



See Transcription of the voice message from Inspector Vander from South Coast AQMD below.

Catherine Palmer <council@babnc.org>

Fwd: Asbestos voice

sandra carradine <carradine.sandra@gmail.com>

Mon, Nov 10, 2025 at 4:53 PM

To: Tlongcore@babnc.org, Catherine Palmer <council@babnc.org>

Hello there, I am submitting this to you on Monday, October 10, 2025 to share with board members for the hearing of Nov. 12th.

re: 2166 and 2172 Stanley Hills application, Stanley Hills Family Residence LLC.

Kindly scroll down to the pdf of the voicemail left on my personal cell phone 805 443 4330 on 1/31/25 by the AQMD investigator who was responding to the complaint I lodged with the AQMD hotline on 1/22/25. His voicemail clearly indicates there was asbestos contamination identified, there would be 5 clean ups included with the violations and there would be several other counts. I learned later from the AQMD that, in fact, a violation #P77774, was lodged against the owner on July 22, 2025.

On November 5th, I was told that AQMD had turned the violation #P77774 over to one of their 16 attorneys for enforcement and prosecution. And as it is now with their legal department to take action against this owner, no other information can be shared at this time with the public. AQMD also stated it can take up to one month to one year to resolve. As this builder/owner has failed to cooperate with the State enforcement agency for four months after causing asbestos contamination almost one year ago, he has not been transparent to the boards that he and his processor appear in front of. Quite the contrary, they choose to "forum shop" and bounce from one to the other disrespectfully wasting time, resources and everyone's efforts to gain the truth. And as of this date, they have not even been courteous to provide any presentation of any kind.

Last hearing regarding this matter with your council took place on August 8th, and they failed at that hearing to answer the question -

1) Did you have an AQMD permit associated with the demolition permit?

Instead of transparency and respecting this board and its members, they chose to change venues and caused a hearing to take place with the zoning administration on November 4th. Their behavior with the zoning administration board is the same, no presentation, no culpability, no responsibility, and simply put, a total waste of everyone's valuable time and energy.

They failed at the hearing on August 8th, subsequently four months have passed, and they still fail to answer the #1 question at the top of the list:

1) Did you have an AQMD permit associated with the demolition permit?

They did not answer then, as it appears they didn't want to answer as they knew they did not have a permit, and they knew they had a violation as they were already in receipt of the P77774 violation. And worse, they have remained silent for almost one year.

Instead, they chose to "venue shop" jump forums, and go over to the zoning administrator council. And they continued their charades over there, and now they have been "indicated" to come back to you.

This audio voicemail says it ALL, they were the cause of asbestos contamination, they were obligated for 5 cleanups and other counts, and at this time of writing, I am still unaware of what or how they did or did not comply, but it is a FACT that there is a pending violation against them, P77774, that AQMD is enforcing. Until that issue is cleared and the asbestos and other toxic chemicals are cleaned up, this owner/builder should be granted nothing. This application unequivocally should be denied.

Also in accordance with The Notification of Demolition Ordinance #185270, of which this builder/owner failed to perform, the City can enforce the "Scorched Earth" ordinance in Los Angeles that enforces a FIVE year moratorium on properties where a building was illegally demolished. This is a penalty under this Ordinance and the term "Scorched Earth" refers to the extreme penalty of a building moratorium imposed on the specific property that was subject to illegal demolition. The ordinance allows the Department

of Building and Safety to withhold development permits for five years on a property where illegal demolition occurred. It is important to penalize property owners for violating demolition rules and deter future illegal demolitions and in this time of emergency and impending fires, this is a critical penalty that this owner/builder deserves to receive.

Please take a minute or so of time to listen to this voicemail, it says it all, and take to heart what has transpired here. With the recent fire disasters this State and City have suffered, and the now documented 420 related and unrelated deaths occurring, it is unconscionable to make any other determination than DENIAL. There are too many additional lives at risk.

Thank you for your time, patience and consideration in this matter, and as you can see, all eyes are on this proposed project, the decisions made by this board and any others they appear before, may affect many lives in the future. We are counting on you to hold these applicants to the highest standards demanded within the law. SCROLL DOWN VOICEMAIL pdf

Thank you again, Sandra Will Carradine

Sent from my iPhone



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Catherine Palmer <council@babcnc.org>

Fwd: Asbestos voice

Travis Longcore <tlongcore@babcnc.org>

Tue, Nov 11, 2025 at 5:18 PM

To: Catherine Palmer <council@babcnc.org>

Cc: BABCNC Planning & Land Use Committee <PLU@babcnc.org>

Here is a transcription.

Hello this is Inspector Vander from south coast AQMD calling in regards to [2170 Stanley Hills Drive](#) in Los Angeles giving you an update in the situation. I was finally able to get a hold of the owner, after investigating who the owner was, and so at this point a professional certified asbestos consultant company has collected samples and is determined that there is an asbestos contamination. And so there will be a procedure for cleanup. Included with the violation, there will be several other counts. Now, I'm not able to give an update on a regular basis in regards to the complaint investigation. So the moment that the investigation is concluded, I will gladly forward you a voicemail with the results of my findings and as well as the results of the investigation. I thank you for your patience and have a nice day.

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