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**Subject:** Fwd: 1055 El Medio Ave

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**From:** Kim Bantle (ksbantle@gmail.com)

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**To:** fpksphoa@gmail.com; bwbbbradford@aol.com; cemerick@yahoo.com;

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**Date:** Tuesday, February 21, 2017 12:38 PM

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FYI...see email from Dan Ray below. Should I distribute to the board? Chuck, for admin website.

Thanks.

Kim

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

From: **Dan Ray** <[danray@ucla.edu](mailto:danray@ucla.edu)>  
Date: Tue, Feb 21, 2017 at 12:28 PM  
Subject: Re: 1055 El Medio Ave  
To: Kim Bantle <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)>

KIM,

Thank you for letting us know about Chapin's plans. We were pretty much blind sided with this development. Could you let us know what variances have been granted and how they might affect us.

I also am quite astounded by the size of the planned structure and the need for parking up to eight cars/trucks. The size of the structure and the need for so much parking space suggests to me that the structure is intended to be much more than a residence. Is a business operation possibly planned in addition to a residence? Can we get assurance of that?

If there would be two trips per day per vehicle up and down our shared driveway that would amount to 32 transits on our driveway each day and would constitute a significant disturbance. The driveway is only a few feet from two of our bedrooms. Likewise once the project is initiated construction workers trucks and trucks hauling dirt away down our driveway would be an excessive disturbance to the tranquility that we enjoy at our home. While the driveway is shared with Chapin, the use during and after the construction would be excessive. Are there no laws that regulate such disturbance? Could he possibly construct a driveway down his back hillside?

Looking forward to meeting at 4 PM.

Oh, by the way, We are going to be out of town on March 20th. Could that meeting be postponed for a week to March 27th?

Thanks,

Dan Ray

> On Feb 20, 2017, at 5:18 PM, Kim Bantle <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)> wrote:

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> <div dir="ltr">Hi Dan,<div><br></div><div>Your email to Palisair Home  
> Owners Association was forwarded to me regarding the Chapin project  
> next door to you. &nbsp;Yes, the Chapins submitted plans to the PHOA  
> several months ago for this property. &nbsp;They held them up  
> temporarily and then resubmitted them last month. &nbsp;The monthly  
> board meetings are open to all homeowners of the PHOA. &nbsp;The  
> agenda for these meetings is posted on the [palisair.org](http://palisair.org) website 4 days  
> in advance of the meetings so everyone knows what projects will be  
> discussed. &nbsp;That being said, I was just about to contact  
> you.</div><div><br></div><div> The Chapins are requesting a couple of  
> variances. &nbsp;Because of that, they are required to install story  
> poles. &nbsp;A letter will be going out to all neighbors shortly  
> inviting you to a neighborhood meeting to view the story poles and  
> discuss whether the project has any effect on your view or any other  
> aspects as noted in the CC&Rs. &nbsp;That meeting is currently  
> schedule for Sunday, March 5 at 2 PM.</div><div><br></div><div> The  
> board does not vote on a project until all potential view obstructions  
> are researched and neighbors have had a chance to review the plans.  
> &nbsp;The Board meets the 3rd Monday of every month. &nbsp;There is  
> meeting tonight at 7 PM. &nbsp;If all of the procedures and policies  
> have been met, the board is expected to vote on this project at the  
> March 20th meeting. &nbsp;Hopefully you are able to make that  
> meeting.</div><div><br></div><div>Steve Chapin said a few weeks ago  
> that he would be calling you about the project so we thought you were  
> aware of it. &nbsp;</div><div><br></div><div>I am currently trying to  
> set up a site visit for the Plans Committee for this week to view the  
> story poles from your house and other effected neighbors. &nbsp;We  
> still do not have a common date with the Chapins and Board members but  
> when we do we will let you know. &nbsp;Tentatively it would be  
> Thursday at 4 PM. &nbsp;Is it possible for us to come on your property  
> and view this project then?&nbsp;</div><div><br></div><div>Please  
> advise.</div><div><br></div><div>Thanks.</div><div><br></div><div>Kim  
> Bantle</div><div>Plans Chair</div></div>