



Fwd: Neighbor below

9 messages

Susan Budd <scbudd@nicholasbudd.com>

Mon, Jul 13, 2015 at 8:57 PM

To: palisair@gmail.com

Cc: Bill/Susan Nicholas/Budd <wrnicholas@nicholasbudd.com>

Palisair Homeowners Association,

To the President and Members of the Board,

I wrote to you yesterday regarding the home proposed at 1111 Las Pulgas Place, owner Danny Seo has been meeting with the board concerning the design, retaining walls and so forth.

He came by our house today and observed the story poles his contractor had put up on the property. One pole indicated the house wall edge, another the retaining wall.

We are not sure that the house corner shown depicts the actual height, the roof would actually slope up higher than indicated according to the owner, to be verified with the architect.

Danny observed how much the proposed upper level of his project blocks our primary view, even without the roof slope included.

He discussed adjusting the plan to pull back the room in that location in plan so that it would block our water view.

We are planning to meet with the owner, and his architect on site to observe the story poles again and discuss ways to adjust the plans in order to mitigate this obstruction.

We would like to hear from the board on what is the protocol for this procedure, in terms of the board's involvement and jurisdiction.

Also, please let us know who to contact specifically regarding this matter, e.g. the consulting architect or another individual.

We ask that the design to be scaled back at the area of concern, we have also asked that once the plans are adjusted, we need to see revised story poles that show the actual slope of the roof along the property.

Please see below the letter I sent to Danny following the meeting and the view images to follow.

We look forward to hearing from you soon.

Best Regards,

Susan Budd

susan budd, architect, LEED AP
nicholas/budd architects
3313 Ocean Park Blvd.
Santa Monica, CA
90405

scbudd@nicholasbudd.com

Subject: Re: Neighbor below

From: Susan Budd <scbudd@nicholasbudd.com>

Date: July 13, 2015 at 8:32:45 PM PDT

Cc: Bill/Susan Nicholas/Budd <wrnicholas@nicholasbudd.com>, Scott Birdwell <sbirdwell@discoverylandco.com>, Philip Vertoch <VERTOCH@aol.com>

To: Danny Seo <dannyseo@gmail.com>

Hi Danny,

Thank you for meeting at our house tonight to see the story pole situation and how the current scheme would block our primary view from the house.

As I mentioned before, because of the wedge shape of the properties, it is critical to see on-site to understand how much the proposed area eclipses our view.

I realized that I forgot to show you the master bedroom view which I have attached along with other photos.

These photos also indicate why the next round of story pole accuracy is critical.

If the story pole only shows the height of the wall, it does not correctly show how the slope roof would obscure the view.

In our meeting you discussed working with your architect to make the necessary adjustments to the plans to mitigate this obstruction.

We look forward to meeting with you both to work out a solution.

Once plan adjustments have been made, I think a second round of story poles that depict the actual slope of the roof will be needed to clarify.

Please forward the plans as soon as possible. In terms of meeting time availability, I am available tomorrow until 5 pm, Bill is available from Thursday afternoon on.

If your architect (Phillip) would like to come by tomorrow to see the views, I can make arrangements to be here, just need an hour or so notice.

Thank you,

Susan Budd

susan budd, architect, LEED AP
nicholas/budd architects
3313 Ocean Park Blvd.
Santa Monica, CA
90405

scbudd@nicholasbudd.com

On Jul 13, 2015, at 3:29 PM, Danny Seo <dannyseo@gmail.com> wrote:

Hi Susan ... I don't have the preliminary submittal but will get from my architect asap. Great, I'll drop by at 6pm. See you then!

On Mon, Jul 13, 2015 at 3:26 PM, Susan Budd <scbudd@nicholasbudd.com> wrote:

Hi Danny,

Thanks for your message, I've been in and out of the office today, but will be home tonight.

If you have a copy of your preliminary submittal that we could have, that would be really helpful.

Please stop by and I can show you the pole view from our house.

Bill is out of town, has seen photos, but will see the actual poles on Thursday.

Thank you,

Susan

susan budd, architect, LEED AP
nicholas/budd architects
3313 Ocean Park Blvd.
Santa Monica, CA
90405

scbudd@nicholasbudd.com

On Jul 13, 2015, at 1:30 PM, Danny Seo <dannyseo@gmail.com> wrote:

Hey Susan & Bill,

I just tried both of your cell phones. Are you going to be home around 6pm? I could come by then and chat? I just got home last night from Hawaii so have yet see the story poles. If that doesn't work, please call me at [310.463.3147](tel:310.463.3147).

Danny

On Sat, Jul 11, 2015 at 8:46 PM, Susan Budd <scbudd@nicholasbudd.com> wrote:

Thanks for the message Danny,

Hope you are having a nice holiday.

We are eager to discuss,
Here are our cell phone numbers:

Bill [323-229-4941](tel:323-229-4941)
Susan [323-229-4940](tel:323-229-4940)

Thank you,

Susan

susan budd, architect, LEED AP
nicholas/budd architects
3313 Ocean Park Blvd.
Santa Monica, CA
90405

scbudd@nicholasbudd.com

On Jul 11, 2015, at 7:53 PM, Danny Seo
<dannyseo@gmail.com> wrote:

Susan & Bill,

Aloha from Hawaii! I'll try and give you a call tomorrow or Monday to discuss the story poles we've been putting up. I hope all is well and talk soon.

Danny
1111 Las Pulgas Place
[310-463-3147](tel:310-463-3147)

Palisair Homeowners Association <palisair@gmail.com>
To: Kirkpatrick <DrFKirk@verizon.net>

Tue, Jul 14, 2015 at 8:04 AM

----- Forwarded message -----

From: **Susan Budd** <scbudd@nicholasbudd.com>

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Palisair Homeowners Association <palisair@gmail.com>
To: Susan Budd <scbudd@nicholasbudd.com>

Tue, Jul 14, 2015 at 10:12 AM

Dear Susan,
Thanks for contacting PHOA about the project on Las Pulgas Place. Our Plans Committee Chair, Kim Bantle, will be in touch with you soon to answer your questions.

Best regards,
Diana Ungerleider, PHOA Secretary

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Susan Budd <scbudd@nicholasbudd.com>
To: Palisair Homeowners Association <palisair@gmail.com>
Cc: Bill/Susan Nicholas/Budd <wrnicholas@nicholasbudd.com>

Tue, Jul 14, 2015 at 11:09 AM

Thank you for your message, what we would like to get rather quickly, is a copy of what the client has submitted to the homeowners association thus far. It would be very helpful if there are paper copies I am happy to pick up or digital copies that could be forwarded we would appreciate it. Thanks again,
Susan

Susan Budd, Leed AP
nicholas/budd architects, LLP
[3313 Ocean Park Blvd.](#)
[Santa Monica, CA 90405](#)

[323.229.4940](tel:323.229.4940)

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Palisair Homeowners Association <palisair@gmail.com>

Tue, Jul 14, 2015 at 3:44 PM

To: Kirkpatrick <DrFKirk@verizon.net>, Kim Bantle <ksbantle@gmail.com>

Francine, Kim, Can one of you respond to her email?

Thanks.

Diana

----- Forwarded message -----

From: **Susan Budd** <scbudd@nicholasbudd.com>

[Quoted text hidden]

Kim Bantle <ksbantle@gmail.com>

Tue, Jul 14, 2015 at 4:41 PM

To: Palisair Homeowners Association <palisair@gmail.com>

Yes, Francine and I are working on a response.

[Quoted text hidden]

Susan Budd <scbudd@nicholasbudd.com>

Wed, Jul 15, 2015 at 3:50 PM

To: Palisair Homeowners Association <palisair@gmail.com>

Cc: Bill/Susan Nicholas/Budd <wrnicholas@nicholasbudd.com>

Thanks again for your message, we need to speak with Kim or someone else from PHOA tomorrow regarding protocol.

Who can we call?

Thank you,

Susan

Susan Budd, Leed AP
nicholas/budd architects, LLP
3313 Ocean Park Blvd.
Santa Monica, CA 90405

323.229.4940

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Palisair Homeowners Association <palisair@gmail.com>

Wed, Jul 15, 2015 at 5:30 PM

To: Kim Bantle <ksbantle@gmail.com>

----- Forwarded message -----

From: **Susan Budd** <scbudd@nicholasbudd.com>

Date: Wed, Jul 15, 2015 at 3:50 PM

Subject: Re: Neighbor below

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Palisair Homeowners Association <palisair@gmail.com>

Wed, Jul 15, 2015 at 8:03 PM

To: Kirkpatrick <DrFKirk@verizon.net>

----- Forwarded message -----

From: **Susan Budd** <scbudd@nicholasbudd.com>

Date: Wed, Jul 15, 2015 at 3:50 PM

Subject: Re: Neighbor below

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