

General Public Comment re 2166-2172 Stanley Hills Drive (3 documents)from Sandra Carradine

Case # ZA-2025-1386-CUI-HCA-1A;ZA-2024-6711-CUI-HCA-IA;related # ZA-2024-6711-CUI-HCA;
ZA-2025-1386-CUI-HCA;Case No:ENV-2024-6712-CE

WHY ARE WE HERE? After reviewing the documents I received from the LADBS Custodian of Records public search, I learned that the Application for Inspection to Demolish Building or Structure Permit # 24019-20000-04308 is INVALID making the demolition that took place illegal. I have provided a highlighted copy for your review. BEFORE this lawyer/owner/builder demolished not 1 but 2 structures, of which were 100 years old and the other was 75 years old, possessing cultural significance. He was aware of this fact but destroyed the 2nd floor of the historic house one year BEFORE he applied for his app. to Demolish.

WHY DO I KNOW THAT? In the records search there is an email from the City sent to his permit processor, Sami Kohanin, (processor) not only informing him of that fact, but the Engineer, Jerome Palma, attached the copy of the original permit dated 1923 in his email. **HOW DO I KNOW** that the processor received it? He responded "thank you". He was put on notice that these structures needed careful consideration for many reasons but BEFORE the in the "midnight hours" demolition took place, this lawyer/owner/builder violated all of the following: (1) Federal (EPA), Disposal and Handling Rules must meet Federal NESHAP (2) State CA/OSHA Title 8:1529 Asbestos Abatement Regulated asbestos must be removed by a LICENSED contractor, (3) CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), Section 15061 potential impacts on historical or hazardous material removal may be necessitate a MITIGATED NEGATIVE DECLARATION and this form was not returned BEFORE the permit was issued. **WHY DO I KNOW** It is not in the Cust. Of Records file (4) SOUTH COAST AQMD Rule 1403- hiring a Cal/OSHA certified consultant for an asbestos survey prior to any renovation or demolition.(5) California H&S Code Sections 25915-25919 govern asbestos....identification...to prevent dangerous exposure. It mandates signage notice, notice of renovations, and adherence to safe handling regulations to avoid lung disease and cancer **WHY DO I KNOW HE DID NOT:** Because I called AQMD and after they completed their investigation the AQMD field inspector left me a voicemail and they subsequently issued the lawyer/owner a violation P7777 against the property.. (6) LADBS Lawyer/owner/builder submitted an incomplete, inaccurate, misrepresentative (under penalty of perjury) app. for demolition but it is invalid as incomplete and he did NOT notarize it. LADBS.org clearly states: The department (LADBS) and City Planning require the Owner/Builder Declaration, Property Owner Affidavit and CEQA related declarations to be notarized as that validates the signature, ensuring the property owner is aware of the legal and environmental (CEQA) responsibilities associated with the permit. The city requires a "wet" notary stamp, without that the permit application is invalid. Thus the demolition was illegal. As a lawyer this owner/builder is held to perform at a higher bar and it is becoming apparent and clear that this lawyer is intentionally performing below the standard of the law and is operating AS IF HE IS ABOVE THE LAW. (7) Demolition Notification Ordinance, a citywide policy that requires public disclosure of demolitions planned for structures older than 45 years of age **WHY DO I KNOW THIS?** The requirements and procedure for notice were not performed and the community members did not receive notice which you will hear about from them. And he moved forward knowing he did not complete the CEQA process anyway. And he illegally demolished the top floor of the 2nd story 100 yr home without permits one year before he made the App. to Demolish.

The remedy for these egregious and intentional acts is the Los Angeles 'Scorched Earth Ordinance' LAMCSection 91.106.4.1(10) which is a land-use policy enacted to penalize developers who demolish buildings without proper permits, particularly in historic or protected zones. This land is located in the Hillside Ordinance and has the highest level distinction (VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) and is within a 250 feet proximity to 2 designated wildlife lands. This Ordinance authorizes the DB&S to impose a FIVE year moratorium on any site where demolition occurred without proper permits. The pertinent reasons to do this is to punish and deter developers from defying city permit requirements and state environmental laws. This is an important tool for historic preservation to prevent developers from clearing sites to avoid environmental review or historic designation. **THE CITY MUST ENFORCE THIS SENDING THE MESSAGE TO ALL DEVELOPERS,** These egregious acts must stop and the buck stops here.

This lawyer/owner/builder is known to be bullish/bulldog litigator. **WHY DO I SAY THAT?** We appeared before the, Bel-Air Neighborhood Council (BANC) who expressed their concern to the applicant for lack of transparency and put on record for 2nd time to comply with answers to their serious questions which he refused. This lawyer/owner then venue shopped to the Planning Commission and at that hearing, Mr Jordann Turner, directed the app. to go back to BANC and address their concerns and questions by the end of the year 2025. Mr. Turner said he was skeptical granting because of the substandard street and the one/way/in/one/way/out. App. asked Turner if he would grant the app. if they agreed to just widening the front of the property and Turner emphatically said "NO" 2nd hearing the BANC voted, unanimously,. against the project as the LOB (app) refused to answer the questions. At the next scheduled hearing of the BANC, we were told that it had been turned over to the City Attorney's office and they were silenced, and would not ratify the previous hearing's minutes, thus we were silenced. **WHY DID THE BULLY DO THAT?** Why did the Planning Commission approve his dangerous project and plan??? His threats/intimidation are working as people are afraid to speak. **THESE ARE NOT LOTS, THEY ARE A WOODLAND** (per Paul Edelman MRCA and SMMC) Woodland is a low- density open-canopy ecosystem dominated by trees and shrubs that allows significant sunlight to reach the ground, acting as a traditional habitat between forests and grasslands, a herbaceous layer, providing vital, varied wildlife habitat. The photos of the over 150 yr-old trees (towering 200-300 feet) show they live unsustained, with no irrigation, because of the "perennial stream" " The woodland is less than 250 feet proximity away from the MRCA's and LCLT's 26 protected acres in a 50 acre habitat block to the west. This proximity to large habitat blocks both to the west and east significantly adds to the ecological value of the woodland that includes the 2 proposed homes. "Quote" from Paul Edelman letter of Nov. 2025, Chief of Natural

Resources and Planning of MRCA and Deputy Director of the Santa Monica Mountains Conservancy (SMMC) This lawyer/owner/builder says "the trees gotta go"

All eyes are watching as this is a pivotal decision that will affect not only the famous "for song, movies and glory) Laurel Canyon, but all encompassing LA, State of California and the world. We are a determined group and we plan to use the social media platform as a tool to garner awareness and support with all applicable actions available to us. We look for your wise and ethical decision which we hold you, as a commission, to the highest regard. THE BUCK MUST STOP HERE and the decision is in your hands.

You have the authority to STOP THIS unconsciousable project, and your decision will be on your conscience forever what may that bring? Thank you, Sandra Will Carradine. Concerned Citizen of Laurel Canyon and the "world"

NOTICE AND OWNER'S DECLARATION RELATED TO CEQA AND PROJECT SCOPE

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at _____ I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date _____ Name of the Owner (Print) _____

Signature _____

(See page 2 of 2 For Notary Acknowledgment)

Owner's Declaration Related to CEQA (rev. 08/29/2016)

170 N Stanley Hills Dr

Permit #: 24019 - 20000 - 04308
Plan Check #: B24V/N21268
Event Code: _____
Printed: 11/14/2024 10:29 AM

City of Los Angeles - Department of Building and Safety
Issued on: 11/14/2024
Last Status: Issued

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA and Project Scope

Printed: 10/14/2024 10:13 AM

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On _____ before me, _____ (insert name and title of the officer)

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

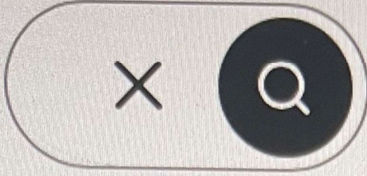
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

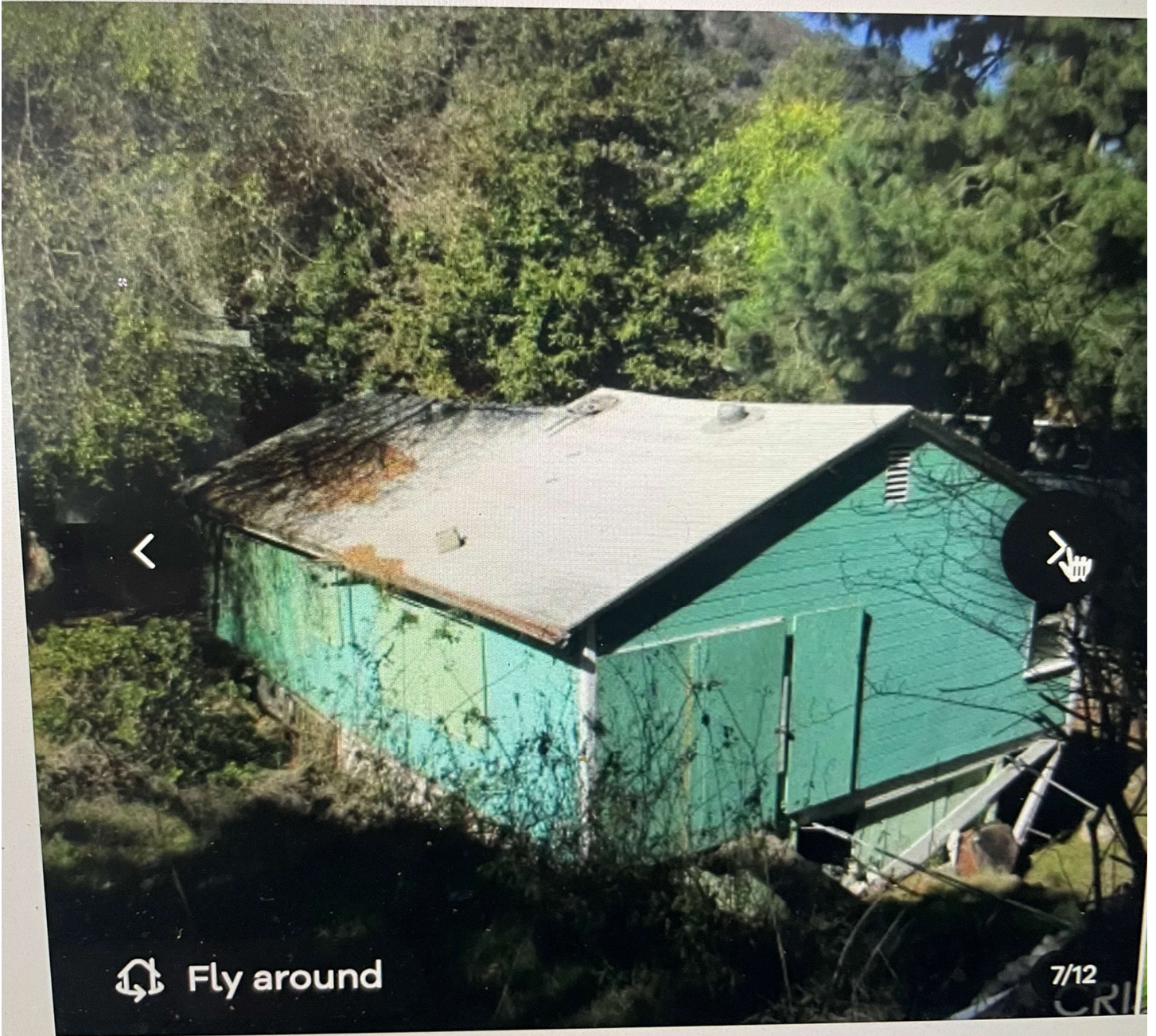
Signature _____ (Seal)



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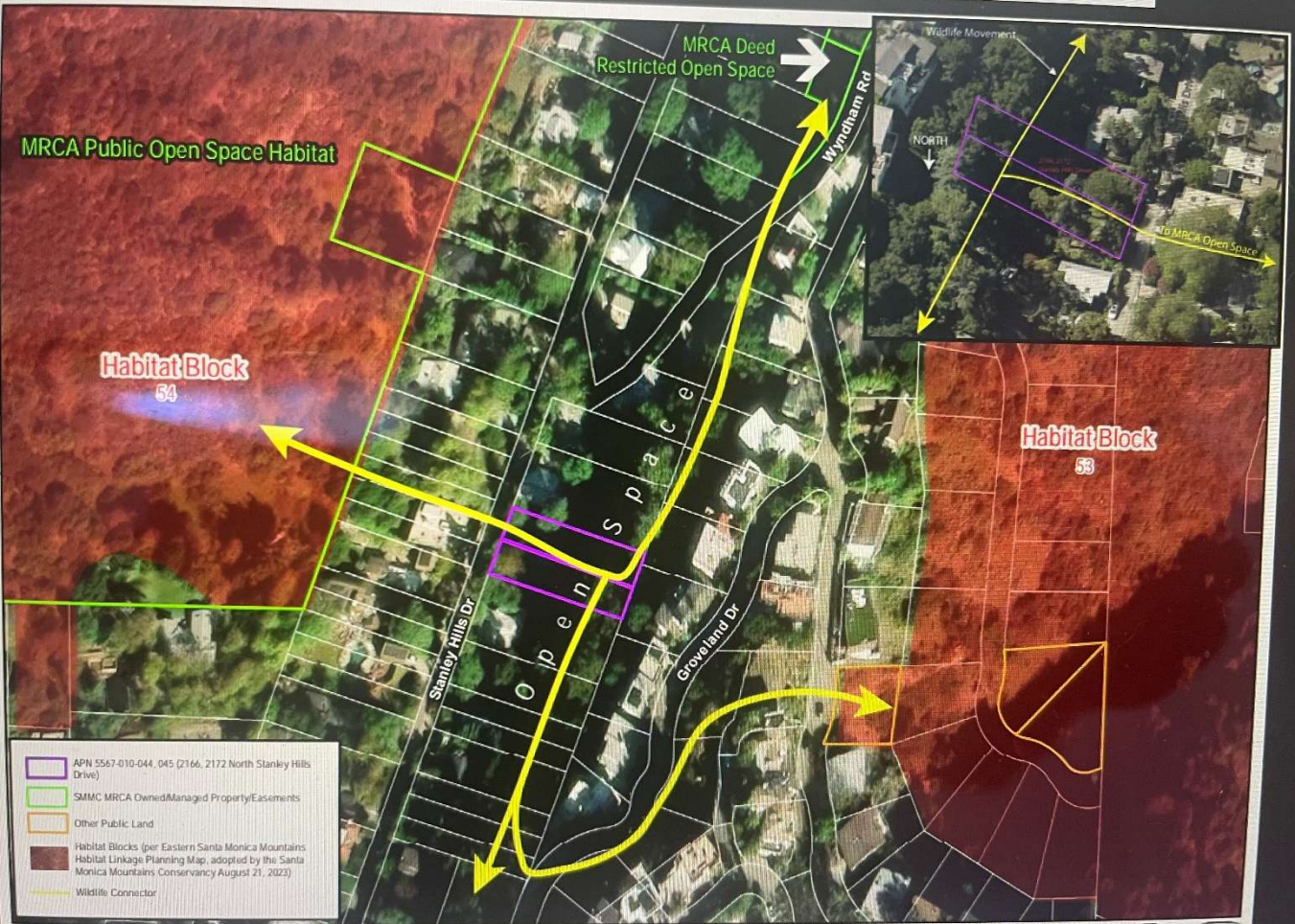
What's your equity? (It's easy to find out)

● Off Market

4 bed **3** bath **2,573** sqft **0.26** acre lot

3





- APN 5567-010-044, 045 (2166, 2172 North Stanley Hills Drive)
- SMMC MRCA Owned/Managed Property/Easements
- Other Public Land
- Habitat Blocks (per Eastern Santa Monica Mountains Habitat Linkage Planning Map, adopted by the Santa Monica Mountains Conservancy August 21, 2023)
- Wildlife Connector

Case Nos:
 ZA-2024-6711-CU1-HCA, ENV-2024-6712-CE, 2172 North Stanley Hills Drive
 ZA-2025-1386-CU1-HCA, ENV-2024-6712-CE, 2166 North Stanley Hills Drive

Date: Wed, Apr 15, 2026 at 2:59 PM

Subject: Public PLANNING COMMISSION HEARING 4/14/26. 2166-2172 Stanley Hills Drive, La, Ca.

To: apccentral@lacity.org <apccentral@lacity.org>, <Ernesto.Velazquez@lacity.org>, <Alan.como@lacity.org>

Cases ZA-025-1386-CUI-HCA-1A;ZA2025-1386-CUI-HCA-1A Case No. ENV-2024-6712-CE

Dear Commissioners: VP Julie Stromberg, Duncan Sachdeva, Steven Welliver:

I am a representative for the PUBLIC and attended yesterday's 4+ hours hearing as a concerned citizen by speaking and submitting written objection to the applicant's proposed project, Mr. Rouzbeh Zarrinbakhsh,

Lawyer/Owner/Builder, member of the State of California Bar #307407. At the hearing, Sami Kohanin (Entitle & Permits), (processor) and representative for the owner, provided the 10 minute and 5 minute rebuttal to the hearing.

All the public speakers concluded their allotted (2 minutes) of time for opposition to the project and the applicant/and/appellant concluded their allotted 10 minute opening and 5 minute rebuttal by Sami Kohanin (applicant) and Esquire Jamie Hall (appellant). Well into the "IN SESSION" public hearing, with the Deputy City Attorney, Ernesto Velazquez, along with the Senior Planner Alan Como, and Jordann Turner, City Associate Zoning Administrator (providing answers to the Commissioners) was seated at the table in front of the commissioners answering their questions, (SAD TO SAY BUT THE TRUTH) I witnessed, not once, but TWICE, the applicant, Sami, going up to Mr. Jordan and whispering in his right ear as the Commissioners and the PUBLIC HEARING WAS IN SESSION.

Immediately after the first "whisper" Mr. Jordan announced to the commissioners that he was not available

on the 28th of April as the commissioners were making comments about the apparent possibility of continuing the hearing until the 28th of April (as one of the other facilitators on

the right of the room stated or alerted the commission board (before Sami whispered) that the next hearing was scheduled for the 28th. Common sense dictates the timing of the whisper to Mr. Jordan and his immediate interaction with the Board stating he was not available, and Mr. Jordan's comment was because of the "whisper". As the commissioners continued their deliberation, possibly another 20 minutes or so passed, Sami again went up to Mr. Jordan's ear and whispered. Shortly after that, the commission announced they would be taking a 10 minute break.

Over the break, I personally went up to Sami and asked him why he could or felt "entitled" to whisper into Mr. Jordan's ear. His answer was the commissioner's kept referring to the trees as "protected" and he was informing Mr. Jordan that, in his opinion as the applicant, they were not.

The rules of the public hearings are that the applicant cannot have private, side-bar conversations with planners or commissioners during a planning commission meeting while it is IN SESSION. Invalidation of the hearing depends on the nature of the conversation, and clearly as Sami indicated to me the content of the whisper, this constitutes a substantive undisclosed "ex parte" communication that prejudiced the decision-making process.. The commissioners, the public and the applicant/appellant are well aware of the rules. And I believe, the lawyer/owner/builder, Rouzbeh, was seated next to his representative, and made no effort to stop this type of activity by his representative. As a Member of the Bar Association, he is held to perform at a higher level than a normal citizen. The planner, Mr Turner, did not immediately or at any time during the SESSION disclose to the commissioners that this action took place and what the communication was about. And even more shocking,

Mr. Turner did not admonish or ask Sami to stop. This is without the other party present communication which is regarded with suspicion, especially on quasi-judicial matters (like specific permit decision makers (Commissioners) as staff are tasked with analyzing the project. And quite honestly, it looks "pretty cozy" to me and to the others who witnessed it. Not even "pretty cozy" how about "TOO COZY for words"

These "whispers/conversations" were not standard practice and substantive information that not only needed to be provided on the public record but is a violation of due process, and the public listening to this hearing are ignorant of this fact, as they were not there and have now been harmed.

I ask you, as ethical Commissioners, to make a Motion to Reconsider a Commission Action on any agenda from its previous meeting consistent with Commission Rule 7.3..You have the authority to assert this hearing as INVALID due to his behavior. And Mr. Turner possibly should be removed from any ongoing hearings related to this applicant. Public hearings are designed to be transparent, ensuring all interested parties have equal access to information and the opportunity to respond to evidence, making private in-session communication (ex parte) a violation of procedural due process.

I expect no less from you and I also have copied the Deputy City Attorney along with Mr. Como.

I plan to take this to the highest level of integrity and will seek all consequences if necessary, legal, and appropriate action to be enforced against this applicant. As I am outraged. I have spent hundreds of hours as others have about the egregious activities of this applicant. As I wrote in my submission we are also seeking social media as a tool to get the word out about what we feel is inappropriately taking place here, and we look to you to uphold the rules, laws and regulations as all are expected to abide by.

I will appreciate hearing back immediately what action you plan to take and we as the public deserve more than this, we really do, and you as volunteer Commissioners deserve better too. This is something that is to be taken VERY seriously, and a message needs to be sent out to all that this type of collusion and behavior is not tolerable.

Thank you for your assistance in this matter,

Sandra Will Carradine

Dear Alan,

BRIEF SUMMARY OF OUR CONVERSATION ON 4/16/26 about my email to the Commissioners informing them of the undisclosed ex parte communication of substantive information relevant to the commission's decision that the Applicant whispered in the planner's while the public hearing was IN SESSION.

In our conversation today, April 16, 2026, you informed me that the email of April 15th written to the Commissioners about the "ex parte communication breach" will not be delivered to them. You stated the reason was to 'protect the public'.

Sincerely,

Sandra Will Carradine

Cases related to 2166-2172 Stanley Hills Drive - Appeal PUBLIC hearing conducted on April 14, 2026