



WHITE ROOFS CREATING GLARE

1 message

Francine Kirkpatrick <DrFKirk@verizon.net>

Fri, Jul 17, 2015 at 7:59 AM

To: Diana Ungerleider <dianaunger3@gmail.com>, Miriam Schulman <miriamschulman@hotmail.com>, David Schultz <DSchultz@polsinelli.com>, Francine Kirkpatrick <drfkirk@verizon.net>, Vi Walquist <viwalquist@gmail.com>, Karen Olan <karenolan@beckarmed.com>, Suzanne Weisberg <sjw@sjwlegal.com>, Roger Broderick <Chaselaw@me.com>

Hello all,

We have just been made aware of new City regulations regarding roofing that has resulted in the Hill roof on Las Pulgas Rd to be white creating quite a glare from the above residence, the Koch's, on Las Canoas. Please see email from Klaus Koch below and the photo I took attached. Also attached is the relevant page from the CC&Rs.

I have met with Richard Blumenberg who informs me that depending on the roofing company employed a choice is available for roof color that still meets the City requirements. It doesn't have to be white. However, it is not known if the color range adequately mitigates the glair. The other issue is the application of this regulation in the hills where neighbors can look onto the top of roofs below, a much greater potential exposure than the possible minimal, if at all, exposure viewed from the street.

We have two PHOA constructions currently where this issue is of imminent relevance. Please be prepared to discuss and make some decisions in Monday's board meeting.

Francine

From: Klaus Koch <klauskochusa@yahoo.com>

Reply-To: Klaus Koch <klauskochusa@yahoo.com>

Date: Wednesday, July 15, 2015 at 12:27 PM

To: ">" <drfkirk@verizon.net>

Subject: Re: Fwd: Question regarding the Hill house

Francine,

Thank you for calling me back today and congrats on your new position as President of the HOA. I know you have been a longtime BOD member and we certainly appreciate the effort you and others are putting into the HOA!

Per our conversation, the Title 24 roofing issue is certainly one that has relevance for our HOA. Title 24, which has been around for years, is intended to make all aspects of new buildings more energy efficient. Starting early this year, the City of LA has been requiring residential construction with low slope roofs to use reflective roof material. This keeps houses cooler and therefore less AC / energy is required. This is a great idea, but the roofing material is white and can be very bright. The code calls for this out for "low slope" roofs only at present, since these

roofs are generally not visible from the street.

The problem is that in a hillside community like ours, the low slope is still visible from houses that are higher up on the hill. This will become a bigger issue for our HOA as people try to build larger houses that still conform to the 15ft height requirement. This will lead to flatter roofs and more white roofs.

I was reaching out to you to understand if the CC&R current or planned addressed this issue, so I would know if there was a formal position on this from the HOA. We are working with Bob and Dawn Hill currently to get this issue resolved. At present it appears that the only way to proceed is to let the Hill's finish their house per the current code, which includes the Title 24 roof requirement, and then change the roof color after the house is done and they have a certificate of occupancy.

If we could get some formal HOA position, this would allow us to work with the City and their inspectors to understand our position and get this issue done right the first time. The Hill's roofer is telling us it will cost as much as \$18k to change the color of their roof after the fact!

I look forward to seeing you at our house at 5pm today so you can see the situation with your own eyes and take a few photos.

Regards,

Klaus Koch

From: Larry Friedman <lpfriedman1@gmail.com>
To: Klaus Koch <klauskochusa@yahoo.com>
Cc: Francine Kirkpatrick <DrFKirk@verizon.net>
Sent: Monday, July 13, 2015 10:21 PM
Subject: Fwd: Question regarding the Hill house

Hi Klaus,

I'm no longer on the Board and am not up to date on that property. I'd suggest you speak to Francine Kirkpatrick who has taken my role. I copied her with your note.

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

From: **Klaus Koch** <klauskochusa@yahoo.com>
Date: Mon, Jul 13, 2015 at 6:39 PM
Subject: Question regarding the Hill house
To: Larry Friedman <lpfriedman1@gmail.com>

Larry,

I have a quick question for you regarding the new House on Las Pulgas that Bob and Dawn Hill are building. I live directly above them at 1341 Las Canoas and look out over their roof from my house. They put a bright white roof on their house and my wife and I are upset about this. Their roofer is claiming it is a title 24 requirement. Can I discuss this with you (or whomever you think at the Board is most relevant) briefly when you have a moment.

Please let me know a time that is convenient for you and I'll call you. You can also just call me at 310 944-1977.

Klaus Koch

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Larry Friedman

2 attachments



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7-15-15 PC City vs CC&Rs on roof material.pdf
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