



Diana Ungerleider <dianaunger3@gmail.com>

Fwd: 1111 Las Lomas plans

1 message

Kim Bantle <ksbantle@gmail.com>

Wed, Feb 3, 2016 at 5:56 PM

To: Francine Kirkpatrick <drfkirk@verizon.net>, Diana Ungerleider <dianaunger3@gmail.com>

Hi Francine,

Do you want to capture this conversation on the website?

Kim

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

From: **Kim Bantle** <ksbantle@gmail.com>

Date: Tue, Jan 26, 2016 at 5:58 PM

Subject: Fwd: 1111 Las Lomas plans

To: Francine Kirkpatrick <drfkirk@verizon.net>

FYI.

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

From: **Brian Bradford** <bwbbbradford@aol.com>

Date: Tue, Jan 26, 2016 at 5:44 PM

Subject: Re: 1111 Las Lomas plans

To: Kim Bantle <ksbantle@gmail.com>

Hi Kim,

The answer is yes. This is what happened, Valerie heard the buyer of 1111 was a developer and approached me (knowing I'm a builder) with a concern of hers. She told me if the new buyer built a higher roof line it would cause a huge problem for her view situation. She asked me if there was anything she could do to make sure the developer stayed in the allowable CC&R height limits and I said the best thing for her to do was to hire a licensed surveyor to mark the ridge line of the current house as well as the floor height in feet above sea level. I suggested she not wait a long time to do this as the house could be demolished and she would then have no independent way of proving the existing heights. So in March of last year she hired Becker and Miyamoto to do the survey. Hope this helps.

Best,
Brian Bradford

Sent from my iPad

On Jan 26, 2016, at 2:47 PM, Kim Bantle <ksbantle@gmail.com> wrote:

Hi Brian,

Your emails to the website get bounced to me so its all the same. I handle this phase of the plans and keep the board informed. We are all on the same page on this property.

But, I have a question. The Henderson's had a survey done on 1111 Las Lomas Avenue?

Please advise.

Thanks.

Kim

On Sun, Jan 24, 2016 at 2:29 PM, Brian Bradford <bwbbbradford@aol.com> wrote:

Hi Kim, I sent this to the HOA general website today and wanted to copy you as well. Thanks!

Sent from my iPad

Begin forwarded message:

From: Brian Bradford <bwbbbradford@aol.com>
Date: January 24, 2016 at 11:19:42 AM PST
To: "palisair@gmail.com" <palisair@gmail.com>
Subject: 1111 Las Lomas plans

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 accross 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