

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

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

April 8, 2013

Mr. Ray Nosrati
3801 Marfield Ave.
Suit B
Tarzana Ca 91356

Re: ***Proposed Project at 16058 Anoka Drive, Pacific Palisades***

Dear Mr. Nosrati:

As you will recall, we met on January 15 at the residence of Mr. Larry Friedman, the President of the Board for the Palisair Home Owners Association ("PHOA"), to address the most recent revisions for the planned project at the above-referenced location. We appreciate your time, and that of Mr. Gispan, in the review and analysis of that set of plans, as there were some rather dramatic changes made, as compared to the prior set of plans provided for our review.

At that meeting, we requested some minor revisions as to the formatting of the plans, and the information which they provided, to assist in our analysis, which, according to Mr. Gispan, were easily done. At the conclusion of the meeting, you graciously provided that the new set would be sent promptly by electronic mail, and, if the information then provided appeared complete, full-sized copies would follow in a few days.

We were properly provided the revised plans by electronic mail on January 17 and examined them within the day. On determining that the information which we had requested was included, we then requested the full-sized plans so that we could properly analyze the height of the proposed structure as compared to the existing grade, as required for a proper determination of any unreasonable view obstruction to be posed to the affected neighbors. I believe a few e-mails were sent in January, and then a further note on February 4, to obtain these plans.

On February 4, Mr. Gispan responded by e-mail, informing us that you were awaiting final and approved grading plans, but that full copies of the architectural and landscape plans could be provided. Mr. Friedman responded that same day that we do not require approved plans for our preliminary approval of any project and that, in fact, we prefer to review the plans before they are approved by the Building & Safety Department, as we may require revisions, in order to meet the requirements of the CC&Rs.

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Mr. Friedman even offered in his correspondence to come to Mr. Gispan's office to pick up a copy of the plans in this regard, as he expected to be in the area on unrelated business. To my knowledge, he did not receive a response and, to date, we have not received a full-sized copy of the plans discussed.

Given the passage of time since that exchange, we wanted to insure that we touched base to determine the status in these regards and to request again a copy of the plans for the current iteration of the project for our review and analysis. We certainly have no desire for you to seek approval from the City on multiple occasions because we have requested a change after the plans have been submitted and approved. As you have indicated that at least the grading plan was submitted, however, we are concerned that this may occur, if we do not have the chance to conduct our review promptly.

As you know, the Board for the PHOA has made a concerted effort to maintain the lines of communication with you and the potentially affected neighbors concerning this project. Many of the neighbors have expressed concerns as to the potential view obstruction posed by the new structure and we have always addressed those concerns with you on their receipt; we have likewise communicated to the neighbors the revisions to the project you have provided in response to their concerns. We need to maintain these communications, if we are to arrive at a resolution which properly addresses everyone's concerns and the requirements of the CC&Rs.

On a potential unrelated note, one of the neighbors in our Association who is potentially affected by this project, Mr. Kevin Minds, has recently requested contact information of the owner of the subject property to address some matter. We have informed him in response that the Board does not provide contact information for homeowners to others without prior approval, but that we were in contact with you as the Project Manager for this property.

He has thus asked that you contact him to address this issue at (310) 469-1650. We request that you do so and let us know, if the matter raised concerns any issue about which the Board needs to be involved.

On your receipt of this correspondence, please let us know the status in these regards. We look forward to hearing from you soon.

Sincerely,



Steven D. Di Saia
Chairman, Plans Committee
PALISADE HOMEOWNERS ASSOCIATION

cc: Mr. Eran Gispan