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Project: Orosco Residence – 1085 Palisair Place
Subject: Response to Palisair HOA Comments dated April 29, 2015
Date: May 13, 2015

Attachments:

A1.00 – Site Plan (HOA Resubmission dated 05.13.15)
Exhibit 1 – Letter to Board
Exhibits 2-4 – Existing and Proposed Backup Turning Space

Comment #1: The setback on the South side of the property (determined to be the front) should be 10ft. That was approved on the plans that received preliminary approval from PHOA. (It has been changed to 6'-6" and marked 'side setback')

Response: The city of LA considers the east side of the property along Palisair Place to be the front. We have renamed this 6'-6" setback as "LADBS Side Setback" and added a 10'0" setback line to indicate the required HOA front setback. Please refer to the bubbled revision on sheet A1.00.

Comment #2: The front pathway out of the house to the property line was to turn prior to the property line and continue inside the property line to the carport.

Response: Refer to keynotes S23 and S27 on revised sheet A1.00. The walking path has been altered to turn prior to the property line and continue to the carport so as to not cross.

Comment #3: Show the location and dimensions of the turnaround area on the property for cars backing out of and into the carport.

Response: Please see the attached Exhibits 2-4 indicating the backup turning radius from the existing garage/driveway as well as the proposed backup turning radius from the new carport. Please also see the attached Letter to the Board (Exhibit 1) describing this turnaround area.

Comment #4: Establishing use of the neighbor's property for walking, landscaping, cars, turning or any other purposes is not allowed.

Response: All proposed elements are within the property of 1085 Palisair Place. Please also refer to the response above for Comment #3.