

**Palisair Home Owners Association**  
A NON-PROFIT CORPORATION  
P.O. Box 901  
Pacific Palisades, CA 90272  
[www.palisair.org](http://www.palisair.org)

The association itself is a "Tract Committee"  
under the Declaration of Restrictions covering  
Tracts 15944, 15948 and 19890, and operates as  
such through its Board of directors and its Officers

February 23, 2014

BY E-DELIVERY ONLY

Mr. Jerry Del Colliano  
16163 Anoka Drive  
Pacific Palisades, CA 90272  
Mr. Del Colliano:

We wanted to add more detail to the electronic correspondence we have had with you on your application for a variance for the project proposed at 16163 Anoka Drive. Specifically, you have sought the addition of a second story, bringing the elevation of the home to 26'11", which would substantially exceed the 15'6" limitation established in the CC&Rs for the Palisair Home Owners Association ("PHOA").

As you know, the Board for the PHOA has dedicated a good deal of time to the investigation of the potential impact on the affected neighbors. You were kind enough to erect story poles to aid in that evaluation.

As has been discussed, the variance was not approved by the Board for a number of reasons. We were initially concerned about the height and location of the proposed second story, and its impact on privacy for the neighboring property at 1100 Las Lomas. The discussion at our meeting provided some relief for that concern.

Still the nature of the proposed structure, which would loom over the adjacent back yard, is not consistent with the ambiance this small community has enjoyed. In addition, the natural morning sunlight that reaches the same property would be diminished, which an independent professional appraiser, hired at the Board's expense, determined to have a negative impact on property value.

Further, some found the appearance of the roof line to also be inconsistent with the neighborhood. Specifically, there was a feeling that it lacked conformity to the widely and commonly accepted appearances and design found in our neighborhood. These are all factors which the Board is required to consider in the determination on a request for variance under Article III, Section 1 and Article IV, Section 2 of the CC&Rs.

As suggested in our earlier email, we have worked with the Board's consulting architect to determine and define a possible compromise which might meet the needs of all concerned.

Based on that effort, we request that you change the proposal for an inverted pitch roof over the second story portion to a standard pitch roof with a normal pitch of reasonable magnitude. The views created and maximum height above the original grade level would be unchanged. It is our understanding that a more conventional roof line will lower the side of the structure adjacent to 1100 Las Lomas by several feet, addressing any impact on privacy and mitigating the obstruction of natural morning light and thus the resulting impact on valuation.

Please discuss this approach with your architect to determine if it is acceptable. With the appropriate plans and a review by the Board, we feel you would have a significant chance of gaining approval. We should note as well that any new view created by the new second story will not be protected by the CC&Rs.

This proposal has been assembled by the Board in the spirit of compromise and concession on your behalf, despite the extreme accusations you have made and the fact that, to date, you have not offered to make a single revision to the proposed plan for the structure to address the issues raised by your neighbors. Yes, you have offered to work with planting, trees, and fences on their behalf, but the privacy and lighting issues presented by the structure, and the corresponding effect on value, have remained.

We sincerely hope that this compromise position results in a resolution and that you and your family will thereafter enjoy your new home in the wonderful Palisair neighborhood.

Sincerely,

Larry Friedman  
President

Steve Di Saia  
Chair, Plans Committee

cc: Terrence Huber, Esq. (by e-mail)