

Palisair Home Owners Association

A NON-PROFIT CORPORATION

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The association itself is the "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

PHOA NEIGHBORHOOD MEETING AND SPECIAL BOARD MEETING MINUTES DECEMBER 6, 2018

I. President Howard Weisberg called the meeting to order at 4:10 pm at 1120 Las Lomas

Board members present: Howard Weisberg, Suzanne Weisberg, Brian Bradford, Roger Broderick, Kathy Wedeking, Dawn Hill. Absent: Chuck Emerick, Miriam Schulman

Consultants present: Kim Bantle, Richard Blumenberg (PHOA Consulting Architect)

Homeowners present: David & Rachel Schultz, Patrick Souza and Julie Hart (Architectural Designers for the Schultz's), Dennis Mendel, Margye Baumgartner, Ron Gonen, Jerry Del Colliano, Samantha & Bejan Rufeh, Emi Ohari, Judith & Mark Friedman, Julie Slutzger

II. Preliminary Board Comments

Howard Weisberg proposed that the draft minutes of the meeting on November 19 be approved. After some discussion, Howard read Section 4 (b) regarding 1120 Las Lomas – Schultz: New Construction: Presentation of Plans. Howard then moved, Kathy seconded, and the board approved that this section be provisionally approved. Approval of entire minutes deferred to the next general meeting.

Since Brian is considered a possibly affected neighbor, he will be recused from participation and voting on the board and the executive committee regarding this matter.

III. Presentation by Rachel and David Schultz and Their Architect

David Schultz spoke about the plans and offered a printed package containing a rendering and site plan to those in attendance.

David added that their next door neighbor to the north, Valerie Henderson, is pleased by the plan because, even though a second story is being added, their view is actually improved because the residence is being pulled back on the lot.

Generally speaking, the plan tries to take the neighborhood into account and the new residence is considerably smaller than would be allowed by code.

After David's presentation the guests walked around the property to view the story poles

IV. Open Forum – Comments by Neighbors About the Plans and Questions/Comments

i. Jerry De Colliano commented:

He can see the poles from his master bedroom. Even with existing house, more with story poles. The story poles show a 30ft looming structure. Loss privacy, obstruction of view of sky & hillside, loss of value.

In 1982 There was a mudslide; the hill fell down. There was a massive hillside failure, he needs to know the impact of the project on his property. What has been done about geological reports? He wants a full geological study. Wants to know what the city has to say about it. Wants to have his professional review it before PHOA gives preliminary approval.

Want to have a light and shadow study because its looming. Concerned about privacy. Loss of view of the sky.(delete – repetitive) Want to see a landscape plan. Looking for compromise, not conflict. Concerned about communication. Concerned about speed. No way to resolve all questions before December 17th. It took 9-12 months for his project to be approved. The time for approval of his remodeling project was 9-12 months.(delete – repetitive) Would love to come up with a compromise far sooner, but at this point, what's the rush?

Wants to know why homeowner didn't dig down rather than build up.

ii. Emi Ohari commented:

Surprised to find out that existing house is going to be replaced. Her house was part of 1982 mudslides. Former house next door whole house fell down. Are you touching the hill? What about machines doing construction work. Would not be satisfied with PHOA approval being conditional on geological approval by city. Would like to read a geological report before PHOA approves. Wants no decision on Dec 17. Wants PHOA to stop its procedure of giving preliminary approvals and only have a single approval after homeowners can see geological report.

iii. Richard Blumenberg commented:

In his experience, the city will require a soils report and he expects it to require entire site to be brought up to code.

Richard gave a short explanation of plans that roof height would be 29'9" & eaves would be 20'6"

Why not dig down and create a lower level? If you did, you could have had an upper level that wouldn't be as high.

David replied: 1. I wanted to work within existing framework of the house. 2. digging into the hillside is difficult and expensive. Would not have improved the Henderson's view the way the current plan does. Also, I don't have a million dollars to move dirt around.

David stated that would compromise the integrity of the hills around him.

iv. *Brian Bradford* commented:

I live across the street. The Schultzes consulted with me as they developed the project, and I have no objection to this project.

v. *Margye Baumgardner* commented:

Concerned about effect on privacy and the value of the property. Also in case of earthquake of a tsunami of water from the pool. Not about view or shadows. Margye also expressed the concern that a looming structure would devalue her property

vi. Howard read emails from PHOA homeowners voicing their opinion on the project (see Addendum).

V. Board Discussion

Howard Weisberg commented:

Our attorney has provided extensive support of our response to this project, especially in view of certain neighbor responses. I have been working under guidance from the Executive Committee on this. I have provided the entire board with a copy of documentation, which we can discuss in executive session if desired.

My greatest concern is that we be thorough, check all boxes, take account of all neighbor comments received either in person or by mail, and carefully follow the CC&Rs.

VI. Meeting adjourned at 5:50pm

Respectfully submitted,



Dawn Hill
PHOA Secretary