



Catherine Palmer <council@babcnc.org>

Regarding construction on Stanley Hills Dr

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To: council@babcnc.org

Wed, Nov 19, 2025 at 2:44 PM

Dear Council Members,
My husband and I moved to [2157 Stanley Hills Dr](#) in 1977 with our (then) 4 year old son.

It was a little cabin on a triple "bungalow Land" lot (Bungalow Land was 25' by 150' and was generally sold in two parcels (equalling 50x150) appropriate for a small bungalow with plenty of surrounding natural land. Our daughter was born there into my mother's hands, in our home. In the mid-nineties we expanded our home to accommodate our growing family, **following all the rules**, and installing a foundation with 35' caissons because there was no bedrock...and it helps stabilize Lookout Mountain, which is behind us on the hill. My daughter now lives next door at [2161 Stanley Hills Dr](#) (a bungalow on a traditional double lot, where Farley Granger lived in the 40s), across the street from the proposed construction site. We also acquired the double lot adjacent to us on the other side of us, so our single family home is on 5 bungalow lots, leaving all the trees and greenery in place.

Stanley Hills Drive is a **vital exit route for the 1500 homes above us**, and because it is **barely 18' wide and has cars parked on one side**, it is often **gridlocked** because of delivery vehicles, garbage trucks, redirected traffic...and a single construction vehicle in the street can cause hours of gridlock. It is impossible for residents to exit in an emergency while firetrucks are trying to get in.

The LAW which states there can be no new construction on streets under 20' wide is there for a reason! Our lives are literally at stake in an emergency. This neighborhood has been **designated by the fire department as a EXTREMELY HIGH FIRE DANGER AREA** and too close proximity of houses dramatically increases the danger of swiftly spreading fires. The proposed construction would add TWO houses that would be in too close proximity to the neighboring homes, and the plans do not show adequate spacing. The proposal also requires over the 750 allowable cubic feet of earth to be removed.

Compounding this, **without the REQUIRED notification to each resident** that there would be demolition of an over 100 year old house on that property (that had been deserted for over 50 years and contained Boris Karloff's footprints in cement), the builder, in the middle of the night, brought unprotected workers to tear it down - a serious health hazard for the entire area that will manifest for decades to come, and the contaminated remains of the house were apparently taken to a dump not appropriate for hazardous material. The remaining earth is likely also contaminated (an L.A. Times article recently revealed the depth of the asbestos problem after the houses were destroyed in the Palisades and Eaton fires). This blatant disregard for the law, and for the health and safety of the entire neighborhood, should be punished with a minimum of a five year moratorium for that builder on any building **(as has been imposed on other builders who ignored the law and endangered the residents)**. And that doesn't even address his liability for the health issues which may arise as a result of his irresponsible actions.

On top of that, **the slope of the street exceeds what is allowable for building**, and it would be impossible for the builder to widen the street all the way down to the nearest 20' street (Lookout Mountain) without tearing down existing homes and garages which were built within a foot of the street, and **chopping down several old growth trees (giant pines and a redwood, over 100' tall which are irreplaceable)**, important to the ecology of Laurel Canyon, where our raptor hawks and owls, who maintain the balance of nature controlling the rodent population, live and perch.

There is no way that the law should be ignored any longer. Laurel Canyon and Stanley Hills Dr are a fragile and vulnerable community. The devastating recent fires proved how vulnerable canyon homes are and how important those laws are to preserving both life and property. This builder has ignored the laws already, and endangered us all, and should not be allowed to continue ignoring the rules and regulations that protect our lives.

We urge the council to deny this project in its entirety and recommend consequences for the unscrupulous builder, whose only concern is turning a profit, at the expense of our health and safety.

Thank you to the council for listening to our urgent concerns.
The Walker Family
Kim, Jeff, Ethan, and Rachel
2157 and [2161 Stanley Hills Dr](#)