



Diana Ungerleider <dianaunger3@gmail.com>

Re: 16058 Anoka Drive project

1 message

Palisair <palisair@gmail.com>

Tue, Apr 22, 2014 at 11:48 AM

Dear neighbors,

As you may recall we scheduled a plans review meeting to take place on 2/25/14 with the affected homeowners for 16058 Anoka Dr project. While we had set the meeting to be attended by the Project Manager for the proposed residence, in order to address personally any questions raised with concern to the plans, he inadvertently missed the meeting. Nevertheless, we proceeded and recorded the questions asked for which the Board was unable to provide a complete or informed response. These issues were then passed on to the Project Manager who provided responsive information. Our inquiries, each of which is followed by the response received in blue script, are provided below.

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.

We are working on a lighting plan for the house with our client, which will be provided shortly. We will look into the CC&Rs to make sure our lighting respects the guidelines. The pool deck and pool are still being reviewed by the city, therefore I cannot provide you with a completed lighting. However, I will provide the complete lighting plan, once the deck and pool have been approved.

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?

Please look at attached landscape plan, we have plants on the side of the wall as to cover it up. The plants we are using are Campsis SPP (trumpet creeper)

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?

Please look at the two Surveys attached, one has the original grading at 620 and the current show 615 since we lowered the pad level.

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.

I have expressed this concern with the client and we will look into 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?

The driveway will be repaired as part of the construction of the new house, it will be fixed near the completion of the project as more trucks will be coming in for the construction of the pool and pool deck.

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 share the draft with us so I can show the client and can come to an agreement.

Do any of you have additional concerns to be addressed with the Project Manager, other than our follow-up on the issues already addressed? If so, would you be interested in scheduling another neighborhood meeting? The Project Manager has expressed his deep regret for his calendaring error the last time and has assured us that, if there is a desire for another meeting, he will be in attendance. Please let us know your thoughts and interest in such a meeting by **Friday, April 25th** so we can proceed to set the meeting, if desired.

Sincerely,
Francine Kirkpatrick
PHOA Plans Committee



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2 attachments

 **Survey - pad at 615.pdf**
166K

 **Survey - pad at 620.pdf**
2240K