

Palisair Home Owners Association
A NON-PROFIT CORPORATION
P.O. Box 901
Pacific Palisades, CA 90272
www.palisair.org

The association itself is a "Tract Committee"
under the Declaration of Restrictions covering
Tracts 15944, 15948 and 19890, and operates as
such through its Board of directors and its Officers

April 11, 2016

VIA ELECTRONIC MAIL – aplusfabrics@sbcglobal.net
AND U.S. MAIL

Mr. Elliot Tishbi
3040 E. 12th St.
Los Angeles, CA 90023

Re: Proposed Project at 1111 Las Lomas Ave

Dear Mr. Tishbi,

Please be advised that the PHOA board has received communications from multiple affected homeowners with regard to your proposed construction. The board wishes you to be aware that the homeowners have voiced strong concern, and in several cases strong opposition to, the proposed structure, most especially both of the proposed decks. Therefore, before we can proceed with evaluating your application for construction, several conditions must be met.

First, your architectural plans need to be corrected to reflect the elevation of the proposed structure from the original pad, not from the finished floor. The corrected plans must then be resubmitted for review by our consulting architect.

If the plans are confirmed by our architect as containing the correct elevations, the story poles will need to be modified or reworked to accurately reflect what is being proposed. The new story poles must accurately reflect the full scope, height, and range of your proposed construction, including clear marks indicating which parts are the decks, including the back yard deck, and the height of the deck floors and deck railings. The new poles should be constructed so that lay persons can look at them and understand what the size, shape, and height of the proposed building and decks would be. The poles currently installed do not accomplish this.

We will then have an independent surveyor confirm that the story poles match what is being proposed. You will be responsible for reimbursing us for the cost of the survey. The neighborhood will then be invited to view the new story poles.

As regarding financial responsibility of the owner for consultants required by the board, you will find in the CC&Rs, Article 4, section 2c, this:

"(c) Fees The Tract Committee shall charge a reasonable fee for its services, which fee shall be on a case by case basis and will depend on the number and extent of requested modifications. The Tract Committee may designate one or more consultants (i.e., architect(s), engineer(s), or other agents) for the purpose of assisting in the review of such plans or other requests as to outward appearance, design and compliance with all other requirements of the Restrictions and may charge the owner making a plans submission its reasonable costs of such consultant's review. Acceptance of such fee shall not be considered a waiver of the rights of the Tract Committee to take action against owners starting construction work without written approval or otherwise violating the restrictions."

Also note that the fee for your additional plans submission to the PHOA will be charged to you. Reference on our website the Plans Application Process Instruction under Fee Structure Plans Submittal: "The fees for pre-approval and final approval include one initial Architectural consultation. Any additional consultations or professional fees, such as those charged by surveyors, appraisers or story poles, will be the obligation of the homeowner."

In addition please be aware in reworking your plans that, if necessary, you make adjustment regarding roofing. The PHOA CC&Rs, Article III, Section 10 state that roof materials " of such a nature as glaringly to reflect light" are not permissible. Therefore, Title 24 "Cool Roofs" are not allowed. Energy savings must be found elsewhere to meet the energy budget such as in roof insulation. Prior to further Board evaluation a sample of your roof material must be submitted.

Please be advised also that due to the voiced concern of multiple affected homeowners, the board cannot review your plans for approval or disapproval until these conditions have been met. Attached is a letter from our consulting architect, Mr. Richard Blumenberg, with the required steps clearly outlined. Thank you for your understanding and for your speedy attention to these matters.

If you have any questions please contact the PHOA Plans Chair, Kim Bantle via email : ksbantle@gmail.com.

Sincerely yours,



Francine Kirkpatrick, PHOA President

