



Catherine Palmer <council@babcnc.org>

**Formal Opposition to New Construction Permits – 9830–9832 W Wanda Park Dr
(Substandard Hillside Street) Case Nos.: ZA-2022-3147-CU1-HCA | ENV-2022-3148-
CE | ZA-2023-4254-ZAA | ZA-2023-4255-ZAD-HCA**

Lawrence Kubik <kubikco1@aol.com>
To: "council@babcnc.org" <council@babcnc.org>

Wed, Feb 4, 2026 at 6:48 AM

To Whom It May Concern:

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

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

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

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

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

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

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

For all of these reasons, we respectfully urge LADBS and the City to deny construction and grading permits for this project and to prioritize public safety, emergency access, drainage concerns, and the existing limitations of Wanda Park Drive in any decision-making.

Thank you for placing these concerns into the official record.

Sincerely,

Lawrence Kubik
Leslie Collins Kubik

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