



Diana Ungerleider <dianaunger3@gmail.com>

FW: 16058 Anoka

1 message

Di Saia, Steven <Steven.DiSaia@sedgwicklaw.com>
To: Diana Ungerleider <dianaunger3@gmail.com>

Thu, May 8, 2014 at 3:36 PM

For file.

From: Ray Nosrati [mailto:ray@heproperties.com]
Sent: Thursday, May 08, 2014 3:36 PM
To: Di Saia, Steven
Subject: Re: 16058 Anoka

Thank you sir

Kind regards

Ray Nosrati
Huntington Estate Homes
10380 Wilshire blvd Suit 1001
Los Angeles ca 90024
Direct [310 660-7777](tel:3106607777)
Office [310 385-9010](tel:3103859010)
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On May 8, 2014, at 3:30 PM, "Di Saia, Steven" <Steven.DiSaia@sedgwicklaw.com> wrote:

Ray:

It was a pleasure speaking with you just now. The string of e-mails below provides the most recent exchanges with Will Vallecios as to the efforts to plan the meeting with the affected neighbors with concern to the project at 16058 Anoka. There are quite a few that pre-date this string which I addressed to some extent of the telephone with you just now. For the sake of clarity, however, I will re-cap the exchanges for you here.

Commencing around January of this year, I exchanged e-mails with Will to set up a meeting with the potentially affected neighbors to review the plans and provide answers to any questions posed for the conduct of the project. The height issue for the residence had just been resolved, but there remained

small issues, such as the planting along the driveway and the roof top deck, which neighbors wanted to address and, in our experience, we get more agreement from the neighborhood after a presentation of the plans by someone proficient at explaining them, as opposed to the Board acting as a middle man to explain every nuance. The conduct of that meeting is required to get approval from the PHOA.

The meeting was planned for February 25. Will, however, miscalendared it to my understanding and thus did not show. I tried calling him, and you at the number which I had, but could not reach anyone. That did not go well, though Will did call me and apologize.

Still, we collected questions from the neighbors and got responses to them from Will, as provided below. He then informed me that he was leaving the company and passed me on to Daniela for the meeting this evening, which is to take place at 7 pm.

If you have any further questions, please call me.

Steve Di Saia

Chairman, Plans Committee

Palisair Home Owners Association

From: will@nedesignsinc.com [mailto:will@nedesignsinc.com]
Sent: Friday, April 25, 2014 10:13 AM
To: Di Saia, Steven
Cc: daniela@nedesignsinc.com
Subject: RE: 16058 Anoka

Steven,

Thank you for following up. I will not be working at NE Designs anymore, I will pass on the information to our other project manager who will take over and attend the meeting at Ms. Kirkpatrick's home. Please respond to her, she is also familiar with the project. Let her know if Thursday May 1st @ 7PM works for you. Thank you so much, it has been a pleasure working with you.

Will Vallecios

818.856.5220

Steven,

Daniela's information is below. Please continue communication directly with her. Thank you again.

Daniela Bernhard

NE Designs Inc.

818.641.2397

daniela@nedesignsinc.com

From: Di Saia, Steven [<mailto:Steven.DiSaia@sedgwicklaw.com>]

Sent: Thursday, April 24, 2014 4:52 PM

To: will@nedesignsinc.com

Subject: RE: 16058 Anoka

Will:

I have forwarded all of your responsive information to the affected neighbors and inquired, based on the sharing of this data, as to whether or not a meeting is still required after our failed attempt last month. We have had sufficient responses from the neighbors to believe that a meeting is still warranted. Ms. Kirkpatrick, who lives in the residence adjacent to the work site, has again volunteered her residence for the meeting and offered that any Tuesday or Thursday at 7 PM works for her.

Please give me some dates that would for you in these parameters and we will set the meeting. I am more than willing to set this within the next couple of weeks to get this done as soon and efficiently as possible.

Steve

Steve Di Saia

Chairman, Plans Committee

Palisair Home Owners Association

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

Sent: Wednesday, March 26, 2014 1:11 PM

To: Di Saia, Steven
Cc: 'Angel Diaz - N.E Designs Inc'; daniela@nedesignsinc.com
Subject: RE: 16058 Anoka

Steven,

Please see the responses below each of your questions. Please let me know if our construction crew can start the work for the foundation. I can meet with you at the site if you need to. Please advise.

Thank You for your quick correspondence to the matter.

Will

[818.856.5220](tel:818.856.5220)

From: Di Saia, Steven [<mailto:Steven.DiSaia@sedgwicklaw.com>]

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.

We are working on a lighting plan for the house with our client and we can provide that in the next few days. 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.

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

<image001.png>

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