



Catherine Palmer <council@babanc.org>

Re 2166 and 2170 Stanley Hills Dr reasons that this project should not move forward

Randy Dodge <randy@frontierservicesus.com>
To: Catherine Palmer <council@babanc.org>

Wed, Nov 12, 2025 at 6:35 PM

Dear Travis, Cathy and the Bel Air Neighborhood Council,

Enclosed area the reasons the project at 2166 and 2170 should not move forward. I was raised at 2160 Stanley Hills as a child and have known this property my entire life. It has been vacant since 1972. Over 5 decades.

1. The demolition was not performed by the laws that are in place to protect the city from demolishing historic properties. The law states that all demolition notices for buildings that are 45 years old be posted with a placard at least 11 x 17 inches and waterproof. This was not done. All the neighbors that are within 300 feet must be notified in writing 90 days before. Since the buildings are over 100 years old not 20 years as the builder stated at the ZA meeting. This was not done. None of the neighbors received anything about this demolition that was performed in December 2024. The law is the Demolition Notification Ordinance of Los Angeles and can impose a 5 year moratorium on any building permits. This law is to protect our historic houses. The AQMD was not notified about the demo and this is also a gross violation. By putting a moratorium on building this is not Taking land or prohibiting building for an owner of property. It is the Scorched Earth Policy and has been used in other cases in Los Angeles in the recent past. The back house was built in 1923 and the front green house was built in 1950.

2. The builder is under investigation currently by the AQMD for not cleaning the site before he demolished both houses. The site was inspected in January of 2025 and was found to contain Asbestos and toxic chemicals. We have the recording from the inspector and it is attached. All of the workers that performed the Demolition were not protected and they need to be contacted and informed that they were exposed to asbestos. This investigation will be talking upon to one year. The city can not issue a permit or proceed until the site is clean and all affected parties are informed especially the workers as they were on site for several days and were in the dark about the danger they were exposed to.

3. The street Stanley hills is only 18 feet wide. After cars are parked on the downhill it is only 12 feet. The State Law is in effect since 2022 and is meant to protect us from building on substandard streets. It is State law that supersedes all other laws. When the builder demolished the current houses he should not be able to build the 2 proposed houses.

4. The street at the bottom of Stanley Hills is steeper than 16 % grade. This also prohibits new building on a sub standard street. It is a State Law and is also meant to protect us in case of fire and evacuation. During the fires in January our residents were in gridlock try to leave the area. I had to exit by Appian Way and Sunset Plaza in order to leave.

5. The fires in January of this year have changed everything concerning the laws that prohibit building on sub standard streets and can not be ignored moving forward as they have been in the past. This is to protect residents of all high fire risk areas such as Laurel Canyon.

6. The three large trees that are over 100 feet tall are home to many birds and animals. We will have a camera installed soon to record all activity. This will be performed by CLAW
We need more time to review the footage.

7. The amount of traffic has increased dramatically in the last decade so it is not the same or ever closed to what it was when the street was designed in 1929. The density and amount of cars using Stanley Hills has made it one of the most dangerous streets in Laurel Canyon. It is a feeder street for Appian Way, Beech Knoll, Groveland and Kew Drive. This makes it drastically overloaded from years ago.

8. We have had the experience of construction in the past and the heavy trucks are damaging our street that was constructed almost 100 years ago in 1929. It can not withstand all of the heavy dump trucks that put our 1929 street in jeopardy and damage its aging infrastructure.

Thank you in advance for all your efforts and for helping our hillside communities.

Kind regards,

Randy Dodge

Frontier Services
2175 Stanley Hills Drive

Los Angeles CA 90046
323 656 6867

This shows we only have 12 feet to pass when cars are parked on the downhill side



This tree will be cut down. It is over 100 years old





This is one of the oldest redwood trees in Laurel Canyon and has been here over 75 years and is the home to many birds and animals













footprints of Borris Karloff 1959



Sent from my iPhone

8:02

5G 31%

< Voicemail

UNKNOWN

January 31, 2025 at 11:34 AM

0:00

-1:02



Transcription

"Hello , this is inspector Vander from South Coast AQMD calling in regards to 21 70 Stanley Hills Dr. 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

the owner was And so at this

point A professional certified
asbestos consultant company

has collected samples and is



Favorites



Recents



Contacts



Keypad



Voicemail

38

Done



8:02

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has collected samples and is determined that there is an asbestos contamination and so there will be a procedure five cleanup Included with the violation, there will be several other counts No, I'm not able to give an update on a regular basis in regards to the complaint Investigation The moment that the investigation is concluded, I will gladly For you a Voicemail with the results of my findings and as well as the results of the investigation Thank you for your patience


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Contacts


Keypad


Voicemail

Crop and scale or select text



 Voicemail

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