



Catherine Palmer <council@babnc.org>

opposition to the approval of any building or grading permits related to the proposed ground-up development at 9830–9832 W Wanda Park Drive

Celine Hakakha <yourshoegirl@yahoo.com>

Tue, Feb 10, 2026 at 11:59 AM

To: council@babnc.org

To Whom It May Concern,

I am a homeowner and resident whose home backs up to Wanda Park Drive, and I am writing to express my opposition to the approval of any building or grading permits related to the proposed ground-up development at 9830–9832 W Wanda Park Drive.

Wanda Park Drive is a narrow hillside street with limited width and minimal ability to accommodate passing vehicles. Even under normal, day-to-day conditions, the street already presents challenges for residents and service providers. Delivery vehicles such as Amazon and UPS trucks frequently struggle to navigate the roadway, and garbage trucks often have difficulty accessing the street and are unable to pass legally parked cars. These are ongoing existing conditions, not hypothetical concerns.

Based on 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 residences with basements and attached ADUs, along with substantial grading, soil export, and requests for reduced side-yard setbacks and relief related to street access. These requested deviations underscore the fact that the project does not meet standard hillside development and access requirements. Introducing prolonged demolition, excavation, grading, and heavy truck traffic on a street that already struggles to accommodate basic services would create impacts well beyond what Wanda Park Drive can reasonably or safely support.

Additionally, the applicant is seeking a CEQA exemption. Given the scope of the proposed demolition, grading and soil export, combined with the significant access limitations of the street, I do not believe a CEQA exemption is appropriate in this case.

These issues are also scheduled to be discussed publicly at the Bel Air–Beverly Crest Neighborhood Council Planning and Land Use Committee meeting on February 10.

For all of these reasons, I respectfully urge LADBS and the City to deny construction and grading permits for this project and to give serious consideration to public safety, emergency access, and the existing physical constraints of Wanda Park Drive when evaluating this application.

Thank you for including my comments in the official record.

Sincerely,
Celine Hakakha

[2520 Hutton Dr](#)