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Decision Date: April 6, 2026

Appeal Period Ends: April 21, 2026

Ed Mashover (O)(A)
9830-9832 Wanda Park Drive
Los Angeles, CA 90210

Dennis Banks (R)
Banks Consulting
928 North La Brea Avenue 4th Floor
Los Angeles, CA 90038

CASE NO.: ZA-2022-4255-ZAD-HCA
CLASS 1 CONDITIONAL USE PERMIT
9830 West Wanda Park Drive
Bel Air – Beverly Crest Community Plan
Zone: RE15-1-H-HCR
C. D. : 5 – Yaroslavy
D.M.: 153B153
CEQA: ENV-2023-4256-CE
Legal Description: Lot 63, BLK 4, TR
4311

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies;

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28 of Chapter 1 and LAMC Section 13B.2.1. of Chapter 1A, I hereby APPROVE:

a Class 1 Conditional Use Permit to allow the construction, use and maintenance of a new three-story, approximately 2,488-square-foot single-family residence with attached three-car garage with a 454 square-foot Accessory Dwelling Unit (ADU) on a lot fronting a Substandard Hillside Limited Street (Wanda Park Drive) where a minimum 20-foot wide Continuous Paved Roadway is not provided from the driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3) of Chapter 1 and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28 of Chapter 1 and LAMC Section 13B.2.1. of Chapter 1A, I hereby APPROVE:

four-foot eastern and four-foot western side yard setbacks in lieu of seven feet as otherwise required by LAMC Section 12.21 C.10(a).

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Approved herein is the construction, use, and maintenance of a new three-story, approximately 2,658 square-foot single-family residence with an attached three-car garage, on an approximately 10,576-square-foot lot, fronting on Wanda Park Drive, a Substandard Hillside Limited Street, without providing a continuous 20-foot continuous paved roadway from the driveway apron to the boundary of the

Hillside Area.

8. Side yards. Approved herein are minimum four-foot eastern and minimum four-foot western side yard setbacks.
9. The applicant shall obtain all necessary permits from the Bureau of Engineering (BOE) to complete the street improvements of the Adjacent Minimum Roadway along the frontage of the subject property on Wanda Park Drive to the satisfaction of BOE prior to the construction of the proposed dwelling unit.
10. Parking shall be subject to the determination of the Department of Building and Safety. No variance from the parking requirements has been granted herein.
11. No other deviations have been requested from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC). All applicable provisions shall be observed.
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.
13. The project shall comply with all the conditions required in the Department of Building and Safety Geology and Soils Approval Letter dated October 2, 2020 (Log #114627). All conditions shall be printed on the plans submitted to the Development Services Center for plan check.
14. Prior to the clearance of the building permit, the applicant shall submit a landscape plan to the Development Services Center for review and approval. The Plan shall contain drought tolerant and/or native plants that are fire retardant and erosion controlling.
15. The applicant shall incorporate a sprinkler system throughout the interior of the proposed house.
16. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow into adjacent residential properties.
17. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.
18. There shall be no air conditioning units or other similar items located on the roof of the project in order to minimize visual and aesthetic impacts.
19. The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. Prior to commencement of site excavation and construction activities,

the phone number and the name of the contact person shall be provided to the property owners/residents on the adjoining properties. The contact information shall be posted on the site so that it is visible to any interested party. Contractor foreman or construction supervisor is to respond within 24 hours.

20. The project owner is fully responsible and shall ensure the project contractor and crew, read, fully understand and comply with all conditions imposed by the Hillside Development Construction Traffic Management Plan Traffic plan reviewed and approved by the Los Angeles Department of Transportation (LADOT) on June 23, 2025, during all applicable demolition, grading and construction phases of the project. Should this grant contain more restrictive conditions, the project personnel shall comply with the more restrictive conditions.
21. Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m.
22. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
23. Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.
24. All debris, trash and waste generated by the construction, including but not limited to building material remnants, removed weeds or dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, trash receptacle on the property. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
25. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
26. No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
27. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an

action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on January 6, 2026, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a Class 1 Conditional Use Permit under the provisions of LAMC Section 12.24 X.28 of Chapter 1 and Section 13B.2.1. in Chapter 1A of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The project site is a irregular-shaped, upsloping lot fronting on Wanda Park Drive. Previously, the site and the adjacent parcel to the west at 9832 Wanda Park Drive were improved with one single-family dwelling. The demolition will be followed by the construction of one new single-family dwelling on each parcel. This project includes the construction, use, and maintenance of a new 30 feet in height, three-story, 2,488 square-foot single-family residence with an attached three-car garage within a 1,186 square-foot basement with a 454 square-foot attached ADU on an approximately 9,982-square-foot lot within the Baseline Hillside Ordinance areas. Lastly, site grading will consist of 324 cubic yards of cut and 45 cubic yards of fill. The parcel 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.

This site is located within a hillside, single-family neighborhood. The properties adjacent to the site are zoned RE15-1-H-HCR, RE20-1-H-HCR, and RE40-1-H-HCR and are improved with single-family dwellings.

Wanda Park Drive, adjoining the north side of the subject property, is designated a Local Street – Standard in the Mobility Plan 2035 but is currently a Substandard Hillside Limited Street. Wanda Park Drive has a designated right-of-way of 20 feet and a roadway width of 17 feet. A four-foot street dedication is required as identified by the Bureau of Engineering Preliminary Referral Form dated September 25, 2024.

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.

Previous zoning related actions on the Subject Site include:

Ordinance No. 185,491 – On January 5, 2018, the City Council adopted Ordinance No. 185,491, amending Section 12.04 of the Los Angeles Municipal Code by amending the

zoning map to apply the regulations of the Hillside Construction Regulation “HCR” Supplemental Use District regulations.

Ordinance No. 184,828 – On February 24, 2017, the City Council adopted Ordinance No. 184,828, amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map to change the zoning of the subject property from RE15-1-H to RE15-1-H-HCR

Ordinance No. 181,128 – On March 22, 2010, the City Council adopted Ordinance No. 181,128, amending the definition Hillside Area of Section 12.03 of the Los Angeles Municipal Code.

Ordinance No. 129,279 - On January 15, 1965, the City Council approved Ordinance No. 129,279 amending the definition “Hillside Areas” of Subsection (h) of Subsection 91.0403 of the Los Angeles Municipal Code.

Previous cases on the site include:

There are no previous cases on the site.

Previous Zoning Cases within a 500-foot Radius of the Subject Site include:

None

Building Permit History

Permit Application No. 21019-30000-01271 – On April 6, 2021, the applicant submitted to the Department of Building and Safety a building permit for the demolition of the existing single-family dwelling with detached garage.

PUBLIC CORRESPONDENCES

A total of 16 letters in opposition have been submitted to the case file. The majority of the letters submitted were opposed to the project for the following reasons:

- Reduced side-yard setbacks are not necessary
- Grading impacts
- Construction impacts
- Project cannot comply with hillside standards
- Wanda Park Drive is too narrow
- Delivery trucks and garbage trucks struggle to navigate the road.
- New construction, excavation, and sustained truck activity would exceed what the street can support.

AGENCY CORRESPONDENCES

A letter dated January 6, 2026 was received from the Bel Air-Beverly Crest Neighborhood Council. They requested that the public hearing be postponed until March 6, 2026.

PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing near the subject site for which an application as detailed below was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. The public hearing was held before the Zoning Administrator on January 6, 2026 at approximately 10:30 a.m. The hearing was held entirely telephonically. The hearing was attended by the applicant's representative (Dennis Banks) and six members of the public.

Mr Banks presented the project and made the following statements:

- Project consists of demolition of existing single-family dwelling and construction of the new single-family dwellings (with one ADU each) located at 9830 and 9832 Wanda Park Drive.
- Reduction of side yards to 4-feet for each dwelling
- A ten-foot front yard will be provided for both.
- Will widen the street to 20-feet in front of each house
- Other recent housing developments within area.
- Applicant has spoken to neighbors.

Cristina Calissino, a member of the public, made the following comments:

- Houses at 9816 and 9818 Wanda Park Drive built decades ago. 9816 did not increase building footprint.
- Stream under Wanda Park Drive
- Concerned about basement
- Concerned about CEQA clearance
- Wants 6-foot side yard setbacks

Mindy, a member of the public, made the following comments:

- Wants the project heard by the neighborhood council
- Questions need for side yard reduction (safety issues)
- Against CPR

Adele Abrams, a member of the public, made the following comments:

- Area is one to two story houses
- Opposed to project
- Geology and soils report will be requested
- Fire and demolition concerns
- Concerned about widening of street

Jane Morrison and Craig, members of the public, made the following comments:

- Neighbors of Kathy
- Concerned with project
- Attended afore mentioned xmas party, but was being polite.
- Concerned with demolition impacts
- CEQA concerns
- Disruptive project.

Phoebe, a member of the public, made the following comments:

- Lives close to Benedict
- Applicant stated no basement was proposed, but basement is being proposed.
- Wildlife, oak trees, and chemical issues,
- Not a good idea

Jordana, a member of the public, made the following comments:

- Has lived on Wanda Park Drive since 1996
- Rebuild, but rebuild in similar fashion
- Traffic concerns.
- Against project

In response to the issues raised during public testimony and from questions by the Zoning Administrator, the applicant's representative made the following comments:

- 9816 did have minor additions (a deck)
- 9812 was demolished
- Staying within existing pad
- OSHA approved
- Class 3-CEQA exemption meets criteria
- Soils report approved
- Basement is semi subterranean and partially at street level
- Excavation minimized
- Underground stream will not be impacted.

Conclusion

The Zoning Administrator stated that he would take the case under advisement until March 6, 2026 to allow for additional comments and for the applicant to present the project to the neighborhood council. Additionally the following information was requested:

- A map showing the distance from the driveway to the hillside boundary and the roadway width
- The square footage gained by the reduced yards.

CLASS 1 CONDITIONAL USE FINDINGS PURSUANT TO LAMC CHAPTER 1A, SECTION 13B.2.1. AND LAMC CHAPTER 1, SECTION 12.24.X.28

1. **That the project will 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.**

The project site is a irregular-shaped, upsloping lot fronting on Wanda Park Drive. Previously, the site and the adjacent parcel to the west at 9832 Wanda Park Drive were improved with one single-family dwelling. The demolition will be followed by the construction of one new single-family dwelling on each parcel. This project includes the construction, use, and maintenance of a new 30 feet in height, three-story, 2,488 square-foot single-family residence with an attached three-car garage within a 1,186 square-foot basement with an attached 454 square-foot ADU on an approximately 9,982-square-foot lot within the Baseline Hillside Ordinance areas. Lastly, site grading will consist of 324 cubic yards of cut and 45 cubic yards of fill. The parcel 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.

This site is located within a hillside, single-family neighborhood. The properties adjacent to the site are zoned RE15-1-H-HCR, RE20-1-H-HCR, and RE40-1-H-HCR and are improved with single-family dwellings.

This Hillside Ordinance No. 185,491 was adopted to preserve the scale of single-family hillside neighborhoods and to prevent out-of-scale residential development in the area. The project will perform a function that is beneficial to the City by expanding the housing supply with one new unit.

The subject property has a frontage of approximately 50 feet along Wanda Park Drive. Wanda Park Drive, adjoining one side of the subject property, has a designated right-of-way width of 20 feet and a roadway width of 17 feet as identified by the Bureau of Engineering Preliminary Hillside Referral Form dated September 25, 2024. An four-foot wide dedication is required. The Bureau of Engineering has required the applicant to provide a 20-foot roadway along Wanda Park Drive, in compliance with the Baseline Hillside Ordinance. The applicant, however, is seeking to deviate from LAMC Section 12.21 C.10(i)(3), which requires a minimum 20-foot wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area.

Requiring widening and improvement for Continuous Paved Roadway at the frontage of the project site and to the boundary of the Hillside Area in compliance

with Section 12.21 C.10(j)(3), along Wanda Park Drive and other hillside streets, would require the applicant to acquire private lands from several property owners and make improvements. The applicant does not have access to property rights at these locations, making such improvements infeasible and without rational nexus; improvements necessary to meet the strict application of the Code would not be proportionate to potential impacts generated by the project. Many of the existing improvements and landscape and mature trees are also located within the public right of way, thus improvement the Continuous Paved Roadway would require the demolition of these existing improvements and alter the neighborhood character. The amount of the construction, impact and cost, is not proportional to the size of the project. The City has consistently granted the Continuous Paved Roadway improvement relief request. Therefore, requiring the 20-foot Continuous Paved Roadway will not enhance the built environment in the surrounding area, and the waiver of this requirement is appropriate.

Setbacks

Furthermore, the project seeks to permit four-foot side yard setbacks in lieu of seven feet. The project enhances the surrounding neighborhood by enabling compatible residential development on an irregular infill lot that would otherwise be constrained by physical limitations. The proposed modification allows efficient use of existing land and contributes to the City's housing supply while remaining consistent with the scale and character of nearby development.

As designed and proposed in accordance with existing building codes and land use designation of the Bel Air – Beverly Crest Community Plan and the Baseline Hillside Ordinance, thus the construction of this single-family dwelling on the vacant lot will enhance the built environment of the surrounding neighborhood.

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

The project site is a irregular-shaped, upsloping lot fronting on Wanda Park Drive. Previously, the site and the adjacent parcel to the east at 9830 Wanda Park Drive were improved with one single-family dwelling. The demolition will be followed by the construction of one new single-family dwelling on each parcel. This project includes the construction, use, and maintenance of a new 30 feet in height, three-story, 2,488 square-foot single-family residence with an attached three-car garage within a 1,186 square-foot basement with an attached 454 square-foot ADU on an approximately 9,982-square-foot lot within the Baseline Hillside Ordinance areas. Lastly, site grading will consist of 324 cubic yards of cut and 45 cubic yards of fill. The parcel 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.

This site is located within a hillside, single-family neighborhood. The properties adjacent to the site are zoned RE15-1-H-HCR, RE20-1-H-HCR, and RE40-1-H-HCR and are improved with single-family dwellings.

A review by the Fire Department is required to ensure that emergency access is retained. Compliance with the Department of Building and Safety Grading Geology and Soils Report Approval Letter dated October 2, 2020 (Log # 114627) is imposed as a Condition of Approval. The project proposes grading work of approximately 324 cubic yards of cut and approximately 45 cubic yards of fill, with export of approximately 279 cubic yards of earth. Construction conditions have also been imposed so that the construction activities do not burden the neighboring properties. The property is located within the Bel Air – Beverly Crest Neighborhood Hillside Construction Regulation (HCR) District, which imposes operational conditions that minimize grading and construction impacts.

Setback

The proposed project is comparable in scale, massing, and use to nearby residential development. The requested setback modification allows reasonable development on an irregular upslope lot while maintaining adequate separation between structures and complying with applicable building, grading and safety regulations.

The proposed project will be built in substantial conformance with the Baseline Hillside Ordinance regulations apart from the deviations requested. Therefore, the project's location, size, height, operations, and other significant features will be compatible and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety of the community.

3. **That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Bel Air – Beverly Crest Community Plan designates the project site for Minimum Residential land use, with corresponding zones of A1, A2 and RE40 zones. The proposed new single-family dwelling is consistent with the Community Plan. The proposed project will and does adhere to the purpose, intent, and provisions of both the General Plan and the Community Plan. The Community Plan, which is part of the Land Use Element of the General Plan, sets various objectives for the planning and development of the community, and it seeks to

guide development to be in character with the community. The Residential section of the Community Plan sets the following objectives:

- C:** The compatibility of proposed development with existing development.
- C:** The adequacy of the existing and assured street circulation system, both within the area and in peripheral areas, to accommodate traffic.

By developing the subject property, the proposed project will add one new housing unit in the City and enhance the existing residential neighborhood by improving a vacant site with a single-family residence similar in scale to other houses in the neighborhood. Moreover, the project will meet the aforementioned objectives noted above by creating housing that will preserve the low-density residential character of the surrounding area. The scale of the proposed project is generally within the range of 1-story and 2-story existing residences in the nearby area. Therefore, the grant of the requests will not adversely affect any element of the General Plan as the basic use of the property is consistent with the General Plan. The approval of the project substantially conforms to the purpose, intent, and provisions of the General Plan and the Bel Air – Beverly Crest Community Plan. The property is not located within any specific plan.

SETBACK FINDING

4. **The reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.**

The proposed reduction in side yard setbacks will not be materially detrimental to the public welfare or injurious to adjacent properties or improvements. The modification allows reasonable development on an irregularly shaped infill lot while maintaining adequate separation between structures, consistent with setbacks found on nearby recently developed properties. The project complies with applicable building, fire, grading, and hillside regulations, and will not impair access to light, air, privacy, or safety for neighboring residences. As designed, the project will function compatibly within the existing residential context and will not create adverse impacts.

STREET ACCESS FINDINGS

5. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

The project includes the construction, use, and maintenance of a new 30 feet in height, three-story, 2,488 square-foot single-family residence with an attached three-car garage within a 1,186 square-foot basement with an attached 454 square-foot ADU on an approximately 9,982-square-foot lot within the Baseline

Hillside Ordinance areas. Lastly, site grading will consist of 324 cubic yards of cut and 45 cubic yards of fill. The proposed single-family dwelling would conform to the Baseline Hillside Ordinance, and will be compatible in size and height with other residential development in the neighborhood, except for the deviations requested herein.

The traffic associated with the dwelling itself will not create any additional adverse impact on street access or circulation as the use will be a single-family dwelling. The addition of a new dwelling which is consistent with the Community Plan will not significantly alter the existing character and permitted density in the area.

The traffic associated with the proposed dwelling itself will not create any significant additional adverse impact on street access or circulation. There is nothing in the case file to substantiate an argument that vehicular traffic associated with the development of a single-family residence will create an adverse impact on street access or circulation in the surrounding neighborhood. The project has provided the required off-street parking on-site.

The Continuous Paved Roadway for streets with a width of less than 20-feet is a common characteristic of Hillside areas. The traffic associated with the dwelling itself will not create any additional adverse impacts on street access or circulation as the proposed use is that of a single-family dwelling and will not alter the existing character and density in the area. To deviate from 12.21C.10(i)(3) of the Hillside Ordinance would not hamper the implementation of Hillside policies and programs in that the resulting development will meet the most current and demanding requirements relating to fire and geologic hazards, mountainous brush areas being supplied with an adequate water supply and incrementally providing streets adequate to accommodate emergency vehicles or traffic. A number of conditions have been imposed as part of this grant to ensure that during grading/construction stages, the neighbors are informed of building schedules, including requirements for flag person(s), off-site staging and limits on truck hours and sequential deliveries. As such, approval of the requested relief from Section 12.21C.10(i)(3) of the Code will not result in the creation of an adverse impact on street access or circulation in the surrounding neighborhood.

6. **The building or structure will not 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 project site is a irregular-shaped, upsloping lot fronting on Wanda Park Drive. The project includes the construction, use, and maintenance of a new 30 feet in height, three-story, 2,488 square-foot single-family residence with an attached three-car garage within a 1,186 square-foot basement with an attached 454 square-foot ADU on an approximately 9,982-square-foot lot within the Baseline Hillside Ordinance areas. With the exception of the street access improvement requirements and reduced side yard setback request, the proposed dwelling will be built in accordance with the zoning code, Hillside Construction Regulations,

adopted building codes, and other Federal and State regulations. The proposed single-family dwelling is not seeking any other design, bulk, or massing deviations from the Baseline Hillside Ordinance regulations. The proposed dwelling will be compatible in size and height with the surrounding properties. The proposed use and development of the property for single-family dwelling purposes is in conformity with the Minimum Residential land use designation for this property. Therefore, the Zoning Administrator finds that the building will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.

7. The site and/or existing improvements 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.10(i)(3) of the Municipal Code would create a financial and unreasonable burden and undue hardship. The strict compliance with Section 12.21 C.10(i)(3) of the Code would require roadway improvements to Wanda Park and other connecting streets to widen in a linear distance of hundreds of feet from the project site to the boundary of hillside. It is likewise a most impractical and infeasible endeavor to achieve. Indeed, the applicant would be required to coordinate with the BOE for dedication and improvement of properties not under the applicant's ownership or control for those lots located along the route that provide access to the property from the boundary of the Hillside Area as noted. Such widening and improvements may require the demolition of portions of existing structures as well as mature trees or private landscaping features that encroach into the potential dedication and improvement areas over which the applicant has no control. Enforcement of this requirement is also impossible which would ultimately be resulting the project not buildable due to the unfulfillment of an impossible condition.

The intent of the Hillside regulations is to provide for safe vehicular access for public traffic, and for basic access to any property by emergency vehicles in case of fire or any other emergency, but not to create a solution and costs unproportionate to the project. In conclusion, the findings can be made that strict adherence to Section 12.21-C,10(i)(3) make it impractical or infeasible to provide a Continuous Paved Roadway to the boundaries of the Hillside Area.

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is not located within a flood zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>.

Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://build.lacity.org/appointments) portal ([appointments.lacity.org](https://build.lacity.org/appointments)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for
In-Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding this matter shall be directed to Alan Como, at (213) 847-3633 or alan.como@lacity.org.

A handwritten signature in blue ink, appearing to read "Jordann F. O. Turner".

JORDANN TURNER
Associate Zoning Administrator

JT:AC:AT:mc

cc: Councilmember Katy Young Yaroslavsky
Fifth District
Adjoining Property Owners
Interested Parties

GROUP S INC.
4828 CHARLTON DRIVE, WOODLAND HILLS, CA 91367
OFFICE: 818.978.9808 | WWW.GROUPS-INC.COM

These drawings and specs are the property and copyright of the Designer and shall not be used for any other work except by written agreement with the Designer.

DRAWING INDEX

ARCHITECTURAL DRAWING:

- A-0-0 COVER SHEET
- A-0-20 SURVEY PLAN
- A-0-21A SDPE ANALYSIS
- A-0-21B PREVALUING BREAKDOWN
- A-0-23 DOCUMENTS
- A-0-23 SITE PLAN / PLOT PLAN
- A-0-24 DEMOLITION PLAN
- A-0-25 EXHIBIT A - FLOOR AREA TABULATION
- A-0-26 GRADING PLAN & 20% HORIZONTAL ALIGNMENT
- A-0-27 DEFINITION OF BASEMENT
- A-0-31 BASEMENT PLAN
- A-0-32 1ST FLOOR PLAN
- A-0-33 2ND FLOOR PLAN
- A-0-34 3RD FLOOR PLAN
- A-0-35 ROOF PLAN
- A-0-36 ENVELOPE ELEVATION PLAN
- A-0-51 SOUTH & NORTH ELEVATIONS
- A-0-52 EAST & WEST ELEVATIONS
- A-0-61 SECTIONS A-A & B-B
- A-0-62 SECTION C-C

L1 LANDSCAPE PLAN
L2 IRRIGATION PLAN
L3 LANDSCAPE & IRRIGATION DETAILS

EXHIBIT "A"
Page No. 1 of 20
Case No. ZA-2023-4255-ZAD-HCA

GRADING CALC.

STATISTICS				
	MEAN	STANDARD DEVIATION	STANDARD ERROR	CONFIDENCE INTERVAL
Q1	1.00	0.00	0.00	1.00
Q2	1.00	0.00	0.00	1.00
Q3	1.00	0.00	0.00	1.00
Q4	1.00	0.00	0.00	1.00
Q5	1.00	0.00	0.00	1.00
Q6	1.00	0.00	0.00	1.00
Q7	1.00	0.00	0.00	1.00
Q8	1.00	0.00	0.00	1.00
Q9	1.00	0.00	0.00	1.00
Q10	1.00	0.00	0.00	1.00
Q11	1.00	0.00	0.00	1.00
Q12	1.00	0.00	0.00	1.00
Q13	1.00	0.00	0.00	1.00
Q14	1.00	0.00	0.00	1.00
Q15	1.00	0.00	0.00	1.00
Q16	1.00	0.00	0.00	1.00
Q17	1.00	0.00	0.00	1.00
Q18	1.00	0.00	0.00	1.00
Q19	1.00	0.00	0.00	1.00
Q20	1.00	0.00	0.00	1.00
Q21	1.00	0.00	0.00	1.00
Q22	1.00	0.00	0.00	1.00
Q23	1.00	0.00	0.00	1.00
Q24	1.00	0.00	0.00	1.00
Q25	1.00	0.00	0.00	1.00
Q26	1.00	0.00	0.00	1.00
Q27	1.00	0.00	0.00	1.00
Q28	1.00	0.00	0.00	1.00
Q29	1.00	0.00	0.00	1.00
Q30	1.00	0.00	0.00	1.00
Q31	1.00	0.00	0.00	1.00
Q32	1.00	0.00	0.00	1.00
Q33	1.00	0.00	0.00	1.00
Q34	1.00	0.00	0.00	1.00
Q35	1.00	0.00	0.00	1.00
Q36	1.00	0.00	0.00	1.00
Q37	1.00	0.00	0.00	1.00
Q38	1.00	0.00	0.00	1.00
Q39	1.00	0.00	0.00	1.00
Q40	1.00	0.00	0.00	1.00
Q41	1.00	0.00	0.00	1.00
Q42	1.00	0.00	0.00	1.00
Q43	1.00	0.00	0.00	1.00
Q44	1.00	0.00	0.00	1.00
Q45	1.00	0.00	0.00	1.00
Q46	1.00	0.00	0.00	1.00
Q47	1.00	0.00	0.00	1.00
Q48	1.00	0.00	0.00	1.00
Q49	1.00	0.00	0.00	1.00
Q50	1.00	0.00	0.00	1.00
Q51	1.00	0.00	0.00	1.00
Q52	1.00	0.00	0.00	1.00
Q53	1.00	0.00	0.00	1.00
Q54	1.00	0.00	0.00	1.00
Q55	1.00	0.00	0.00	1.00
Q56	1.00	0.00	0.00	1.00
Q57	1.00	0.00	0.00	1.00
Q58	1.00	0.00	0.00	1.00
Q59	1.00	0.00	0.00	1.00
Q60	1.00	0.00	0.00	1.00
Q61	1.00	0.00	0.00	1.00
Q62	1.00	0.00	0.00	1.00
Q63	1.00	0.00	0.00	1.00
Q64	1.00	0.00	0.00	1.00
Q65	1.00	0.00	0.00	1.00
Q66	1.00	0.00	0.00	1.00
Q67	1.00	0.00	0.00	1.00
Q68	1.00	0.00	0.00	1.00
Q69	1.00	0.00	0.00	1.00
Q70	1.00	0.00	0.00	1.00
Q71	1.00	0.00	0.00	1.00
Q72	1.00	0.00	0.00	1

[illegible]

PROJECT: 9830 WAND



OWNER

Drawing Title

COVER SHEET

Scale: *As Shown*

Date:

Job No:

Desgn By:

Checked by:

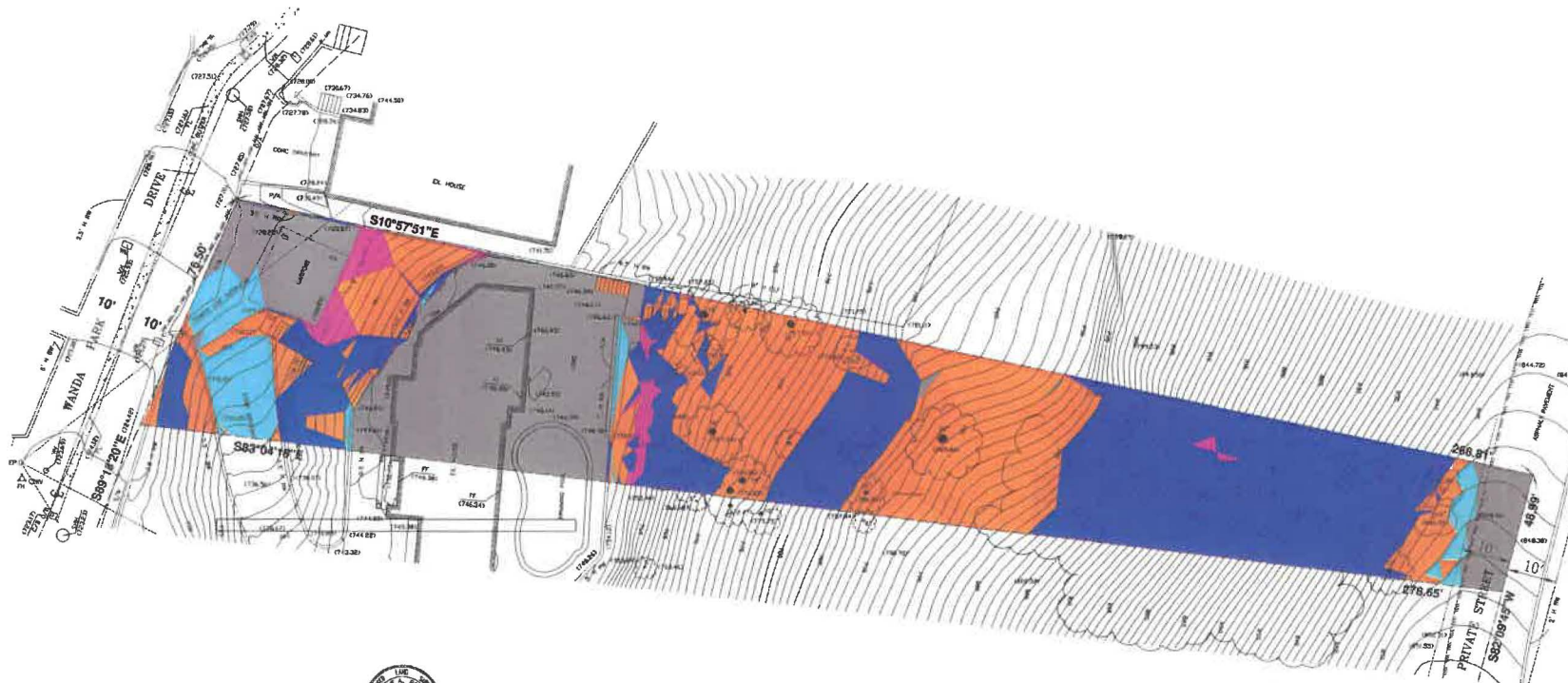
Drawing

A-0.0

EXHIBIT "A"

Page No. 3 of 20

Case No. ZA-2023-4255-ZAD-HCA



ZONING: RE15-1-H-HCR
TOTAL AREA=9,955 SQ FT

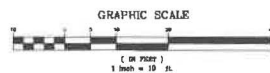
SLOPE ANALYSIS LEGEND					SLOPE BAND CALC	
Min Slope	Max Slope	Percent	Color	Area(sq Ft)	FAR	MAX RFA
0.00	14.99	26.1	Blue	2596.59	0.35	908.81
15.00	29.99	7.3	Light Blue	723.80	0.30	218.96
30.00	44.99	13.2	Orange	1313.00	0.25	328.25
45.00	59.99	20.3	Red	2022.71	0.20	404.54
60.00	99.99	31.7	Yellow	3163.45	0.15	474.82
100.00	100.00	1.4	White	37.39	0	0
* FLOOR AREA RATIO PER BASELINE HILLSIDE ORD (BHO)					TOTAL	2335.38

13.20 + 20.30 + 31.70 = 65.20% > 60%
65.20% OF LOT IS COMPRISED OF
SLOPES GREATER THAN 30% OR
MORE PER LAMC 12.21 C.100(d)(9)



SURVEYOR'S STATEMENT:

THE SLOPE BANDS REPRESENTED HEREON ARE DERIVED FROM A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE, WITH ELEVATIONS BASED ON THE BENCHMARK AND DATUM DESCRIBED ABOVE. THE MAXIMUM VERTICAL FLOOR AREA HAS BEEN ACCURATELY CALCULATED USING THE PROCEDURES DESCRIBED BY THE CITY BASELINE HILLSIDE ORDINANCE, REVISED 2017.



LEGAL DESCRIPTION:

LOT 63 IN BLOCK 4 OF TRACT NO. 4311 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE 93 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 9,955 SQ FT (3279 AC)

BASE OF BEARINGS:

THE CONTINUED OF WANDA PARK DRIVE SHOWN AS SHOWN ON MAP OF TRACT NO. 4311, RECORDED IN BOOK 68, PAGE 93 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCHMARK NO. 13-30421, DESCRIBED AS A SPIKE IN THE EAST CURB OF BONDWICK CTV DR, 45 FT SOUTH OF THE SOUTH LINE OF WANDA PARK DR, AT THE 1/4 COR OF A CB.

ELEVATION=708.287 FT (NAVD83) (2000)

CONTINUATION: 171

LEGEND:

- (100.10) Existing Elevation
- X-X- Chain Link Fence
- Δ Fire Hydrant
- Through Iron Fence
- Ex. Structure
- Ex. Tree, Diameter
- 10' Palm Tree
- 10' Ex. Oak Tree, Diameter

ABBREVIATIONS:

- C/B Catch Basin
- CBW Conc. Block Wall
- CLF Chain Link Fence
- CONC. Concrete
- D/A Driveway Apron
- EP Edison Pole
- EX. Existing
- FF Finish Floor Elevation
- GM Gas Meter
- P/A Plant Area
- SM Sewer Manhole
- R/W Retaining Wall
- S/W Sidewalk
- WM Water Meter
- WV Water Valve
- WF Wooden Fence
- WIF Wrought Iron Fence

REVISIONS
ORIGINAL DWG SIZE
24"x36"
THOMAS GUIDE
PG 382, C-2
APH
4383-001-011
9830 WANDA PARK DR - LOS ANGELES
LOS ANGELES COUNTY
SLOPE ANALYSIS

DATE PLOTTED
11-27-2018

DATE
SURVEY: NOV 2018

PREPARED FOR:

OWNER

JAN 19-080

DWG NO.

DATE

BY

CHECKED BY

DATE

BY

CHECKED BY

DATE

GROUP S INC.
10000 WILSON AVENUE, SUITE 100, WESTLAND, MI 48090
734.421.1111
WWW.GROUPSINC.COM

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PROJECT:
9830 WANDA PARK DR
BEVERLY HILLS, CA 90210

Revisions



OWNER
MR. & MRS. MOSHAYER
9830 WANDA PARK DR
BEVERLY HILLS, CA 90210
TEL: 310.822.2883
Email: ED.MOSHAYER@GMAIL.COM

Drawing Title:
SLOPE ANALYSIS

Scale: As Shown

Date: 06/10/2021

Author: WANDA PARK 39

Drawn By: Author

Checked By: Checker

Drawing No.

DATE

BY

CHECKED BY

DATE

BY

CHECKED BY

DATE

BY

CHECKED BY

DATE

BY

CHECKED BY

DATE

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
LISENCE PERFORMANCE NO. 193.234 AND UNLICENSED PERFORMANCE NO. 178.833

[illegible][illegible][illegible]

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
HILLSIDE ORDINANCE NO. 181,834 AND HILLSIDE ORDINANCE NO. 174,882

[illegible]

ROAD DEDICATION

- ☐ **Yes.** The project will require biological resources analysis (biological resources, land use, etc.).
- ☐ **No.** The project does not require a biological resources analysis.

If **Yes**, age and calculate the percentage of the forest and waters that occupied these (fill in the appropriate percentage) within the City or Land Department of the State of São Paulo for environmental impacts.

Page 2 of 4

APPLICATIONS

[illegible]

BIOLOGICAL RESOURCES DECLARATION

100

[illegible]

- Any Eukaryotic species

APPENDIX II - REQUIRED DOCUMENTS

- Site Plan
- Type Insurance Statement

Los Angeles, CA: University of California Press, 2012. Pp. 362. \$31.25 (hbk). 9780520272292

Owner's Declaration

I, the undersigned, certify that all information furnished on this form is true and complete. I understand that this form is being submitted to the Federal Bureau of Investigation for its review and use. I agree to furnish the Bureau with any additional information that may be requested.

Name of the Owner (Print) ED MCHUGH

Date 04.05.2023

Owner Signature [Signature]

State of CA

City and County San Francisco

On 04.05.2023 before me, Kathleen E. Winkler, a Notary Public in and for the State of California, personally appeared ED MCHUGH, known to me to be the person whose name appears on the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public in and for the State of California

My Commission Expires 04.05.2025

[Signature]

I hereby make **PENALTY OF PERJURY** under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal) _____

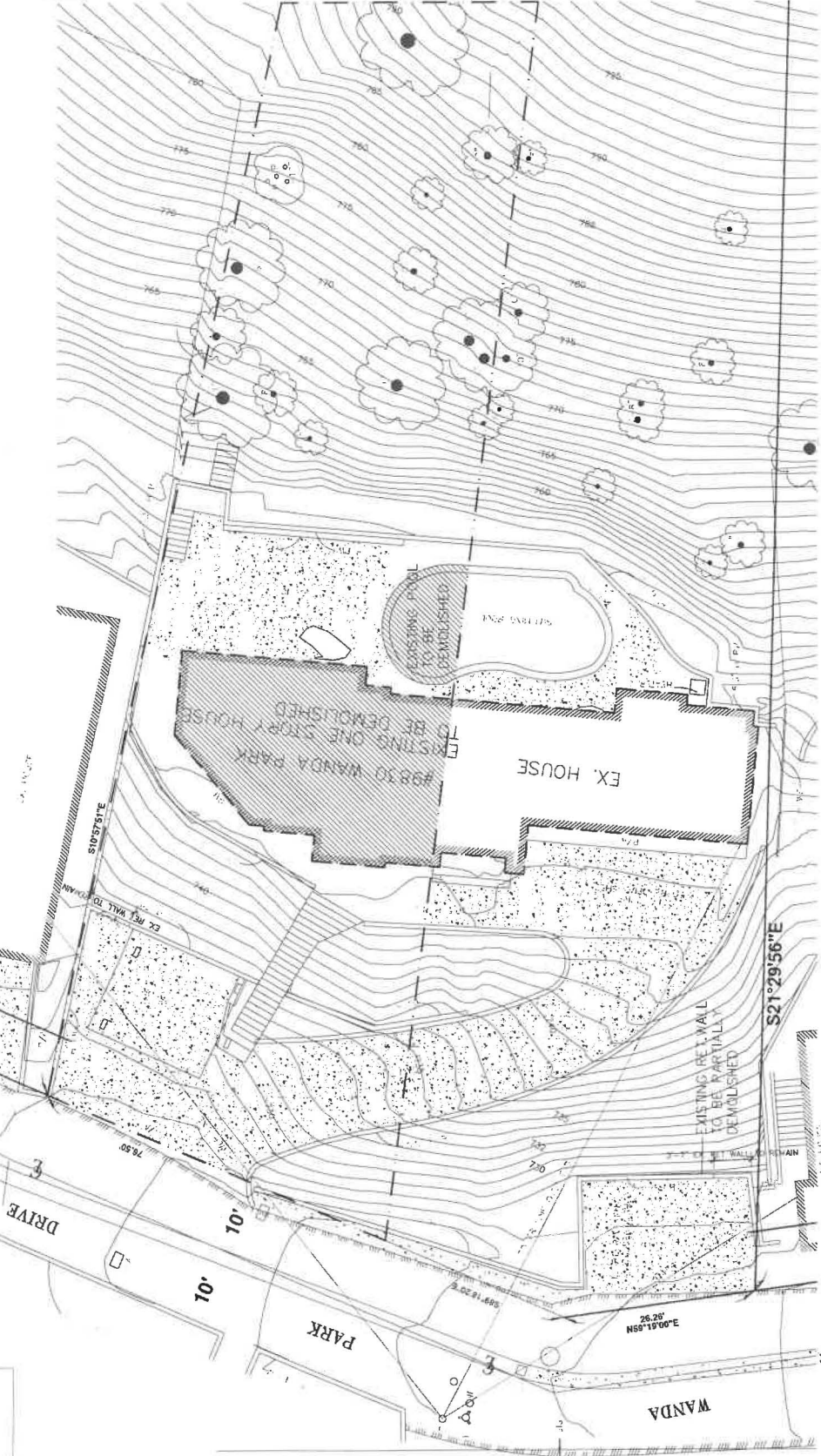
NOTARY PUBLIC STATE OF CALIFORNIA
COMMISSION EXPIRES 01/01/2011
OFFICIAL SEAL

Los Angeles City Planning | CAC-2012-11-21-2022 | Page 3



Page No. 6 of 20
Case No. ZA-2023-4255-ZAD-HCA





DEMOLITION PLAN	
Scale:	As Shown
Date:	10/10/2023
Drawn by:	10/10/2023
Checked by:	10/10/2023
Design:	10/10/2023
NOTE: DEMOLITION INSPECTION AND REMEDIATION REQUIRED FOR SINGLE FAMILY DWELLING AND REMEDIATION REQUIRED FOR REMEDIATION IN 1941. 2020-10000-0174	
LEGAL DESCRIPTION: LOTS 82 AND 83 IN BLOCK 4 OF TRACT NO. 4311 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, RECORDED IN BOOK 68, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SANS COUNTY. AREA: 10,000 SQ. FT. (0.23 AC) DATE OF REDEMPTION: 10/10/2023 THE CENTERLINE OF WANDA PARK DRIVE SHOWN AS S89°16'22"E ON MAP OF TRACT NO. 4311, RECORDED IN BOOK 68, PAGE 52 OF MAPS, LOS ANGELES COUNTY RECORDS. BEACH MARSH: BEACH MARSH ARE BASED ON CITY OF LOS ANGELES BEACH MARSH NO. 13-0057, DESCRIBED AS A SPK IN THE EAST CORNER OF BENEDICT CEN. DR. 45 FT. SOUTH OF THE SOUTH LINE OF WANDA PARK DR. AT THE N. END OF A COR. ELEVATION: 105.187 FT. (NAVD 83) (2000) CONTOUR INTERVAL: 1 FT.	
DEMOLITION NOTE: 1.) ONE STORY BUILDING WITH HEIGHT OF 13.87' 2.) PROVIDE PROTECTION FENCE ALONG THE PERIMETER OF DEMOLITION. HAND WORKING. 3.) METHOD OF DEMOLITION: HAND WORKING. 4.) TO PREVENT DUST. 5.) NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY DEMOLISHED. 6.) THERE SHALL BE NO PRELIMINARY DEMOLITION EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FT.	
7.) CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK. 8.) APPROVAL OF PROTECTION FENCES IS REQUIRED PRIOR TO DEMOLITION. 9.) EXISTING POOL SHALL NOT EXCEED 50 PSF LIVE LOAD (WHERE APPLICABLE). 10.) AN 8' HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION. 11.) LINES SHALL BE DISCONNECTED FROM THE BLOCK & SHALL BE SECURED PER CITY ENGINEERING DEPT. REQUIREMENTS. SCHOOL LANE SHALL BE CLOSED OUTSIDE OF WORK AREA.	

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PROJECT:
 9930 WANDA PARK DR
 BEVERLY HILLS, CA 90210

Revisions



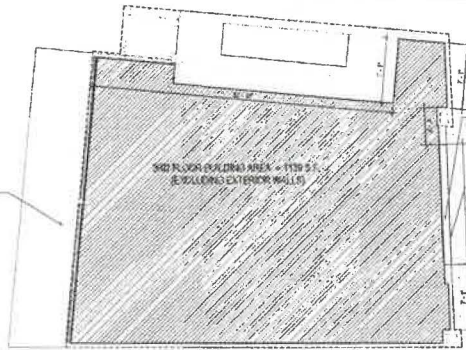
OWNER:
 MR. & MRS. MOSHAVER
 9930 WANDA PARK DR
 BEVERLY HILLS, CA 90210
 PH: (310) 356-5888
 Email: J530300009@GMAIL.COM

Drawing Title:
**EXHIBIT A -
 FLOOR AREA
 TABULATION**
 Scale: As Shown
 Date: 07/03/2021
 Job No: WANDA PARK 22
 Drawn By: Author
 Checked By: Checker
 Drawing No.

A-02.5

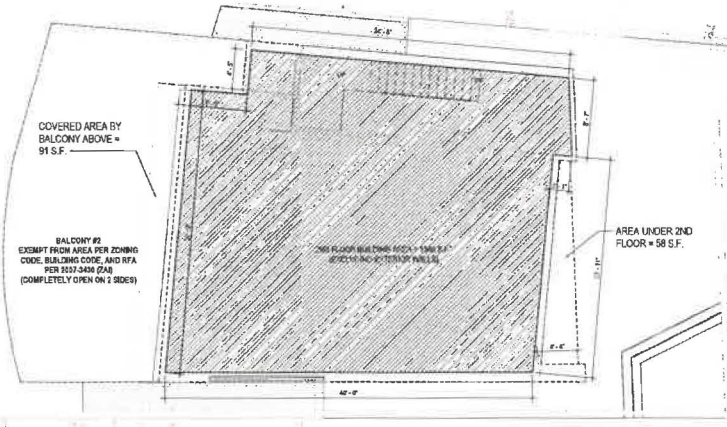
4/16/2025 9:05:40 AM

BALCONY #3
 EXEMPT FROM
 AREA PER ZONING
 CODE, BUILDING
 CODE, AND RFA PER
 2007-3439 (ZAB)
 (COMPLETELY OPEN
 ON 3 SIDES)



3 3RD FLOOR
 A-02.5 3/16" = 1'-0"

COVERED AREA BY
 BALCONY ABOVE =
 91 S.F.

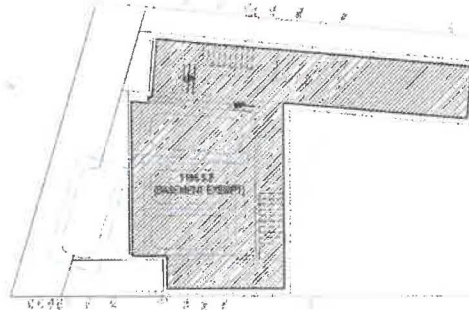


2 2ND FLOOR
 A-02.5 3/16" = 1'-0"

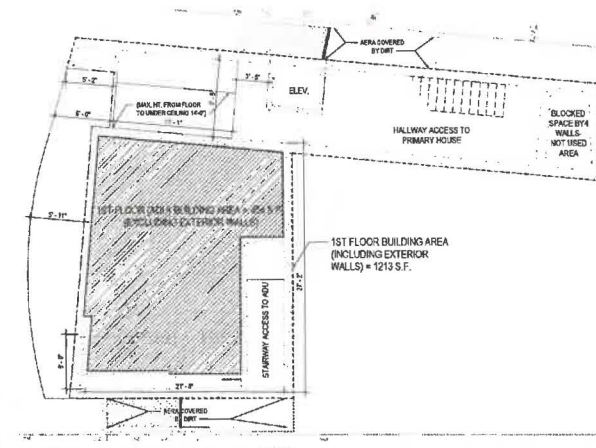
EXHIBIT "A"
 Page No. 8 of 20
 Case No. ZA-2023-4255-ZAD-HCA

RFA CALC. TABLE

	AREA (SF)	EXEMPT AREA (SF)	SF
BASEMENT	1,165	1,165	ZERO
1ST FLOOR	454	454 (100% EXEMPT)	ZERO
2ND FLOOR	1,349		1,349
3RD FLOOR	1,139		1,139
TOTAL (SF)			2,488



5 BASEMENT
 A-02.5 1/8" = 1'-0"



1 1ST FLOOR (ADU UNDER SEPARATE PERMIT)
 A-02.5 3/16" = 1'-0"

NOTES

- ELEVATOR AND STAIRS ARE CALCULATED ONCE @ 2ND FLOOR
- ADU AREA IS NOT CALCULATED IN FLOOR AREA CALCULATION PER LAMC 12.22 A.33(c)(3) AND LAMC 12.22 A.33(c)(1)(ii)

FLOOR AREA CALCULATIONS

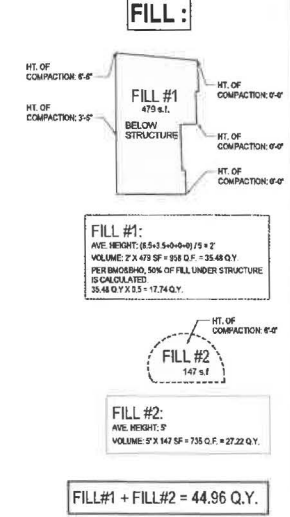
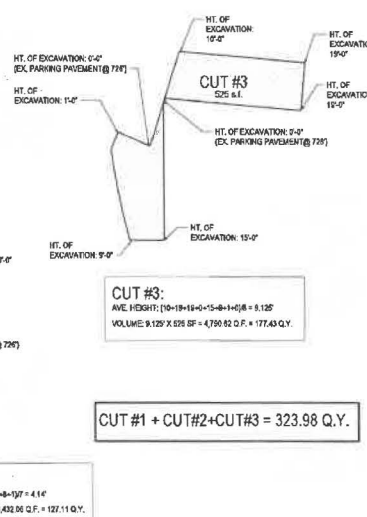
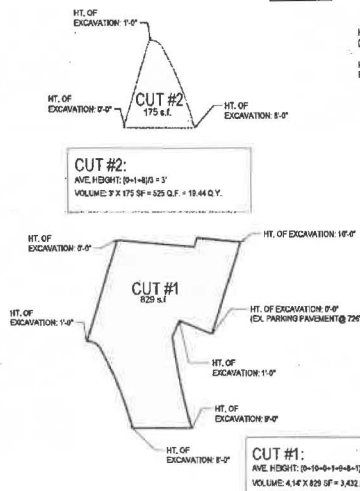
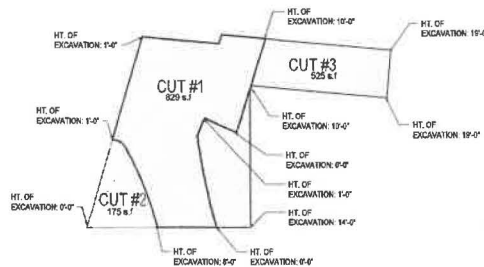
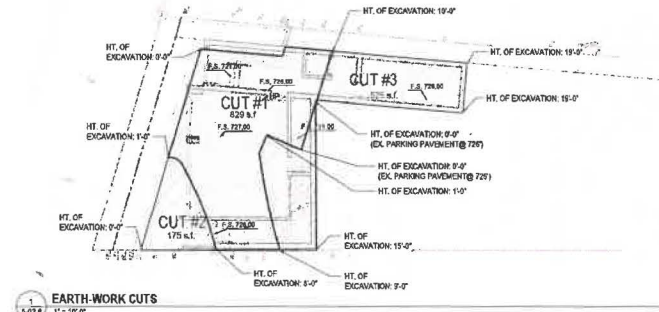
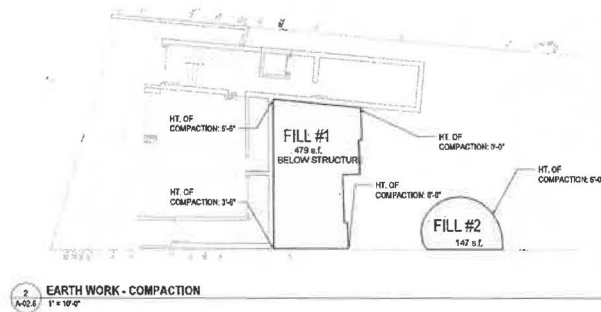
ALLOWED RESIDENTIAL FLOOR AREA (RFA) PER BASELINE MANSIONIZATION ORDINANCE = 2335.36 SF
 LOT AREA PER ATTACHED SURVEY = 9,865 S.F.
 MAXIMUM RFA WITH 20% AREA INCREASE BONUS = 2368.72 X 1.2 = 2,802.45 S.F.

BUILDING AREA: 1,349 + 1,139 = 2,488 S.F. < 2,802.45 S.F.

EXHIBIT "A"

Page No. 9 of 20

Case No. ZA-2023-4255-ZAD-MCA



TOTAL IMPORT: 0 Q.Y.
TOTAL EXPORT: 323.98 + 44.96 = 279.02 Q.Y. X 1.1 (BULKING/SWELLING FACTOR) = 306.92 Q.Y.
TOTAL GRADING: 323.98 + 44.96 = 368.94 Q.Y. X 1.1 (BULKING/SWELLING FACTOR) = 405.83 Q.Y.

TOTAL EXPORTS IMPORT: 306.92 Q.Y.
75% TOTAL EXPORTS IMPORT PER TABLE 12.21 C.104: 75% X 2,400 Q.Y. = 1800 Q.Y.
THEREFORE: 306.92 Q.Y. < 1800 Q.Y.

ELIGIBLE FOR AN ADDITIONAL 20% OF THE MAXIMUM RESIDENTIAL FLOOR AREA AS DETERMINED BY TABLE 2 (SINGLE-FAMILY ZONE HILLSIDE AREA RESIDENTIAL FLOOR AREA RATIO) PER RESIDENTIAL FLOOR AREA BONUS. [§ 12.21 C.10.(B)(5) OF THE LAMC, PART 86.

LOT AREA PER ATTACHED SURVEY= 9,985 S.F.
10% X 9,985 (LOT S.F.) = 998.5 S.F.
TOTAL GRADING = 405.83 Q.Y. < 998.5

ALSO, PER SLOPE ANALYSIS @ SHEET A-02.1A: 65.26% OF LOT IS COMPRISED OF SLOPES GREATER THAN 30% OR MORE, PER LAMC 12.21 C.10.(B)(3) (i)

THEREFORE: MAXIMUM RFA WITH 20% AREA INCREASE BONUS= 2360.72X 1.2 = 2,832.86 S.F.

NOTE: EARTH IMPORT AND EXPORT ACTIVITIES MAY TAKE PLACE ONLY BETWEEN THE HOURS OF 8:00 A.M. AND 3:00 P.M., MONDAY THROUGH FRIDAY

CUT & FILL CALCULATIONS

GROUP S INC.

PROJECT:
9830 WANDA PARK DR
BEVERLY HILLS, CA 90210



OWNER:
MR. & MRS. MOSHAVER
9830 WANDA PARK DR
BEVERLY HILLS, CA 90210
Tel: (310) 473-3885
Email: ED.MOSHAVER@SHAW.COM

Drawing Title:
GRADING PLAN & 20% BONUS ELIGIBILITY

Scale: As Shown
Date: 03/09/2023
Job No: WANDA PARK DR
Drawn By: Author
Checked By: Checker

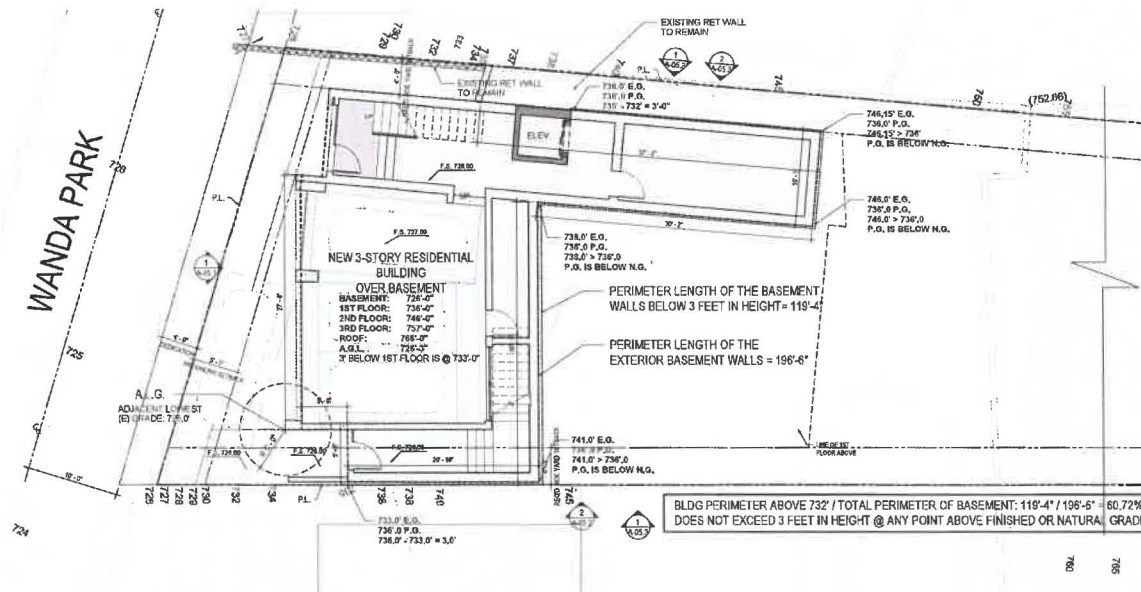
Drawing No.

A-02.6

EXHIBIT "A"

Page No. 10 of 20

Case No. ZA-2023-4255-ZAD-HCA



DEFINITION OF BASEMENT
1/8" = 1'-0"

GROUP 9 INC.
ARCHITECTURAL FIRM
3110 93RD STREET
BEVERLY HILLS, CA 90210
WWW.GROUP9INC.COM

These drawings are issued with the property and are not to be used for any other work except by the Designer and shall not be used by any other work except by the Designer as permitted by the Designer.

PROJECT:
9330 WANDA PARK DR
BEVERLY HILLS, CA 90210

Revisions



OWNER:
MR. & MRS. MOSHAVER
8121 WANDA PARK DR
BEVERLY HILLS, CA 90210
Tel: (310) 823-3881
Email: E.O.MOSHAVER@GMAIL.COM

Drawing Title:
DEFINITION OF BASEMENT

Scale: As Shown
Date: 05/10/2023
Job No.: WANDA PARK 20
Drawn By: Author
Checked By: Checker
Drawing No.:

A-02.7

EXHIBIT "A"
Page No. 12 of 20
Case No. ZA-2023-4255-ZAD-HCA

Floor Plan Notes

11. **PROCESSES OF ANALYSIS**
12. **PROCESSES OF ANALYSIS**
13. **PROCESSES OF ANALYSIS**
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bathroom Notes

- [illegible]

Notes

- [illegible]

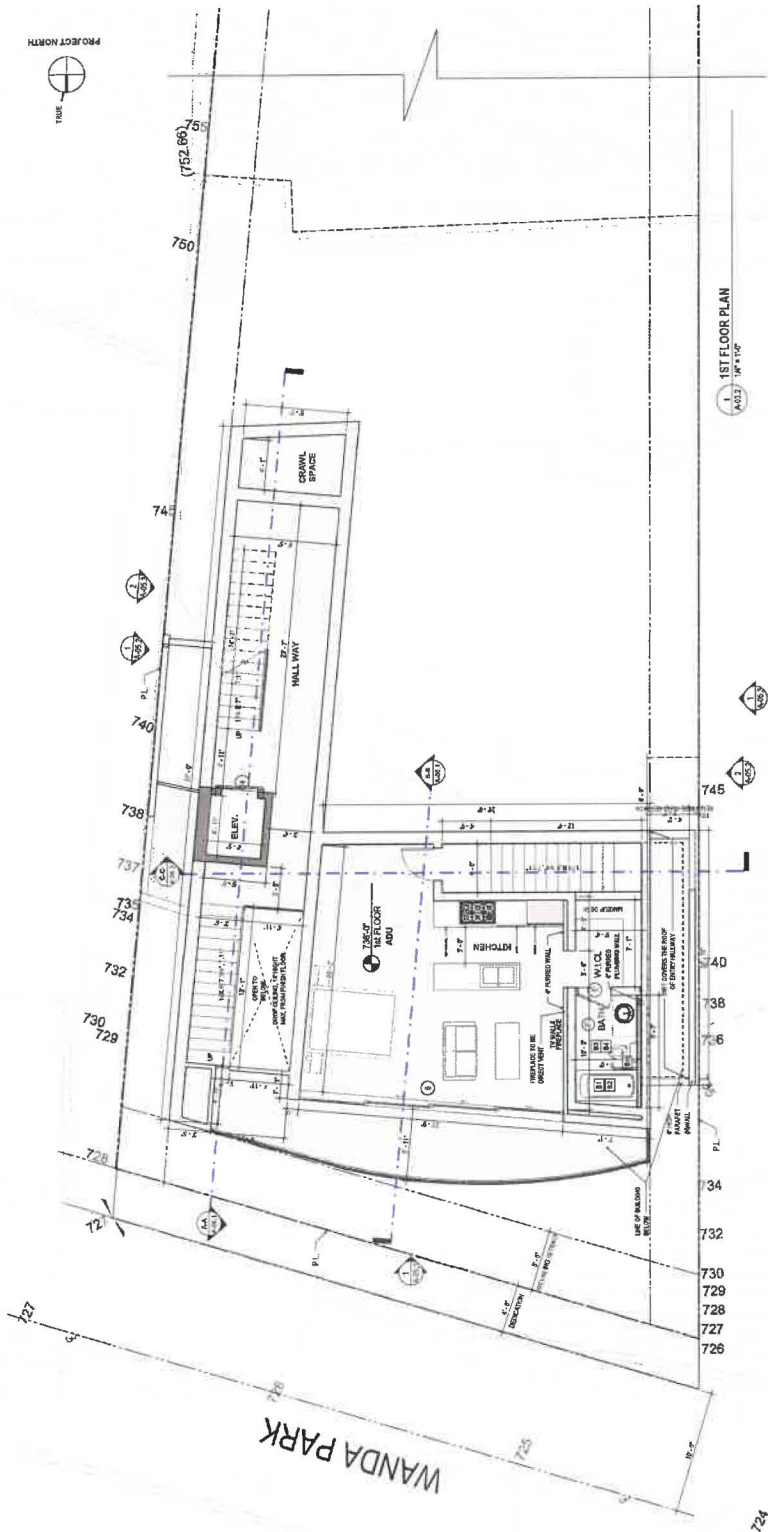
WALL TYPE LEGEND

- Concrete Wall (3 1/4 Fire Rating)
Exterior Wall - Stucco Finish
Interior Stud Wall
Shelf Wall (2 1/4 Fire Rating)

SYMBOL LEGEND

- ☒ Smoke Detector (Refer to Note #9)
- ☒ Combined Carbon Monoxide & Smoke Detector
- ☒ Electrical Vehicle Supply Equipment
- ☒ Ventilating Fan
- ☒ Wall Mount Shower Head

1ST FLOOR PLAN



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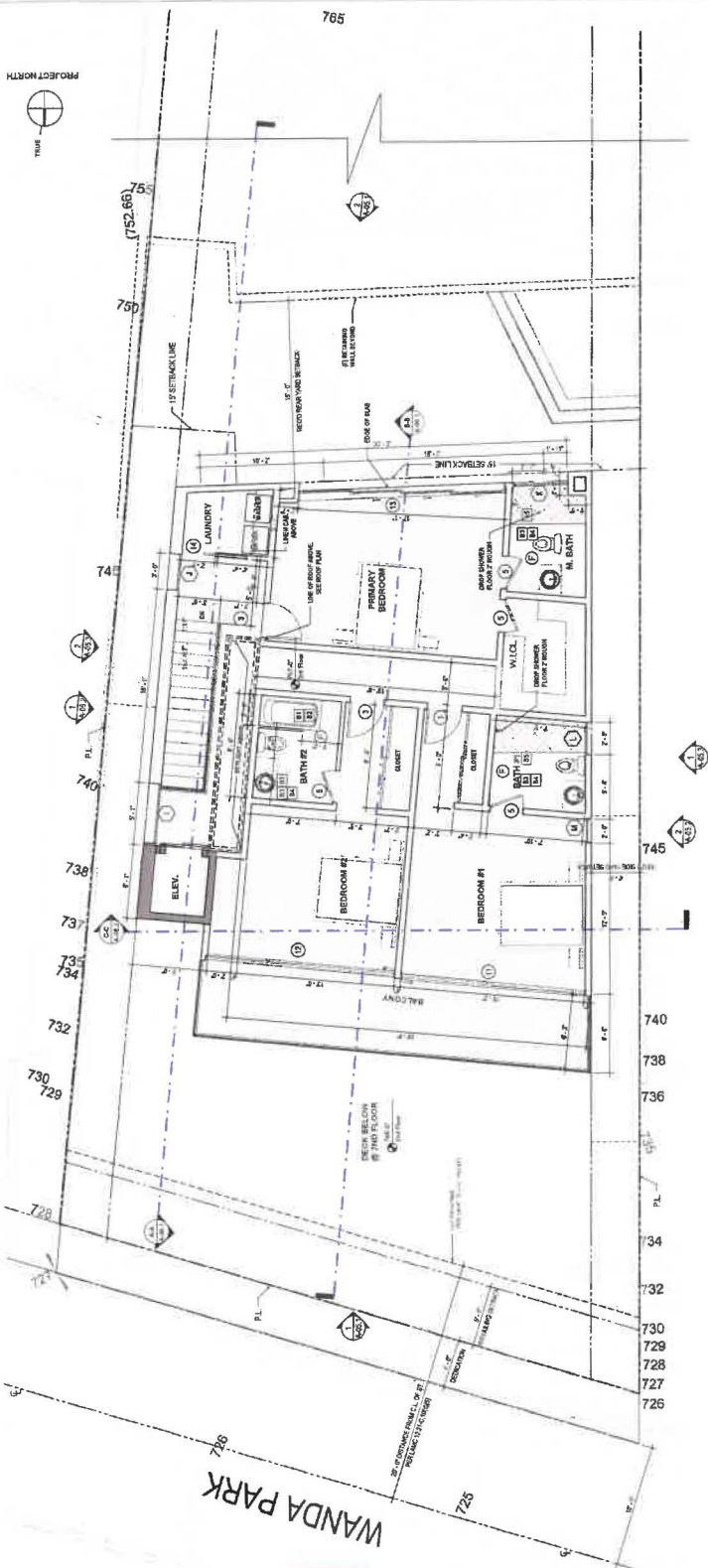
OWNER:
MR. & MRS. MOSHAVER
8032 WANDA PARK DR
BEVERLY HILLS, CA 90216
Tel: (310) 622 2093

Drawing Title
3rd Floor Plan

Scale:	As Given
Date:	05/19/2021
Job No:	WANDA PARK 35
Drawn By:	Author
Checked By:	Checker

A-03.4

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3RD FLOOR PLAN

Notes

- [illegible]

WALL TYPE LEGEND

- SYMBOL LEGEND**
- | | |
|---|---|
|  | Snows Detector (Water to Hole In) |
|  | Combined Carbon Monoxide & Smoke Detector |
|  | Electrical Vehicle Supply Equipment |
|  | Ventilating Fan |

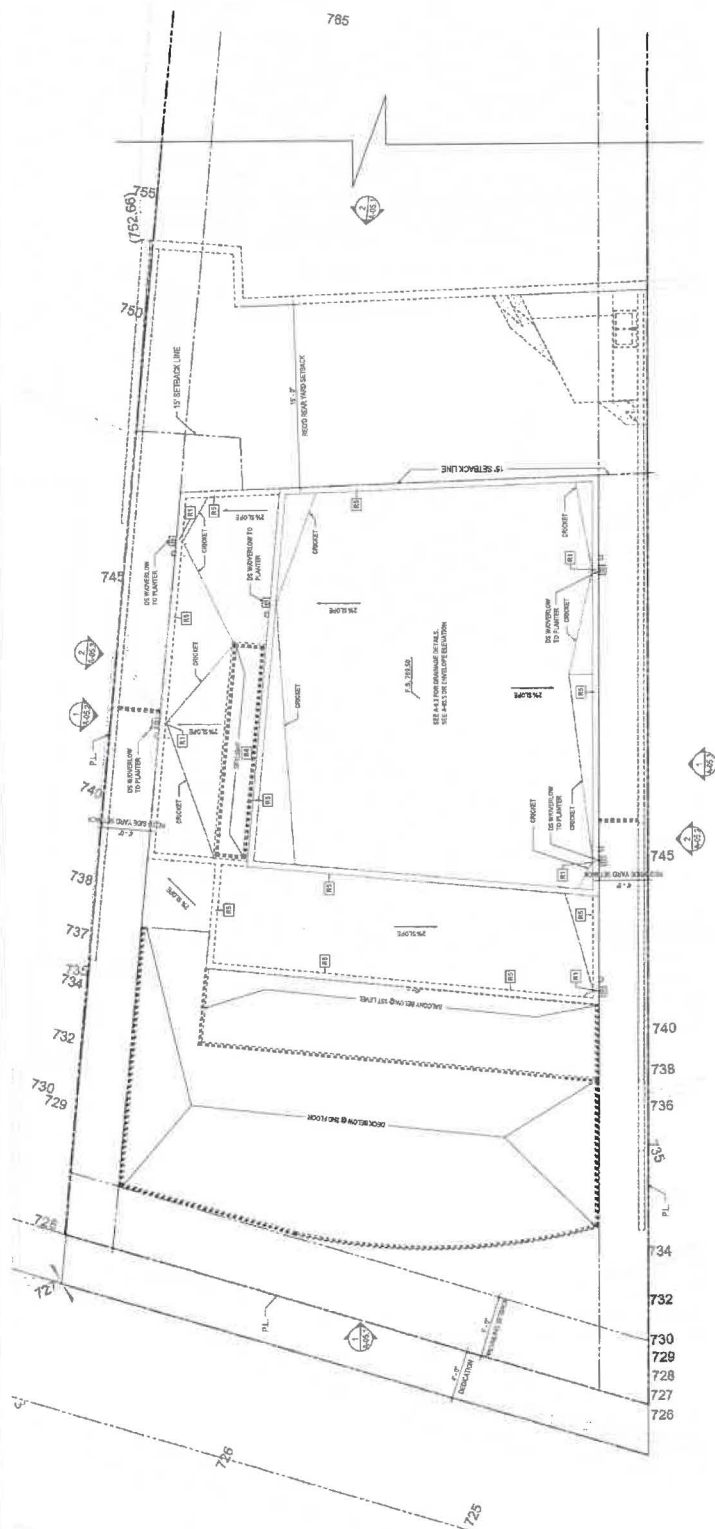
SYMBOL LEGEND

- Smog Detector (Refer to Note 8*)
- Combined Carbon Monoxide & Smog Detector
- Electrical Vehicle's Supply Equipment

ABBREVIATION

- FF - FINISHED FLOOR
FS - FINISHED SURFACE
NO - NATURAL, ORIGINAL
PL - PROPERTY LINE
BW - BOTTOM OF WALL
TW - TOP OF WALL

[illegible][illegible]



ROOF PLAN
1/4" = 1'-0"

Notes

FOUR PAGES SHALL BE USED FOR STRUCTURAL AND NON-STRUCTURAL INFORMATION. THE INFORMATION SHOULD BE PRESENTED IN THE FOLLOWING ORDER: (1) PROJECT DESCRIPTION, (2) DESIGN BASIS, (3) ANALYSIS, (4) DESIGN, (5) CONSTRUCTION, (6) MAINTENANCE, (7) OPERATION, (8) DISASTERS, (9) CONCLUSIONS, (10) REFERENCES, (11) APPENDICES, (12) INDEX, (13) GLOSSARY, (14) LIST OF FIGURES, (15) LIST OF TABLES, (16) SUMMARY, (17) ACKNOWLEDGMENTS, (18) CURRICULUM VITAE, (19) PHOTOGRAPHS, (20) MAPS, (21) OTHER INFORMATION. THE INFORMATION SHOULD BE PRESENTED IN THE FOLLOWING ORDER: (1) PROJECT DESCRIPTION, (2) DESIGN BASIS, (3) ANALYSIS, (4) DESIGN, (5) CONSTRUCTION, (6) MAINTENANCE, (7) OPERATION, (8) DISASTERS, (9) CONCLUSIONS, (10) REFERENCES, (11) APPENDICES, (12) INDEX, (13) GLOSSARY, (14) LIST OF FIGURES, (15) LIST OF TABLES, (16) SUMMARY, (17) ACKNOWLEDGMENTS, (18) CURRICULUM VITAE, (19) PHOTOGRAPHS, (20) MAPS, (21) OTHER INFORMATION.

Cool Roof

DATE	DESCRIPTION	AMOUNT	CHECK	DEBIT	CREDIT	BALANCE
2025-01-01	OPENING BALANCE					0.00
2025-01-05	DEPOSIT	100.00			100.00	100.00
2025-01-10	PAYROLL	50.00		50.00		50.00
2025-01-15	DEPOSIT	75.00			75.00	125.00
2025-01-20	PAYROLL	50.00		50.00		75.00
2025-01-25	DEPOSIT	100.00			100.00	175.00
2025-01-30	PAYROLL	50.00		50.00		125.00
2025-02-05	DEPOSIT	75.00			75.00	200.00
2025-02-10	PAYROLL	50.00		50.00		150.00
2025-02-15	DEPOSIT	100.00			100.00	250.00
2025-02-20	PAYROLL	50.00		50.00		200.00
2025-02-25	DEPOSIT	75.00			75.00	275.00
2025-03-01	PAYROLL	50.00		50.00		225.00
2025-03-05	DEPOSIT	100.00			100.00	325.00
2025-03-10	PAYROLL	50.00		50.00		275.00
2025-03-15	DEPOSIT	75.00			75.00	350.00
2025-03-20	PAYROLL	50.00		50.00		300.00
2025-03-25	DEPOSIT	100.00			100.00	400.00
2025-03-30	PAYROLL	50.00		50.00		350.00
2025-04-05	DEPOSIT	75.00			75.00	425.00
2025-04-10	PAYROLL	50.00		50.00		375.00
2025-04-15	DEPOSIT	100.00			100.00	475.00
2025-04-20	PAYROLL	50.00		50.00		425.00
2025-04-25	DEPOSIT	75.00			75.00	500.00
2025-05-01	PAYROLL	50.00		50.00		450.00
2025-05-05	DEPOSIT	100.00			100.00	550.00
2025-05-10	PAYROLL	50.00		50.00		500.00
2025-05-15	DEPOSIT	75.00			75.00	575.00
2025-05-20	PAYROLL	50.00		50.00		525.00
2025-05-25	DEPOSIT	100.00			100.00	625.00
2025-05-30	PAYROLL	50.00		50.00		575.00
2025-06-05	DEPOSIT	75.00			75.00	650.00
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2025-06-20	PAYROLL	50.00		50.00		650.00
2025-06-25	DEPOSIT	75.00			75.00	725.00
2025-06-30	PAYROLL	50.00		50.00		675.00
2025-07-05	DEPOSIT	100.00			100.00	775.00
2025-07-10	PAYROLL	50.00		50.00		725.00
2025-07-15	DEPOSIT	75.00			75.00	800.00
2025-07-20	PAYROLL	50.00		50.00		750.00
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2025-08-10	PAYROLL	50.00		50.00		825.00
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2025-08-20	PAYROLL	50.00		50.00		875.00
2025-08-25	DEPOSIT	75.00			75.00	950.00
2025-08-30	PAYROLL	50.00		50.00		900.00
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2025-09-10	PAYROLL	50.00		50.00		950.00
2025-09-15	DEPOSIT	75.00			75.00	1025.00
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2025-10-10	PAYROLL	50.00		50.00		1050.00
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2026-06-20	PAYROLL	50.00		50.00		2000.00
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2026-07-01	PAYROLL	50.00		50.00		2025.00
2026-07-05	DEPOSIT	100.00			100.00	2125.00
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2026-11-10	PAYROLL	50.00		50.00		2525.00
2026-11-15	DEPOSIT	75.00			75.00	2600.00
2026-11-20	PAYROLL	50.00		50.00		2550.00
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2026-12-20	PAYROLL	50.00		50.00		2675.00
2026-12-25	DEPOSIT	75.00			75.00	2750.00
2026-12-30	PAYROLL	50.00		50.00		2700.00
2027-01-05	DEPOSIT	100.00			100.00	2800.00
2027-01-10	PAYROLL	50.00		50.00		2750.00
2027-01-15	DEPOSIT	75.00			75.00	2825.00
2027-01-20	PAYROLL	50.00		50.00		2775.00
2027-01-25	DEPOSIT	100.00			100.00	2875.00
2027-02-01	PAYROLL	50.00		50.00		2825.00
2027-02-05	DEPOSIT	75.00			75.00	2900.00
2027-02-10	PAYROLL	50.00		50.00		2850.00
2027-02-15	DEPOSIT	100.00			100.00	2950.00
2027-02-20	PAYROLL	50.00		50.00		2900.00
2027-02-25	DEPOSIT	75.00			75.00	2975.00
2027-03-01	PAYROLL	50.00		50.00		2925.00
2027-03-05	DEPOSIT	100.00			100.00	3025.00
2027-03-10	PAYROLL	50.00		50.00		2975.00
2027-03-15	DEPOSIT	75.00			75.00	3050.00
2027-03-20	PAYROLL	50.00		50.00		3000.00
2027-03-25	DEPOSIT	100.00			100.00	3100.00
2027-04-01	PAYROLL	50.00		50.00		3050.00
2027-04-05	DEPOSIT	75.00			75.00	3125.00
2027-04-10	PAYROLL	50.00		50.00		3075.00
2027-04-15	DEPOSIT	100.00			100.00	3175.00
2027-04-20	PAYROLL	50.00		50.00		3125.00
2027-04-25	DEPOSIT	75.00			75.00	3200.00
2027-05-01	PAYROLL	50.00		50.00		3150.00
2027-05-05	DEPOSIT	100.00			100.00	3250.00
2027-05-10	PAYROLL	50.00		50.00		3200.00
2027-05-15	DEPOSIT	75.00			75.00	3275.00
2027-05-20	PAYROLL	50.00		50.00		3225.00
2027-05-25	DEPOSIT	100.00			100.00	3325.00
2027-06-01	PAYROLL	50.00		50.00		3275.00
2027-06-05	DEPOSIT	75.00			75.00	3350.00
2027-06-10	PAYROLL	50.00		50.00		3300.00
2027-06-15	DEPOSIT	100.00			100.00	3400.00
2027-06-20	PAYROLL	50.00		50.00		3350.00
2027-06-25	DEPOSIT	75.00			75.00	3425.00
2027-07-01	PAYROLL	50.00		50.00		3375.00
2027-07-05	DEPOSIT	100.00			100.00	3475.00
2027-07-10	PAYROLL	50.00		50.00		3425.00
2027-07-15	DEPOSIT	75.00			75.00	3500.00
2027-07-20	PAYROLL	50.00		50.00		3450.00
2027-07-25	DEPOSIT	100.00			100.00	3550.00
2027-08-01	PAYROLL	50.00				

ROOFING MATERIAL

WATERPROOFING SHALL BE DONE WITH LISTED
GEORGINA MEMBRANE, 60 MIL. THICK
FOR ROOFING, 45 MIL. FOR WALLS AND
POUR CONCRETE WITH 1/4" INCH THICK
SHEET PILING. SEE SHEET 1-11 FOR INSTALLATION DETAILS AND SPEC.

BALCONY WATERPROOFING

COO-TEX WEATHERWEAR ROOF DUCK COVERING
KNOXVILLE PRODUCTS CO., INC. (206-1717)

Roof Notes	
Note Number	Note Text
R1	ROOF DRAIN WITH OVER FLOW
R2	CONDENSING UNIT
R3	FUTURE INVERTER FOR SOLAR ZONE
R4	SPOTLIGHT
	SEE MECHANICAL SCHEDULE

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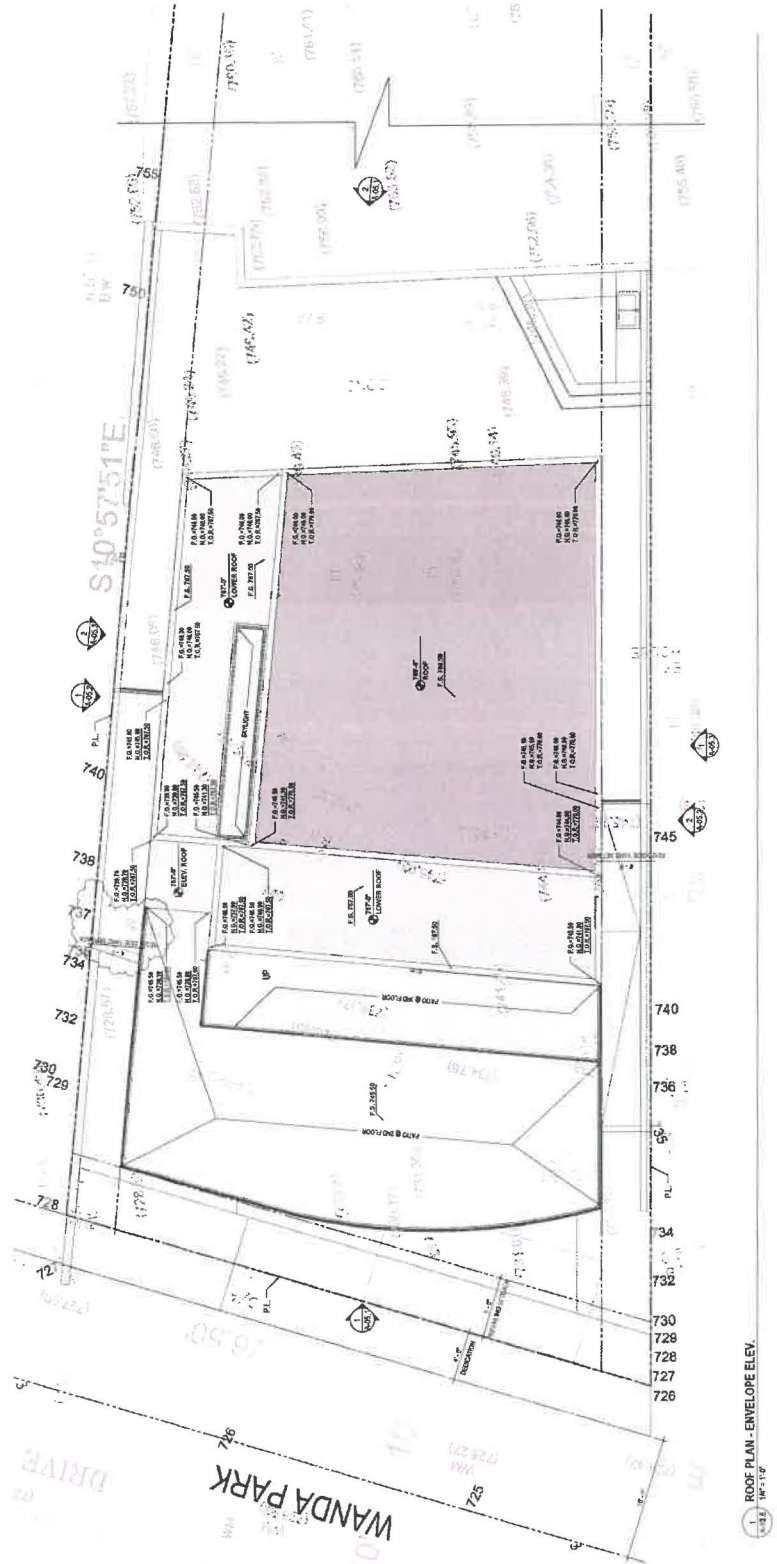


DRAWN BY: MR. S. MOSES, MCHS/ANVER
 CHECKED BY: MR. S. MOSES, MCHS/ANVER
 DATE: 07/1/2025
 PROJECT: 930 WANDA PARK DR
 SHEET: A-03.6

Drawn By:	MR. S. MOSES
Check By:	MR. S. MOSES
Project:	930 WANDA PARK DR
Sheet:	A-03.6
Created By:	MR. S. MOSES
Drawn By:	MR. S. MOSES
Check By:	MR. S. MOSES
Project:	930 WANDA PARK DR
Sheet:	A-03.6

A-03.6

EXHIBIT "A"
 Page No. 16 of 20
 Case No. 24-2033-1255-79D-HCA



ROOF PLAN - ENVELOPE ELEV.
 1" = 16'-0"

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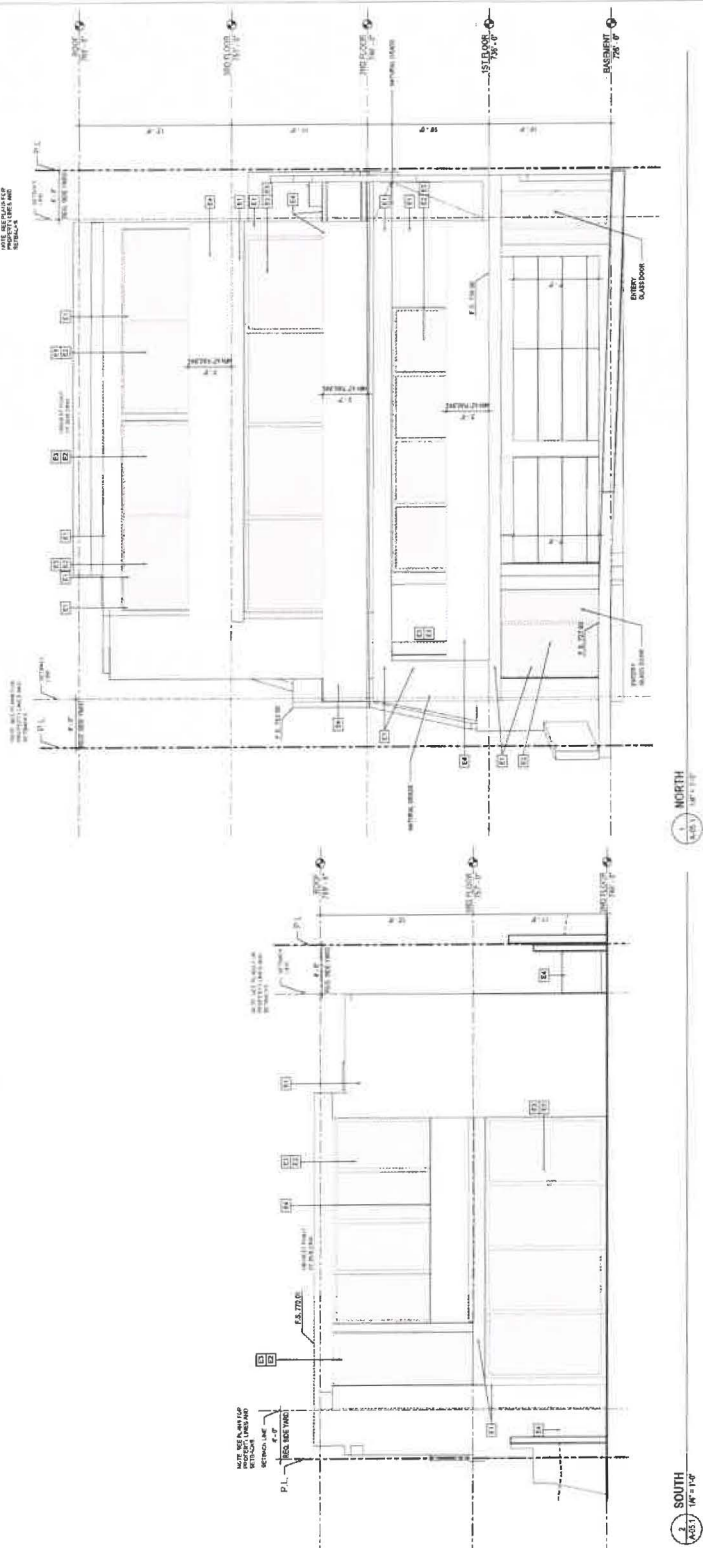
OWNER:
MR. & MRS. MOSHAVER
3632 WANDA PARK DR
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TEL (310) 822-2883

North & South Elevations

Style	As Shown
Date	03/02/21
Job No.	WANDA PARK 39
Drawn By	Author
Checked By	Checker
Drawing No.	

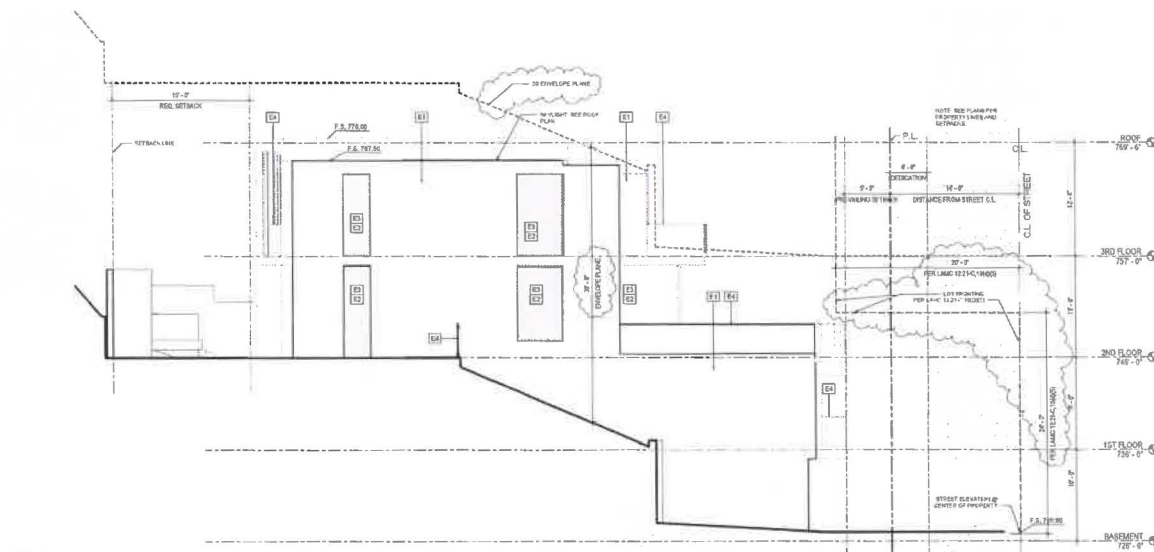
A-05.1

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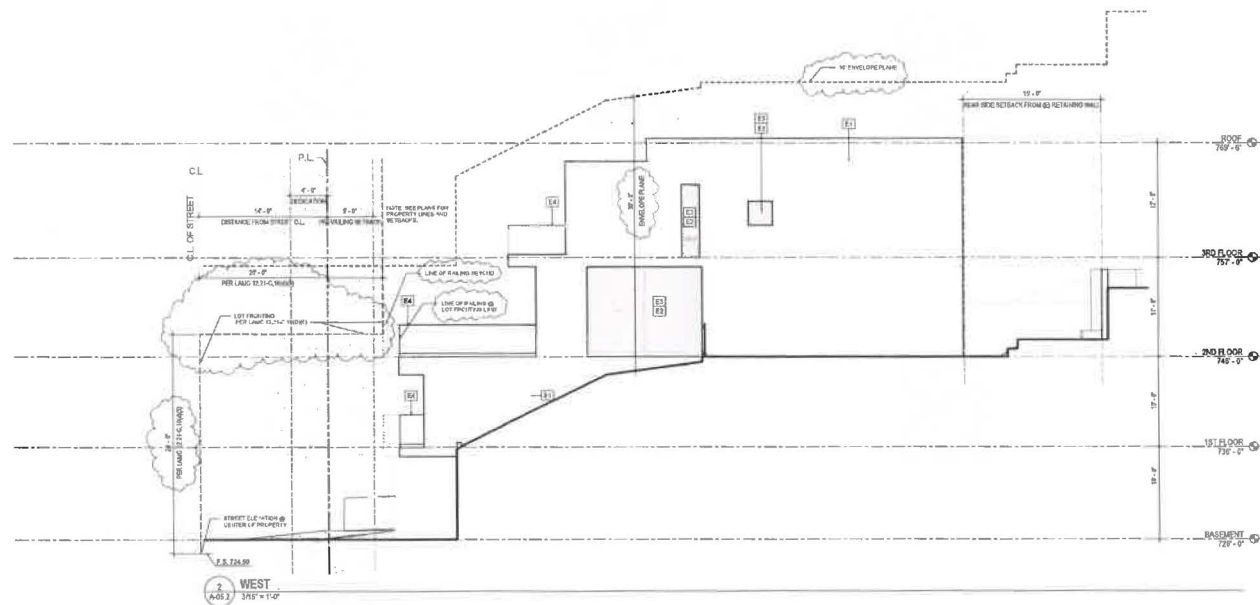


Elevation Notes	
Note Number	Note Text
E1	White Stucco
E2	Dark Anodized Aluminum-Framed Doors and Windows
E3	Glass
E4	Glass Railing-Min. 42" High Vertical Railing

EXHIBIT "A"
Page No. 18 of 20
Case No. ZA-2023-4255-ZAD-HCA



1 EAST
A-05.1
3/15" = 1'-0"



2 WEST
A-05.2
3/15" = 1'-0"

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Revisions



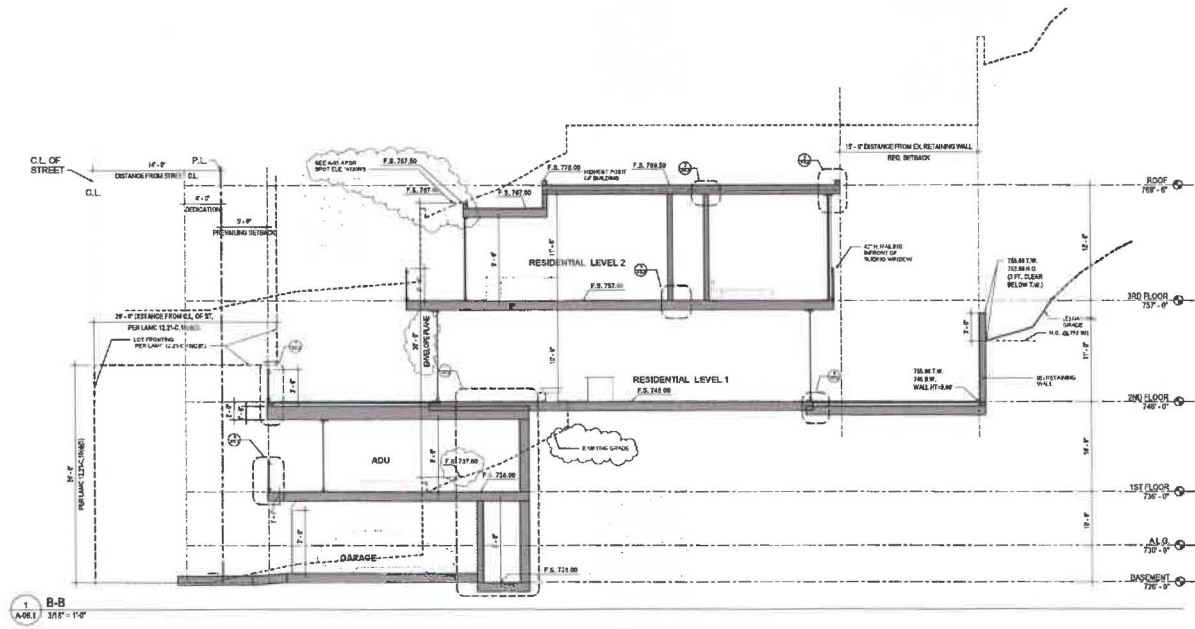
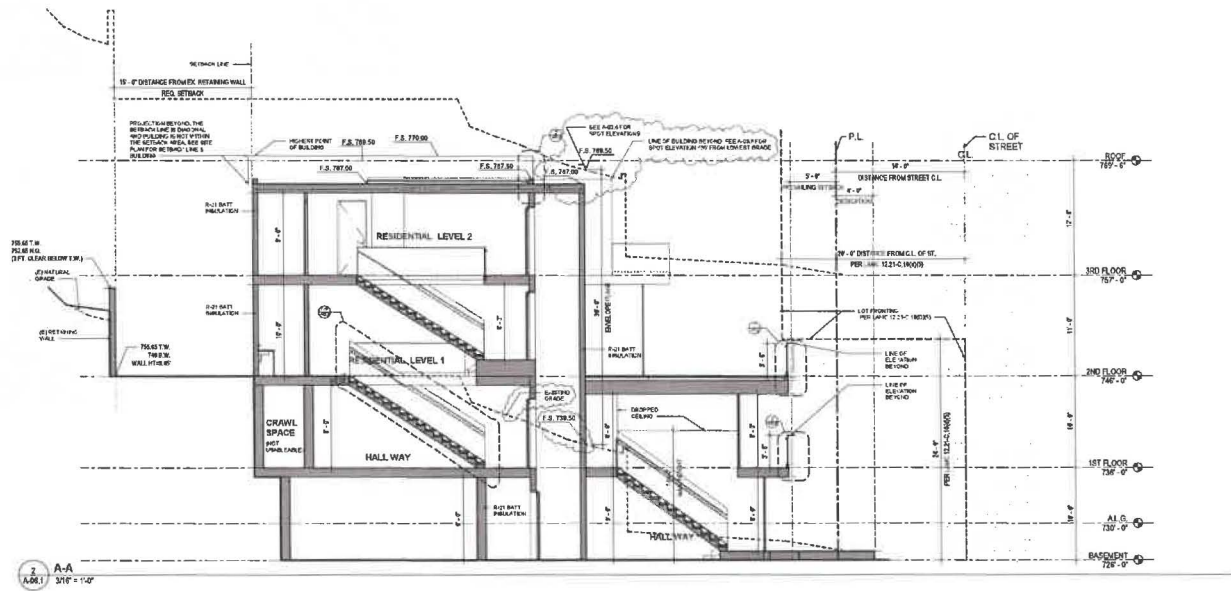
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Drawing Title:
EAST & WEST ELEVATIONS

Scale: As Shown
Date: 08/10/2021
Job No: WANDA PARK 10
Drawn By: Author
Checked By: Checker
Drawing No.:

A-05.2

EXHIBIT "A"
 Page No. 19 of 20
 Case No. ZA-2023-4255-ZAD-HCA



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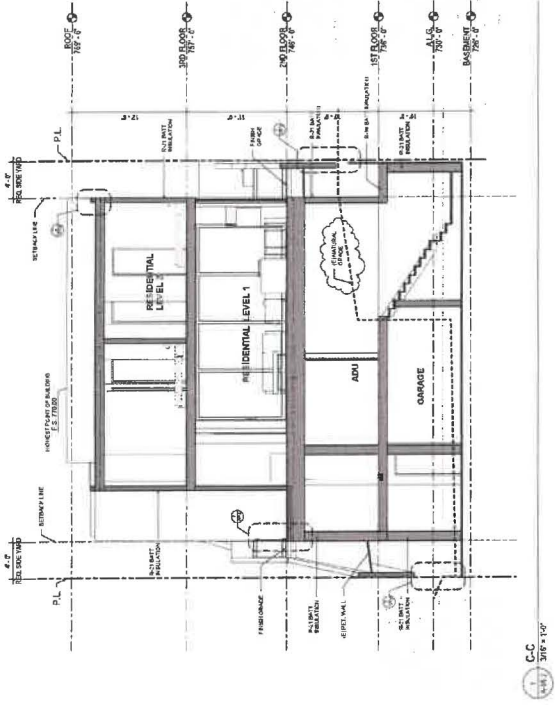
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 TEL: (310) 422-2285
 Email: CO.MOSHAVER@GMAIL.COM

Drawing Title:
 Sections A-A & B-B

Scale: As Shown
Date: 03/10/2025
Drawn By: M.M.
Checked By: Checker

Drawing No.:

A-06.1



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Drawn By:
Seditions C-C

Date:
07/1/2025
Job No.:
9830 WANDA PARK DR
Drawn By:
Seditions C-C
Checked By:
Seditions C-C
Drawing No.:
A-06.2

A-06.2