

Attachment E

9830 and 9832 Wanda Park Drive- 2/10/26 BABCNC PLU meeting-

1) Building(s) areas need to be confirmed and not all drawings provided.

Projects are: a demolition of an existing 1700 SF SFR and construction of (2) new SFRs with (2) ADU's respective SFs are 2700 sf and 2800 sf per applicant. SF needs confirmation because slope analysis and plans (for 9830 Wanda Park) state 2335 sf for the three floors, if the building is 2700 SF, then show the added square footage on plans. The city planning website only included drawings of 9830 Wanda Park, PLU committee has request and has not received plans of 9832 Wanda Park from applicant. The projects are at least 3.25x the scale of the existing house, if you add garage 4x existing.

2) Front Yard setback & Dedication

Drawing on city planning website (for 9830 Wanda Park), show a prevailing setback of 1'-7" when the minimum is 5'. Dedication on 9830 Wanda Park shows 8' yet the applicant stated 4' at the meeting, which is it? Application shows 4'

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.28 LAMC

Code Section from which relief is requested (if any): Zoning Administrator to grant adjustment to yard setback

Action Requested, Narrative: The owner/applicant is requesting an adjustment to permit the modification of the yard setback so the proposed dwelling can have a side setback of 4 feet on either side.

Authorizing Code Section 12.28 LAMC

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: The owner/applicant is requesting relief from the BOE requirement that a 4 foot frontyard right of way dedication be provided in order to use as much of the building pad as possible.

Additional Requests Attached YES NO

The plans show the property line with a 1'-7" front yard setback and the property line the same as the adjacent properties, therefore it appears no dedication of any kind is planned for and the house(s) and they will be located 1'-7" from the existing front property line This does not meet the findings. If the applicant were to dedicate frontage then all related square footage would have to be adjusted, ie: slope analysis, etc.

3) If the CPR is not 20' the applicant must ask for this ZA request

The CPR is not 20' wide as visible on Navigatela and per neighbors who attended the hearing, no BOE basic investigation was provided by applicant. Obtaining a basic investigation for the entire CPR would (and has been) a mandatory requirement for projects of this kind.

4) Request for decreased sideyard setback 4' versus the required 8' based on height

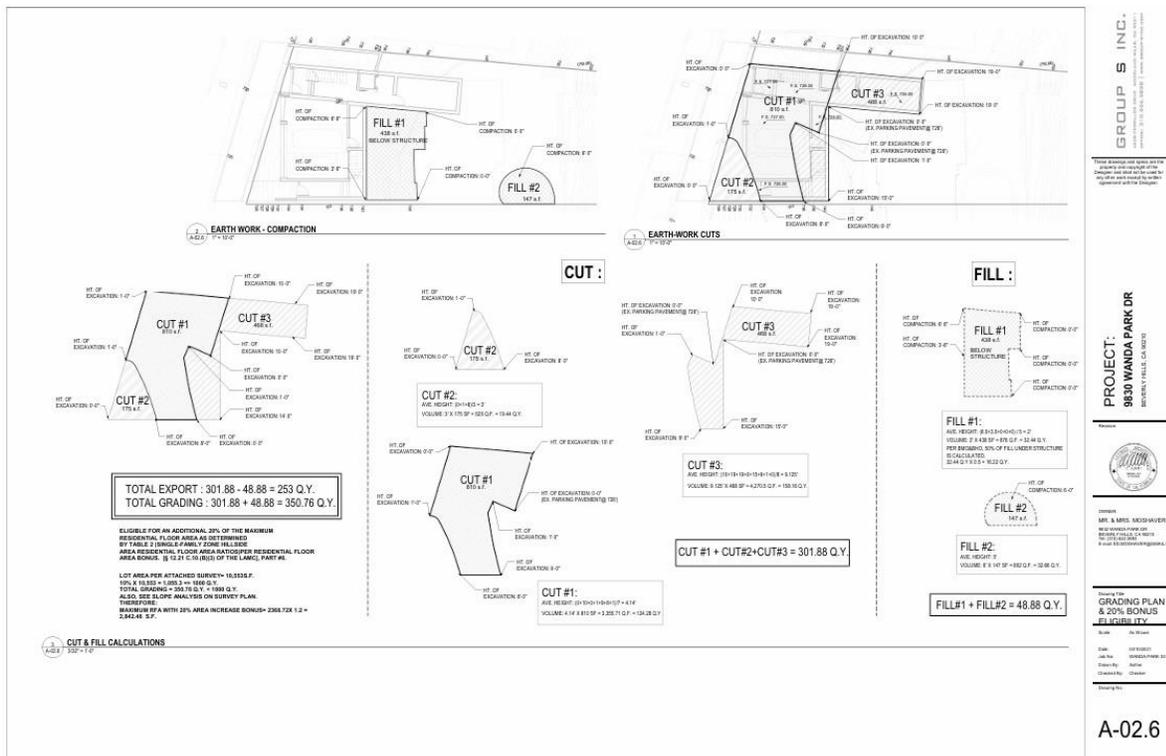
Applicant is requesting a reduced SYSB for a structure that is 40' tall as measured from the lowest grade to the parapet. Floor to ceiling heights of 9' and 10' does not help the findings for this request.

5) State Fire Safe Regulations-Road Width & CPR

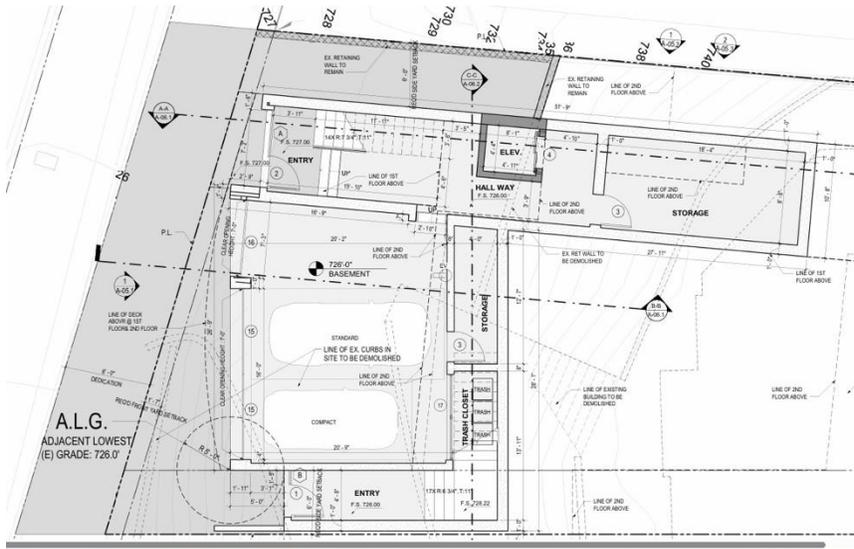
Project(s) DO NOT comply with State Fire Safe Regulations about road width. No fire truck turnaround, dead end and unimproved street. Neighbors who spoke at hearing mentioned many safety issues about road width and challenges.

5) Grading and Area bonus

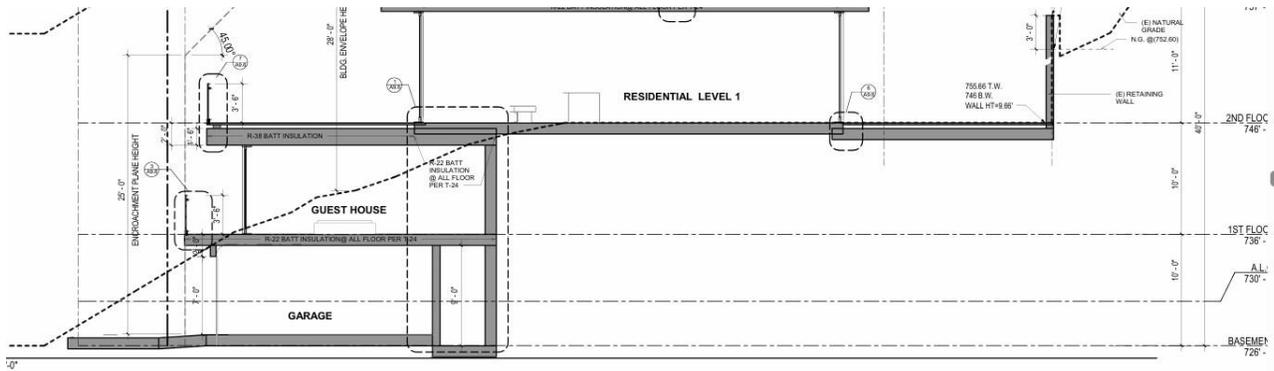
Applicant states a 20% area bonus for low grading, however street less than 20' CPR cannot exceed 750 CY for sites under common ownership (under LAMC 12.03 definitions of "site").



The drawing A-2.6 shows rough areas but does not show the complete project. For example: the cut for JUST the garage and first floor (guest) shows a cut of 624 CY, based on the dimensions on their drawings and the dashed grade line.



PLAN, NTS



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SECTION, NTS

Additionally, the grading line information is missing all foundations (for buildings & walls) and the likelihood that BOTH the uphill retaining wall (wall built in 1952 and pool in 1963) and the side yard walls would be undermined by the deep cut for the proposed house (rear & side yards) and therefore even more additional grading would be required. Grading approval letter could have shed light on this issue. Applicant needs to prove they comply with the area bonus. And a haul route could be needed if the total exceeds 750 CY, based on CPR width.

(vi) **Minimal Grading Option.** For properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map prepared in accordance with Subparagraph (1) of this Paragraph (b), the total amount of any Grading on the site [including exempted Grading, as outlined in Paragraph (f) of this Subdivision (10)] does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less (example: a project involving 500 cubic-yards of Grading on a 5,000 square-foot Lot will be eligible for this bonus option).