

Palisair Home Owners Association

A CALIFORNIA NON-PROFIT CORPORATION

www.palisairhoa.org

c/o PMP Management
445 South Figueroa Street, Suite 2310
Los Angeles, California 90071
Care@PMPmanage.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.

Dear Palisair Homeowner,

The PHOA Board has received plans for three proposed homes:

- 1067 Palisair Place
- 1075 Palisair Place
- 1216 Las Pulgas Road

These plans have been reviewed by a PHOA consulting architect and the Palisair Board of Directors. As outlined in Article III, Section 1 of Palisair’s CC&Rs, the Board is required to seek community input on proposed projects before making any decisions regarding their approval. The Community Viewings are scheduled for Saturday, February 14, 2026:

- 10:15 AM – 1075 Palisair Place
- 10:30 AM – 1067 Palisair Place
- 11:15 AM – 1216 Las Pulgas Road

Renderings provided by the project architects, as well as elevations and available as-builts, are included with this notice for your review.

Please send any questions, concerns, or comments you would like the Board to consider when making its decisions to ARussell@PMPmanage.com with the subject lines “1067 Palisair Place”, “1075 Palisair Place”, or “1216 Las Pulgas Road” depending on the project on which you would like to comment.

Please submit your feedback by Monday, March 9th, 2026, if you have concerns, questions, or comments. In your written correspondence, note your address as well as the CC&R article and section that you feel the project would violate. If we do not hear from you before we decide on these projects, we’ll assume that you have no objection to the proposed projects.

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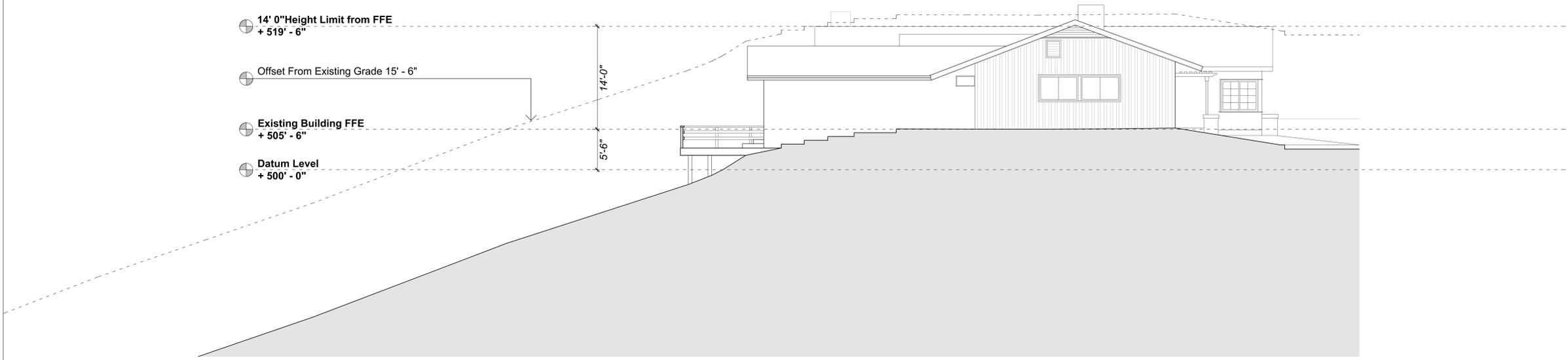
www.palisairhoa.org

No decision has been made regarding these submittals. The Board will wait to hear objections, if any, and conduct site visits, if necessary, and then discuss the validity of the projects.

Thank you and we look forward to your input.

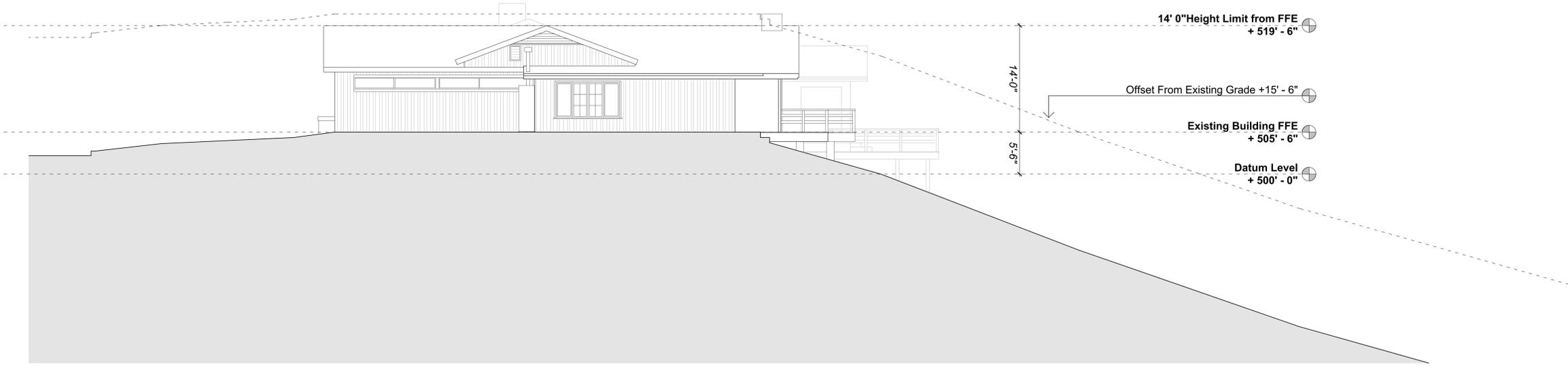
Palisair Board of Directors

- ⊕ 14' 0" Height Limit from FFE
+ 519' - 6"
- ⊕ Offset From Existing Grade 15' - 6"
- ⊕ Existing Building FFE
+ 505' - 6"
- ⊕ Datum Level
+ 500' - 0"



Existing South Elevation

- ⊕ 14' 0" Height Limit from FFE
+ 519' - 6"
- ⊕ Offset From Existing Grade +15' - 6"
- ⊕ Existing Building FFE
+ 505' - 6"
- ⊕ Datum Level
+ 500' - 0"



Existing North Elevation



REV	DATE	DESCRIPTION
-	06.07.2024	HOA Amendments Issue



PROJECT:
 1067 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 EXISTING ELEVATIONS
 NORTH & SOUTH

SCALE:
 3/16" = 1' @ ARCH E

DRAWN BY:
 06

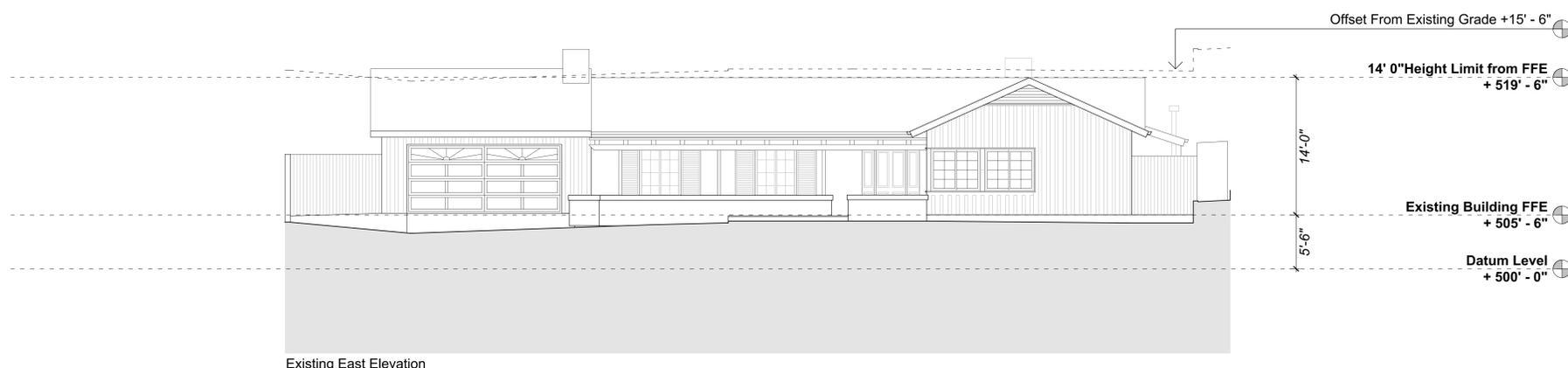
DATE DRAWN:
 JUNE 2024

CHECKED BY:
 02 & 03

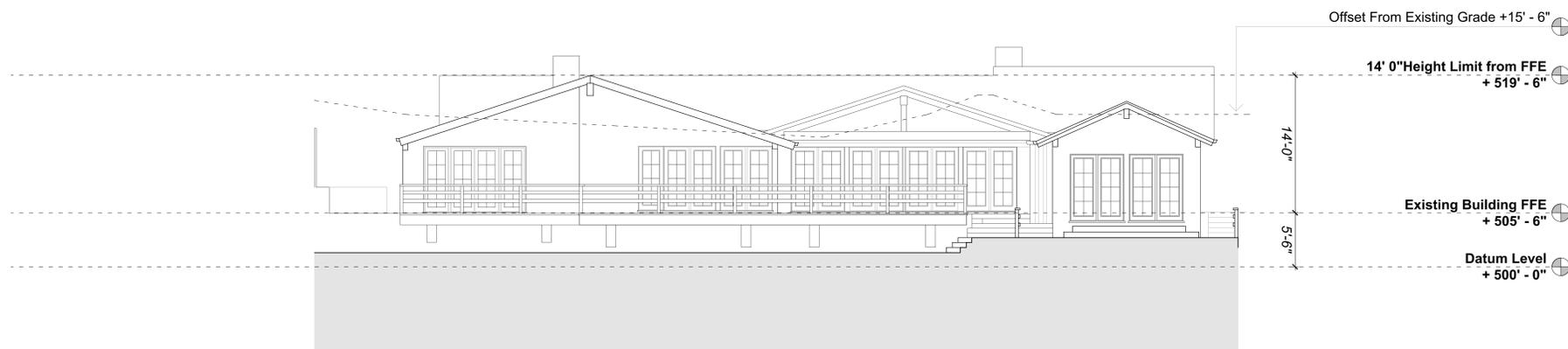
STATUS:
 HOA

DRAWING NUMBER:
 2303_HOA_003

REVISION:
 -



Existing East Elevation



Existing West Elevation



REV	DATE	DESCRIPTION
-	06.07.2024	HOA Amendments Issue

TIA TaylorHare Architects
 +1 (818) 994-3795
 taylorhare@taylorhare.com
 taylorhare.com
 3684 Wilshire Avenue #206
 Los Angeles, CA 90034

PROJECT:
 1067 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 EXISTING ELEVATIONS
 EAST & WEST

SCALE:
 3/16" = 1' @ ARCH E
 DATE DRAWN:
 JUNE 2024

DRAWN BY:
 06
 CHECKED BY:
 02 & 03

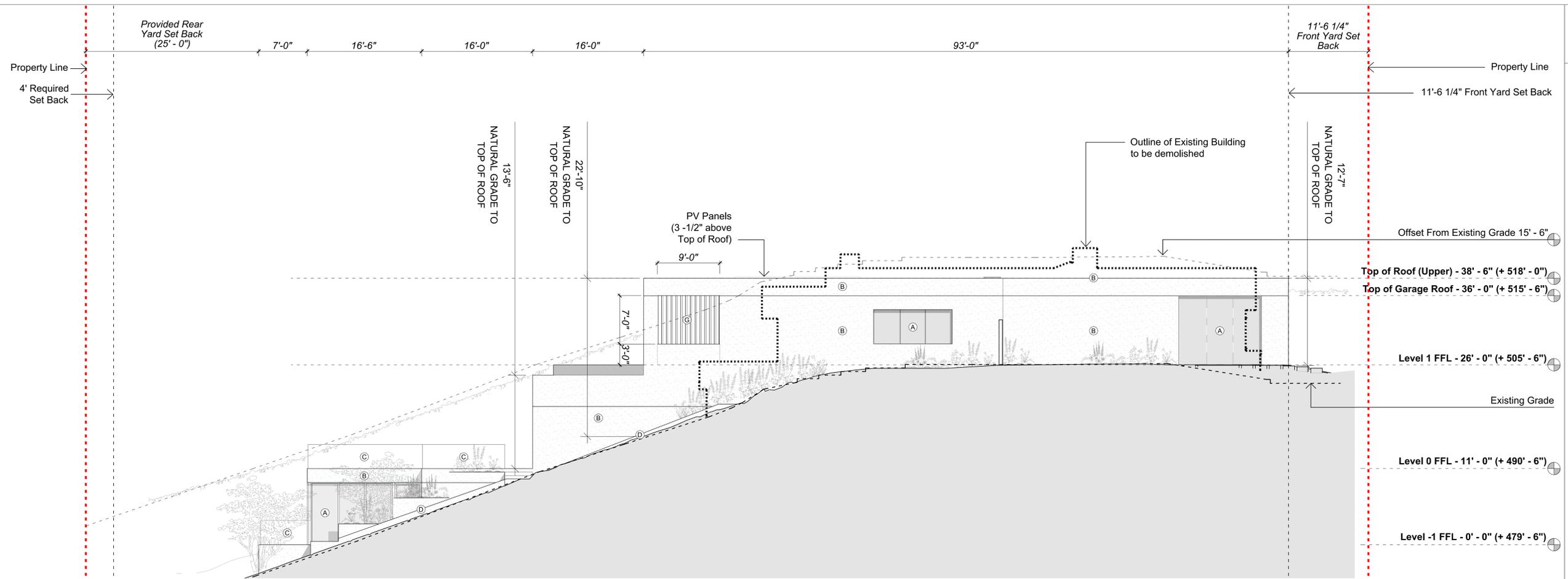
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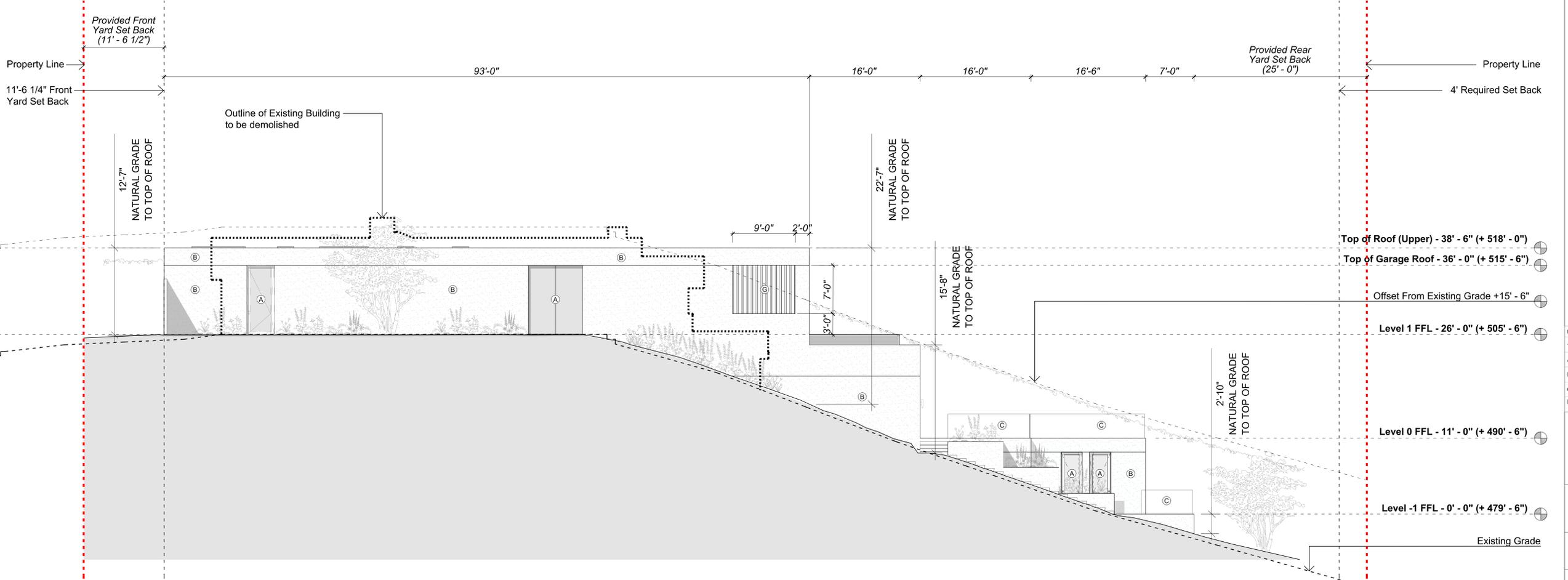
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 TAYLORHARE ARCHITECTS, INC IS A SUBCHARTER S CORPORATION REGISTERED IN CALIFORNIA: ENTITY NO. 5742276 EIN: 93-2971547

1067 Palisair Place



South Elevation - 01



North Elevation - 02

- (A)
Low-E Glazing and Aluminum Framing
- (B)
Light Colored Plaster / Render
- (C)
Metal Guard Rail
- (D)
Concrete Exterior Staircases
- (E)
Exterior Light Sconces
- (F)
Wood-Finish Garage Door
- (G)
Metal Louvers



REV	DATE	DESCRIPTION
-	05.21.2024	Initial HOA Submission
A	06.07.2024	HOA Amendments Issue
B	06.26.2024	Existing Elevation Shown
C	15.08.2024	HOA Amendments Issue
D	06.09.2024	HOA Amendments Issue



PROJECT:
 1067 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 ELEVATIONS
 01 & 02

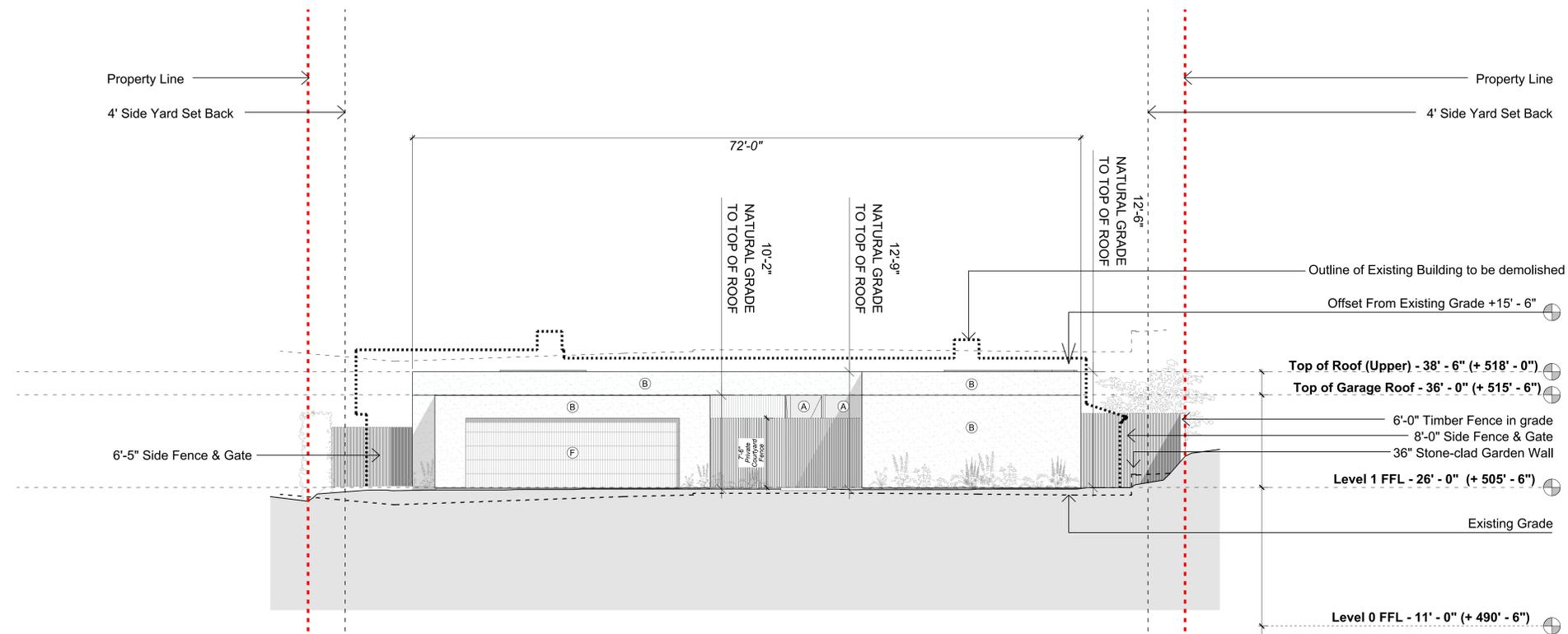
SCALE:
 3/16" = 1' @ ARCH E

DATE DRAWN:
 MAY 2024

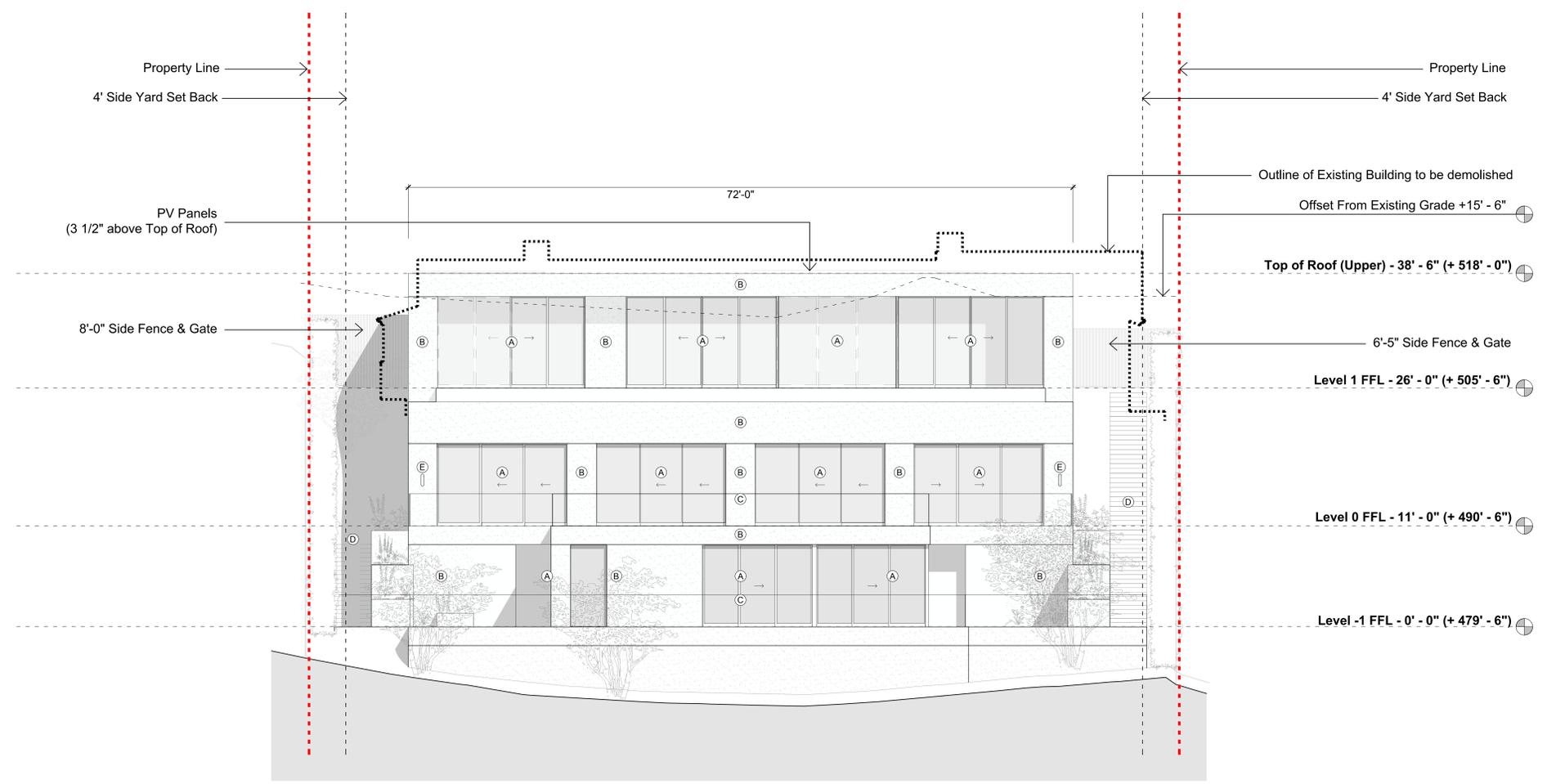
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DRAWING NUMBER:
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REVISION:
 D

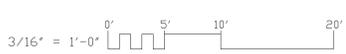


East Elevation - 03



West Elevation - 04

- (A)
Low-E Glazing and Aluminum Framing
- (B)
Light Colored Plaster / Render
- (C)
Metal Guard Rail
- (D)
Concrete Exterior Staircases
- (E)
Exterior Light Sconces
- (F)
Wood-Finish Garage Door



REV	DATE	DESCRIPTION
-	05.21.2024	Initial HOA Submission
A	06.07.2024	HOA Amendments Issue
B	06.26.2024	Existing Elevation Shown
C	15.08.2024	HOA Amendments Issue
D	06.09.2024	HOA Amendments Issue



PROJECT:
 1067 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE: ELEVATIONS 03 & 04	
SCALE: 3/16" = 1' @ ARCH E	DRAWN BY: 06
DATE DRAWN: MAY 2024	CHECKED BY: 02 & 03
STATUS: HOA	
DRAWING NUMBER: 2303_HOA_105	REVISION: D

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1075 Palisair Place



REV	DATE	DESCRIPTION
-	03.14.2025	HOA Amendments Issue



PROJECT:
 1075 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 EXISTING ELEVATIONS
 NORTH & SOUTH

SCALE:
 3/16" = 1' @ ARCH E

DRAWN BY:
 06

DATE DRAWN:
 JUNE 2024

CHECKED BY:
 02 & 03

STATUS:
 HOA

DRAWING NUMBER:
 2304_HOA_003

REVISION:
 -



Existing East Elevation



Existing West Elevation

3/16" = 1'-0" 0' 5' 10' 20'

REV	DATE	DESCRIPTION
-	03.14.2025	HOA Amendments Issue



PROJECT:
1075 N. PALISAIR PLACE
LOS ANGELES, CA 90272

DRAWING TITLE:
EXISTING ELEVATIONS
EAST & WEST

SCALE:
3/16" = 1' @ ARCH E

DRAWN BY:
06

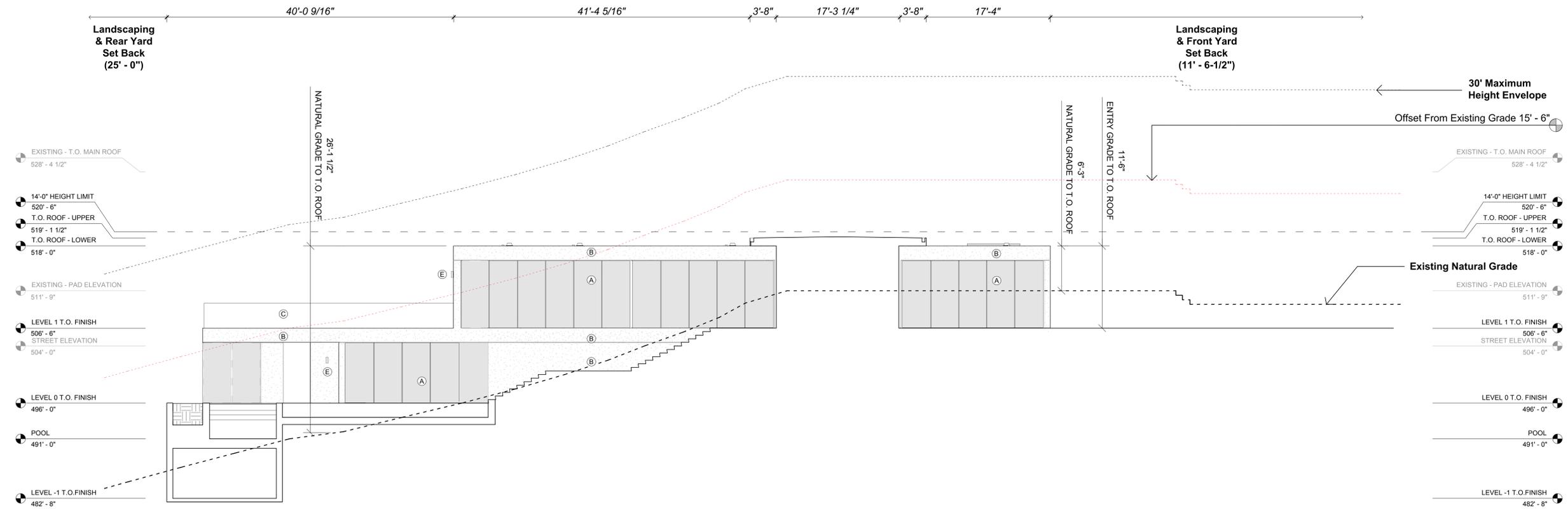
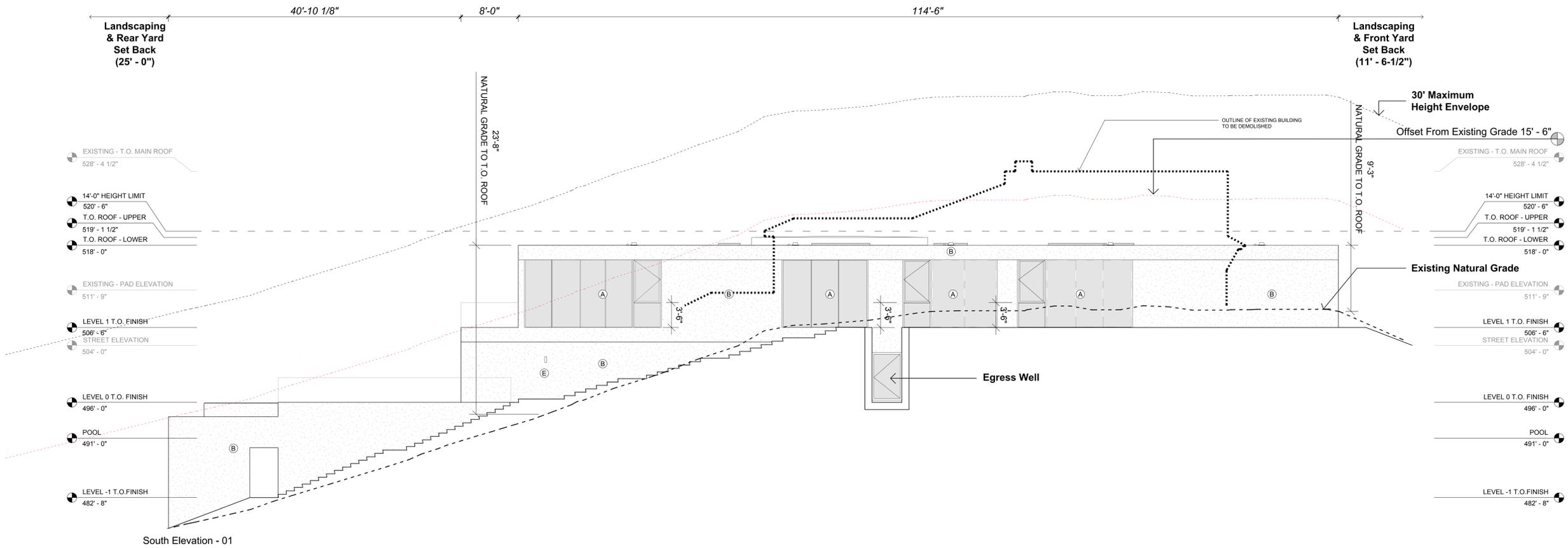
DATE DRAWN:
JUNE 2024

CHECKED BY:
02 & 03

STATUS:
HOA

DRAWING NUMBER:
2304_HOA_004

REVISION:
-



- (A)
Low-E Glazing and Aluminum Framing
- (B)
Light Colored Plaster / Render
- (C)
Metal Guard Rail
- (D)
Concrete Exterior Staircases
- (E)
Exterior Light Sconces
- (F)
Wood-Finish Garage Door



REV	DATE	DESCRIPTION
A	05.20.24	HOA Submission
B	18.10.24	HOA Resubmission
C	03.14.25	HOA Resubmission
D	12.13.25	HOA Resubmission



PROJECT:
 1075 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 ELEVATIONS
 01 & 02

SCALE:
 3/16" = 1' @ ARCH E

DATE DRAWN:
 MARCH 2024

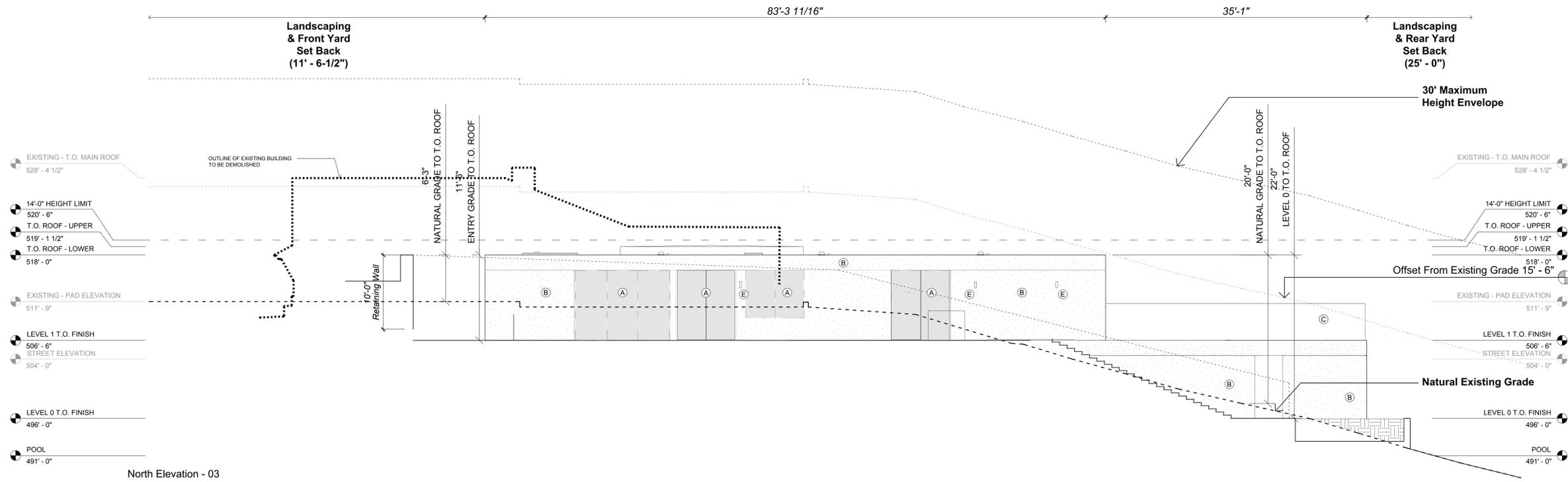
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CHECKED BY:
 02 & 03

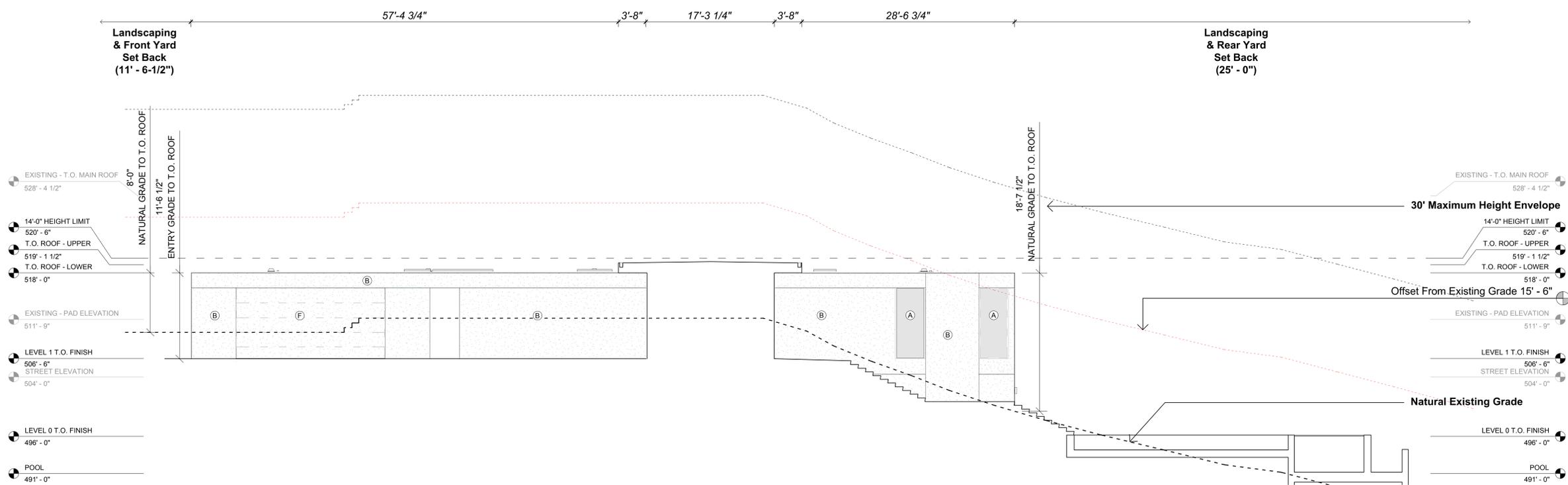
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DRAWING NUMBER:
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REVISION:
 D

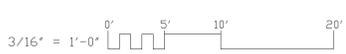


North Elevation - 03



North (Central) Elevation - 04

- (A)**
 Low-E Glazing and Aluminum Framing
- (B)**
 Light Colored Plaster / Render
- (C)**
 Metal Guard Rail
- (D)**
 Concrete Exterior Staircases
- (E)**
 Exterior Light Sconces
- (F)**
 Wood-Finish Garage Door



REV	DATE	DESCRIPTION
A	05.20.24	HOA Submission
B	18.10.24	HOA Resubmission
C	03.14.25	HOA Resubmission
D	12.13.25	HOA Resubmission



PROJECT:
 1075 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 ELEVATIONS
 03 & 04

SCALE:
 3/16" = 1' @ ARCH E

DATE DRAWN:
 MARCH 2024

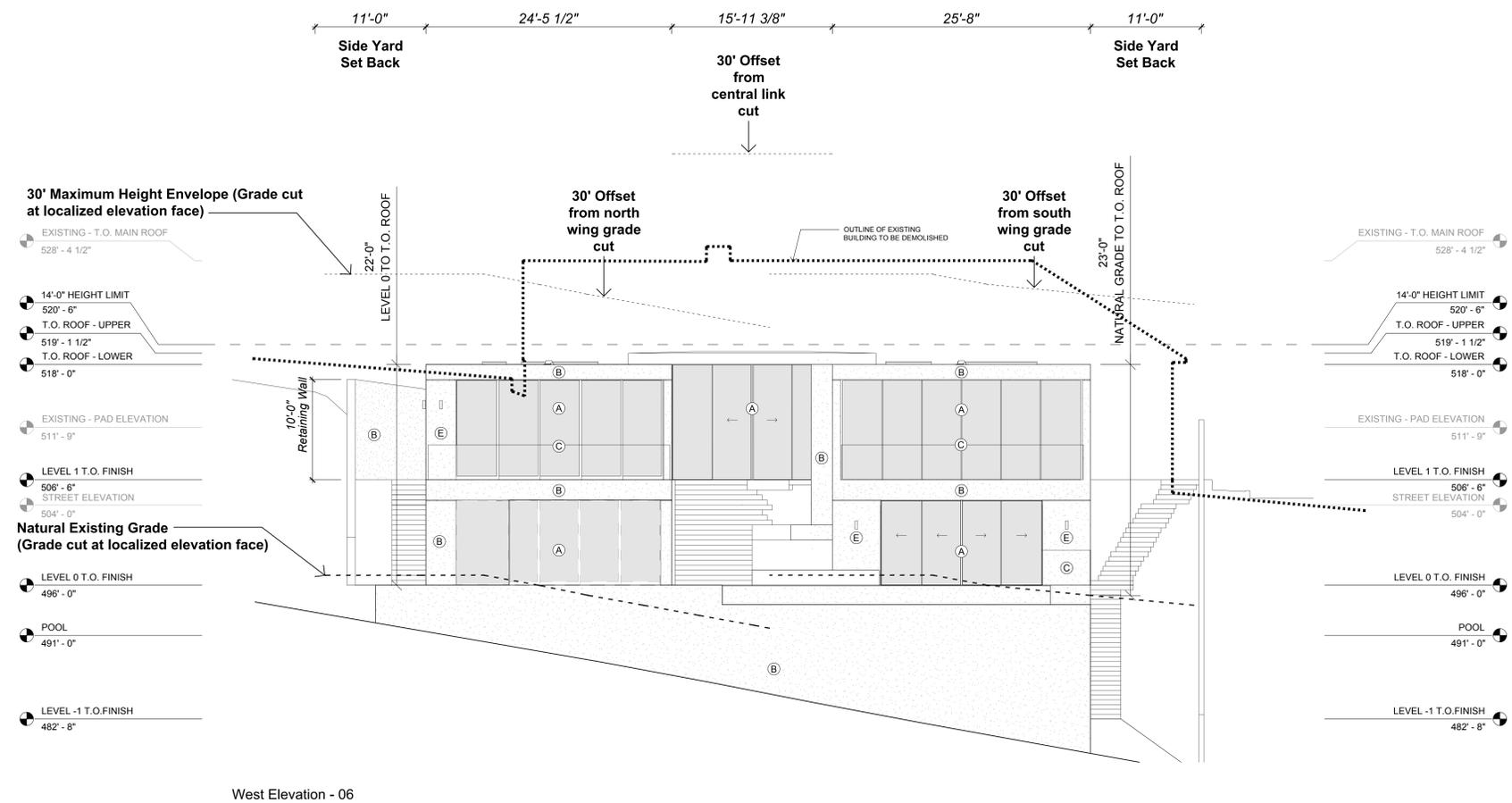
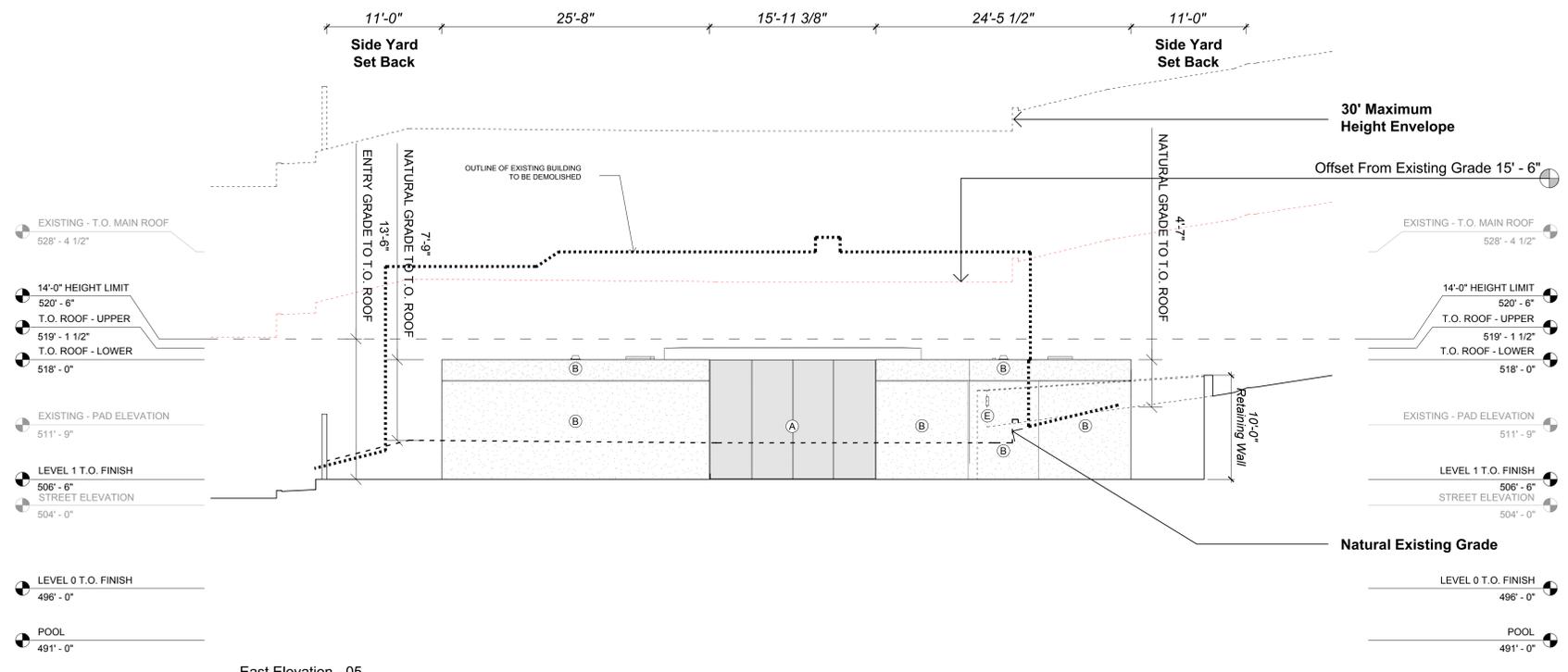
DRAWN BY:
 06

CHECKED BY:
 02 & 03

STATUS:
HOA

DRAWING NUMBER:
2304_HOA_105

REVISION:
D



- (A)
Low-E Glazing and Aluminum Framing
- (B)
Light Colored Plaster / Render
- (C)
Metal Guard Rail
- (D)
Concrete Exterior Staircases
- (E)
Exterior Light Sconces
- (F)
Wood-Finish Garage Door



REV	DATE	DESCRIPTION
A	05.20.24	HOA Submission
B	18.10.24	HOA Resubmission
C	03.14.25	HOA Resubmission
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PROJECT:
 1075 N. PALISAIR PLACE
 LOS ANGELES, CA 90272

DRAWING TITLE:
 ELEVATIONS
 05 & 06

SCALE:
 3/16" = 1' @ ARCH E

DATE DRAWN:
 MARCH 2024

DRAWN BY:
 06

CHECKED BY:
 02 & 03

STATUS:
HOA

DRAWING NUMBER:
2304_HOA_106

REVISION:
D

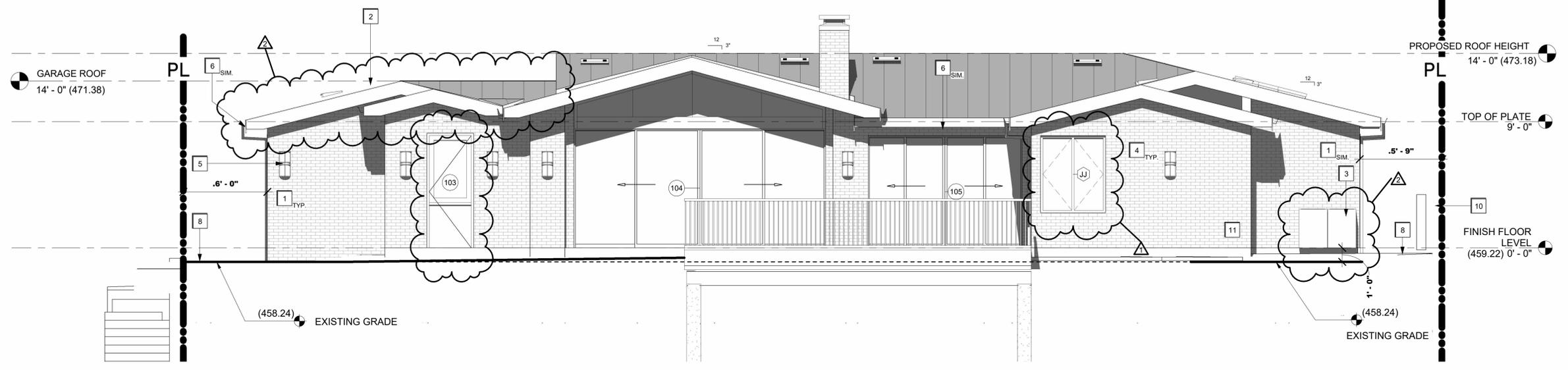


ROCHA NÚEZ ARCHITECTS ASSOCIATES
 ARCHITECTS ENGINEERS
 28025 DOROTHY DRIVE AGOURA HILLS CA 91301
 TEL. 818.575.9400 FAX. 818.575.9411

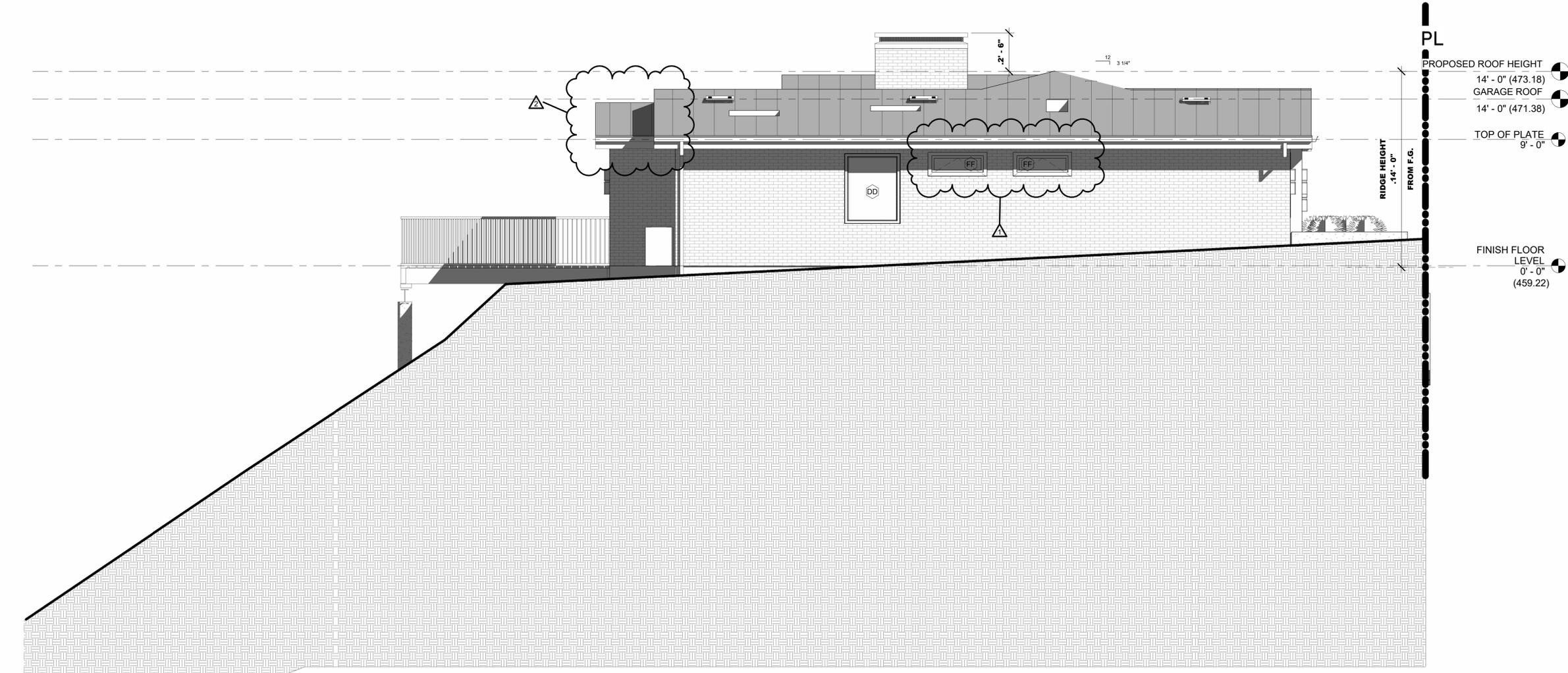
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EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR FINISH: BRICK VENEER BLANCO SMOOTH - ESR-2598 - SEE SHEET A10.6 FOR MORE INFO
2. CLASS "A" ROOFING - STANDING SEAM MATERIAL ESR-3486 - SEE SHEET A10.4 FOR MORE INFORMATION
3. AC UNIT CONDENSER
4. METAL CLAD WOOD WINDOWS AND DOORS, W/AT LEAST (1) TEMPERED PANEL
5. LIGHTING FIXTURES
6. G.I. GUTTERS & DOWNSPOUTS
7. CONTINUOUS GALVANIZED SHEET METAL WEEP SCREED. LOCATE WEEP SCREED AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE. COLOR COAT FACE OF CONCRETE BELOW FINISH GRADE WHERE WALKS, STEPS, PATIOS, OR OTHER FINISH SURFACES DO NOT OCCUR.
8. 2% SLOPE AWAY FROM BUILDING
9. UL APPROVED SPARK ARRESTOR W/METAL SHROUD AT TOPS OF ALL FIREPLACE CHIMNEY. NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT OF ROOF WITHIN 10'-0" OF CHIMNEY.
10. NEW CONCRETE RETAINING WALL - SEE SECTIONS RELOCATING THE EXISTING AND REPLACING WITH A NEW RETAINING WALL
11. 42" TALL GUARDRAIL OVER WOODEN FIRE-RESISTANT DECK MATERIAL - FOR STRUCTURAL MEMBRANE SEE STRUCTURAL ENGINEERED DRAWINGS



1 REAR ELEVATION
 1/4" = 1'-0" REAR



2 LEFT SIDE ELEVATION
 1/4" = 1'-0" LEFT

FIRE REBUILD:
 BURGESS RESIDENCE
 NICOLE & MICHAEL
 1216 LAS PULGAS
 PACIFIC PALASADES, CA 90272

Project Number	250800
SET ISSUE	
1ST SUBMITTAL	08.13.25
1ST HOA SUBMITTAL	08.19.25
1ST HOA RE-SUBMITTAL	09.12.25
1ST CITY RE-SUBMITTAL	10.14.25
REVISION 1	11.14.25
REVISION 2	01.14.26

Date: JAN 21, 2026

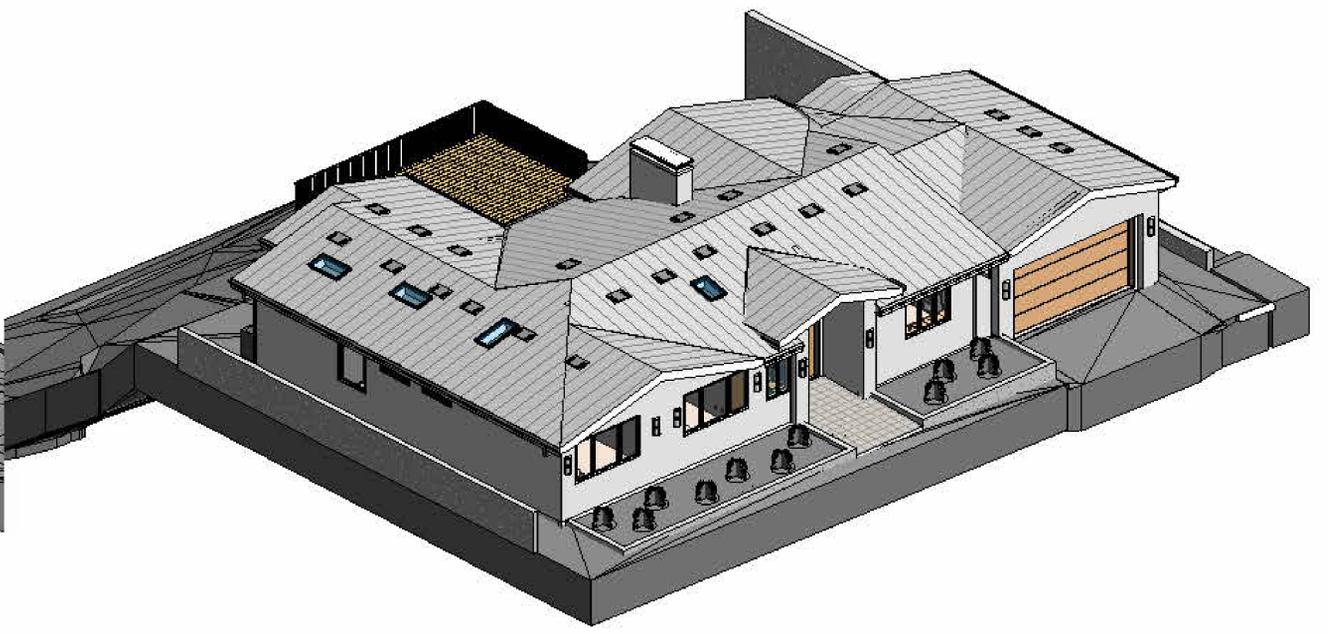
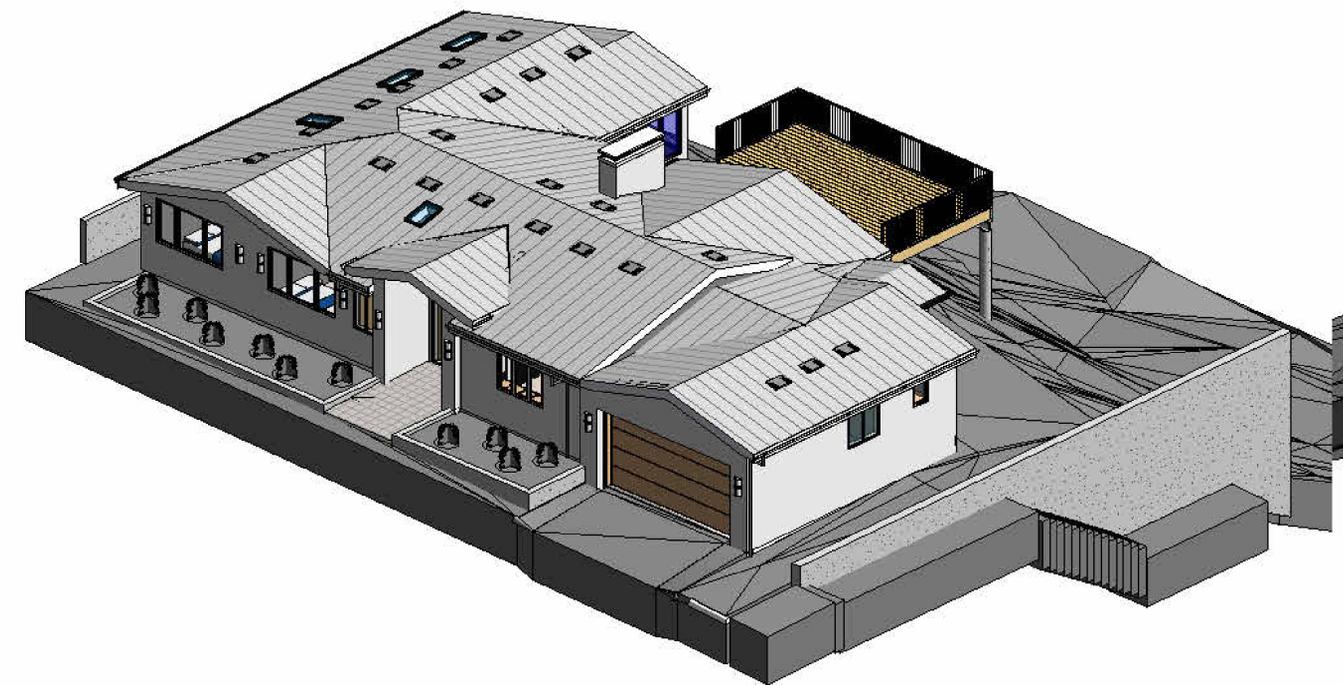
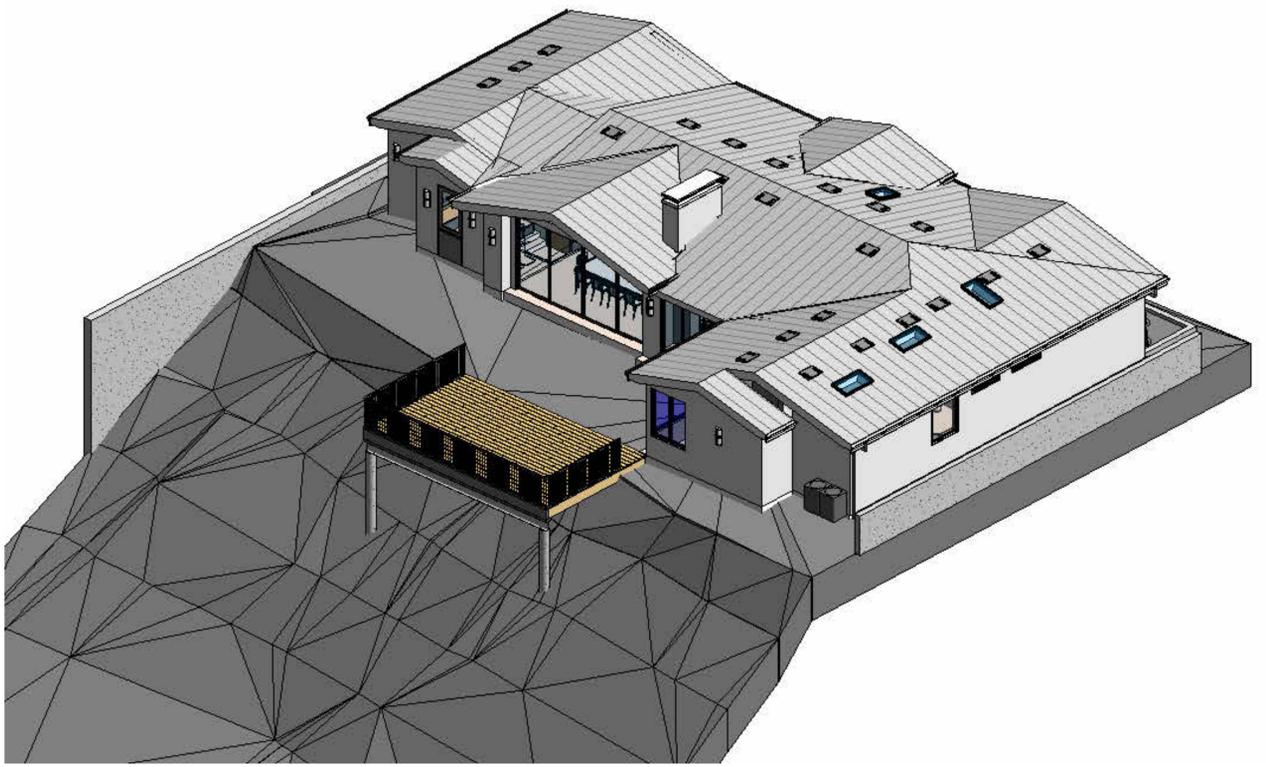
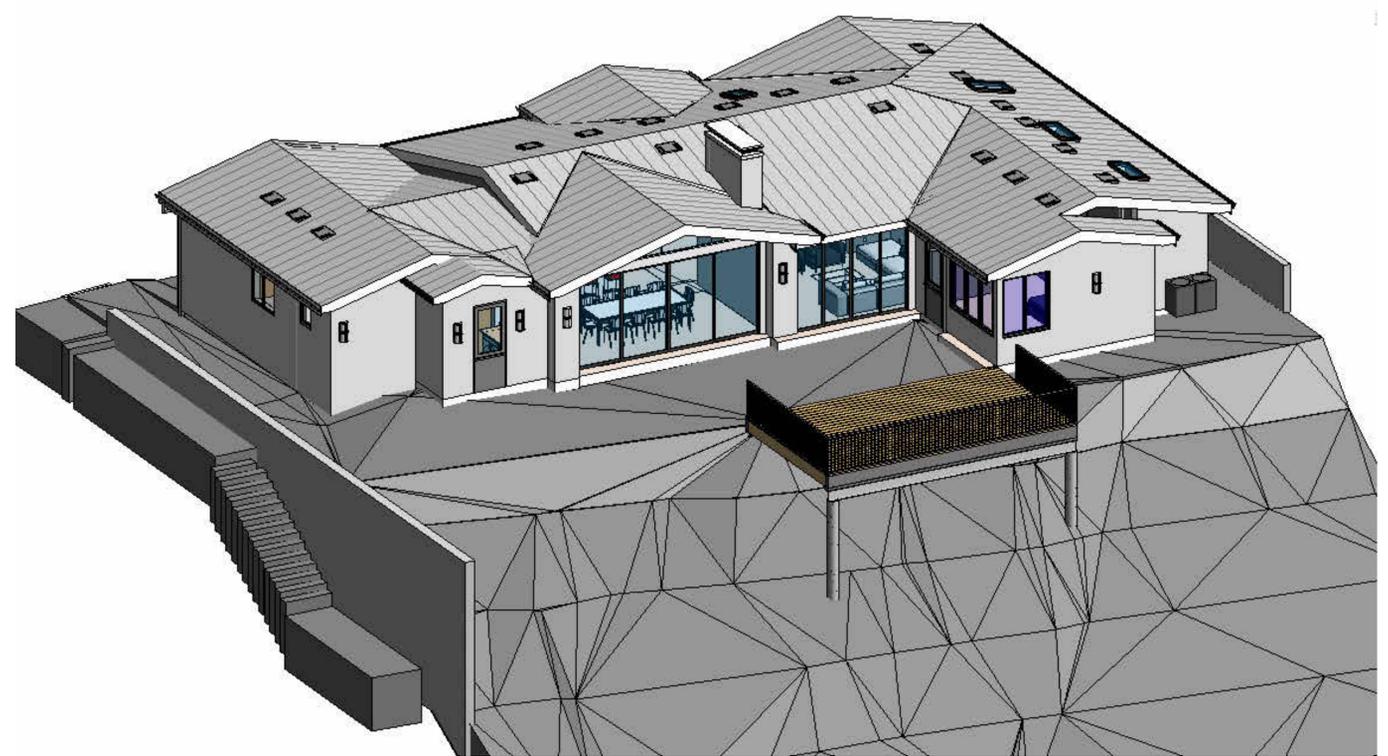
EXTERIOR ELEVATIONS

SHEET NO.
A3.1



R O C H A N U E Z
A R C H I T E C T S
ARCHITECTS ENGINEERS
28025 DOROTHY DRIVE AGOURA HILLS CA 91301
TEL. 818.575.9400 FAX. 818.575.9411

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FIRE REBUILD:
BURGESS RESIDENCE
NICOLE & MICHAEL
1216 LAS PULGAS
PACIFIC PALISADES, CA 90272

Project Number	250800
SET ISSUE	
1ST SUBMITTAL	08.13.25
1ST HOA SUBMITTAL	08.19.25
1ST HOA RE-SUBMITTAL	09.12.25
1ST CITY RE-SUBMITTAL	10.14.25
REVISION 1	11.14.25
REVISION 2	01.14.26

Date: JAN 21, 2026

3-D VIEWS

SHEET NO.
A3.3