

# Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

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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

October 6, 2016

Dear Homeowner,

Attached are two documents that we are making available for your review and information.

1. Palisair Election Rules. This document does not substantially change the procedures we have carried out in our previous annual elections. It has been drafted to provide formal compliance with the Davis-Stirling act. There will be a 30-day period in which you can email us your thoughts at [palisair@gmail.com](mailto:palisair@gmail.com). If there are no strong homeowner objections to this revised document it will be finalized and placed on our public website. If there are strong objections, the document will be submitted to the membership for a vote.

2. Anti-Mansionization Q&A for Palisair. This document is the result of an effort we have carried out to understand the new Los Angeles City "Anti-Mansionization" zoning changes that are expected to go into force soon. It attempts to clarify the implications for the 140 lots in our Association, and for our Covenants, Conditions and Restrictions (CC&Rs).

The bottom line is that all but three of our lots are zoned RE ("Residential Estate"), and for them we expect to see a modest set of new restrictions on construction or remodels. On the other hand, there are three Palisair lots that are zoned R1, and these will see significantly larger restrictions. A so-called R1H1 Variation Zone may be applied to one of these three lots to counteract the new restrictions, depending on homeowner input. There is still time to contact the Planning Department to indicate your preference -- see the document for more details.

The Association has not taken any position on Anti-Mansionization. The Q&A document is for information only, and we hope you will find it useful in deciphering the confusing array of changes that are proposed. We tried hard to get it right (as far as it goes), but cannot guarantee its accuracy, so use at your own risk.

Thank you,



Francine Kirkpatrick, PHOA President