

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

palisair@gmail.com

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

August 23, 2018

VIA ELECTRONIC MAIL
Davebarr5@gmail.com
And PERSONAL DELIVERY

Mr. David Barr
7427 Woodley Avenue
Van Nuys, CA 91406

RE: Final Approval, 1216 Las Pulgas Road, Landscape Plan

Dear Dave:

The Palisair Home Owners Association (PHOA) reviewed, on August 20, 2018 the plans submitted for Final Approval for hardscape and landscape proposed at 1216 Las Pulgas Road, Pacific Palisades, CA. The plans include a computerized site plan; fence design photo and description of work to be done. As discussed, no plantings can block views in their mature state, and no fence, wall, hedge or planting may exceed 42" within ten feet of the front property line or five feet of the side or back property line.

This correspondence shall constitute Final Approval by the Palisair Home Owners Association ("PHOA") with respect to this proposed project. We find that this set of plans pose no violation of the Declarations of Establishment of Protective Covenants and Restrictions as imposed on all land in Tracts 15944, 15948 and 19890 ("CC&Rs"). It is our understanding that the project at the property will be conducted pursuant to these plans.

We wish to emphasize that this approval is conditioned on this project's compliance with the CC&Rs and based on the PHOA Board's review of the plans submitted and the determination of their compliance. If your project will affect other parameters of the CC&Rs that are not addressed by the plans, approval has not yet been provided and we encourage you to bring such matters to our attention promptly for review. Any deviation from the plans involving the exterior appearance and design as approved shall render the approval null and void, unless written approval is obtained in advance from the PHOA.

Pursuant to Article V, Section 3 of the CC&Rs, the Board specifically reserves the right to monitor the progress of the project to insure compliance with the approved plans and specifications submitted and with the overall requirements of the CC&Rs. These powers include the right, with proper notice, to enter the property to review, and call for correction of, any violations posed.

If you have any questions or concerns as to the meaning and extent of this Approval, please contact us and we will be pleased to discuss any questions or concerns.

Sincerely,

Howard Weisberg

Howard Weisberg, PHOA President

Enclosures: Approved plans (1 set, stamped with approval and initialed)

Owner signature below acknowledges receipt of and agreement to this Final Approval Letter:



David Barr, owner

9/11/18

Date



August 18th 2018

Dear Palisaire and fellow Homeowners,

Please see attached landscaping and hardscaping plan for 1216 Las Pulgas Rd. I have consulted with a local Palisades arborist to get recommendations on low-growth drought resistant shrubs and plants to install which will also help prevent erosion on the hillside. While being very aware of the neighbor's ocean views, I will not be planting any trees or any tall elements. Please see attached report from the arborist as well. Below is a summary of the plans attached here.

Front yard planters: In keeping with the prevailing neighbor's landscaping/hardscape, we installed two front yard waterproof planters measuring 2" high at the low points and 38" high at the one high point by the garage. Based upon several geological reports on the property, the lot needs to be adequately drained of water to prevent future hillside failure. Inside the front yard planters I will install a mix of lavenders, flowers, possible agaves and dwarf pittosporums. No trees or bulky shrubs.

Backyard gardens: To preserve our view and those of our neighbors, we will be installing small shrubs and flowers and possibly various grasses in our 3 main garden areas. A mix of sage, California lilac, rosemary, Pride of Madera, Manzanitas, chamise and various flowers and grasses will be installed. Outside the sliding doors the flat areas will have 12"x18" concrete pavers and artificial grass next to the garage. If possible please send over a list of plants you do not want so I can adjust the design if necessary.

Backyard Fence: For safety we will be installing a fence 52 ft x 40" high to add to an existing 42 ft x 40" high green wood fence across the top flat pad outside the house. I looked at the angles where the fence is going and it appears very far away from the lines of sight the neighbors have of the surrounding views. See attached photo of the fence concept I will be installing. The fence itself will be very transparent with square wire designs, allowing the most possible light while preventing anyone slipping down the slope.

Thank you very much. I would attend the Aug 20th meeting however I planned an overseas trip 11 months ago that I cannot avoid. I appreciate your consideration on this landscape proposal.

David Barr, owner
1216 las pulgas rd.



KSB

Property Line

Las Pulgas RD

Mix of sage, lavender, flowers and 2-4 agaves, 2-8 pittosporums and flower mix

39" h 9' w 23' long 21" h 6" h
Front Yard Concrete Planter

25" h 18" h 9" h 23' long
Front Yard Concrete Planter

Mix of sage, lavender, flowers and 2-4 agaves, 2-8 pittosporums and flower mix

Low dwarf Residence

Front door Sliding doors Residence

Sliding doors Residence

Sage / Lilac / Rosemary Mix and various flowers

Top Flat Terrace

Artificial Turf

Pride of Madeira and rosemary mix w/ various flower mix

Manzanita, Rosemary and chamise mix with various flowers

12x18 concrete pavers And pebbles between

Existing 37" high wood fence to be extended west 52 ft across upper level for safety

Will Keep existing Rosemary and add same

FINAL PLANS APPROVAL
PALISAIR HOME OWNERS ASSOCIATION

Date 12/28
183

Garden buttresses

29"-30" high x 40 ft long garden buttress

Middle Garden Terrace

29"-32" high x 40ft long garden buttress

Lower Garden Terrace

29"-30" high x 35ft long garden buttress



FINAL PLANS APPROVAL
PALISAIR
HOME
OWNERS
ASSOCIATION

Date

[Signature]

KSB



CLIENT: David Barr

SITE ADDRESS: 1216 Las Pulgas Road, Pacific Palisades, CA 90272

CONTACT INFO: (310)993-4469 davebarr5@gmail.com

DATE OF SITE VISIT: May 2, 2018

FINAL PLANS APPROVAL
PALISAIR
HOME
OWNERS
ASSOCIATION

As requested by the client, this report is in short form only and by no means infers that further information is not necessary.

Date

DB

ASSIGNMENT: I was requested by David Barr to prepare a short report discussing plant recommendations for the hillside on his property.

KS B

OBSERVATIONS, DISCUSSIONS, AND RECOMMENDATIONS:

Mr. Barr requested a list of plants that could reduce erosion over the hillside and would not greatly obstruct the view (with proper maintenance). The list of plants follows:

- California buckeye (*Aesculus californica*)
- Chamise (*Adenostoma fasciculatum*)
- Coffeeberry (*Frangula californica*)
- Sage (*Salvia sp.*)
- Southern yucca (*Yucca whipplei ssp. whipplei*)
- Howard McMinn Manzanita (*Arctostaphylos densiflora* 'Howard McMinn')
- Ray Hartman California lilac (*Ceanothus* 'Ray Hartman')
- Rosemary (*Rosmarinus officinalis*)
- Dwarf coyote bush (*Baccharis pilularis* 'pigeon point')
- Grevilleas (*Grevillea sp.*)
- Pride of Madera (*Echium candicans*)

Please keep a few things in mind when choosing and installing the plants:

- Plant a variety of plants.
- Keep the future sizes of the plants in mind. Space the plants so that they have room to grow.
- Add fresh wood chip and/or leaf mulch on the hillside where physically feasible.
- Terraces, berms, and straw wattles can also help reduce soil erosion on the slope.

Please let me know if you have any questions.

Sincerely,



Carl Mellinger
CERTIFIED ARBORIST #WE-1976A
REGISTERED CONSULTING ARBORIST #620
TREE RISK ASSESSOR QUALIFIED #1365

Arborist Disclosure Statement: Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the arborist can reasonably be expected to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

RESUME**EXPERIENCE AND CREDENTIALS:**

Registered Consulting Arborist RCA #620	Since 2017
Qualified Tree Risk Assessor	Since 2011
ISA Certified Arborist	Since 1998
Tree Management - owner full tree care service	Since 1983
Consulting Arborist	Since 1985
Research (plant sciences)	6 years
California State Licensed Landscape Contractor	Since 1996

EMPLOYMENT:

Self-employed Arborist	1982 – Present
Analytical laboratory technician	1980 – 1982

EDUCATION:

Graduate of the American Society of Consulting Arborists (ASCA) Academy	1988
Biological, Animal, and Microbiological Sciences, Santa Monica College	1979 – 1983
Biological Sciences, University of Southern California	1973 – 1976
Continuing Education (list available upon request)	

CONSULTING SERVICES:

Forensic Arboriculture: expert witness, liability assessment, risk tree evaluation
 Tree evaluation: appraisal of value of trees and landscape; damage assessment
 Tree management: tree preservation/maintenance programs and implementations; work safety analysis; landscape design analysis; tree selection; performance standards
 Tree problem diagnosis and corrective measures; tree root/soil/hardscape interactions

PROFESSIONAL ORGANIZATIONS:

Past President of the Western Chapter International Society of Arboriculture (Board Director 4 years) 9 years total
 International Society of Arboriculture (ISA) & Western Chapter of ISA
 American Society of Consulting Arborists (ASCA)
 Tree Care Industry Association (TCIA) formerly National Arborist Association (NAA)
 Society of Commercial Arboriculture, Street Tree Seminar
 WCISA Committee: Species Classification Guide Revision (2001 - Present)
 Western Chapter ISA Committee: Current Chapter Historian, Magazine Committee Chair, Awards Committee Chair since 2007
 Co Chair 2009, 2005 and Chair 2006 WCISA Workday Catalina, Britton Fund Board Director
 Chairman for 2002 Annual Conference San Pedro/Catalina/Baja Calif.
 Committee Member: Bylaws Committee Member, Britton Fund Research
 Chairperson Fundraising 2001 Modesto, 1999 Ventura, and 1998 Yosemite Conferences

COMMUNITY SERVICES/ VOLUNTEER WORK

Palisades Village Green Committee
 Palisades Civic League - President (current), Board member / Landscape expert (1993 - Present)
 Palisades Beautiful: Consultant
 Community Forest Advisory Committee of LA (CFAC): Participated in the brainstorming
 Formulation of Sustainable Community Forest Ecosystem: Vision Workshop

CONSULTING PROJECTS (Community):

Palisades Pride Committee's installation of new street trees for town: Consultant and selection of trees
 Parks and Recreation Council: Participated in creating a new Street Tree Ordinance Policy for Santa Monica
 Santa Monica Beautiful: Street Trees
 Palisades Beautiful: Street Trees

TEACHING EXPERIENCE:

Lectures to Elementary School
 Lectures: Eucalyptus ID Seminar: Structural Problems with Eucalyptus LA Arboretum '08
 Western Chapter ISA Annual Conference '01 - Preserving the Rainforest & Our Urban Plantation
 Western Chapter ISA Annual Conference '99 - Integrity in Your Tree Care Business
 Palisades Garden Club: Invasion of the Eucalyptus Long horned Borer
 Diagnosing and Identifying Tree Diseases and Problems
 Tree Care for the Millennium: To Trim Or Not To Trim?

SEMINARS AND CONFERENCES: Ongoing participation. List available upon request