



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

---

**9830-9832 W. Wanda Park Drive**

---

**Mindy Mann** <mrsmann@gmail.com>  
To: Catherine Palmer <council@babnc.org>

Tue, Feb 10, 2026 at 6:19 PM

Dear Members of the PLU Committee,

I am writing to you in opposition to new construction permits for 9830-9832 W. Wanda Park Drive.

CAL FIRE has implemented strict regulations concerning new home construction on "substandard" roads (roads which are narrower than 20') in Very High Fire Hazard Severity Zones. This is not an arbitrary rule – this was implemented to make certain that fire engines can safely navigate a street in case of an emergency.

The project in question, 9830-9832 W Wanda Park, is located on a very narrow, windy, "substandard" street. It is a side street located in Benedict Canyon – a Very High Fire Severity Zone. Although I do not live on Wanda Park, I have lived in Benedict Canyon for over 40 years and have driven up and down this street on many occasions. Wanda Park is one of the narrowest roads in our canyon - two cars cannot pass at the same time without one car pulling over to the side of the road. When there are garbage cans on the street, or even worse, a delivery vehicle parked on the side of the road, the street is almost impassable, especially at the narrowest spots.

The developer of the proposed two new homes is seeking various specific exemptions for these two homes. Instead of getting into discussing these various exemptions, the larger question is whether the developer should even be allowed to build these two homes on these lots. Given the fire danger in the hillsides and the fact these lots are located on such a narrow substandard road, (and the improbability of widening the entire road), it seems evident that the answer should be an emphatic "NO".

I urge the members of the PLU to make the recommendation **not to grant construction or grading permits** for the proposed project at 9830-9832 W Wanda Park Drive.

Sincerely,

Mindy Rothstein Mann