



Diana Ungerleider <dianaunger3@gmail.com>

FW: 16058 Anoka

1 message

Di Saia, Steven <Steven.DiSaia@sedgwicklaw.com>

Tue, Mar 25, 2014 at 7:48 AM

To: Larry Friedman <lpfriedman1@gmail.com>, Patti Gallagher <p.gallagher2@verizon.net>

Cc: Diana Ungerleider <dianaunger3@gmail.com>

All:

I wanted to get this out and had Patti's OK already so I did so with a few more changes to correct grammatical errors on my part and to bring it up to date. Francine also asked that I include the reference to the fact that the restriction to the roof deck use would be recorded on the title.

Steve

From: Di Saia, Steven**Sent:** Tuesday, March 25, 2014 7:47 AM**To:** 'will@nedesignsinc.com'**Subject:** RE: 16058 Anoka

Will:

I received your voicemail and e-mail yesterday evening. I am pleased to hear that you received clearance from the Building Department to proceed and remain confident that the residence will be beautiful, when completed.

As we discussed previously, the meeting of the affected homeowners which we had scheduled for your attendance, but which you inadvertently missed, was not a complete loss. We presented the last set of plans received and provided the best explanation as to their interpretation as was possible under the circumstances. Still, there were issues raised for explanation, or further issues for consideration presented, for which we required additional information and input from you. It is my plan herein to provide the issues presented for your response or other input, and, if possible, to relay the information which you provide to the subject homeowners to allay their concerns, and, hopefully, make the planning of a further meeting unnecessary.

Of note, some of the information sought herein has actually been requested by the Board, as there are elements of the plans which are not entirely clear, and in fact may not have yet been established, but which are important to our consideration for approval.

1. **Is there an exterior lighting plan to present?** Of note, the CC&Rs do restrict the use of exterior lights which will have the effect of creating undue glare for affected neighbors or otherwise affect protected views. Of pertinent note, we are only considering preliminary approval at this stage, so this aspect of the plan is not required now, but will be required for final approval of your stamped plans. The issue which has been specifically raised is the use of lights for the driveway – it is expected that, with such a long driveway, border lights will be used to delineate its bounds. If there is a plan in this regard, or for the use of any exterior lights, we would like to review it and insure that there are no such concerns raised. Of note, there was also some concern raised in connection with the pool's lighting, which does count as exterior lighting in this regard.
2. **Appearance of the hillside retaining wall** – many of the affected homeowners downhill from the proposed structure are concerned that the wall(s) will be left bare and unattractive. Is there a plan in place in this regard?
3. **Status of Grade** – many of the residents are concerned about confirmation of the current grade and its status, as compared to the plans submitted. Essentially, they want confirmation that the lot was lowered the five feet to the level intended by the plan. I imagine that your grading contractor would have to have used a surveyor to confirm the grade to be reached and we will certainly need that confirmation, as the height of the structure is dependent on the proper reduction of the grade. Is there a grade check report from a surveyor or similar professional, at the completion of the grading, which we can use to demonstrate compliance?
4. **Fences on North Side of Property** – apparently, in the course of the grading work, a fence which was placed by the neighbor up the hill was lost or damaged and they inquired as to the intention to replace it.
5. **Damage to Street at Entry** – the street at the base of the driveway has taken a beating from the machinery and trucks which have been coming and going. Is there a plan to repair it?
6. **Use of Roof Deck** – there were concerns raised about the use of the roof deck, its impact on privacy for the neighboring residences given its height, and the noise level to be created. This is an issue that has been raised a few times in the last few years and has been resolved in general by the setting of reasonable limits on the use of the roof deck for parties or other events as a part of the Board's approval, which is then recorded on title. We can draft proposed language in this regard, as based on the agreements already in place for similar projects elsewhere in the community, and provide it in the near future for your consideration.

Please let me know if you have any questions.

Steve

Steve Di Saia

Chairman, Plans Committee

Palisair Home Owners Association

From: will@nedesignsinc.com [mailto:will@nedesignsinc.com]

Sent: Monday, March 24, 2014 6:42 PM

To: Di Saia, Steven

Subject: 16058 Anoka

Steven,

We have gotten approval from city of Los Angeles Building and Safety. HOA approval is still pending and I would like to know what is the best way for us to get it. I will be in the area later today, we have crews ready to start work and they are all waiting for me. I don't know if you have stopped by the site in the last month but the site has been prepared for construction.

Please let me know, I can meet you in Pacific Palisades or at the site this week. I appreciate your ongoing patience with this project, we are ready to beautify the neighborhood and provide answers to the concerned neighbors. Please let me know what we can do. Thank you very much.

Regards,

Will Vallecios

Project Manager



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