



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

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**Case Nos.: ZA-2022-3147-CU1-HCA | ENV-2022-3148-CE | ZA-2023-4254-ZAA | ZA-2023-4255-ZAD-HCA**

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Adriana Rueda &lt;adrianaruedalozano@gmail.com&gt;

Tue, Feb 10, 2026 at 4:50 PM

To: alexander.truong@lacity.org, council@babnc.org, councilmember.yaroslavsky@lacity.org, haley.martinez@lacity.org, jenny.torres@lacity.org, kenneth.g.miller@lacity.org

Hi,

I'm a homeowner and live on Wanda Park Drive.

I'm 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 is an extremely narrow hillside street with limited width and passing capacity. On most days when I leave my home, I already face difficulties in navigating my mid-size SUV down the street. If there are cars parked or UPS trucks or any other obstacles, it makes it even more challenging to get through the street.

God forbid if there was a fire or any other need to urgently leave my home, I always think about how difficult and potentially dangerous leaving in a hurry would be.

As I understand it, the project referenced above is proposing demolition of 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.

This level of new construction, excavation and sustained heavy truck activity would introduce impacts that far exceed what my tiny street can safely support. There is already a bottleneck where this property sits that makes it extremely tight to get by. There simply isn't enough room on the street to safely support all of the activity and equipment that would be necessary to complete this project.

I also understand that the applicants for this project are requesting a CEQA exemption. Given the scale of demolition, grading/export, and the street's access constraints, such an exemption is inappropriate. The applicant already has an approved permit to demolish the existing home, which was built in 1952. This home has a high probability of containing asbestos-containing materials (ACMs), as this era falls squarely within the peak period of asbestos use in residential construction (1940s–1970s). The potential health impacts from the demolition as well as the destabilization of the hillside (and potential disruption of the natural groundwater spring) could occur during demolition phase, with incalculable impacts to the residents of Wanda Park Drive.

If you lived a couple doors down from this house, would you want to potentially breathe in all of those contaminants because your new neighbor was given a CEQA exemption? Definitely not.

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

Thank you in advance for placing my concerns into the official record.

Sincerely,

Adriana Rueda

Homeowner on Wanda Park Dr

