

Subject: Fwd: 1217 Las Pulgas project in for review
Date: Thursday, August 14, 2014 at 4:21:43 PM Pacific Daylight Time
From: Larry Friedman <lpfriedman1@gmail.com>
To: Steven Di Saia <Steven.DiSaia@sedgwicklaw.com>, Patti Gallagher <p.gallagher2@verizon.net>, Hal Erdley <halerdley@gmail.com>, Francine Kirkpatrick <DrFKirk@verizon.net>, Vi Walquist <viwalquist@gmail.com>, Diana Ungerleider <dianaunger3@gmail.com>, Karen Olan <karenolan@beckarmed.com>, Syd Vinnedge <syd.vinnedge@gmail.com>, Richard Blumenberg <richard@rlbarchitecture.com>

Category: House

Richard called me last night as he was curious as to what was going on in regards to our fight on 1217 Las Pulgas. He had some comments on how the different organizations handle input from the neighbors that I thought was worth all of you hearing about.

Sent from my iPad

Begin forwarded message:

From: Richard Blumenberg <Richard@rlbarchitecture.com>
Date: August 14, 2014 at 3:04:24 PM PDT
To: "Larry Friedman (lpfriedman1@gmail.com)" <lpfriedman1@gmail.com>
Subject: RE: 1217 Las Pulgas project in for review

In regard to this project, I understand there were many neighbors that turned out in opposition to this project. In my experience with different homeowner groups, the opinion of opposing homeowners matter when considering granting a variance to your 15.5 ft. height limit. When I designed the project for Healys, I thought the 15.5 ft. height limit was non-negotiable and designed the project within the allowable height limits. The height variance is not a right, and should only be granted sparingly.

The home owner groups that I am involved with treat the input of the home owners differently.

The PPCL invites neighbors to our meetings and considers their comments when an applicant is requesting a variance to our guidelines. If there is a large number in opposition, the project is typically turned down.

The Riviera Estates Association, allows neighbors to review projects and make their comments before it is voted on by the architectural committee. They typically do not grant variances.

The California Riviera Home Owners Assoc. do not solicit neighbor's opinions in regards to any of their approvals. Typically variances are not granted.

The Huntington Palisades Property Owners has 3 architects review the projects. Reviews must comply with the architectural requirements or they are returned for corrections. Only the Board may grant variances. The affected neighbors are not invited to those meetings.

From: VERTOCH@aol.com [<mailto:VERTOCH@aol.com>]
Sent: Thursday, August 14, 2014 10:08 AM

To: Richard Blumenberg
Cc: mrsfourthojly@aol.com
Subject: 1217 Las Pulgas project in for review

Hello Richard,

I am writing this note in regard to the project at 1217 Las Pulgas, directly to the left of my clients project at 1227 Las Pulgas for Bobby & Dawn Hill.

I left a message with your office Friday , do not know if it was given to you.

Aty the last meeting I reviewed drawings by Clark Remmington for the proposed addition and remodel.

The drawings did not seem to be complete as they were lacking basic notes, datum elevations per the survey, and heights per the ANG.

I do not understand how a second story could be considered with the maximum height of any structure to be 15.5 ft. from an approved ANG.

Have you had a chance to review the story poles and the project from each neighboring property?

Clark Remington , their designer, said these drawings were submitted and approved by your office.

I am just trying to find out any info. I can before the HOA meeting this Monday.

Thank you for your help with this.

regards,

Philip

Vertoch Design Architects Inc.

T: 310.829.6051

F: 310.829.2812

C: 310:962.5187

1423 Cloverfield Blvd., Suite A

Santa Monica , Ca. 90404