

## Castellammare Mesa Home Owners NEWSLETTER October, 2016



**Dear Neighbor:** As you are most likely aware, the neighborhood is experiencing a large amount of construction. Our hill has truly been "discovered." A number of owners are either tearing down existing houses, building on vacant lots, or remodeling.

### An update on current ARCHITECTURAL COMMITTEE (AC) projects:

- **226 Bellino:** Preliminary plans were reviewed by the AC and tentative approval was given contingent upon final plans and the installation of story poles to assess for possible view impairment. The current house will be demolished with plans to build a three bedroom house with a small under floor story for a garage and storage.
- **204 Coperto:** This is a new address where a house will be built with an under-floor story on a sloping lot. The house was approved by the AC in 2015. The owner has recently asked for approval to add a concrete facade to the entrance. The AC has asked the owner to supply information from the City as to how this addition meets code. The AC will then make a determination regarding the addition after consulting with neighbors.
- **234 Monte Grigio:** The current house will be demolished. After several modifications to the original plans to mitigate for set-back and view issues, approval

was given to build an approximately 7,000 sq. ft. house. 4003 sq. ft. of this will be above grade and the underfloor story is 3225 sq. ft.

- **210 Notteargenta:** The owners submitted plans for new landscaping in the front yard. There were no structural additions and the AC approved the plans.
- **17543 Tramonto:** The owner will demolish the existing house and is planning to build an approximately 3700 sq. ft. house which includes an underfloor story on this sloping lot. The AC previously invited neighbors in the vicinity to review the plans. Story poles have now been installed to asses for possible view impairment.
- **17642 Tramonto:** This is the lot on the cliff at the intersection of Tramonto and Bellino where the owner unsuccessfully sued the CMHO 10 years ago, attempting to invalidate our CC&Rs. His plans were approved in 2011 by the AC after alterations were made to mitigate view impairment for a neighbor. The lot sat empty for years. He has recently resubmitted plans which appear to be the same plans as were approved in 2011. The AC is currently reviewing them and will notify nearby neighbors after their review is completed.
- **17727 Tramonto:** The owner will demolish the existing house and plans to build an approximately 4500 sq. ft. house with an under-floor story. The AC determined that the south side of the house caused an unreasonable view impairment for the adjacent neighbor on Tramonto and they have been asked to redesign that portion of the house. The AC is awaiting new plans.
- **242 Tranquillo:** The owners submitted plans for a lap pool, which were approved.

The primary responsibility of the CMHO is to uphold the CC&R's. Property owners are required, as per the CC&R's, to bring their constructions projects to the AC early in their process to save time and money. Any project outside of the current structure of your home should be discussed with the AC prior to building.

Please note that the CC&R's for this tract, #8923, are limited in their scope. The three main restrictions are: Nothing can be built that will cause an unreasonable view impairment for neighbors; nothing can be built to exceed over one story in height except that the AC is empowered to approve an additional story or stories as underfloor space; and the depth of front and rear yards must not materially depart from adjoining or other dwellings on the block.

We do not have control over privacy issues, the size of the house (except for what is listed above), design, color or roof decks unless they may cause an unreasonable view impairment.

**The Department of City Planning BASELINE MANSIONIZATION ORDINANCE (BMO) and BASELINE HILLSIDE ORDINANCE (BHO) Code Amendments:** The purpose of the BMO/BHO Code amendment is to update and refine the current rules relating to the size and bulk of new and enlarged homes, as well as grading of hillside lots. The amendments will have to go through the City Council and other City planning agencies, which will take a long time.

Members of the Board and AC attended a meeting on September 21 with City planners to get a better understanding of these new proposed code amendments. The result of the meeting is that we have concerns about the new proposals, and the Board and the community will need to

have more time to discuss these concerns. However, public comment was taken until September 25 and City staff recommended that the CMHO reserve our right to have a voice by sending comments by that date. The comments in no way cements our position.

We sent the following comments to City Planning:

1. The CMHO is made up on mostly small, odd-shaped lots, many on sloping land or hillsides. We have CC&Rs which prohibit anything over one story in height for view protection. However, we allow underfloor story or stories in which a property owner may build a story or stories below the highest grade of the lot. The BHO/BMO proposed basement restrictions would be excessively restrictive to our CC&Rs and would prohibit anything but the smallest house on a lot.
2. The 90' depth of the detached garage setback requirement does not apply to our lots as they are not that deep. This would force all of the new developments to use the proposed regulation of 200 sq. ft. of the garage in front of the house as calculated into the overall square footage of the house, which in our neighborhood would be more restrictive.
3. The removal of most of the exemptions on flat lots becomes restrictive when applied to the steep and odd shaped lots that predominate in the CMHO.

**TREASURER'S REPORT-Doug McCormick:** We have a total of \$34,255 in all accounts. However at this point it looks like we will probably end 2016 with a \$3,000 loss. The projected budget for 2017, based on this year's financial report and the steep increase in liability insurance, will put us in the red if we don't increase our income. The yearly dues of \$85 per year will need to be raised to at least \$100 to make up for this deficit. We hope to have a home tour in 2017 as a fundraiser for the community.

#### **CRIME AND SAFETY:**

- Crime has decreased overall in Pacific Palisades and the Board has not heard of any home burglaries in the tract for some time. However, burglary theft from vehicles (from locked and unlocked cars) continues. Don't keep anything of value in your cars.
- Due to neighbor's concerns regarding people smoking and partying in the "overlook" i.e., the area commonly known as the Tramonto bulkhead at Coperto, and the fire danger that creates, your Board worked with LAFD to get "NO SMOKING" and "NO TRESPASSING" signs installed in that area.

**PACIFIC PALISADES TASK FORCE ON HOMELESSNESS (PPTFH)** was formed two years ago. Goals of the Task Force are to: 1) protect the community, i.e. enforcement; 2) provide services for the homeless with the goal of getting people off the streets and into housing; 3) conduct community meetings to update and educate the residents on the issues of homelessness and what the task force is doing. The Task Force has raised over \$250,000.00 to date. The funding goes to pay for the outreach team. In January of this year, the task force engaged two social workers, Glanda Sherman and Maureen Rivas, from a comprehensive service agency (OPCC) to provide outreach to the homeless. They have engaged with 82 homeless individuals. An additional 137 are ones the team has seen only once, which shows there are many "travelers" simply passing through

the Palisades. Glanda and Maureen have been very successful in getting 26 of the 82 homeless off the streets. This is an outstanding 30% success rate! Their work continues. If you have information, questions or concerns about a particular homeless person or encampment, please email Glanda or Maureen at PalisadesOutreach@opcc.net.

**HOMELESS COUNT:** The Palisades will be counting the homeless in the early morning of January 26, 2017. Please think of volunteering for this important event. More info to follow.

**PLEASE CLEAN UP AFTER YOUR DOG:** We frequently receive complaints about residents not picking up after their dogs. Neighbors noted that Bellino is a particular problem. Please be a good neighbor and clean up after your pets!

**Castellammare Mesa Home Owners**  
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\*Denotes Alternate

**Other Important Numbers:**

**LAPD:** Senior Lead Officer Michael Moore: 1-310-444-0737; [27995@lapd.lacity.org](mailto:27995@lapd.lacity.org)

For non-emergency immediate service: (877) 275-5273

**Fire Dept. 911 Brush Clearance:** (818) 374-1111

**City Services and Building & Safety:** 311 or <http://www.lacity.org/boss/request.htm>

Note: This number is for any kind of question or concern re the City (graffiti removal, pot-hole repair, brush clearance, code violations, tree removal, etc.)

**City Council Office:** Mike Bonin, Councilman, District 11, [councilman.bonin@lacity.org](mailto:councilman.bonin@lacity.org)

LA Office: 200 N. Spring Street, Rm. 415, LA, CA 90012; 213-473-7011

West LA Office: 1645 Corinth, Room 201, West LA, CA 90025; 310-575-8461

Sharon Shapiro, Field Deputy, Pacific Palisades and Brentwood:

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**Getty Villa Community Relations Committee:**

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Kim Clary 1-310-230-8041; [kimjdave@msn.com](mailto:kimjdave@msn.com)

Alternate: Aly Montes 1-310-310-8158; [teamtramonto@gmail.com](mailto:teamtramonto@gmail.com)

**Getty Villa Complaint Hotline:** 1-877-625-4282

Remember to conserve water & to recycle!!