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1217 Las Pulgas Rd addition

1 message

Jean Wyatt <jwyatt@oxy.edu>

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Dear PHOA Board members,

We oppose the proposal to expand 1217 Las Pulgas Road by adding a second story that exceeds the CC&Rs' height limit of 15 1/2 feet. To make an exception to the CC&Rs' height limit would be to invite other homeowners to make similar requests. Should the present proposal be approved, it would be difficult for the Board in the future to block proposals for second stories that exceed the 15 1/2 foot limit.

The CC&Rs stipulate that before permitting an exception to the 15 1/2 foot limit, the board should take into account not just the views of residents (which I understand will be only minimally affected) but also "precedential effects" and "how said structure would affect the character of the neighborhood" (Article III, 1). The very large addition to 1217 would indeed change the character of the neighborhood --- including immediately the character of our own back yard.

And the precedential effect is indeed something to worry about.

We are lucky to have the CC&Rs to protect us from just such instances. We would like to avoid diminishing the power of the board to enforce them.

Jean Wyatt and Bob Braden, 1174 Las Pulgas Place