



Catherine Palmer &lt;council@babnc.org&gt;

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## Regarding Request to speak at February 10th BABCNC PLU Committee Meeting

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**Cristina Colissimo** <colissimo@me.com>

Wed, Feb 18, 2026 at 1:55 PM

To: Michael Kemp <mkemp@babnc.org>

Cc: Catherine Palmer <council@babnc.org>, Travis Longcore <tlongcore@babnc.org>, Jamie Hall <jhall@babnc.org>, Leslie Weisberg <lweisberg@babnc.org>, Mindy Mann <mrmann@gmail.com>, Lesliakarencollins@gmail.com, Lawrence Kubik <Kubikco1@aol.com>, "Adele Abrams, Esq, ASP, Cmsp" <aabrams@littler.com>, Craig April <crgapr@gmail.com>, 11CE Jordana Glick-Franzheim <jordana3@me.com>, Philip Proctor <phil.proctor@mac.com>, Jake Friedman <Jakefriedman@paulhastings.com>, Shahed Toossi <shahed2c@gmail.com>, drhenderson83@gmail.com, Guity Javid <gjavid@springstreetcapital.com>, Jane April <Janeapril9@gmail.com>, Phoebe Neighbor <mankublue@gmail.com>, "Councilmember Katie Yaroslavsky, District 5" <councilmember.yaroslavsky@lacity.org>, Legislative Deputy - Council District 5 <haley.martinez@lacity.org>, Hillside Deputy - Council District 5 <kenneth.g.miller@lacity.org>, Planning Deputy - Council District 5 <jenny.torres@lacity.org>, Warped Pictures <v@warpedpictures.com>, Mark Levin <thefatones@mac.com>

Dear Michael,

Thank you again for your detailed response and for the PLU Committee's recommendation to the full Board. We are very grateful for the seriousness with which the Committee approached this.

**I do need to flag an urgent development.** Since the meeting, conditions on Wanda Park Drive have worsened considerably. **Multiple sinkholes have opened in the roadway**, likely due to a combination of the deteriorated pavement, recent heavy rains, a water main break, and the longstanding underground water source beneath the street. The asphalt is actively failing in sections, some as large as 6' x 3'.

This is no longer a theoretical concern about Wanda Park Drive being a substandard Hillside Street. It is actively manifesting in real time.

Given the current state of the road infrastructure, allowing any additional excavation, grading, or heavy construction activity on this stretch would pose serious risks to public safety, adjacent properties, and the stability of the roadway. The street is already narrow and structurally compromised. The margin for error is essentially zero.

**Given this escalation, and the fact that the applicant is seeking entitlements while not yet having submitted fully accurate and complete plans for both proposed structures, I wanted to ask:**

**Is there a mechanism for the BABCNC to request a meeting with the Zoning Administrator prior to a formal Letter of Determination?** Alternatively, are residents able to request such a meeting directly, or in coordination with the Board?

It feels important that the ZA be fully apprised not only of the zoning concerns, but also of the current physical instability of the street before any determinations are finalized.

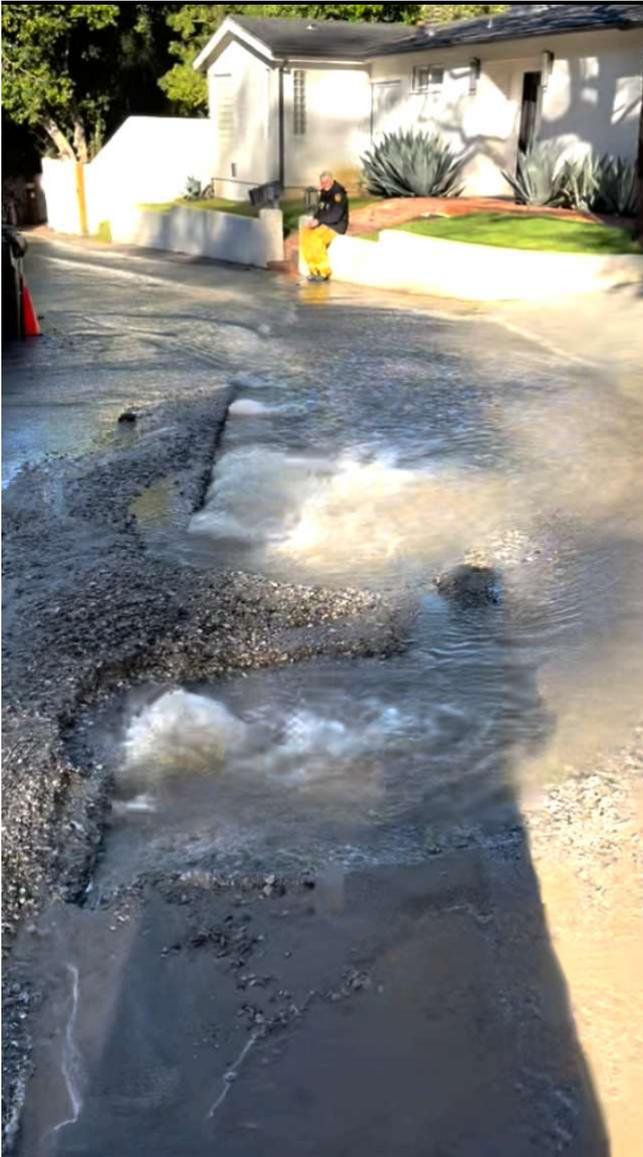
We are continuing to document conditions and will ensure updated materials are shared with the Council office

The residents of Wanda Park Drive are documenting the current conditions and I have uploaded the videos and photos to this [Dropbox](https://www.dropbox.com/scl/fo/6ch7390vh37pthprwws21/ANWEYyTgsI7P0AcE7dta9Nc?rlkey=fzl2enh38frp0a257o77bxn60&st=smg110ft&dl=0) for review, and also shared them with Mr. Cuomo, and the CD5 council office is copied here as well.: <https://www.dropbox.com/scl/fo/6ch7390vh37pthprwws21/ANWEYyTgsI7P0AcE7dta9Nc?rlkey=fzl2enh38frp0a257o77bxn60&st=smg110ft&dl=0>

Thank you again for your leadership and guidance on how best to proceed.

Respectfully,  
Cristina

***p.s. Please note the attached photo is of Wanda Park Drive today directly next to the property under review.***



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