

**Subject:** Fwd: 1111 Las Lomas plans

**Date:** Monday, January 25, 2016 at 7:55:58 AM Pacific Standard Time

**From:** Palisair Homeowners Association <palisair@gmail.com>

**To:** David Schultz <dschultz@polsinelli.com>, Kirkpatrick <DrFKirk@verizon.net>, Miriam Schulman <miriamschulman@hotmail.com>, Roger Broderick <chaselaw@me.com>, Suzanne Weisberg <sjw@sjwlegal.com>

To PHOA board members (this came to the PHOA email account):

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

From: **Brian Bradford** <[bwbbradford@aol.com](mailto:bwbbradford@aol.com)>

Date: Sun, Jan 24, 2016 at 11:19 AM

Subject: 1111 Las Lomas plans

To: "[palisair@gmail.com](mailto:palisair@gmail.com)" <[palisair@gmail.com](mailto:palisair@gmail.com)>

Dear board members,

My name is Brian Bradford and my wife Anca and I have lived at 1119 Las Lomas for the past twenty-two years. I recently reviewed the plans the new owner of 1111 Las Lomas has submitted for your approval and was very unhappy to see he wants to build in his back yard a living room that would eliminate the ocean view from our bedroom (as well as our privacy) and in back of this living room he wants to build a deck (that would go another twenty feet back and connect to our common property line) that could possibly eliminate the ocean view from our entire property and would most definitely take away our backyard privacy.

I have also spoken with my neighbors across the street at 1126 Las Lomas, Scott and Valerie Henderson, and they are also concerned about their view being obstructed by the proposed new building height. It appears from my reading over the plans submitted that the proposed building height exceeds what is allowed in the CC&R's. Also I suggested to the Hendersons they have a survey done marking the current homes interior floor height, they did this in March, 2015 and it was marked at 447 feet above sea level. I see (from the submitted new plans) the proposed new interior floor height would be at 445 feet above sea level some two feet lower than what is currently there. As a builder myself I question the accuracy of this number as it would make the north grade level somewhat higher than the interior floor level.

Please take note of these concerns when considering the submitted plans for approval.

Sincerely,  
Brian and Anca Bradford

Sent from my iPad

