

Klaus Koch

1341 Las Canoas Road, Pacific Palisades CA 90272  
Phone: (310) 944-1977 \* Fax (310) 988-2519

August 8, 2014

Larry Friedman  
President  
Palisair Homeowners Association  
P.O. Box 901  
Pacific Palisades, CA 90272

Re: Proposed Construction Project at 1217 Las Pulgas Road

Dear Larry:

Per our discussion earlier today, here are my thoughts concerning the proposed construction project at 1217 Las Pulgas Road. While I understand the desire for remodeling and gaining more living space, I think the Board will not be upholding their fiduciary responsibility if they allow it to proceed as planned for the following reasons:

1. The project does not conform to the CC & Rs: The proposed structure will be 23 ft. tall, which is a full 8 ft. higher than the CC&R limit. While there are a few two story houses in our HOA, they are generally not visible from the backyard of other people's homes. The 1217 home is immediately surrounded by homes on all sides in a relatively flat part of our community. There is no precedent for a two story home (up from street level) in that section of our tract.
2. The Board will be setting a bad precedent: Once you start bending the rules for one owner, what is to stop other owners from building larger homes with two stories. What makes this neighborhood so special are the green landscapes and ocean views. If we replace the greenery with shoulder to shoulder massive homes, it will lose its charm.
3. While the 200 sq. ft. **widow's perch may be grandfathered in, a second story is not.** My understanding is that the home is listed as a single story home in the official city records and the current widow's perch is not technically a second story. The current widow's perch has no bathroom or closets. Evidently, its existence was a compromise from years ago and its current size should be respected.
4. This home will be out of proportion in our neighborhood. After my visit today, I understand the proposed house will exceed 5,700 sq. ft. in size. At present, that makes this house more than twice the size of all 6 homes that are immediately adjacent to the sides and back.

I hope the board will take the above points into consideration. Please do not hesitate to contact me should you wish to follow up.

Regards,



Klaus Koch