



May XX, 2024

Councilmember Katy Yaroslavsky (CD5)

Councilmember Nithya Raman (CD4)

Dear Councilmembers Yaroslavsky and Raman:

Over the years our BABCNC PLU committee has observed inconsistent application of both street dedications and required ZA case filings and needed road improvements (widening) within the NC territory for narrow hillside streets. We are providing an example street — Westwanda Drive — to illustrate the significant problems that result from these failures to consistently apply requirements and suggested remedies.

The Neighborhood Council requests review of this matter and for BOE to designate Westwanda Drive road width as less than 20’ width (where occurs) and mark as “red” on Navigatela, under “Street Widths.”

Attached you will find a chart of addresses on Westwanda (Exhibit A) noting their dedication widths per their respective hillside referral forms. Note that all “completed” hillside referral forms state CPR is greater than 20’ wide. To date, no addresses have dedicated property frontage, except 9929 Westwanda Drive. Exhibit B is an image from Zimas showing the dashed line of the 2016 recorded 5’ of dedication for 9929 Westwanda Drive, due to a major remodel /second story addition. Exhibit C is a Parcel Map showing lot 22 (9929 Westwanda Drive) confirming the dedication. In Exhibit B, you will also notice the narrow width of Westwanda to the north which narrows the dedication space to approx. 18.27’. With this known pinch point and recorded dedication on Westwanda, why did subsequent new projects north of the pinch point escape either a street dedication and/or a ZA case filing? To date, no ZA cases have been applied for on Westwanda according to online records. The resulting problem is that approximately eighty (80) residences accessed by Westwanda beyond this pinch point (including Charter Oak, Reevesbury, and Stowell) are without dedication or road improvement.

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 Bel Air Hills Association  
 Bel Air Ridge Association  
 Benedict Canyon Association  
 Casiano Estates Association  
 Doheny-Sunset Plaza Neighborhood Assn.  
 Holmby Hills Homeowners Association  
 Laurel Canyon Association  
 Residents of Beverly Glen

**RESIDENTIAL DISTRICTS**

Bel Air Glen District  
 Franklin-Coldwater District  
 North of Sunset District  
**NON-RESIDENTIAL REPRESENTATION**  
 At-Large Members  
 Commercial or Office Enterprise Districts  
 Custodians of Open Space  
 Faith-Based Institutions  
 Public Schools  
 Private Schools K–6 and 7–12

Specific Westwanda addresses with pending permit applications, such as 10021, 10068, and 10074, do not include a ZA case clearance on their permits. Dedication needs to be recorded early in the construction process in the event the house is built too close to the property line or front yard setback. If no dedication or road improvement is provided, then the public benefit can never be achieved.

Further information to note is a lawsuit was filed against the applicant /owner of 10034 Westwanda Drive for the city issuing building permits in error resulting from CPR requirement and no ZA case. The judge determined that the building permits were issued in error because the project did not meet the CPR requirements. Applicant either needed to widen the road or obtain a ZAD. Judgment was affirmed by the court of appeal.

Our BABCNC PLU committee has a longer list of other street names in the NC territory (both in CD4 & CD5) that share the same neglect as Westwanda Drive for road improvements, dedications, and ZA case filings.

Thank you for your careful attention to this matter.

Sincerely,

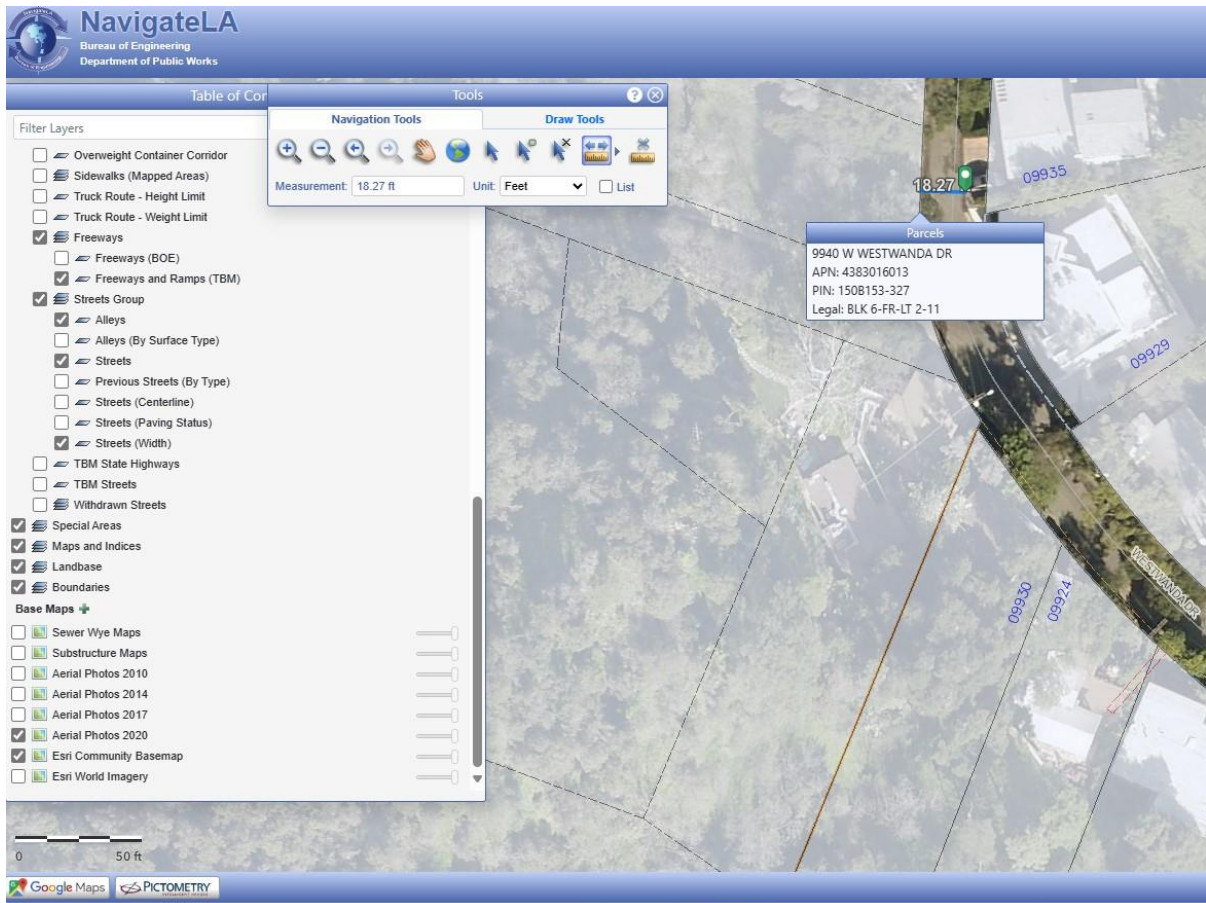
Travis Longcore, Ph.D.  
President

cc: Bureau of Engineering (B-Permits & Mapping Division-Navigatela)

### Exhibit A

Street Address on Westwanda	Hillside Referral Form Available	Required Street Dedication	Dedication Recorded	Dedication clear of structures	Year built and/or Major Remodel
9929	Y	5 ft	Y		1956/2016
9935	Y	0 ft	N		1956/2011
9959	Y	5 ft	N		1964
9967	Y	5 ft	N		1955/2018
10001	Y	5 ft	N		1924
10006-10008	Y	0 ft	N		1933/2005/ 2007
10013	Y	0 ft	N		1979/2008
10019-10021	Y	0 ft-5 ft	N		Demo structures/ Application for New in PC 2012 /2016/2017
10026	Y	5 ft	N		1948/ Applications 2012
10034	Y	0 ft-0 ft	N		Vacant lot-Under construction
10058-10060	No information				Vacant lot-New construction 2003/2004
10062	No information				Vacant lot-New construction 2005/2008
10066-10068	Y	5 ft-10 ft (on Velma)	N		Vacant lot. Application in PC
10072	No information				1946/2017
10074-1076	Y	1.5 ft	N		Vacant lot. Application in plancheck.
10078	Y	5 ft	N		1989/exp permits 2017
10111	No information				1999/2023

# Exhibit B



# Exhibit C

