



Catherine Palmer <council@babnc.org>

CAN YOU KINDLY UPLOAD BY LETTER OF CONTINUED OPPOSITION HEARING 11/19/25 2172 Stanley Hills

sandra carradine <carradine.sandra@gmail.com>
To: Catherine Palmer <council@babnc.org>

Wed, Nov 19, 2025 at 1:46 PM

Dear Bel Air Council Board Members,

Thank you for your previous vote on November 12th to deny this applicant of their request, and all of the due diligence that went into your decision.

Results of my exhaustive and extensive research into this applicant's falsification of documents, will be further detailed in my December 5th submission to the zoning administration board.

For the sake of expediency at this hearing, I firmly re-iterate the following and assert some new claims that will, again be detailed, in my written opposition of December 5th.

I stand by all the supporting documents provided by other concerned citizens, including the SMCC letter and the Laurel Canyon Association Letter declaring their opposition to this proposed project. Below I will number some of the pertinent facts:

1) This applicant, Rouzbeh Zarrinbakhsh, Esquire, acting as an Owner/Builder, along with his processor, Sami Kohanim, went ahead in the "midnight hours" destroying TWO documented historical and/or cultural single family dwellings. On Sept 4, 2024, Custodian of Records discovery sent me a print of the email from Structural Engineer, Mr. Jerome Palma, to Sami in which he noted he attached the 1923 permit for one of the structures of which was over 100 years old. Sami responded to Mr. Palma's email, "thank you"

At the least, even though it is Sami/owner's professional responsibility and the fact that Mr. Zarrinbakhsh has a higher bar to perform as he is a lawyer, to obtain this information that is readily available for anyone to view on the public records website, he did neither, he did not disclose the knowledge of the 1923 permit and the additional fact of the 1950 construction permit for the other structure along with the 1950 Notice of Occupancy.

2) They violated LAMC 91.106.4.5 Permits for Historical and Cultural Buildings

3) They violated LAMC 91.106.4.5.1 NOTIFICATION OF DEMOLITION (structures over 45 yrs of age)

4) They violated LAMC 91.106.4.5.1 (1). (WRITTEN NOTICE)
91.106.4.5.1(2). (PLACARD POSTING)
91.106.4.5.1(2) (a)(b)(c)(d)

5) They violated LAMC 91.106.4.5.2 (they did not provide the names for the mailer)

6. They violated Ca. Health & Safety Code 19827.5

This code requires that for any demolition or renovation permit, the applicant must provide evidence of asbestos notification to the local permitting agencies if the project involves asbestos.

(THEY KNEW IT DID AS THEY HAD KNOWLEDGE THE STRUCTURES QUALIFY FOR ASBESTOS AND/OR LEAD AND OTHER TOXIC CHEMICALS BASED ON THE AGE OF THE STRUCTURES)

This evidence such as a copy of the notification form submitted to an air quality district, MUST be submitted BEFORE the permit is issued. If no asbestos is involved, the applicant must declare this in writing, and the permitting agency will keep the declaration with the permit application.

THIS APPLICANT, UNDER PENALTY OF PERJURY declared he had complied with the law, but obviously, he did not, pursuant to the voicemail left by the AQMD after investigating a complaint that was filed. This fact is supported with the violation P77774 that this applicant was served on July 23, 2025 and is now being prosecuted by the AQMD legal department.

7) They violated the South Coast AQMD rule 1403 which is the requirement for handling, storing, disposing of asbestos and other toxic chemical waste.

8) The AQMD is currently prosecuting this applicant for his failure to notify,

Violation P77774, being pursued by AQMD legal department.

In addition, for the scarcity of time to conclude my extensive research, I reserve the right to update any new information upon receipt of to this Board along with the Dec. 5th written declarations that I will prepare for the zoning administration board.

Conclusion, the facts abundantly support the continued denial of any application put forth to this board, and I ask this Board to duly note the above noted violations for the record.

Lastly, I would like to direct the Board to revisit the critical facts in the letter provided by the SMCC written in 2023 supporting the LAW. Also I would like the board to take this letter seriously as this has never been as important or pertinent than now. The LA Times recently reported there were at a minimum of 440 related and unrelated deaths due to the most recent tragic fires of the Palisades, Eaton and Malibu fires of Feb. 2025. We can no longer turn our heads the other way and these applicants should be ashamed of themselves as they are asking the Board to permit/allow something that could possibly cause hundreds of additional deaths and/or harm to innocent residents of the City of Los Angeles in the near future. The prediction and outcome of future fires has been over-documented, supporting the fact that we know not when, but we can count on them to continue to affect our state.

I also ask the Board to reconsider the submission of the 92 page document provided by the Laurel Canyon Association showing expert opinion of why this applicant should not be allowed to obtain an exemption for the substandard road.

Lastly, please remember the comment made by Tony Tucci documenting the "woodland" water table of the property, and supporting evidence is the thriving trees, one of which has been documented to be over 100 years old. We already WRONGLY lost the historic and cultural structures that were on the property, we will fight to the end to save those trees and the existing raptors and other wildlife that deserves protection by providing camera proof of their existence. And Mr. Paul Edelman provided the letter to the Board that this "woodland" property is close to the proximity of the 17 saved acres by 250 feet, and the recently CLAW Laurel Spring land.

Thank you for allowing me to speak and present these written for the record comments. We truly appreciate your time and attention to this life-saving issue.

Sincerely,

Sandra Will Carradine