



Catherine Palmer <council@babenc.org>

Wrong building proposal for our area

Guity Javid <gjavid@springstreetcapital.com>

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To: Councilwoman Katy Yaroslavsky <councilmember.yaroslavsky@lacity.org>, "haley.martinez@lacity.org" <haley.martinez@lacity.org>, "council@babenc.org" <council@babenc.org>, "alexander.truong@lacity.org" <alexander.truong@lacity.org>

To our caring LADBS and the City officials :

I am a homeowner and resident on Hutton Drive, and I am writing to **formally oppose the issuance of any building or grading permits for the proposed ground-up new construction at 9830–9832 W Wanda Park Drive.**

Wanda Park Drive is a narrow, substandard hillside street with extremely limited width and passing capacity. Even under normal daily conditions, life on the street is already difficult. Amazon and UPS delivery trucks routinely struggle to navigate the roadway, and garbage trucks often can barely make it up the street and frequently cannot pass legally parked cars. These are existing, everyday conditions.

According to the Los Angeles City Planning's public hearing notice, the project proposes demolition of the existing structures and construction of **two new, multi-story single-family homes with basements**, attached ADUs, significant grading, and soil export, along with requests for **reduced side-yard setbacks** and relief related to street access. These requests acknowledge that the project cannot comply with standard hillside and access requirements. On a narrow, substandard hillside street like Wanda Park Drive—where even garbage and delivery trucks already struggle—this level of new construction, excavation, and sustained heavy truck activity would introduce impacts that far exceed what the street can safely support. The applicant is also requesting a CEQA exemption. Given the scale of demolition, grading/export, and the street's access constraints, I believe a CEQA exemption is not appropriate.

These concerns are also scheduled for public discussion at the Bel Air–Beverly Crest Neighborhood Council Planning and Land Use Committee meeting on February 10.

For these reasons, I respectfully urge LADBS and the City **not to grant construction or grading permits** for this project and to prioritize public safety, emergency access, and the existing limitations of Wanda Park Drive in any decision-making.

Thank you for placing these concerns into the official record.

Sincerely,

Guity Javid

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Beverly Hills, CA 90210

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District Governor 2021-2022

Rotary District 5280

310-890-5454



2/10/26, 12:28 PM

Bel Air/Beverly Crest Neighborhood Council Mail - Wrong building proposal for our area

The best way to find yourself is to lose yourself in the service of others.

Mahatma Gandhi