

OPPOSITION TO 2166 AND 2172 Stanley Hills. Hearing of November 12, 2025

External

Inbox

Summary

- Sandra wrote to Board Members opposing requests 2166 and 2172, citing applicant misrepresentations and lack of communication.
- Sandra detailed seven points alleging applicant misstatements regarding ownership, building history, and demolition permit compliance.
- Sandra requested the Board deny the application or continue it to allow community members time for further investigation.

By Gemini; there may be mistakes. [Learn more](#)



11:16 AM (1 hour ago)

sandra carradine

to Tlongcore, me

Dear Board Members,

I am writing an additional opposition letter for the Board's serious consideration of denial of the **disingenuous** applicant's requests. Also at the zoning hearing of November 4th, there were 3 agenda items, but it seems at this hearing there are only two that relate to the road widening. Also I have not been able to access the link the applicant may have provided, once again, in the "midnight hours" so I have had NO public access to the link if, in fact, they provided one. Also THREE months have passed since they appeared before this Board, and NO COMMUNICATION or answer by the applicant to any of the previous questions listed on the minutes and/or new questions have been [provided.by](#) them FOUR MONTHS LATER. Instead, they chose to "venue shop" and forced us all to scramble and appear at the Nov. 4th hearing before the zoning commission board. And now scramble back to appear with oppositions before this Board.

So now I will as simply as I can state my observations which lead me to believe there is further investigation required into the behavior of this applicant

1) At the Nov. 4th zoning hearing, the applicant stated on the record that he was an entertainment lawyer and moving forward with this application as an owner/builder. Investigation into this statement: Mr. Rouzbeh Zarrinbakhsh (Rouzbeh) is the Agent/Manager of FIVE LLC real estate companies. Public records indicate in December, 2018 (Rouzbeh) purchased a property at address 2042 N. Sycamore. 10

months later on October 19th he sold it to himself (3,310.00\$) (sic) [3,310,000.00\$] to his company Hollywood Hills Mansions LLC. Before he sold it and acting as owner/builder he was cited by the City for "BUILDING OR PROPERTY CONVERTED TO ANOTHER USE" and that violation was sent to the Inspection Bureau. Public records indicate he later made an application to the City to bring on a contractor who continued developing the single family residence into a duplex which records indicate is now a rental.

2) Rouzbeh also developed a property with his LLC company, 8744 Skyline LLC and public records indicate it has been rented for over \$18,000.00 per month.. This seems to be the property that Sami indicated Rouzbeh lives in "up the hill?" As in baseball, Who's on Third?

3) As a lawyer, Rouzbeh has represented Sami Kohanim (Defendant) Case No. 23STCV00909 (sic), [23STCV00908] along with Prime Ventures, LLC. It appears that Sami Kohanim is also a real estate broker and developer for over 21 years in the City of Los Angeles. This possibly can represent a "conflict of interest" but at the least could or should have been disclosed to this board and any others they appear in front of.

4). At the August 8th Bel Air hearing, Sami represented that he and the owner/builder met with 2 bordering community neighbors, did not name them but provided their addresses. Later it was learned that they are Randy Dodge and Roy Faeber. Sami represented that both of them were in SUPPORT of not widening the road as they believed widening the road made it more dangerous. Then at the Nov. 4th zoning adm. hearing, Rouzbeh put on the record that he met with a neighbor bordering South, an unnamed neighbor?, they had beers and lots of cheers and this "unnamed neighbor" was supportive of their proposal. This shows a repetitive behavior of misstatements and misrepresentations to all boards causing confusion and inability for opposing community members to keep on the track.

5). The Los Angeles Department of B&S enforces the Notice of Demolition Ordinance #185270, which all indications, at this point, THEY FAILED TO PERFORM their duties and obligations.

At the zoning administrator hearing, Sami answered slowly the question: how old were the structures that were demolished, he stuttered "oh maybe 20 years" which is a blatant misrepresentation as those structures were 1) 75 years old and 2) 102 years old. . Also the #1 question posed to these disingenuous applicants "Did you have a AQMD permit when you performed the demolition" When asked at that time they themselves knew they did NOT as on July 22, 2025 they were served with the violation P77774, and now that the violation is being prosecuted by the AQMD legal department. FOUR MONTHS have passed and we are all still kept in the "dark", while they continue to refuse to cooperate or provide critical answers to our questions.

6). The City has the ability to enforce the "Scorched Earth Ordinance" when an applicant fails to perform. This ordinance refers to severe penalties, such as fines and

long-term construction moratoriums that the City can impose for egregious violations like illegal demolitions or willful non-compliance with City codes.. The City can enforce a FIVE year construction moratorium on building on this site in addition to monetary fines and violations. And enforcement of this ordinance has been encouraged to prevent developers from continuing to perform illegal demolitions, I propose that this Board denies their application which allows the opposing members of the community time to further investigate with the City and demand enforcement of this Ordinance be imposed on this applicant.

7) I ask this Board to read the additional letter provided by Paul Edelman and the SMCC letter and any and all other supporting documents to DENY this application. Alternatively I ask the Board to continue this application to provide the necessary time for the opposing community members to further investigate.

Respectfully,

Sandra Will Carradine