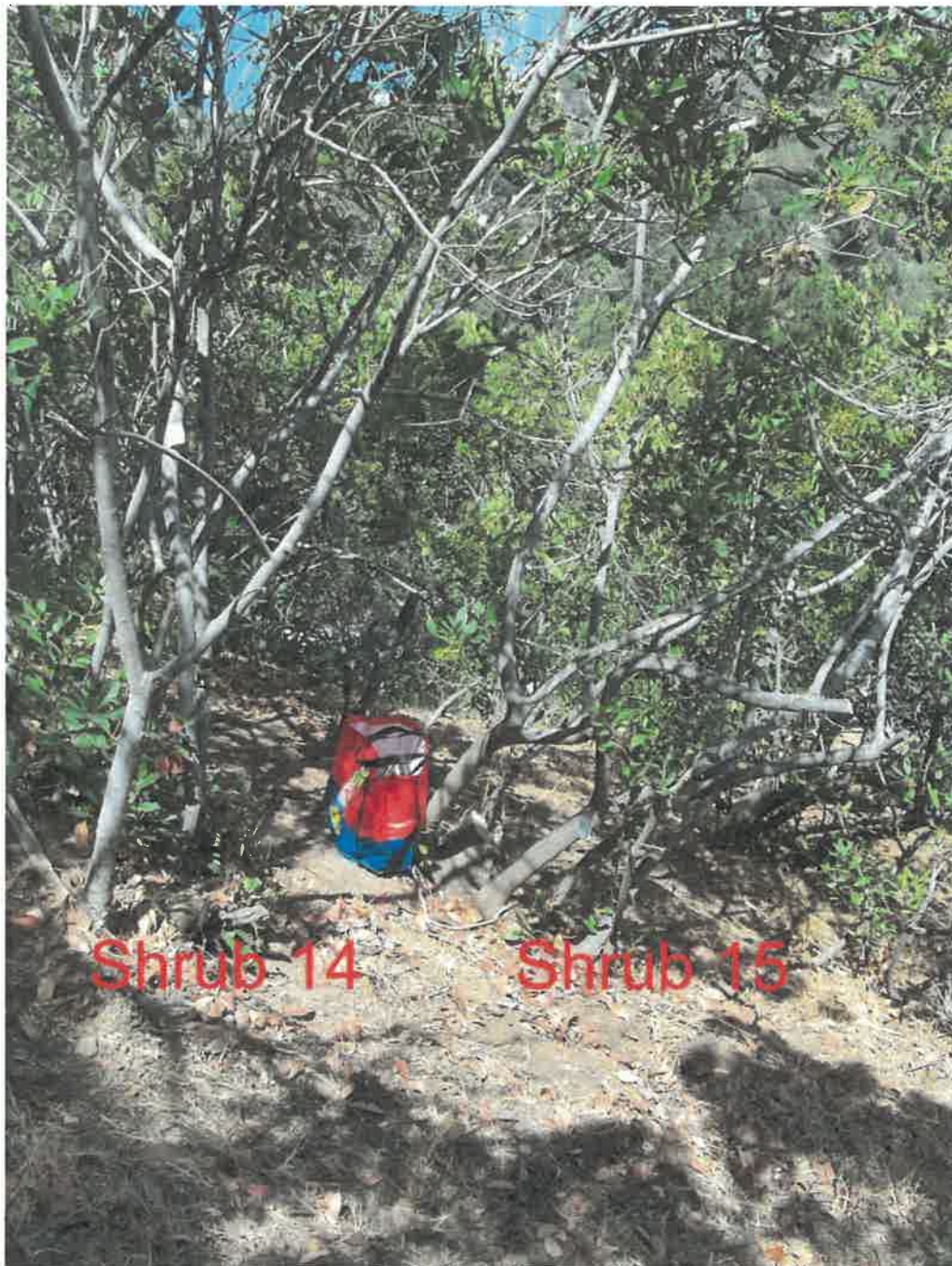
Tree 11 is *Prunus ilicifolia*, Catalina Cherry, in good condition with some dieback and drought stress. It is 23' high and 15' wide with two 1", one 3", and one 5" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is one 24"-box tree.



Shrub 12 is *Heteromeles arbutifolia*, Toyon, in good condition with some drought stress, a leaning posture, and poor pruning. It is 14' high and 12' wide with three 1", six 2", one 3", and one 4" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 13 is *Heteromeles arbutifolia*, Toyon, in fair condition with some drought stress, dieback, and poor pruning. It is 9' high and 12' wide with twelve 1", two 2", one 3", and one 4" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 14 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 12' high and 10' wide with seven 1" and four 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.

Shrub 15 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 10' high and 8' wide with five 1" and two 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 16 is *Heteromeles arbutifolia*, Toyon, in good condition with some drought stress, dieback, and poor pruning. It is 9' high and 12' wide with three 1" and three 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.

Shrub 17 is *Heteromeles arbutifolia*, Toyon, in good condition with some drought stress, dieback, and poor pruning. It is 9' high and 14' wide with calipers of 1", 2", 3", and 4" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 18 is *Heteromeles arbutifolia*, Toyon, in good condition with some drought stress, dieback, and poor pruning. It is 10' high and 15' wide with seven 1", six 2", and one 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 19 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 10' high and 13' wide with five 1", three 2", and three 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 20 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 14' high and 20' wide with four 1", three 3", and one 4" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 21 is *Heteromeles arbutifolia*, Toyon, in poor condition with drought stress, dieback, and poor pruning. It is 16' high and 18' wide with eight 1", two 2", and three 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 22 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 12' high and 16' wide with two 2" and seven 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 23 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 12' high and 12' wide with six 1" and four 2" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 24 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress, dieback, and poor pruning. It is 8' high and 8' wide with a 4" caliper. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Tree 25 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 40' high and 40' wide with a 20" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Shrub 26 is *Heteromeles arbutifolia*, Toyon, in fair condition with drought stress. It is 14' high and 12' wide with one 2" and one 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Tree 27 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 35' high and 28' wide with 8" and 11" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 28 is *Quercus agrifolia*, Coast Live Oak, in fair condition with peeling bark and a leaning posture. It is 10' high and 8' wide with a 5" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 29

Shrub 30

Tree 29 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 32' high and 24' wide with 2", 5" and 9" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.

Shrub 30 is *Heteromeles arbutifolia*, Toyon, in fair condition with poor pruning. It is 8' high and 8' wide with one 1", two 2", and one 3" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Tree 31 is *Quercus agrifolia*, Coast Live Oak, in fair condition with drought stress, dieback, and leaning posture. It is 20' high and 18' wide with an 8" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 32 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 33' high and 25' wide with 7" and 8" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.

Tree 33 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 26' high and 16' wide with 6" and 7" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 34 is *Fraxinus pennsylvanica*, Swamp Ash, in good condition with some peeling bark. It is 40' high and 30' wide with a 12" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is one 24"-box tree.



Tree 35 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 37' high and 25' wide with a 9" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.

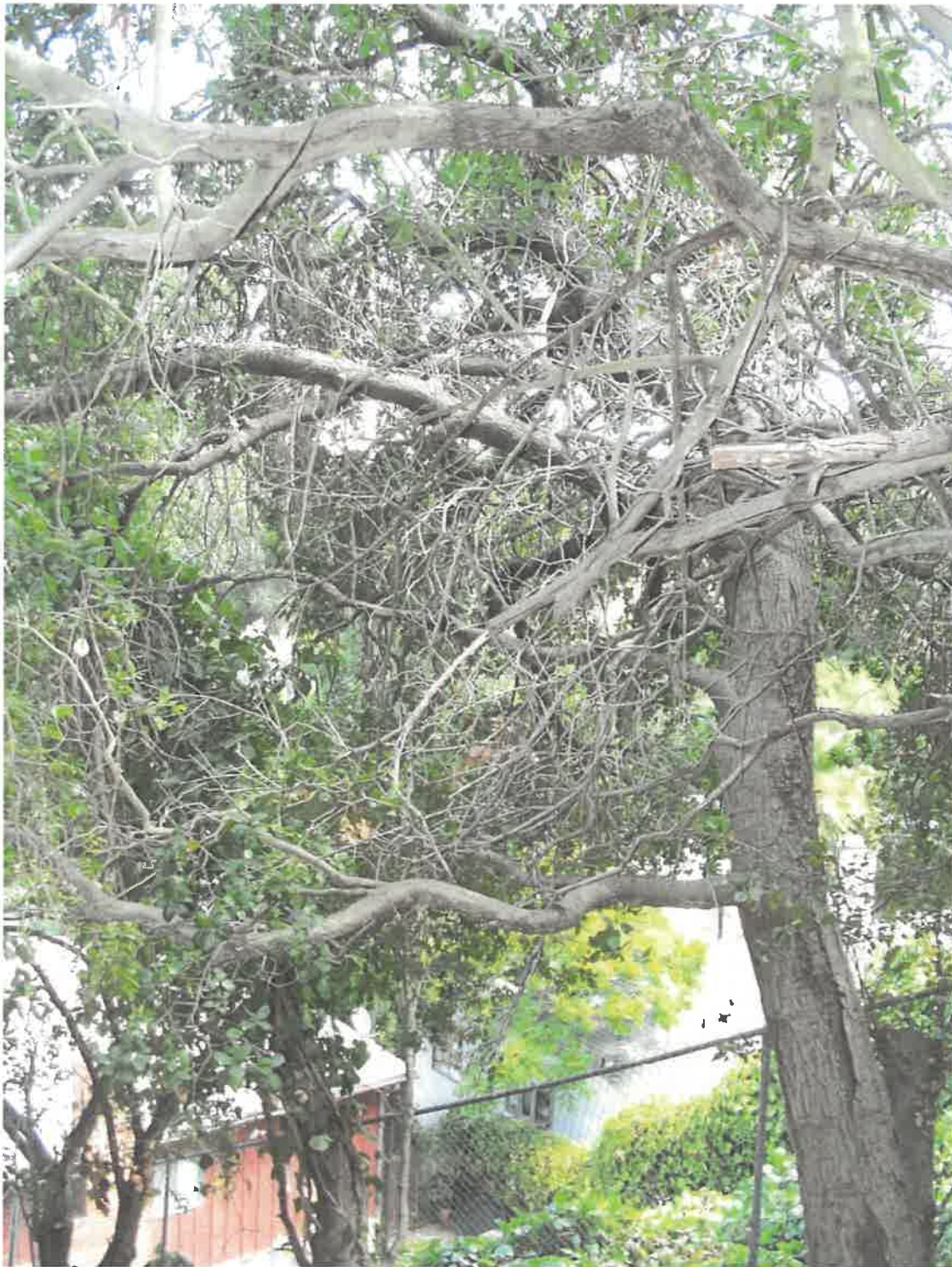
Tree 36 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 22' high and 11' wide with a 5" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 37 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 24' high and 12' wide with 1" and 7" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Shrub 38 is *Heteromeles arbutifolia*, Toyon, in poor condition with dieback, and poor pruning. It is 20' high and 28' wide with seven 1", two 2", and 4", 5", and 6" calipers. This shrub will be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Tree 39 is *Quercus agrifolia*, Coast Live Oak, in poor condition with dieback and poor pruning. It is 30' high and 24' wide with a 13" caliper. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 40 is *Quercus agrifolia*, Coast Live Oak, in fair condition, ivy-choked, with some dieback and poor pruning. It is 32' high and 20' wide with a 1", two 2", and 11" calipers. This tree will be unaffected by the construction, however, should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 41 is *Quercus agrifolia*, Coast Live Oak, in good condition with a leaning posture and poor pruning. It is 21' high and 12' wide with a 7" caliper. This tree should be protected in place during construction; should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.

Tree 42 is *Quercus agrifolia*, Coast Live Oak, in good condition with a leaning posture and poor pruning. It is 17' high and 8' wide with a 5" caliper. This tree should be protected in place during construction; should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Tree 43 is *Quercus agrifolia*, Coast Live Oak, in good condition with a leaning posture and poor pruning. It is 17' high and 10' wide with a 4" caliper. This tree should be protected in place during construction; should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Shrub 44 is *Heteromeles arbutifolia*, Toyon, in good condition with some dieback and poor pruning. It is 13' high and 12' wide with four 2" and one 3" calipers. This shrub should be protected in place during construction; should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Tree 45 is *Quercus agrifolia*, Coast Live Oak, in good condition with co-dominant trunks, some dieback, and poor pruning. It is 42' high and 36' wide with 2", 3", 12", and 13" calipers. This tree should be unaffected during construction; should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Shrub 46 is *Heteromeles arbutifolia*, Toyon, in fair condition with some dieback and poor pruning. It is 15' high and 17' wide with five 1", five 2", and two 3" calipers. This shrub should be protected in place during construction; should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



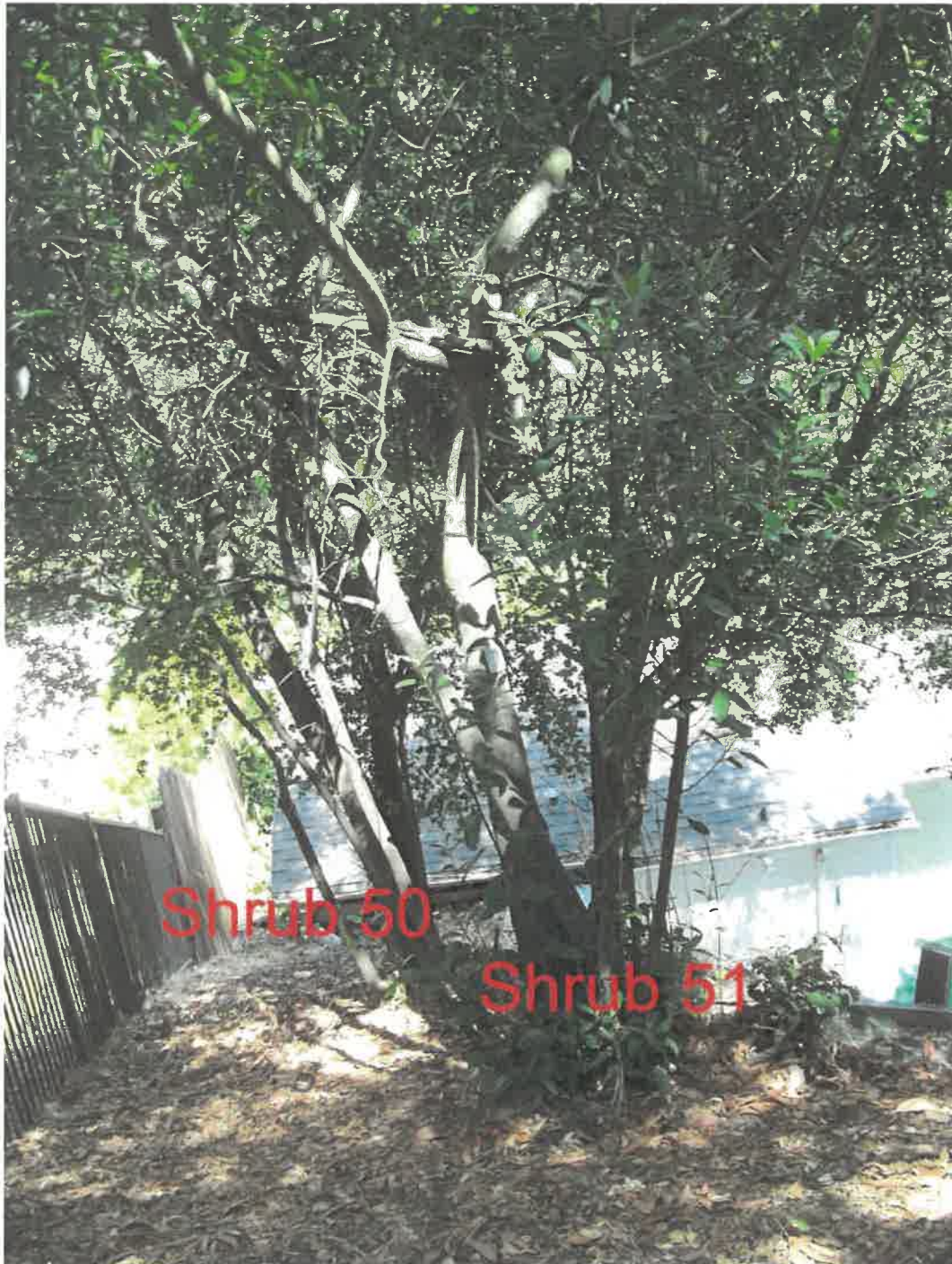
Tree 47 is *Quercus agrifolia*, Coast Live Oak, in good condition. It is 24' high and 15' wide with a 6" caliper. This tree should be protected in place during construction and might require a tree protection zone; should it be removed, mitigation value is four 24"-box trees of the same variety, *Quercus agrifolia*.



Shrub 48 is *Heteromeles arbutifolia*, Toyon, in good condition. It is 20' high and 15' wide with four 1", two 2", 3", and 5" calipers. This shrub should be protected in place during construction and might require a protection zone; should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 49 is *Heteromeles arbutifolia*, Toyon, in good condition. It is 11' high and 16' wide with a 1" and five 2" calipers. This shrub should be unaffected by the construction, however, should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Shrub 50 is *Heteromeles arbutifolia*, Toyon, in good condition. It is 18' high and 21' wide with a three 1", 5", and 7" calipers. This shrub should be protected in place during construction and might require a protection zone. Should it be removed, mitigation value is four 24"-box trees of the same variety, *Heteromeles arbutifolia*.

Shrub 51 is *Heteromeles arbutifolia*, Toyon, in good condition. It is 26' high and 19' wide with 2", two 4", and 6" calipers. This shrub should be protected in place during construction and might require a protection zone. Should it be removed, mitigation value is four 24" box *Heteromeles arbutifolia*.



Trees 52-57 are *Juniperus virginiana*, Eastern Red Cedar, in good condition. They are approximately 11' high and 8' wide each. Their foliage was too dense to tag or measure the trunks. Should these trees be removed, mitigation value is one 24"-box tree each.

SUMMARY OF FIELD INSPECTION																																				
TYPE AND SIZE										PHYSICAL CONDITION																	TREATMENT			RATING			RATING CODE A= EXCELLENT B= GOOD C=FAIR D=POOR E= NEARLY DEAD F= DEAD COMMENTS			
Tree number	FRAXILIS PENNSYLVANICA	PETEROLELES ARBUTIFOLIA	LAMPERIS PENNSYLVANICA	PRUNUS ELIOFOLIA	QUERCUS AGROFOLIA	QUERCUS AGROFOLIA	Trunk Diameter @ 4.5'	Height	Spread	Tree Declining	Drought Stressed	Weak Main Crotch	Broken Limbs	Fire Damage	Spore Foliage	Canopy in Trees	Trunk Damage or Exclusion	Yellow Trunk or Canopy	Minor Stem Dieback	Trunk Damage	Discolored	Soil buildup at base	Leaning Posture	Regrown Stump	Surface Roots	Safety Hazard	Safety Puncture	Remove Deadwood	Pruned Treatment	Dissect Treatment	Health	Anthracnose & Conformity		Balance		
OS 1					X																															
1					X		11"	16'	20'																											
2					X		6"	15'	8'																											
3					X		9"	18'	13'																											
4	X						1" (4), 3", 2"	12'	8'		X													X											POOR PRUNING	
5	X						1" (4), 2" (2)	10'	8'																										POOR PRUNING	
6	X						1" (5), 2" (6)	12'	12'																										POOR PRUNING	
7	X						1" (3), 2", 3"	10'	10'																										POOR PRUNING	
8	X						1" (3), 2" (3), 4", 5"	18'	15'																										POOR PRUNING	
9	X						1" (9)	10'	8'	X	X																								POOR PRUNING	
10	X						1" (7), 2" (2)	10'	7'	X	X																								POOR PRUNING	
11				X			1", 3" (2), 5"	23'	15'	X																									POOR PRUNING	
12	X						1" (3), 2" (6), 3", 4"	14'	12'	X																									POOR PRUNING	
13	X						1" (12), 2" (2), 3", 4"	9'	12'	X														X											POOR PRUNING	
14	X						1" (7), 2" (4)	12'	10'	X																									POOR PRUNING	
15	X						1" (5), 2" (2)	10'	8'	X																									POOR PRUNING	
16	X						1" (3), 2" (3)	9'	12'	X																									POOR PRUNING	
17	X						1", 2", 3", 4"	9'	14'	X																									POOR PRUNING	
18	X						1" (7), 2" (6), 3"	10'	15'	X																										POOR PRUNING
19	X						1" (5), 2" (3), 3" (3)	10'	13'	X																										POOR PRUNING
20	X						1" (4), 3" (3), 4"	14'	20'	X																										POOR PRUNING
21	X						1" (6), 2" (2), 3" (3)	16'	18'	X																										POOR PRUNING
22	X						2" (2), 3" (7)	12'	16'	X																										POOR PRUNING
23	X						1" (6), 2" (4)	12'	12'	X																										POOR PRUNING
24	X						4"	8'	8'	X																										POOR PRUNING
25					X		20"	40'	40'																											POOR PRUNING
26	X						2", 3"	14'	12'	X																										
27					X		8", 11"	35'	28'																											POOR PRUNING
28					X		5"	10'	8'																											
29					X		2", 5", 9"	32'	24'																											
30	X						1", 2" (2), 3"	8'	8'																											
31					X		8"	20'	18'																											POOR PRUNING
32					X		7", 8"	33'	23'	X																										
33					X		6", 7"	26'	16'																											
34	X						12"	40'	30'																											
35					X		9"	37'	25'																											
36					X		5"	22'	11'																											PEELING BARK
37					X		1", 7"	24'	12'																											
38	X						1" (7), 2" (2), 4", 5", 6"	20'	28'																											
39					X		13"	30'	24'																											POOR PRUNING
40					X		1", 2" (2), 11"	32'	20'																											POOR PRUNING
41					X		7"	21'	12'																											POOR PRUNING
42					X		5"	17'	8'																											POOR PRUNING
43					X		4"	17'	10'																											POOR PRUNING
44	X						2" (4), 3"	13'	12'																											POOR PRUNING
45					X		2", 3", 12", 13"	42'	36'																											POOR PRUNING
46	X						1" (5), 2" (5), 3" (2)	15'	17'																											POOR PRUNING
47					X		6"	24'	15'																											POOR PRUNING
48	X						1", 2" (5)	11'	16'																											
49	X						1" (4), 2" (2), 3", 5"	20'	15'																											
50					X		1" (3), 5", 7"	18'	21'																											
51					X		2", 4" (2), 6"	26'	19'																											
52*		X					couldn't measure	11'	8'																											
53*		X					couldn't measure	11'	8'																											
54*		X					couldn't measure	11'	8'																											
55*		X					couldn't measure	11'	8'																											
56*		X					couldn't measure	11'	8'																											
57*		X					couldn't measure	11'	8'																											
OS 2					X																															
* foliage too dense to measure and tag tree																																				

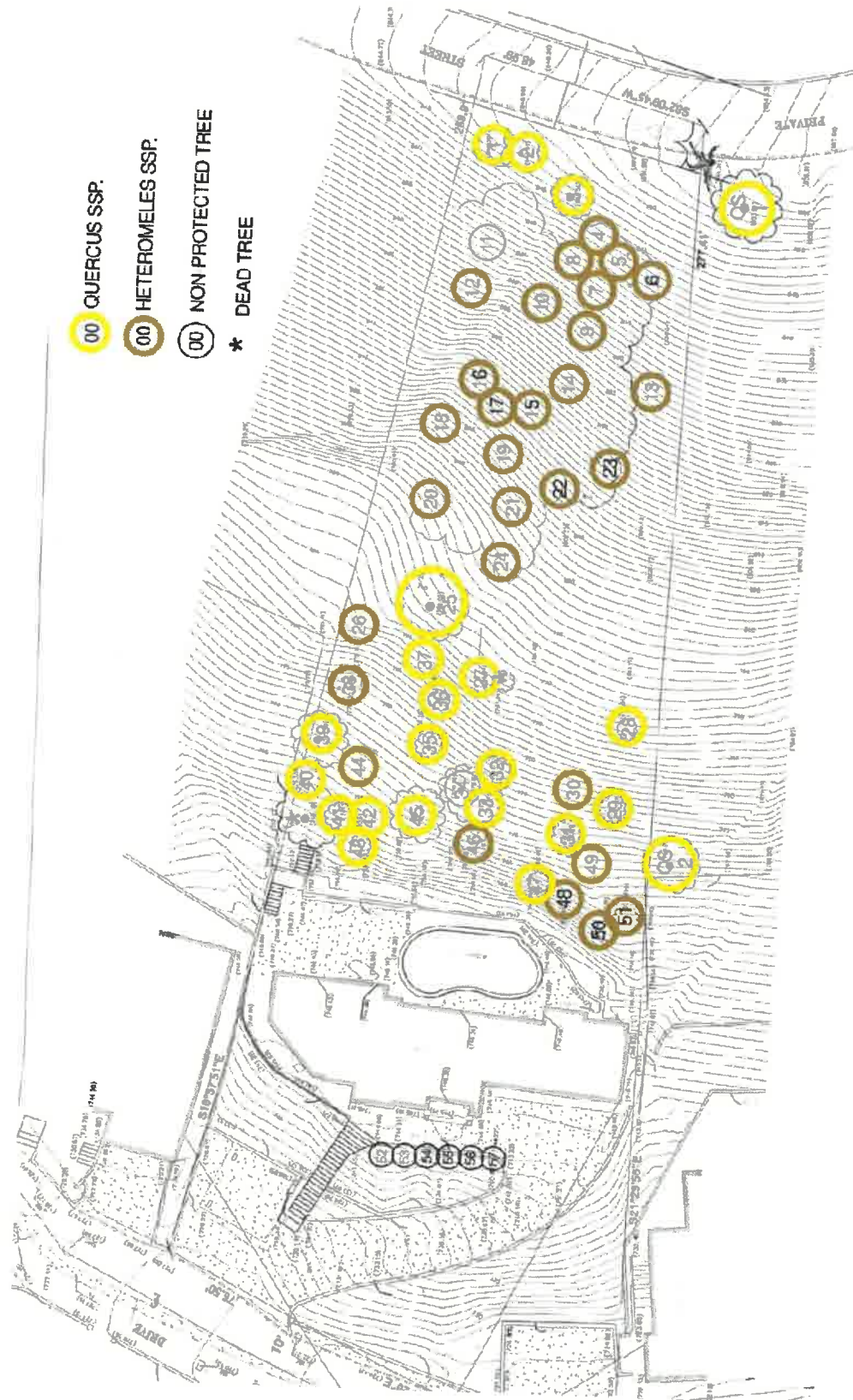
* foliage too dense to measure and tag tree

SUMMARY OF TREES

TREE	BOTANICAL NAME	COMMON NAME	HEALTH	AESTHETIC	COMMENT	REMOVE	PROTECTED
1	<i>Quercus agrifolia</i>	Coast Live Oak	good	good	DB	No	Yes
2	<i>Quercus agrifolia</i>	Coast Live Oak	good	fair	LP, PP	No	Yes
3	<i>Quercus agrifolia</i>	Coast Live Oak	good	fair	DB, LP, PP	No	Yes
4	<i>Heteromeles arbutifolia</i>	Toyon	good	fair	DB, DS, PP	No	Yes
5	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, PP	No	Yes
6	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, PP	No	Yes
7	<i>Heteromeles arbutifolia</i>	Toyon	good	fair	DB, PP	No	Yes
8	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, PP	No	Yes
9	<i>Heteromeles arbutifolia</i>	Toyon	poor	poor	DB, DS, PP	No	Yes
10	<i>Heteromeles arbutifolia</i>	Toyon	poor	poor	DB, DS, PP	No	Yes
11	<i>Prunus illicifolia</i>	Catalina Cherry	good	good	DB, DS	No	No
12	<i>Heteromeles arbutifolia</i>	Toyon	good	good	DS, LP, PP	No	Yes
13	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
14	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
15	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
16	<i>Heteromeles arbutifolia</i>	Toyon	good	fair	DB, DS, PP	No	Yes
17	<i>Heteromeles arbutifolia</i>	Toyon	good	fair	DB, DS, PP	No	Yes
18	<i>Heteromeles arbutifolia</i>	Toyon	good	good	DB, DS, PP	No	Yes
19	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
20	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
21	<i>Heteromeles arbutifolia</i>	Toyon	poor	poor	DB, DS, PP	No	Yes
22	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
23	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, PP	No	Yes
24	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DB, DS, LP	No	Yes
25	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
26	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair	DS, LP, PP	No	Yes
27	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
28	<i>Quercus agrifolia</i>	Coast Live Oak	fair	fair	LP	No	Yes
29	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
30	<i>Quercus agrifolia</i>	Coast Live Oak	fair	fair	PP	No	Yes
31	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair		No	Yes
32	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
33	<i>Quercus agrifolia</i>	Coast Live Oak	good	good	DB, DS, LP	No	Yes
34	<i>Fraxinus pennsylvanica</i>	Swamp Ash	good	good		No	Yes
35	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
36	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
37	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
38	<i>Quercus agrifolia</i>	Coast Live Oak	poor	poor	DB, PP	No	Yes
39	<i>Heteromeles arbutifolia</i>	Toyon	poor	poor	DB, PP	No	Yes
40	<i>Quercus agrifolia</i>	Coast Live Oak	fair	fair	DB, PP	No	Yes
41	<i>Quercus agrifolia</i>	Coast Live Oak	good	fair	LP, PP	No	Yes
42	<i>Quercus agrifolia</i>	Coast Live Oak	good	fair	LP, PP	No	Yes
43	<i>Quercus agrifolia</i>	Coast Live Oak	good	fair	LP, PP	No	Yes
44	<i>Quercus agrifolia</i>	Coast Live Oak	good	fair	DB, PP	No	Yes
45	<i>Heteromeles arbutifolia</i>	Toyon	good	good	DB, PP	No	Yes
46	<i>Quercus agrifolia</i>	Coast Live Oak	good	good	DB, PP	No	Yes
47	<i>Heteromeles arbutifolia</i>	Toyon	fair	fair		No	Yes
48	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
49	<i>Heteromeles arbutifolia</i>	Toyon	good	good		No	Yes
50	<i>Heteromeles arbutifolia</i>	Toyon	good	good		No	Yes
51	<i>Heteromeles arbutifolia</i>	Toyon	good	good		No	Yes
52	<i>Juniperus virginiana</i>	Eastern Red Cedar	good	good		Yes	No
53	<i>Juniperus virginiana</i>	Eastern Red Cedar	good	good		Yes	No
54	<i>Juniperus virginiana</i>	Eastern Red Cedar	good	good		Yes	No
55	<i>Juniperus virginiana</i>	Eastern Red Cedar	good	good		Yes	No
56	<i>Juniperus virginiana</i>	Eastern Red Cedar	good	good		Yes	No
57	<i>Juniperus virginiana</i>	Eastern Red Cedar	good	good		Yes	No
OFF-SITE TREES							
OS #1	<i>Brahea edulis</i>	Guadalupe Fan Palm	good	good		No	No
OS #2	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes
OS #3	<i>Quercus agrifolia</i>	Coast Live Oak	good	good		No	Yes

DB = dieback, DS = drought stress, LP = leaning posture, PP = poor pruning

SITE SURVEY



REVIEWED BY
[Signature]
 Bryan Ramirez, St. Tree Superintendent
 Urban Forestry Division
 Reviewing Tree Report Only
 Review of report does not
 indicate UFD approval for
 any tree removal

Albert V. 4/18/23
for B.R.

SITE PLAN WITH TREES



Potential TPZ trees/shrubs to be verified by contractor in field. Trees/shrubs with green circle are to have tree protection as per specifications.

NOTE: Contractor to notify arborist and schedule TPZ to protect any additional protected trees that will be affected by construction.

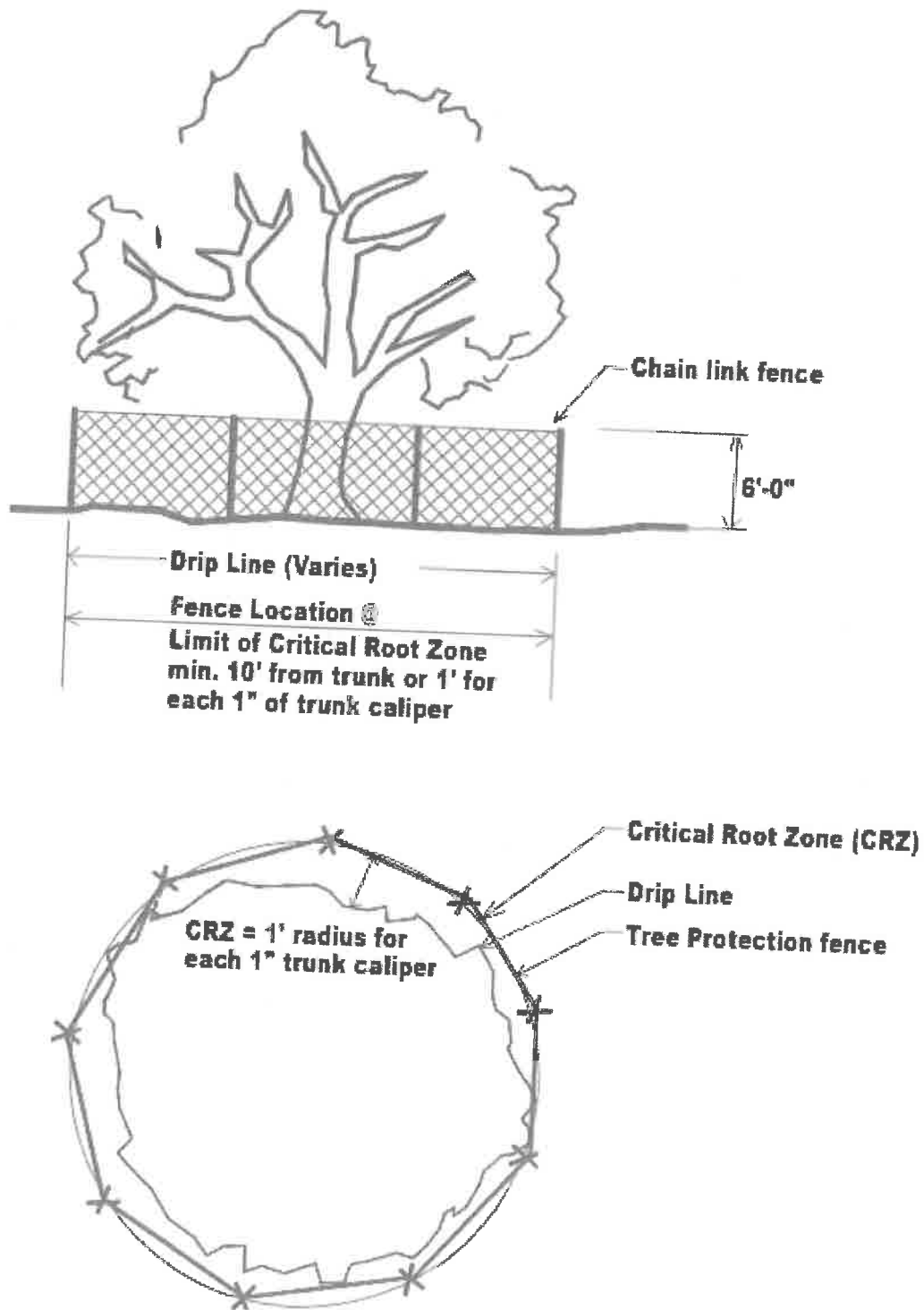
00 QUERCUS SSP.

00 HETEROMELES SSP.

NON-PROTECTED TREE

* DEAD TREE

TREE PROTECTION ZONES



CERTIFICATIONS PAGE



Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA
 ISA Certified Arborist #WE-10883A







TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report will be required, and the field visit must be conducted by a qualified Tree Expert.

Property Address: _____

Date Of Field Visit: _____

Does the property contain any of the following protected trees or shrubs?

☐ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☐ **No**

Does the property contain any street trees in the adjacent public right-of-way?

☐ **Yes** ☐ **No**

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

☐ **Yes** ☐ **No**

Does the project occur within the Coastal Zone and contain any of the following trees?

☐ **Yes** (Mark any that apply below)

- ☐ Blue Gum Eucalyptus (*Eucalyptus globulus*)
- ☐ Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
- ☐ Other Eucalyptus species

☐ **No**

Tree Expert Credentials (if applicable)

Name of Tree Expert: _____

Mark which of the following qualifications apply:

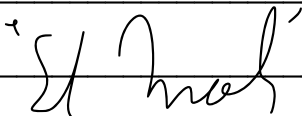
- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☐ Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: _____

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) Ed Moshaver

Owner Signature 

Date 08.17.2022

Bel Air Beverly Crest
NEIGHBORHOOD COUNCIL

Building a Better Community



March 17, 2026

VIA EMAIL

Alexander.Truong@lacity.org

Alan.Como@lacity.org

Alexander Truong

Alan Como

City Planners, City of Los Angeles

Department of City Planning

Re: 9830 & 9832 W. WANDA PARK DR

ZA-2023-4255-ZAD-HCA ENV-2023-4256-CE

Dear Mr. Truong and Mr. Como:

The BABCNC learned of this project quite late, just before the January 6th hearing date and our PLU Committee Co-Chair, Mr. Michael Kemp, sent a letter to you, citing ZA-2022-3147-CU1-HCA at 9832 West Wanda Drive, Los Angeles, CA, requesting that you hold this case open for further review and community input.

The Planning and Land Use Committee and Board of the Bel Air-Beverly Crest Neighborhood Council (BABCNC) has reviewed the applicant's proposal for 9830 & 9832 W. Wanda Park Drive.

As you know, the project description is for a ZAD for New SFD and ADU; specifically, the project proposes the demolition of an existing single-family dwelling and the construction, use,

OFFICERS

President
Travis Longcore, Ph.D.
Vice President – Operations
Robin Greenberg
Vice President – Leg. Affairs
Ellen Evans
Secretary
Timothy Steele, Ph.D.
Treasurer
Vadim Levotman

COMMITTEES/CHAIRS

Executive – **Travis Longcore, Ph.D.**
Planning and Land Use – **Jamie Hall/Michael Kemp**
Bylaws, Rules and Elections – **Ellen Evans**
Public Safety and Emergency Preparedness –
Vadim Levotman/Jonathan Brand
Outreach – **Robin Greenberg**
Traffic Committee – **Irene Sandler**
Public Works and Telecommunications –
Timothy Steele, Ph.D.
Budget and Finance – **Vadim Levotman**

STAKEHOLDER GROUPS

Bel Air Association
Bel-Air Crest Master Association
Bel Air Hills Association
Bel Air Ridge Association
Benedict Canyon Association
Casiano Estates Association
Doheny-Sunset Plaza Neighborhood Assn.
Holmby Hills Homeowners Association
Laurel Canyon Association
Residents of Beverly Glen

RESIDENTIAL DISTRICTS

Bel Air Glen District
Franklin-Coldwater District
North of Sunset District

NON-RESIDENTIAL REPRESENTATION

At-Large Members
Commercial or Office Enterprise Districts
Custodians of Open Space
Faith-Based Institutions
Public Schools
Private Schools K-6 and 7-12

and maintenance of a new 2,488 square foot, 3-story single-family dwelling with attached 3-car garage (1,186 square-foot basement) with a 454 square-foot attached Accessory Dwelling Unit. The proposed structure will be a maximum of 30 feet in height. The project also proposes 324 cubic yards of soils cut and 45 cubic yards of fill resulting in 279 cubic yards of export.

The actions requested, as listed on the public hearing notice, were for:

- 1) an Exemption from CEQA,
- 2) a CUP to permit a 4-foot eastern and 4-foot western side yard setback, in lieu of 7 feet, as otherwise required by LAMC, Section 12.21 C.10(a), and,
- 3) a CUP to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street, which does not have vehicular access from at least a 20-foot wide Continuously Paved Roadway from the driveway apron to the boundary to the hillside area, as otherwise required by LAMC Section 12.21 C.10 (i)(3).

The BABCNC's PLU Committee first heard from the applicant's representative on February 10th 2026. Following the presentation, public comments from affected neighbors, and deliberation by the Committee, a motion was initially made to continue the project, to allow the applicant to return with further information, to include complete drawings for both projects, the soils report, an updated application, and absolute clarity on the specific entitlements being sought as well for thorough discussion of the Minimum Fire Safe Regulations including the turnaround requirement, as this is effectively a dead end, with a gate at the end that doesn't go through. We also offered to provide them with a detailed list of questions and concerns that needed to be addressed. However, as the applicant reported that public comment was only open until March 5th or 6th, a motion to continue this for further information was withdrawn as they did not have time to return.

A motion to recommend that the City deny the project was made with an invitation for the applicant to return to the board, for the opportunity to provide answers to the questions that we would provide them. The PLU Committee motion passed 9-0-1.

On February 25, 2026, the applicant and his architect attended the BABCNC's monthly board meeting and following their presentation, which included some updated documentation (the applicant reported that he had submitted additional documentation to the Planning Department sent the same to our office the afternoon of this meeting, which was then posted to our website), Board questions were asked and answered. Public comment was provided, particularly in opposition to the project by the neighbors most affected. The concerns and questions raised by the PLU Committee in the attachment were discussed and the following motion was made:

The **BABCNC recommends that the City deny the project**, including the allowance of 4-foot side yard setbacks and development on a road without 20-ft continuous paved roadway to the

edge of the high fire hazard zone. Side yard setbacks are a necessary fire mitigation to reduce probability of structure-to-structure conflagration, and the site already does not have adequate emergency access, including location on a dead-end street, lack of fire truck turnaround, lack of front yard dedication, and lack of 20-ft roadway width.

The **motion to recommend denial** of the applicant's requests **passed** by 18 yeses, 0 noes, 0 abstentions, 12 absent and 5 ineligible.

Kindly enter this letter into the case file.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Longcore", with a stylized, flowing script.

Travis Longcore, Ph.D.
President

cc: Dennis Banks dennisbanks98@gmail.com
BABCNC Board@babenc.org



KATY YAROSLAVSKY

COUNCILWOMAN, FIFTH DISTRICT

June 17, 2026

West Los Angeles Area Planning Commission
Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

**Re: Case Nos. ZA-2022-3147-CU1-HCA, ZA-2023-4255-ZAD-HCA
9830-9832 Wanda Park Drive.**

Dear President Sandifer and Commissioners:

I am writing regarding the proposed development at 9830 and 9832 Wanda Park Drive. This project includes the construction, use, and maintenance of a new three-story, 2,658 square-foot single-family residence with an attached three-car garage within a 1,152 square-foot basement with a 528 square-foot Accessory Dwelling Unit (ADU) on an approximately 10,576-square-foot lot within the Baseline Hillside Ordinance areas in a Very High Fire Hazard Severity Zone (VHFHSZ).

My office has received widespread opposition to this proposal, notably from adjacent neighbors and the Bel Air-Beverly Crest Neighborhood Council. Key concerns include questions about the project's adherence to the California Board of Forestry and Fire Protection's Fire Safe Regulations (Fire Safe Regulations), the substandard road width, reduced side-yard setback request, the extensive construction impacts of the proposed hillside grading.

Safety is my number one priority, particularly in our most fire-vulnerable hillside communities. For this project to integrate safely into the neighborhood infrastructure, we must ensure strict adherence to the State Fire Safe Regulations. Any deviations from the City's zoning code



must be supported by “substantial” evidence demonstrating that such waivers do not reduce the long-term safety of the property's future occupants or the surrounding community.

Therefore, **I respectfully urge the Commission to grant the appeal** of the Zoning Administrator’s approval of this project and send the materials back to the applicable departments for further review. No further planning clearances or building permits should be issued until we ensure the following conditions are unequivocally met:

- **Full Compliance with Fire Safe Regulations:** The project must strictly adhere to the California Board of Forestry and Fire Protection’s Fire Safe Regulations (CCR Title 14, §§ 1270–1276.05), which govern development in VHFHSZs, as incorporated into the 2025 California Wildland-Urban Interface Code (Part 7, CCR Title 24) and implemented via Los Angeles Municipal Code (LAMC) 91.101.6.
- **Mandatory LAFD Review and Approval:** The project must receive formal approval from the Los Angeles Fire Department (LAFD) for all project plans, specifically and individually regarding emergency access, reduced setbacks and how the project will incorporate structure-to-structure ignition mitigation, hydrant placement, and evacuation routes, before any planning clearances or building permits are issued.

Respectfully,

A handwritten signature in black ink, reading "Katy Yaroslavsky". The signature is fluid and cursive, with the first name "Katy" being more prominent and the last name "Yaroslavsky" following in a similar style.

KATY YAROSLAVSKY
Councilwoman, Fifth District

June 17, 2026

West Los Angeles Area Planning Commission
Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

apcwestla@lacity.org
alma.sandoval@lacity.org
alan.como@lacity.org

Regarding: Support for Appeals — 9830 and 9832 Wanda Park Drive:
ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE
9832 West Wanda Park Drive
ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE
9830 West Wanda Park Drive

To Whom It May Concern:

Mr. Philip Proctor and I filed one of the appeals in opposition to the decision approving the construction projects at 9830 and 9832 Wanda Park Drive, Beverly Hills, CA 90210. Mr. Proctor has owned his home at 9824 Wanda Park Dr. for over half a century. As his fiancée, I also reside and work from there a good portion of the time for my legal practice with Littler Mendelson.

We have consistently opposed these projects because Wanda Park is a narrow, substandard hillside dead-end street with no emergency turnaround, serious fire and emergency access constraints, infrastructure issues, and cumulative impacts. Our previous written objections to this project were submitted on 4/20/26 (appeal) and March 5, 2026 (comments in opposition). We ask that they be incorporated by reference as part of the record for our appeal.

A review of the actual record and associated submissions by the applicant clearly demonstrates that the decision approving these projects was arbitrary, capricious and an abuse of discretion. It must be reversed. The decision makers failed to consider the universal opposition to this ill planned and unsafe project by the affected neighbors on Wanda Park Drive, as well as the broader Beverly Crest community group, as well as facts showing the extreme danger to the community posed by a project of this scope under the immutable conditions that exist.

The decision approving this hazardous project failed to consider the City's obligations under the new California law restricting new construction on substandard hillside streets. The Zoning Administrators abused their discretion in approving the application. Common sense dictates that approving exceptions to allow 4-foot separations between large 30-foot-high homes in an extreme fire hazard zone, on a 20-foot wide crumbling substandard street, is inherently unsafe.

We understand that the City is currently being sued over this issue by the Federation of Hillside and Canyon Associations and the State Association for Fire Safe Road Regulations. If a fire or other catastrophe occurs on Wanda Park Drive as a result of the City allowing this to move forward against the weight of evidence, there will be severe legal consequences for those involved.

The Zoning Administrator's own findings acknowledge that:

- * Wanda Park Drive is a designated substandard hillside street
- * The roadway does not meet the required 20-foot continuous width
- * Compliance with roadway standards was deemed infeasible
- * Reduced side yard setbacks to four feet are being approved despite this being a High Fire Hazard Severity Zone.

In the first half of 2026,, Wanda Park Drive experienced active structural failure, including sinkholes, pavement collapse, and ongoing cracking. This occurred starting uphill, in front of our house at 9824, and down to where the planned construction would occur. The road will fail again if active demolition and heavy construction equipment and cranes are brought in and impact the dead end road.

These facts were repeatedly brought up by us and fellow residents, so it is incomprehensible that the project was approved and the decision concludes that "impacts would not be materially detrimental." We strongly believe this conclusion is inconsistent with both the physical realities on the ground and the record.

Prior to the April 2026 decision, we endorsed the Bel Air-Beverly Crest Neighborhood Council Board in unanimously recommending denial of this project. They cited shared concerns about fire safety risks, inadequate emergency access, and the substandard condition of Wanda Park Drive.

Nearly every resident on the street and in the community has echoed these concerns through written comments and public testimony. Why has the City ignored the compelling arguments for public safety and the many misstatements and conflicting information provided by the applicant and its agent in written applications and reports, and in verbal testimony at the hearing earlier this year? Their decision in favor of the project is indeed arbitrary, capricious and an abuse of discretion. It must be reversed.

Thank you for your consideration.

Adele Abrams and Philip Proctor

9824 Wanda Park Drive, Beverly Hills, CA 90210

Safetylawyer@gmail.com and Phil.proctor@mac.com



Support for Appeals: 9830 and 9832 Wanda Park Drive cases

1 message

Kathy Namvar <kathnam@gmail.com>
To: apcwestla@lacity.org

Tue, Jun 16, 2026 at 12:09 PM

Support for Appeals: 9830 and 9832 Wanda Park Drive cases

To whom it may concern:

I am writing to support the appeal of the proposed projects at 9830 (ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE 9830 West Wanda Park Drive) and 9832 Wanda Park Drive (ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE 9832 West Wanda Park Drive).

I'm a resident in the neighborhood and don't understand such a project on a substandard street. The scale of the two homes each with ADUs as well as a large basement and only four foot side setbacks is very concerning. That's 4 homes! With it comes a lot more cars and parking issues not to mention the construction trucks and loads up and down.

The side setbacks pose a fire hazard in an already high fire risk area and would create a precedence which puts all homes in the canyon at risk!

There are protected oak trees which will be removed for a new retaining wall and digging out a basement may impact the stability of the hillside not to mention the spring under the street that no one is thinking about!

The massive scale of the project with exemptions for setbacks and environmental impact would likely affect everyone on the street as well as set a precedent in the neighborhood.

Once a precedent is set then everyone will be allowed to turn these small canyon homes into oversized homes a mere four feet away from their neighbors. This project could work in the lower flats of BH but not in the canyons!

Please consider all the risk you are exposing the canyon homeowners to when making your decision.

Thank you,
Kathy Namvar



Support for Appeals: 9830 and 9832 Wanda Park Drive cases

1 message

Uniqueorn1 <Uniqueorn1@proton.me>

Tue, Jun 16, 2026 at 5:08 PM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, "alma.sandoval@lacity.org" <alma.sandoval@lacity.org>, "alan.como@lacity.org" <alan.como@lacity.org>

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Having resided in this neighborhood for so many years, it is concerning to have a project this scale be approved with exemptions when the area is a high fire risk, the street substandard and narrow not allowing for emergency vehicles to pass in case they need to. The street has a stream running under and to allow for a basement for 4 homes is highly alarming. Think for a moment you lived next to this and had your own home and family to worry about. There's no space for parking as it is, imagine how many cars these 4 homes will bring into this street. We're not even talking about trucks and construction vehicles.

To allow for any exemptions is concerning as it would be a precedence for this neighborhood.

We all just had years of appeals against the hotel project which finally was put to an end. But the concern of precedence is worrisome as that property will eventually be addressed in a development manner by future investors.

So please keep into account the magnitude of what this represents for everyone on Wanda Park Drive and the entire canyon.

Thank you for your attention.

Concerned neighbor

Sent with [Proton Mail](#) secure email.

June 17, 2026

West Los Angeles Area Planning Commission
Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

apcwestla@lacity.org
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