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- **Initial Submissions:** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by 4 p.m. Monday of the week prior to the week of the Commission meeting. Initial Submissions are appended to the end of the Staff Report, which can be accessed by clicking on the Case Number linked from the Agenda.

- **Secondary Submissions:** All written materials received after the close of the Initial Submission period, but no later than 48 hours before the Commission meeting, shall not exceed ten (10) pages. For Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting.

- **Day of Hearing Submissions:** Submissions received after the close of the Secondary Submission period must not exceed two (2) written pages, including exhibits.

Material which does not comply with the submission rules is not distributed to the Commission. If you have any questions, please contact the Commission Office at (213) 978-1300.

Secondary Submissions

LAW OFFICES OF
ALLEN HYMAN
10737 ½ RIVERSIDE DRIVE
NORTH HOLLYWOOD, CALIFORNIA 91602
(818) 763-6289 • (323) 877-3405
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E-MAIL ADDRESS: LAWOFFAH@AOL.COM

August 17, 2026

TO: WEST LOS ANGELES AREA PLANNING COMMISSION

SENT TO: Commission Executive Assistant
apcwestla@lacity.org
(Rules and Procedures 4.5 (b))
(Secondary Submission)

ON BEHALF OF: ED MOSHAVER, KATHY MOSHAVER

RE: CASE NO. ZA 2022-4255-HCA (9830) AND
CASE NO. ZA 2022-3174-HCA (9832)

HEARING DATE: **AUGUST 19, 2026**

ALMA SANDOVAL,
PLEASE FIND ATTACHED TWO (2) PAGE SUPPLEMENTAL PRESENTATION IN SUPPORT OF THE ZONING ADMINISTRATION'S DECISION WITH REGARD TO THE HEARING ON THESE TWO (2) APPEALS

Respectfully submitted,

Allen Hyman for and on
behalf Of Ed Moshaver

COPIES SENT TO THOSE WHO APPEALED

cc: Adele L. Abrams, aabrams@littler.com
cc: Philip G. Proctor, phil.proctor@mac.com
cc: Cristina Colissimo, colissimo@me.com

SUPPLEMENTAL PRESENTATION OF LOCATION OF THE PLANNED HOMES ON LOT 9830 AND 9832

Ed Moshaver wishes to present to the Commission some additional information concerning the location of the planned homes on the two (2) lots and the width of the lots where the planned homes are located:

Lot 9830

As stated lot 9830 is 50' wide at the street and narrows to 24' 6" at the rear of the lot.

The planned home on lot 9830 is 35' wide at the front and 29' 10" at the rear of the house.

The width of the 9830 lot is 43' at the front of the house and 37' 10" at the rear of the house.

Lot 9832

As stated lot 9832 is also approximately 50' wide at the street and narrows to 24' 6" at the rear end of the lot.

The planned home on lot 9832 is 37' 7" at the front and 30' 6" at the rear.

The width of the 9832 lot is 45' 7" at the front of the house and 38' 6" at the rear.

The present planned homes have four (4) foot setbacks, which is totally consistent with the width of the lots ranging from 43' to 37' and 37' 7" to 30' 6" in width where the homes are being constructed.

Sets back of 5' with a 50' wide lot is 20% of the lot.

Set backs of 4' where the lot is 40' wide is also 20% of the lot

Imposing set backs of 6' on a 40' lot, is a total of 12' or 30% of a 40' wide lot. A seven (7) foot setback, total of 14' of a 40' wide lot, in essence takes 35% of the property as a side setback.

As well, Ed Moshaver is limiting the height of the houses to 28' and has modified the plans to that effect.

COOPERATION MINIMIZING DISRUPTION

Furthermore, Ed Moshaver wishes to cooperate to the fullest extent possible to minimize disruption to the neighborhood during construction, to minimize noise or impairment to traffic, beyond that imposed by the permits and to work with neighbors to insure disruption is limited. This includes but is not limited to advising in advance when different phases of construction will occur identifying dates and times. To the extent possible, Moshaver will use his good faith efforts to expedite construction, and coordinate to have phases of construction on both properties undertaken at the same time.

Dated: August 24, 2026

Allen Hyman
Attorney for Ed and Kathy Moshaver

August 17, 2026

VIA EMAIL
West Los Angeles Area Planning Commission
c/o Commission Executive Assistant
apcwestla@lacity.org

Re: Continued Hearing August 19, 2026
9830 and 9832 Wanda Park Drive / Appeals of ZA Determinations / Street-Width Waivers / Side-Yard Setback Waivers / CEQA Exemptions

Case Nos. ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE and ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE

Dear Commissioners,

We write as appellants and residents of Wanda Park Drive in advance of the continued August 19, 2026 hearing.

We respectfully ask the Commission to grant the appeals, deny the requested street-width waivers, deny the requested side-yard setback waivers, and require proper environmental review rather than relying on categorical CEQA exemptions.

This is not a personal dispute and it is not ordinary neighborhood opposition to construction. This is a public-safety appeal involving two new homes and additional residential intensity on a substandard hillside dead-end street in a very high fire hazard area, with no emergency turnaround.

Please include the attached letter in the administrative record for the continued August 19 hearing and distribute it to the Commissioners and relevant City staff as appropriate.

Attached also is Councilmember Katy Yaroslavsky's June 17 letter, that also supports this result. Her office identified concerns regarding adherence to State Fire Safe Regulations, substandard road width, reduced side-yard setbacks, and hillside grading impacts, and expressly urged the Commission to grant the appeal and send the materials back for further review before any further planning clearances or building permits are issued.

1. Wanda Park is not an ordinary street

Wanda Park Drive is a narrow, constrained hillside dead-end street. There is one way in and one way out. There is no emergency turnaround at the dead end.

That fact should be central to the Commission's analysis.

The applicant is not simply asking to build under existing rules. The applicant is asking the City to approve two new homes and additional residential intensity while also granting relief from the very street-access standards designed to protect residents, emergency responders, and the public.

A waiver that might appear technical on paper has real consequences on this street. If a fire truck is responding on Wanda Park and residents are trying to evacuate at the same time, the street itself becomes the hazard. A dead-end hillside road with no turnaround cannot safely be treated like an ordinary through street.

Recent emergency response confirms the access problem

Since the June 17 hearing, Wanda Park has again demonstrated why this issue is not theoretical. On August 16, 2026, a neighbor across from the proposed project site required emergency medical assistance. The responding LAFD fire truck had to back into Wanda Park because there was no safe place for it to turn around.

That real-world incident confirms the core concern in this appeal: Wanda Park does not function as safe two-way emergency access. If a fire truck must back out while residents are trying to evacuate, the road itself becomes the hazard.

The 20-foot continuous paved roadway issue goes directly to fire safety

The applicant seeks relief from the requirement for a continuous 20-foot paved roadway. This is not merely a planning preference or a matter of convenience.

The applicable fire-safety standards require two 10-foot traffic lanes for two-way traffic. In a Very High Fire Hazard Severity Zone, that standard exists for a reason: emergency vehicles must be able to get in, and residents must be able to get out.

The applicant's proposal does not provide a continuous compliant roadway from the project site to Benedict Canyon. Nor does it provide a meaningful alternative measure with the same practical effect as two 10-foot traffic lanes for emergency access and civilian evacuation.

A limited widening or dedication in front of the applicant's own property does not solve the actual problem. It does not create a continuous compliant route. It does not create a second way out. It does not create a turnaround at the dead end.

Pending litigation confirms this is a citywide fire-access issue

The City is already facing legal action over approval of a similar waiver from the 20-foot continuously paved roadway requirement on a substandard hillside street in a Very High Fire Hazard Severity Zone.

In *Girard Tract Community Preservation v. City of Los Angeles*, Case No. 26STCP01994, the petition alleges that the City unlawfully approved a ZAD deviation from the 20-foot continuously paved roadway requirement where the sole access road failed to meet the State Minimum Fire Safe Regulations requiring two 10-foot traffic lanes, and without ensuring compliance with LAMC Section 57.4908.

We understand these are pending allegations, disputed by the City, and have not yet been adjudicated. But the case underscores the seriousness of the issue before this Commission.

Wanda Park presents the same core issue, with an even more dangerous fact pattern: new construction on a substandard hillside dead-end street with no emergency turnaround and without the required continuous 20-foot fire-access roadway.

The Commission should not repeat the same alleged legal error now being challenged in court.

Construction sequencing does not cure the entitlement problem

At the June 17 hearing, there was discussion about whether the two homes could or should be constructed together or separately.

While construction sequencing may affect the length and intensity of construction disruption, it does not cure the underlying entitlement problem. Whether construction takes two years or four years, the question before the Commission remains the same:

Should the City grant new waivers for intensified development on a substandard hillside dead-end street where emergency access and evacuation are already compromised?

We respectfully submit that the answer is no.

The side-yard setback waivers should also be denied

The applicant is seeking reduced side-yard setbacks. The applicant's recent submission appears to rely on photographs of existing neighboring homes to argue that because other homes on Wanda Park may have narrow setbacks or vegetation, the proposed new reduced setbacks should be approved.

That argument turns the issue upside down.

Existing older homes on an old, constrained hillside street do not justify granting new waivers for new intensified development. If anything, the existing conditions on Wanda Park show why the City should be more cautious, not less.

The fact that older homes may have been built under different rules, or may now have constrained conditions, is not a basis to approve new discretionary relief today. In a hillside fire-risk area, setbacks are not cosmetic. They are part of the safety margin between structures, residents, and emergency access.

Sprinklers, materials, landscaping, and a hydrant do not solve the access problem

The applicant may argue that new homes will include sprinklers, fire-resistant materials, fire-resistant landscaping, and possibly a new hydrant.

Those measures may be helpful on the applicant's property, but they do not solve the central public-safety problem.

They do not widen the road.

They do not create a continuous compliant access route.

They do not create a second way out.

They do not create an emergency turnaround.

They do not allow residents to evacuate while emergency vehicles are trying to enter a narrow dead-end hillside street.

The Commission should not substitute project-specific building features for the broader street-access and evacuation protections required in a very high fire hazard area.

CEQA review is required because this site presents unusual circumstances

The City should not rely on categorical CEQA exemptions here.

This project presents unusual circumstances, including:

- a substandard hillside dead-end street;
- no emergency turnaround;
- constrained fire access and evacuation;
- two side-by-side projects with cumulative impacts;
- reduced side-yard setback requests;
- roadway and infrastructure instability concerns;
- drainage and water-related issues on Wanda Park;
- and increased residential intensity in a very high fire hazard area.
- active wildlife movement and hillside habitat, including bobcats, a native California species protected under California law;

These are not ordinary conditions. A categorical exemption is not appropriate where the project's setting and requested waivers raise serious public-safety and environmental concerns.

At minimum, the Commission should decline to adopt the categorical exemptions and require further environmental review.

Recent reporting regarding the Woodland Hills Country Club project confirms that City Planning is actively scrutinizing protected-species habitat and wildfire-evacuation issues in hillside development matters. Wanda Park presents the same kind of overlapping concern: habitat, fire risk, evacuation constraints, and narrow hillside road access. These are precisely the kinds of unusual circumstances that warrant environmental review rather than a categorical exemption.

Correction regarding the applicant's August 7 declaration

We also wish to briefly correct the record regarding the applicant's August 7 declaration, which includes a section titled "Conversation with Colissimo."

The applicant's characterization of that conversation is not accurate.

The conversation occurred after neighbors became concerned that a man hired on behalf of the applicant was photographing homes along Wanda Park Drive. Neighbors reported that this person was not merely photographing from the street, but in at least one instance entered private property while doing so.

When we became aware of this, we were deeply concerned. Residents on Wanda Park are already under stress because of the pending appeal, the fire and safety issues, and the intensity of the proposed project. Having a stranger photograph private homes and reportedly enter private property made neighbors understandably uncomfortable.

The substance of the conversation with the applicant was that residents on Wanda Park Drive are very concerned about the project because of fire, emergency-access, and public-safety issues. We also stated that the Councilmember's office had submitted a strong position regarding the project, and that we would continue to pursue the appeal as best we can through the public process.

We did not claim to have personal authority to approve or deny the applicant's project. We are appellants and residents participating in a lawful public appeal process.

This appeal is not personal. It is about whether the City should grant discretionary waivers for two new homes and additional residential intensity on a substandard hillside dead-end street with no emergency turnaround.

The applicant's photographs of neighboring homes should not be used to normalize unsafe conditions

The applicant's latest materials include photographs of neighboring homes. To the extent those photographs are offered to suggest that constrained setbacks or narrow conditions already exist on Wanda Park, they should not support approval of new waivers.

They show the opposite.

They show that Wanda Park is already constrained. They show why additional discretionary waivers should not be granted. Existing conditions on a narrow hillside street should not be used as precedent to make the street more vulnerable.

The Commission should not allow existing older conditions to become the justification for new intensified development that further burdens an already substandard street.

The applicant's private expenditures do not satisfy the required public-safety findings

The applicant's declaration also discusses the money spent on plans, professionals, reports, and possible redesign.

We do not dismiss the applicant's expenditures. But private expenditures are not a basis to approve waivers that affect public safety.

The required findings must be based on whether the project is safe, whether it protects public health and welfare, whether emergency access and evacuation are adequate, and whether the City can lawfully grant the requested relief under the circumstances.

The cost of redesigning a project does not override the safety of the street, the residents, or emergency responders.

The Commission should grant the appeals

The Commission has a clear path here.

We respectfully ask that the Commission:

1. Grant the appeals;
2. Deny the requested street-width / continuous paved roadway waivers;
3. Deny the requested side-yard setback waivers;
4. Decline to rely on categorical CEQA exemptions;
5. Require compliance with applicable fire-access standards;
6. Require proper environmental review before any further approval.

Again, this is not about whether the applicant wants to build. It is about whether the City should grant new waivers for intensified development on a substandard hillside dead-end street where emergency access and evacuation are already compromised.

Because this matter has become increasingly uncomfortable for us and residents, we respectfully ask that any procedural communications regarding this submission be handled through the Commission staff or the public record.

<u>Safety must come first.</u>

Respectfully submitted,

Cristina Colissimo
Appellant / Wanda Park Drive homeowner
9826 Wanda Park Drive
Beverly Hills, CA 90210

Jordana Glick-Franzheim
Appellant / Wanda Park Drive homeowner
9826 Wanda Park Drive
Beverly Hills, CA 90210

Cc: Councilmember Katy Yaroslavsky, Los Angeles City Council District 5; Charles Turner, Director of Capital Projects, Planning, and Legal Affairs, Council District 5; Alan Como, Senior City Planner / Section Head, Zoning Administration Division, Los Angeles City Planning; Jordann Turner, Associate Zoning Administrator, Los Angeles City Planning; Ari Briski, Senior Management Analyst I / Unit Head, Commissions Office, Los Angeles City Planning; Kinikia Gardner, Senior City Planner, Los Angeles City Planning; Adele L. Abrams, Esq., ASP, CMSP; Philip Proctor

Planning APC West LA <apcwestla@lacity.org>

West Los Angeles APC Meeting of August 19, 2026 (POWERPOINT

Cristina Colissimo <colissimo@me.com> Mon, Aug 17, 2026 at 1:02 PM
To: Planning APC West LA <apcwestla@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Kinikia Gardner <Kinikia.Gardner@lacity.org>, Phil Proctor <phil.proctor@mac.com>, Adele Abrams <aabrams@littler.com>, Adele Abrams <safetylawyer@gmail.com>, Charles Turner <charles.turner@lacity.org>, councilmember.yaroslavsky@lacity.org, Jennifer Torres <jenny.torres@lacity.org>, Alan Como <alan.como@lacity.org>, Jordann Turner <jordann.turner@lacity.org>

Dear Alma,

We understand that the Commission is not allowing full presentations at the August 19 continued hearing, and we appreciate that our submitted slides have been placed in the public Google Drive folder for the Commissioners' reference.

Given that the matter was continued in part for further information and possible input from Building and Safety and/or City staff, we respectfully ask that the appellants be allowed to briefly respond to any new information, staff statements, applicant statements, or agency input presented at the August 19 hearing, particularly as it relates to the street-width waiver, emergency access, no-turnaround condition, Fire Safe Regulations, side-yard setbacks, and CEQA exemption issues.

Please also confirm that our supplemental appellant letter and presentation materials will be included in the administrative record and distributed to the Commissioners in advance of the hearing.

Thank you again for your assistance.

Best,

Cristina Colissimo
Appellant / Wanda Park Drive resident

[Quoted text hidden]

DECLARATION OF KATHY MOSHAVER

I Kathy Moshaver declare as follows:

1. I have personal knowledge of the facts set forth in this declaration, and I could and would testify as to these facts if called upon to do so.

2. My husband and I immigrated to this country in 2011. In 2011, I along with my husband Ed Moshaver commenced residing at 9830-9832 Wanda Park Drive, where we have lived from 2011 to the present. We purchased the property in 2019.

3. We were informed by the seller that the house was on a double lot, which we thought was one lot.

4. During this period of time, from 2011 to the present, we have come to know our neighbors with whom we have had friendly relations.

5. In the years 2020-2021 my husband and I commenced investigating the property we had purchased, and came to understand from communications with LA City officials that we had two separate lots. In 2021 City officials told us we could build a separate house on each lot.

6. In 2022, after meeting with and hiring an architect, we applied for our first and only building permits we have ever applied for one for each of the two lots on Wanda Park Drive. We had never before applied for any building permit. For

four years we followed the instructions of our architect and consultant on what to do to obtain building permits and how to proceed.

7. I and my husband had never previously applied for a city building permit of any nature. We are not developers. Since 2011, my husband and I have operated a wholesale food company. We are proud of the way and manner in which we have conducted ourselves and operated our business.

8. On February 25, 2026, my husband and I both attended the Beverly Crest Neighborhood Counsel general board meeting which was providing its opinion on our permit applications. That was the first Neighborhood Counsel meeting we had ever attended. We had no prior experience with the neighborhood council.

9. At that meeting, certain of our neighbors who we had come to know, wrongfully stated that we were "property developers trying to make money."

10. My husband and I both felt that these comments, among others, were very derogatory, harmful and not true.

11. Also at the Neighborhood Council meeting, when our architect attempted to speak, he was constantly interrupted and was not allowed to complete hispresentation. As well, when Dennis Banks, our expediter tried to speak he was also constantly interrupted, and was not allowed to complete his presentation.

12. At the Neighborhood Council meeting our architect and Mr. Banks offered to submit additional documents. In response the Neighborhood counsel stated that they were going to vote immediately to deny the project without consideration of any of the documents our architect and Mr. Banks were going to provide.

13. When Mr. Banks and our architect asked for a continuance to provide documents, the Neighborhood counsel said no continuance would be granted and proceeded to vote.

OTHER CONSTRUCTION ON WANDA PARK DRIVE

14. From 2011 to the present there has been several construction projects on Wanda Park Drive. In 2013, there was the construction of a new 3000 square foot two (2) story house at 2015 Wand Park Drive, (photograph, Exhibit No. 1) with considerable trucks on the road and ongoing construction for many months. To my knowledge, not one of the neighbors complained or raised any issue.

15. During the ensuing years, and as late as 2019 there has been major renovations consisting of the re-building of homes on Wanda Park Drive, were home owners rebuilt their homes, with construction crews and trucks.

16. There was 2019 major reconstruction of 9816 Wanda Park Drive, photographs show the ongoing construction (Exhibit No. 2).

17. As well as, there was extemsive reconstruction of 9822 Wanda Park Drive, (Exhibit No. 3), without objections, protests or claims that those construction projects caused any harm to the community or impaired emergency access.

18. And there was also major reconstruction of 9834 Wanda Park Drive, (Exhibit No. 4).

19. Upon our attempt to obtain building permits and proceed with renovating our property, we have been met with insults, and accusations which were very hurtful.

20. No neighbor has approached us to ask us or discuss our plans with them.

21. After attending the neighborhood counsel meeting, I and my husband have felt very intimidated. We have wished to avoid confrontation with neighbors and we were highly concerned about what persons have been stating about us.

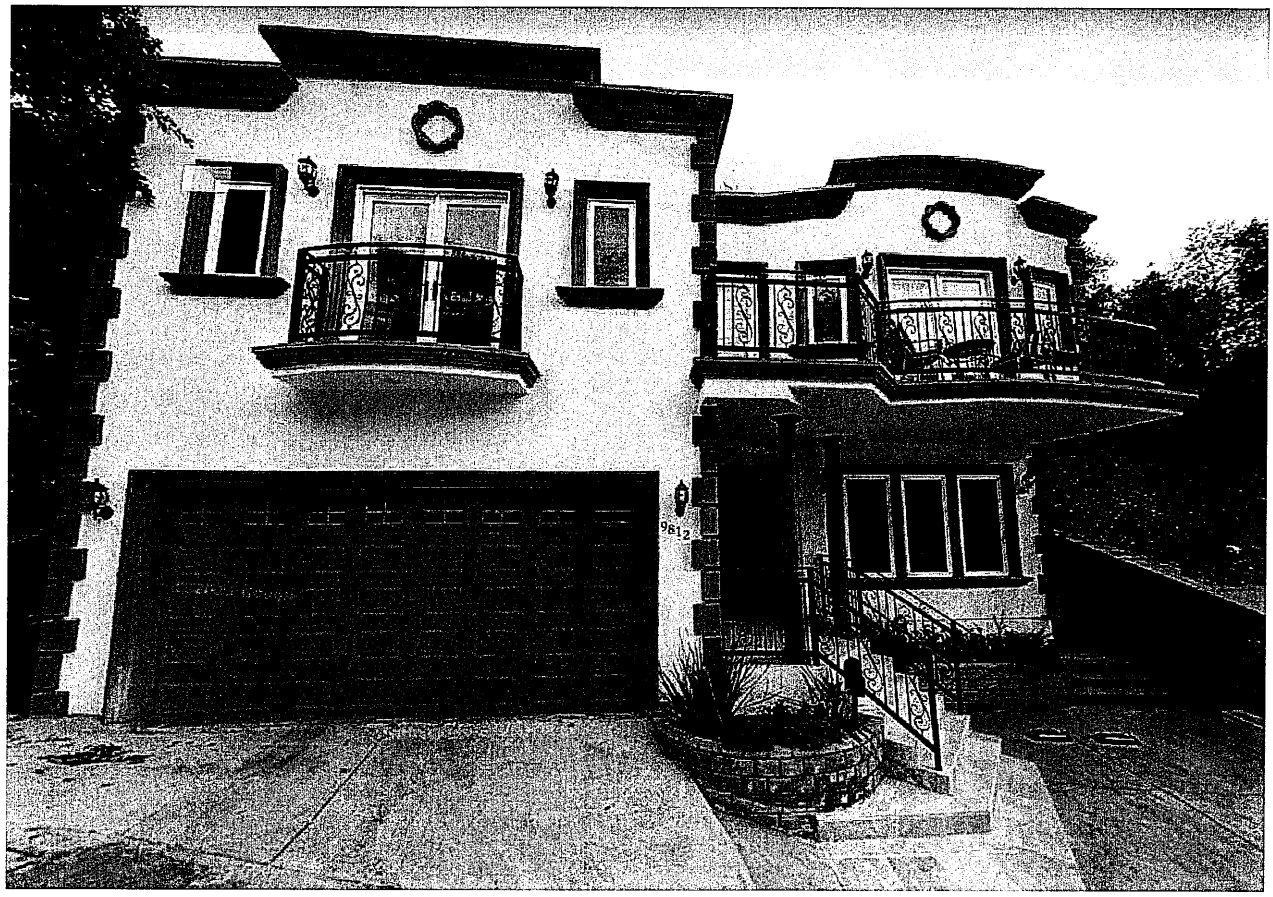
I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed in Los Angeles, California on August 13, 2026.

_____

Kathy Moshaver

Exhibit -1-

EXHIBIT B – RECENTLY CONSTRUCTED OR I



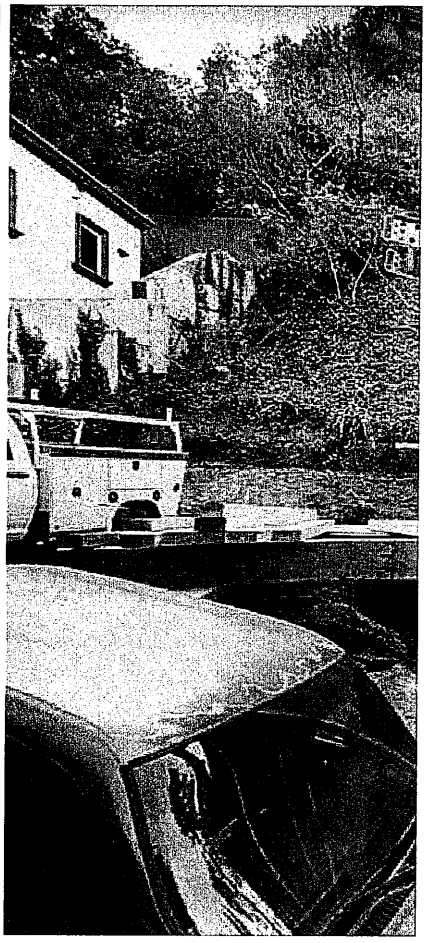


9812 Wanda Park Dr.

Exhibit -2-

EXHIBIT C – PROPERTY UNDER CONSTRUCTION VEHICLE





9816 Wanda Park Dr.

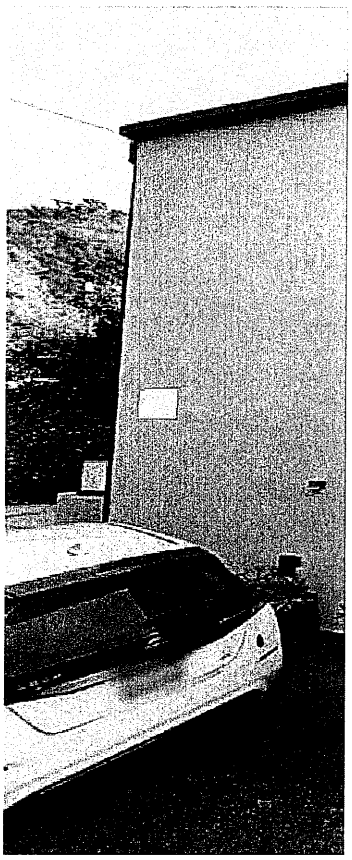
EXHIBIT C – PROPERTY UNDER CONSTRUCTION VEHICLES I



9816 Wanda Park Dr.

Exhibit -3-

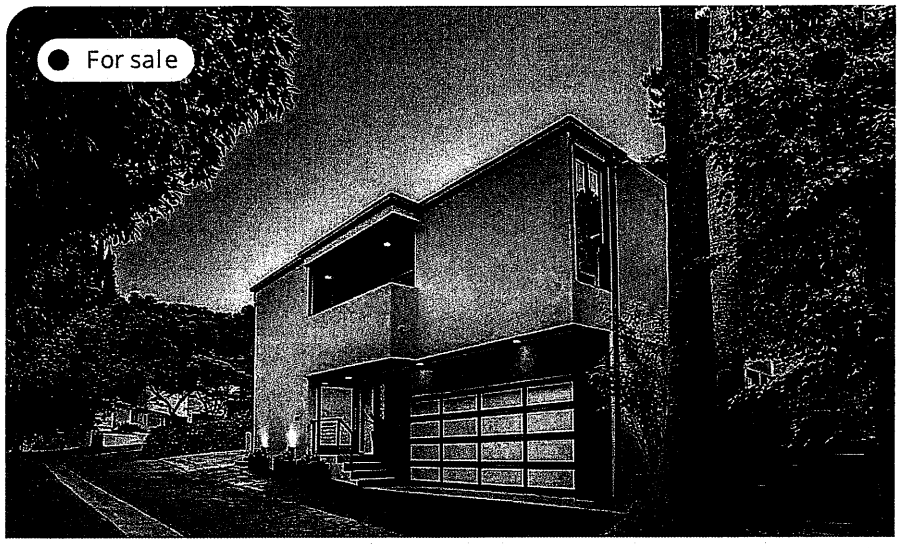




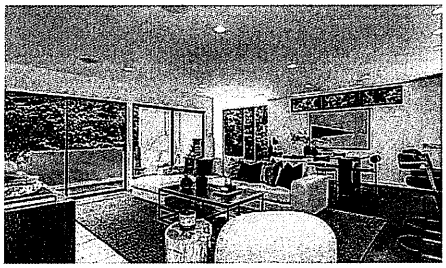
9822 Wanda Park Dr.

Exhibit -4-

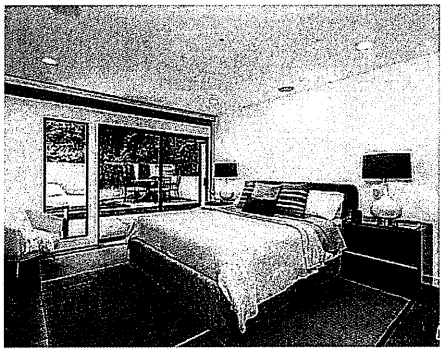
Overview Facts & features Market value Payment calculat











See all 38 photos

$2,295,000

9834 Wanda Park Dr, Beverly Hills, CA 90210

4	3	2,135
beds	baths	sqft

Est.: $14,138/mo Get pre-qualified

Residential, Single Family Residence

Built in 1961

9,931 Square Feet Lot

$2,216,900 Zestimate®

$1,075/sqft

$-- HOA

What's special

Stunning, sleek, stylish - this dramatic Mid-Century, 4 bed/3 bath home has been renovated

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
9830-9832Wanda 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,



KATY YAROSLAVSKY
Councilwoman, Fifth District

LAW OFFICES OF
ALLEN HYMAN
10737 ½ RIVERSIDE DRIVE
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E-MAIL ADDRESS: LAWOFFAH@AOL.COM

August 17, 2026

TO: WEST LOS ANGELES AREA PLANNING COMMISSION

SENT TO: Commission Executive Assistant
apcwestla@lacity.org
(Rules and Procedures 4.5 (b))
(Secondary Submission)

ON BEHALF OF: ED MOSHAVER, KATHY MOSHAVER

RE: CASE NO. ZA 2022-4255-HCA (9830) AND
CASE NO. ZA 2022-3174-HCA (9832)

HEARING DATE: **AUGUST 19, 2026**

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Allen Hyman for and on
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COPIES SENT TO THOSE WHO APPEALED

cc: Adele L. Abrams, aabrams@littler.com
cc: Philip G. Proctor, phil.proctor@mac.com
cc: Cristina Colissimo, colissimo@me.com

SUPPLEMENTAL PRESENTATION OF LOCATION OF THE PLANNED HOMES ON LOT 9830 AND 9832

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The planned home on lot 9832 is 37' 7" at the front and 30' 6" at the rear.

The width of the 9832 lot is 45' 7" at the front of the house and 38' 6" at the rear.

The present planned homes have four (4) foot setbacks, which is totally consistent with the width of the lots ranging from 43' to 37' and 37' 7" to 30' 6" in width where the homes are being constructed.

Sets back of 5' with a 50' wide lot is 20% of the lot.

Set backs of 4' where the lot is 40' wide is also 20% of the lot

Imposing set backs of 6' on a 40' lot, is a total of 12' or 30% of a 40' wide lot. A seven (7) foot setback, total of 14' of a 40' wide lot, in essence takes 35% of the property as a side setback.

As well, Ed Moshaver is limiting the height of the houses to 28' and has modified the plans to that effect.

COOPERATION MINIMIZING DISRUPTION

Furthermore, Ed Moshaver wishes to cooperate to the fullest extent possible to minimize disruption to the neighborhood during construction, to minimize noise or impairment to traffic, beyond that imposed by the permits and to work with neighbors to insure disruption is limited. This includes but is not limited to advising in advance when different phases of construction will occur identifying dates and times. To the extent possible, Moshaver will use his good faith efforts to expedite construction, and coordinate to have phases of construction on both properties undertaken at the same time.

Dated: August 24, 2026

Allen Hyman
Attorney for Ed and Kathy Moshaver

August 17, 2026

VIA EMAIL
West Los Angeles Area Planning Commission
c/o Commission Executive Assistant
apcwestla@lacity.org

Re: Continued Hearing August 19, 2026
9830 and 9832 Wanda Park Drive / Appeals of ZA Determinations / Street-Width Waivers / Side-Yard Setback Waivers / CEQA Exemptions

Case Nos. ZA-2023-4255-ZAD-HCA-1A / ENV-2023-4256-CE and ZA-2022-3147-CU1-HCA-1A / ENV-2022-3148-CE

Dear Commissioners,

We write as appellants and residents of Wanda Park Drive in advance of the continued August 19, 2026 hearing.

We respectfully ask the Commission to grant the appeals, deny the requested street-width waivers, deny the requested side-yard setback waivers, and require proper environmental review rather than relying on categorical CEQA exemptions.

This is not a personal dispute and it is not ordinary neighborhood opposition to construction. This is a public-safety appeal involving two new homes and additional residential intensity on a substandard hillside dead-end street in a very high fire hazard area, with no emergency turnaround.

Please include the attached letter in the administrative record for the continued August 19 hearing and distribute it to the Commissioners and relevant City staff as appropriate.

Attached also is Councilmember Katy Yaroslavsky's June 17 letter, that also supports this result. Her office identified concerns regarding adherence to State Fire Safe Regulations, substandard road width, reduced side-yard setbacks, and hillside grading impacts, and expressly urged the Commission to grant the appeal and send the materials back for further review before any further planning clearances or building permits are issued.

1. Wanda Park is not an ordinary street

Wanda Park Drive is a narrow, constrained hillside dead-end street. There is one way in and one way out. There is no emergency turnaround at the dead end.

That fact should be central to the Commission's analysis.

The applicant is not simply asking to build under existing rules. The applicant is asking the City to approve two new homes and additional residential intensity while also granting relief from the very street-access standards designed to protect residents, emergency responders, and the public.

A waiver that might appear technical on paper has real consequences on this street. If a fire truck is responding on Wanda Park and residents are trying to evacuate at the same time, the street itself becomes the hazard. A dead-end hillside road with no turnaround cannot safely be treated like an ordinary through street.

Recent emergency response confirms the access problem

Since the June 17 hearing, Wanda Park has again demonstrated why this issue is not theoretical. On August 16, 2026, a neighbor across from the proposed project site required emergency medical assistance. The responding LAFD fire truck had to back into Wanda Park because there was no safe place for it to turn around.

That real-world incident confirms the core concern in this appeal: Wanda Park does not function as safe two-way emergency access. If a fire truck must back out while residents are trying to evacuate, the road itself becomes the hazard.

The 20-foot continuous paved roadway issue goes directly to fire safety

The applicant seeks relief from the requirement for a continuous 20-foot paved roadway. This is not merely a planning preference or a matter of convenience.

The applicable fire-safety standards require two 10-foot traffic lanes for two-way traffic. In a Very High Fire Hazard Severity Zone, that standard exists for a reason: emergency vehicles must be able to get in, and residents must be able to get out.

The applicant's proposal does not provide a continuous compliant roadway from the project site to Benedict Canyon. Nor does it provide a meaningful alternative measure with the same practical effect as two 10-foot traffic lanes for emergency access and civilian evacuation.

A limited widening or dedication in front of the applicant's own property does not solve the actual problem. It does not create a continuous compliant route. It does not create a second way out. It does not create a turnaround at the dead end.

Pending litigation confirms this is a citywide fire-access issue

The City is already facing legal action over approval of a similar waiver from the 20-foot continuously paved roadway requirement on a substandard hillside street in a Very High Fire Hazard Severity Zone.

In *Girard Tract Community Preservation v. City of Los Angeles*, Case No. 26STCP01994, the petition alleges that the City unlawfully approved a ZAD deviation from the 20-foot continuously paved roadway requirement where the sole access road failed to meet the State Minimum Fire Safe Regulations requiring two 10-foot traffic lanes, and without ensuring compliance with LAMC Section 57.4908.

We understand these are pending allegations, disputed by the City, and have not yet been adjudicated. But the case underscores the seriousness of the issue before this Commission.

Wanda Park presents the same core issue, with an even more dangerous fact pattern: new construction on a substandard hillside dead-end street with no emergency turnaround and without the required continuous 20-foot fire-access roadway.

The Commission should not repeat the same alleged legal error now being challenged in court.

Construction sequencing does not cure the entitlement problem

At the June 17 hearing, there was discussion about whether the two homes could or should be constructed together or separately.

While construction sequencing may affect the length and intensity of construction disruption, it does not cure the underlying entitlement problem. Whether construction takes two years or four years, the question before the Commission remains the same:

Should the City grant new waivers for intensified development on a substandard hillside dead-end street where emergency access and evacuation are already compromised?

We respectfully submit that the answer is no.

The side-yard setback waivers should also be denied

The applicant is seeking reduced side-yard setbacks. The applicant's recent submission appears to rely on photographs of existing neighboring homes to argue that because other homes on Wanda Park may have narrow setbacks or vegetation, the proposed new reduced setbacks should be approved.

That argument turns the issue upside down.

Existing older homes on an old, constrained hillside street do not justify granting new waivers for new intensified development. If anything, the existing conditions on Wanda Park show why the City should be more cautious, not less.

The fact that older homes may have been built under different rules, or may now have constrained conditions, is not a basis to approve new discretionary relief today. In a hillside fire-risk area, setbacks are not cosmetic. They are part of the safety margin between structures, residents, and emergency access.

Sprinklers, materials, landscaping, and a hydrant do not solve the access problem

The applicant may argue that new homes will include sprinklers, fire-resistant materials, fire-resistant landscaping, and possibly a new hydrant.

Those measures may be helpful on the applicant's property, but they do not solve the central public-safety problem.

They do not widen the road.

They do not create a continuous compliant access route.

They do not create a second way out.

They do not create an emergency turnaround.

They do not allow residents to evacuate while emergency vehicles are trying to enter a narrow dead-end hillside street.

The Commission should not substitute project-specific building features for the broader street-access and evacuation protections required in a very high fire hazard area.

CEQA review is required because this site presents unusual circumstances

The City should not rely on categorical CEQA exemptions here.

This project presents unusual circumstances, including:

- a substandard hillside dead-end street;
- no emergency turnaround;
- constrained fire access and evacuation;
- two side-by-side projects with cumulative impacts;
- reduced side-yard setback requests;
- roadway and infrastructure instability concerns;
- drainage and water-related issues on Wanda Park;
- and increased residential intensity in a very high fire hazard area.
- active wildlife movement and hillside habitat, including bobcats, a native California species protected under California law;

These are not ordinary conditions. A categorical exemption is not appropriate where the project's setting and requested waivers raise serious public-safety and environmental concerns.

At minimum, the Commission should decline to adopt the categorical exemptions and require further environmental review.

Recent reporting regarding the Woodland Hills Country Club project confirms that City Planning is actively scrutinizing protected-species habitat and wildfire-evacuation issues in hillside development matters. Wanda Park presents the same kind of overlapping concern: habitat, fire risk, evacuation constraints, and narrow hillside road access. These are precisely the kinds of unusual circumstances that warrant environmental review rather than a categorical exemption.

Correction regarding the applicant's August 7 declaration

We also wish to briefly correct the record regarding the applicant's August 7 declaration, which includes a section titled "Conversation with Colissimo."

The applicant's characterization of that conversation is not accurate.

The conversation occurred after neighbors became concerned that a man hired on behalf of the applicant was photographing homes along Wanda Park Drive. Neighbors reported that this person was not merely photographing from the street, but in at least one instance entered private property while doing so.

When we became aware of this, we were deeply concerned. Residents on Wanda Park are already under stress because of the pending appeal, the fire and safety issues, and the intensity of the proposed project. Having a stranger photograph private homes and reportedly enter private property made neighbors understandably uncomfortable.

The substance of the conversation with the applicant was that residents on Wanda Park Drive are very concerned about the project because of fire, emergency-access, and public-safety issues. We also stated that the Councilmember's office had submitted a strong position regarding the project, and that we would continue to pursue the appeal as best we can through the public process.

We did not claim to have personal authority to approve or deny the applicant's project. We are appellants and residents participating in a lawful public appeal process.

This appeal is not personal. It is about whether the City should grant discretionary waivers for two new homes and additional residential intensity on a substandard hillside dead-end street with no emergency turnaround.

The applicant's photographs of neighboring homes should not be used to normalize unsafe conditions

The applicant's latest materials include photographs of neighboring homes. To the extent those photographs are offered to suggest that constrained setbacks or narrow conditions already exist on Wanda Park, they should not support approval of new waivers.

They show the opposite.

They show that Wanda Park is already constrained. They show why additional discretionary waivers should not be granted. Existing conditions on a narrow hillside street should not be used as precedent to make the street more vulnerable.

The Commission should not allow existing older conditions to become the justification for new intensified development that further burdens an already substandard street.

The applicant's private expenditures do not satisfy the required public-safety findings

The applicant's declaration also discusses the money spent on plans, professionals, reports, and possible redesign.

We do not dismiss the applicant's expenditures. But private expenditures are not a basis to approve waivers that affect public safety.

The required findings must be based on whether the project is safe, whether it protects public health and welfare, whether emergency access and evacuation are adequate, and whether the City can lawfully grant the requested relief under the circumstances.

The cost of redesigning a project does not override the safety of the street, the residents, or emergency responders.

The Commission should grant the appeals

The Commission has a clear path here.

We respectfully ask that the Commission:

1. Grant the appeals;
2. Deny the requested street-width / continuous paved roadway waivers;
3. Deny the requested side-yard setback waivers;
4. Decline to rely on categorical CEQA exemptions;
5. Require compliance with applicable fire-access standards;
6. Require proper environmental review before any further approval.

Again, this is not about whether the applicant wants to build. It is about whether the City should grant new waivers for intensified development on a substandard hillside dead-end street where emergency access and evacuation are already compromised.

Because this matter has become increasingly uncomfortable for us and residents, we respectfully ask that any procedural communications regarding this submission be handled through the Commission staff or the public record.

<u>Safety must come first.</u>

Respectfully submitted,

Cristina Colissimo
Appellant / Wanda Park Drive homeowner
9826 Wanda Park Drive
Beverly Hills, CA 90210

Jordana Glick-Franzheim
Appellant / Wanda Park Drive homeowner
9826 Wanda Park Drive
Beverly Hills, CA 90210

Cc: Councilmember Katy Yaroslavsky, Los Angeles City Council District 5; Charles Turner, Director of Capital Projects, Planning, and Legal Affairs, Council District 5; Alan Como, Senior City Planner / Section Head, Zoning Administration Division, Los Angeles City Planning; Jordann Turner, Associate Zoning Administrator, Los Angeles City Planning; Ari Briski, Senior Management Analyst I / Unit Head, Commissions Office, Los Angeles City Planning; Kinikia Gardner, Senior City Planner, Los Angeles City Planning; Adele L. Abrams, Esq., ASP, CMSP; Philip Proctor

Planning APC West LA <apcwestla@lacity.org>

West Los Angeles APC Meeting of August 19, 2026 (POWERPOINT

Cristina Colissimo <colissimo@me.com> Mon, Aug 17, 2026 at 1:02 PM
To: Planning APC West LA <apcwestla@lacity.org>
Cc: Ari Briski <ari.briski@lacity.org>, Kinikia Gardner <Kinikia.Gardner@lacity.org>, Phil Proctor <phil.proctor@mac.com>, Adele Abrams <aabrams@littler.com>, Adele Abrams <safetylawyer@gmail.com>, Charles Turner <charles.turner@lacity.org>, councilmember.yaroslavsky@lacity.org, Jennifer Torres <jenny.torres@lacity.org>, Alan Como <alan.como@lacity.org>, Jordann Turner <jordann.turner@lacity.org>

Dear Alma,

We understand that the Commission is not allowing full presentations at the August 19 continued hearing, and we appreciate that our submitted slides have been placed in the public Google Drive folder for the Commissioners' reference.

Given that the matter was continued in part for further information and possible input from Building and Safety and/or City staff, we respectfully ask that the appellants be allowed to briefly respond to any new information, staff statements, applicant statements, or agency input presented at the August 19 hearing, particularly as it relates to the street-width waiver, emergency access, no-turnaround condition, Fire Safe Regulations, side-yard setbacks, and CEQA exemption issues.

Please also confirm that our supplemental appellant letter and presentation materials will be included in the administrative record and distributed to the Commissioners in advance of the hearing.

Thank you again for your assistance.

Best,

Cristina Colissimo
Appellant / Wanda Park Drive resident

[Quoted text hidden]

DECLARATION OF KATHY MOSHAVER

I Kathy Moshaver declare as follows:

1. I have personal knowledge of the facts set forth in this declaration, and I could and would testify as to these facts if called upon to do so.

2. My husband and I immigrated to this country in 2011. In 2011, I along with my husband Ed Moshaver commenced residing at 9830-9832 Wanda Park Drive, where we have lived from 2011 to the present. We purchased the property in 2019.

3. We were informed by the seller that the house was on a double lot, which we thought was one lot.

4. During this period of time, from 2011 to the present, we have come to know our neighbors with whom we have had friendly relations.

5. In the years 2020-2021 my husband and I commenced investigating the property we had purchased, and came to understand from communications with LA City officials that we had two separate lots. In 2021 City officials told us we could build a separate house on each lot.

6. In 2022, after meeting with and hiring an architect, we applied for our first and only building permits we have ever applied for one for each of the two lots on Wanda Park Drive. We had never before applied for any building permit. For

four years we followed the instructions of our architect and consultant on what to do to obtain building permits and how to proceed.

7. I and my husband had never previously applied for a city building permit of any nature. We are not developers. Since 2011, my husband and I have operated a wholesale food company. We are proud of the way and manner in which we have conducted ourselves and operated our business.

8. On February 25, 2026, my husband and I both attended the Beverly Crest Neighborhood Counsel general board meeting which was providing its opinion on our permit applications. That was the first Neighborhood Counsel meeting we had ever attended. We had no prior experience with the neighborhood council.

9. At that meeting, certain of our neighbors who we had come to know, wrongfully stated that we were "property developers trying to make money."

10. My husband and I both felt that these comments, among others, were very derogatory, harmful and not true.

11. Also at the Neighborhood Council meeting, when our architect attempted to speak, he was constantly interrupted and was not allowed to complete hispresentation. As well, when Dennis Banks, our expediter tried to speak he was also constantly interrupted, and was not allowed to complete his presentation.

12. At the Neighborhood Council meeting our architect and Mr. Banks offered to submit additional documents. In response the Neighborhood counsel stated that they were going to vote immediately to deny the project without consideration of any of the documents our architect and Mr. Banks were going to provide.

13. When Mr. Banks and our architect asked for a continuance to provide documents, the Neighborhood counsel said no continuance would be granted and proceeded to vote.

OTHER CONSTRUCTION ON WANDA PARK DRIVE

14. From 2011 to the present there has been several construction projects on Wanda Park Drive. In 2013, there was the construction of a new 3000 square foot two (2) story house at 2015 Wand Park Drive, (photograph, Exhibit No. 1) with considerable trucks on the road and ongoing construction for many months. To my knowledge, not one of the neighbors complained or raised any issue.

15. During the ensuing years, and as late as 2019 there has been major renovations consisting of the re-building of homes on Wanda Park Drive, were home owners rebuilt their homes, with construction crews and trucks.

16. There was 2019 major reconstruction of 9816 Wanda Park Drive, photographs show the ongoing construction (Exhibit No. 2).

17. As well as, there was extemsive reconstruction of 9822 Wanda Park Drive, (Exhibit No. 3), without objections, protests or claims that those construction projects caused any harm to the community or impaired emergency access.

18. And there was also major reconstruction of 9834 Wanda Park Drive, (Exhibit No. 4).

19. Upon our attempt to obtain building permits and proceed with renovating our property, we have been met with insults, and accusations which were very hurtful.

20. No neighbor has approached us to ask us or discuss our plans with them.

21. After attending the neighborhood counsel meeting, I and my husband have felt very intimidated. We have wished to avoid confrontation with neighbors and we were highly concerned about what persons have been stating about us.

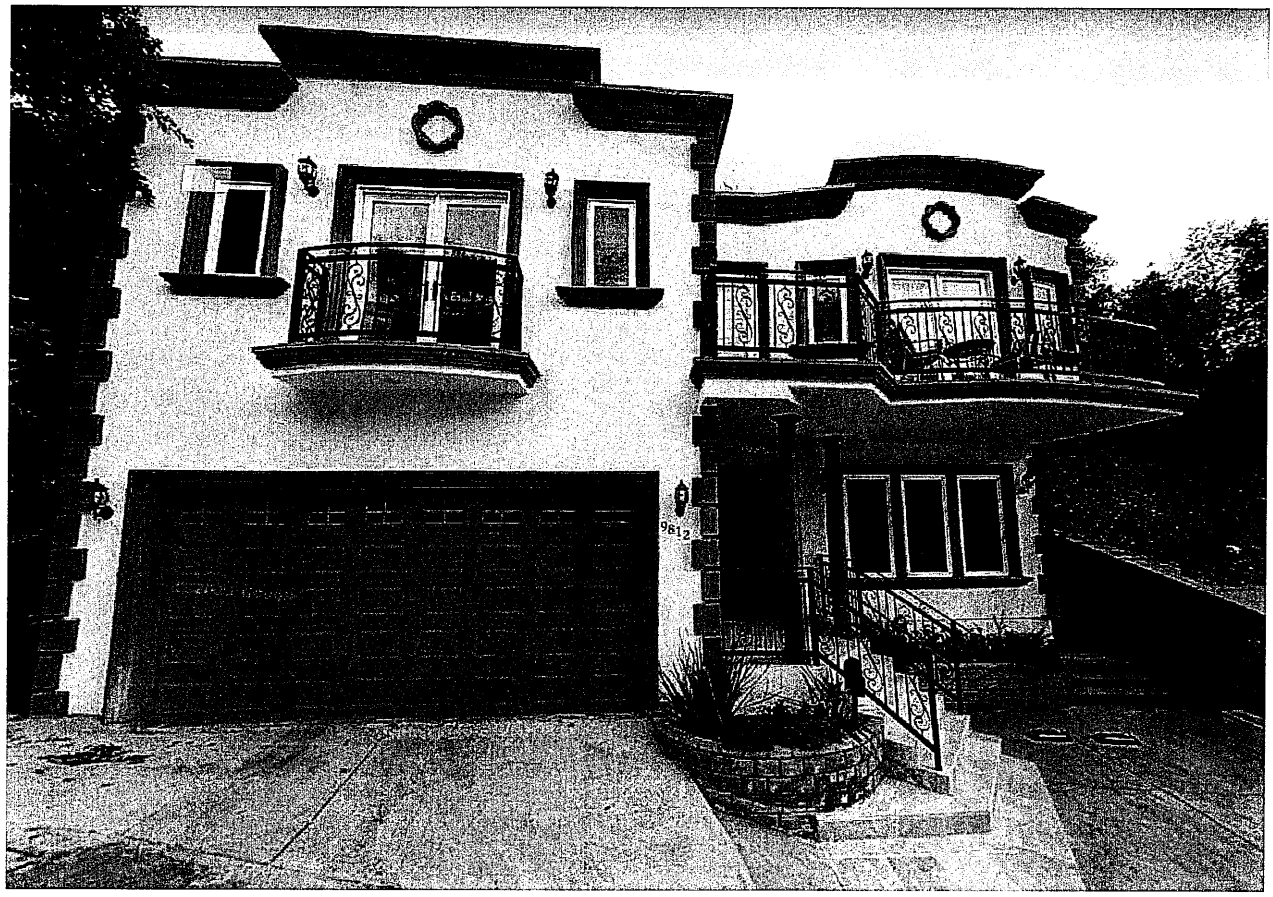
I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed in Los Angeles, California on August 13, 2026.

_____

Kathy Moshaver

Exhibit -1-

EXHIBIT B – RECENTLY CONSTRUCTED OR I



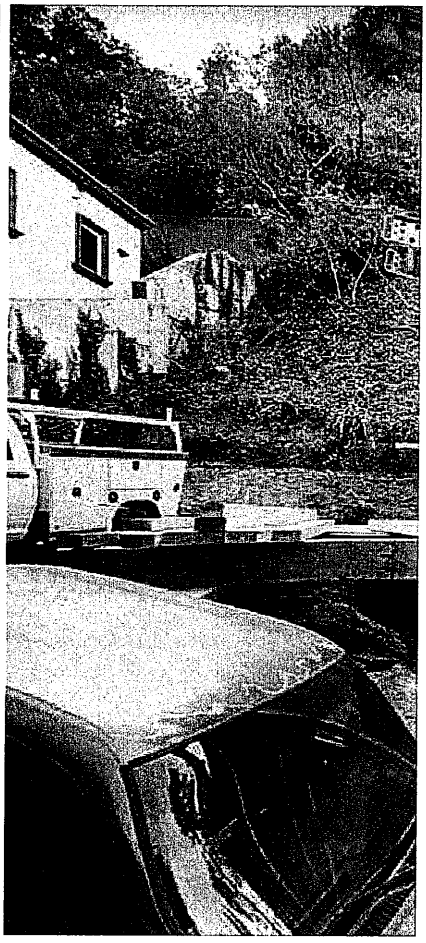


9812 Wanda Park Dr.

Exhibit -2-

EXHIBIT C – PROPERTY UNDER CONSTRUCTION VEHICLE





9816 Wanda Park Dr.

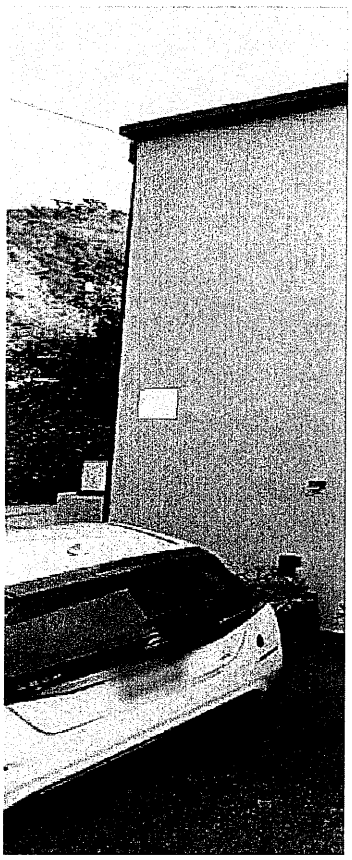
EXHIBIT C – PROPERTY UNDER CONSTRUCTION VEHICLES I



9816 Wanda Park Dr.

Exhibit -3-

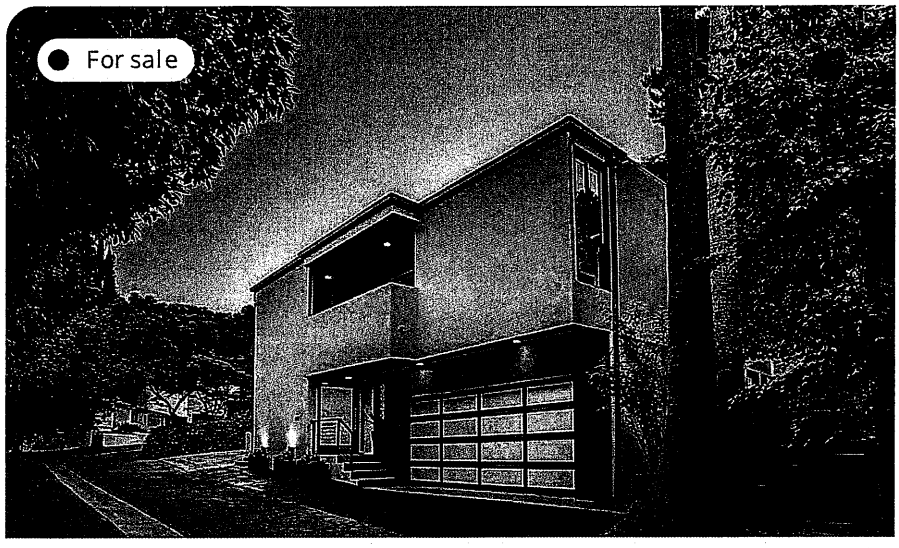




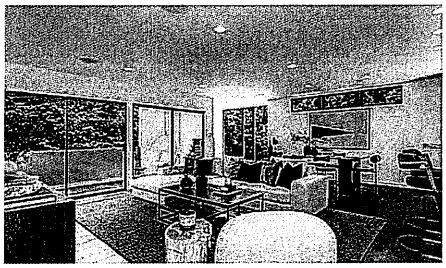
9822 Wanda Park Dr.

Exhibit -4-

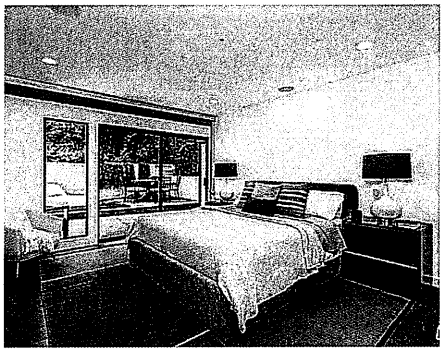
Overview Facts & features Market value Payment calculat











See all 38 photos

$2,295,000

9834 Wanda Park Dr, Beverly Hills, CA 90210

4	3	2,135
beds	baths	sqft

Est.: $14,138/mo Get pre-qualified

Residential, Single Family Residence

Built in 1961

9,931 Square Feet Lot

$2,216,900 Zestimate®

$1,075/sqft

$-- HOA

What's special

Stunning, sleek, stylish - this dramatic Mid-Century, 4 bed/3 bath home has been renovated

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
9830-9832Wanda 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,



KATY YAROSLAVSKY
Councilwoman, Fifth District

Day of Hearing Submissions

Item Nos. 5-6

Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

August 19, 2026

TO: West Los Angeles Area Planning Commission

FROM: Jordann Turner, Associate Zoning Administrator

FURTHER ADDITIONAL INFORMATION FOR CASE NOS. ZA-2022-3147-CU1-HCA-1A and ZA-2023-4255-ZAD-HCA-1A; 9830-9832 WANDA PARK DRIVE

Side yard square footages

During the June 17, 2026 hearing, the West Los Angeles Area Planning Commission inquired about the amount of square footage gained from the proposed reduction of side yards for both projects. As part of the initial action, the Zoning Administrator approved a reduction in side yards (for both projects) from seven feet to four feet.

If the properties have to comply with the side setback requirements it could reduce the floor area of the property at 9830 Wanda Park by up to 720 square feet (240 square feet on three levels) and, it could reduce the floor area of 9832 Wanda Park by nearly 850 square feet (282 square feet on three levels).

Development Standards

During the June 17, 2026 hearing, the West Los Angeles Area Planning Commission also inquired about how the proposed projects meet other zoning regulations. The following tables provide a summary of the Baseline Hillside Ordinance development standards applicable to each site and how the proposed projects meet those requirements.

9832 Wanda Park Drive (ZA-2022-3147-CU1-HCA-1A)

Subject	Required/Allowed	Proposed
Use/Density	One Unit	One Unit + ADU
Height	Max 30-Feet	30-feet
Stories	Unlimited	3-stories over basement
RFAR	2,842	2,712 square feet
Setbacks		
Front	Minimum of 5-feet	5-feet
Sides	***7-feet***	***4-feet***
Rear	25 feet	25 feet

Parking	3 spaces (2+1)	4 spaces
Retaining Walls	12 feet (1) or 10 feet (2)	Two (10-feet each)

9830 Wanda Park Drive (ZA-2023-4255-ZAD-HCA-1A)

Subject	**Required/Allowed**	**Proposed**
Use/Density	One Unit	One Unit + ADU
Height	Max 30-Feet	30-feet
Stories	Unlimited	3-stories over basement
RFAR	2,842 square feet	2,488 square feet
Setbacks		
Front	Minimum of 5-feet	5-feet
Sides	***7-feet***	***4-feet***
Rear	25 feet	25 feet
Parking	3 spaces (2+1)	4 spaces
Retaining Walls	12 feet (1) or 10 feet (2)	Two (10-feet each)

KATY YAROSLAVSKY

COUNCILWOMAN, FIFTH DISTRICT

August 19, 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:

Thank you for your attention to the Council Office's position letter relative to the proposed development at 9830 and 9832 Wanda Park Drive, items 5 and 6 at the June 17, 2026 meeting of the West Los Angeles Area Planning Commission Hearing. The subject proposal 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).

Given that a decision on the appeal was continued until the August 19, 2026 meeting meeting, I respectfully submit this follow-up letter to make clear that my position, urging your Commission to grant the appeal, remains unchanged.

As you are aware, my office has received widespread opposition to this proposal, notably from adjacent neighbors and the Bel Air-Beverly Crest Neighborhood Council. You heard this testimony directly during your June 17th APC Hearing, where key concerns include questions about the project's adherence to the California Board of Forestry and Fire Protection's 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** on the street-width / continuous paved roadway waiver, and deny the requested waiver from the 20-foot continuous paved roadway requirement that was approved by the Zoning Administrator's for this project. Additionally, decline the reliance on the categorical CEQA exemptions and require proper environmental review, 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 LAMC fire-access requirements, State Fire Safe Regulations, and 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) 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, evacuation routes, no-turnaround conditions, reduced setbacks, hydrant placement, and structure-to-structure ignition mitigation before any further approval 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,

Katy Yaroslavsky

KATY YAROSLAVSKY
Councilwoman, Fifth District