

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 the proposed home at **1020 Las Lomas Avenue**. As outlined in Article III, Section 1 of Palisair’s CC&Rs, the Board is required to seek community input on proposed project before making any decisions regarding its approval. The Community Viewing is scheduled for **Saturday, March 21, 2026 at 8:00 AM**.

Renderings provided by the project architect, 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 line “*1020 Las Lomas Avenue*”.

Please submit your feedback by Monday, April 13, 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 this project, we'll assume that you have no objection to the proposed project.

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

Thank you and we look forward to your input.

Palisair Board of Directors

A	PLANNING SUBMITTAL 12/04/2025
B	PLANNING RESUBMITTAL 03/10/2026



ARCHITECT:
SAADAT ARCHITECTS
872 HILDALE AVE. #8
WEST HOLLYWOOD, CA 90069
PH: (310) 936-1244

SAADAT
ARCHITECTS

PROJECT TITLE AND ADDRESS:
LAS LOMAS FIRE REBUILD
1020 N. LAS LOMAS AVE
PACIFIC PALISADES, CA
90272

SHEET NAME

EXTERIOR ELEVATIONS

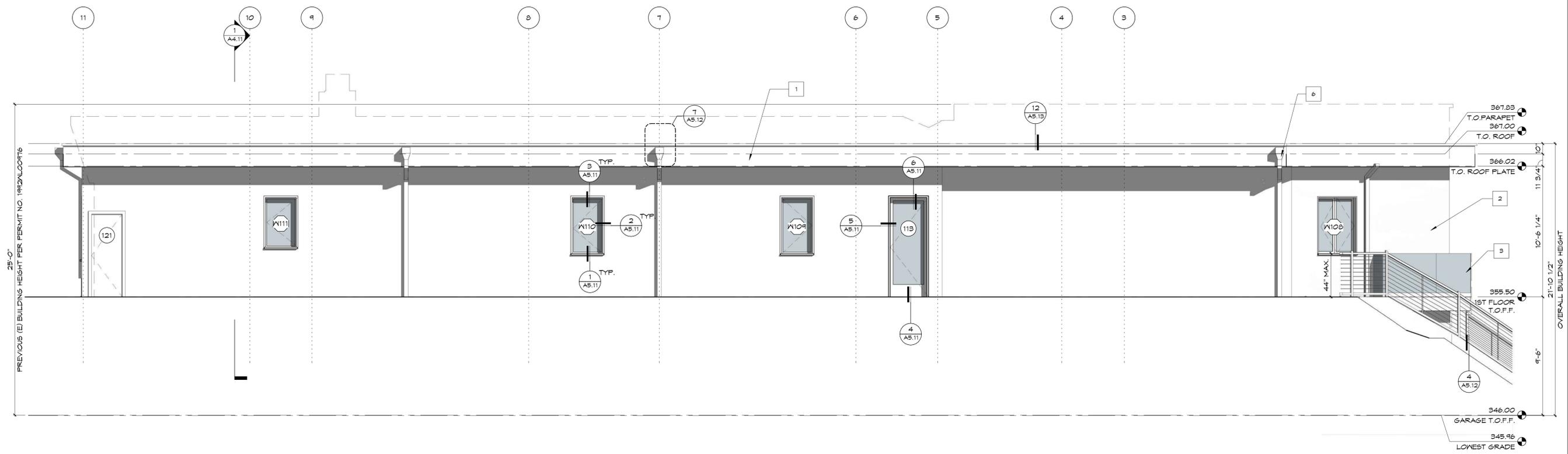
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ISSUE DATE: 3/6/2026 10:57:17 PM
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SHEET NUMBER

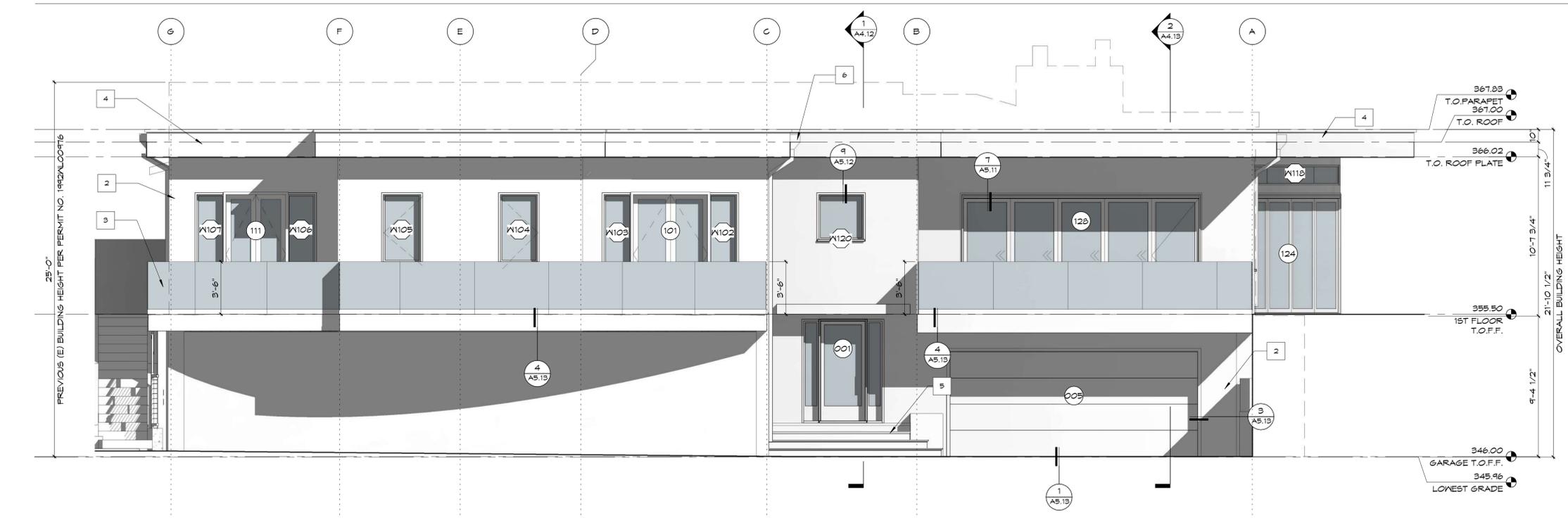
A3.11

KEYNOTES

- 1 FLAT ROOF ASSEMBLY - (N) GAF RUBEROID TORCH PLUS GRANULE FR MEMBRANE, ICC ESR-1274.
- 2 (N) WHITE SMOOTH STUCCO
- 3 (N) 42" HIGH STANDOFF GLASS GUARDRAIL WITH 2'-10" HIGH HANDRAIL
- 4 PARAPET WITH BLACK METAL CAP
- 5 (E) STEPS TO REMAIN
- 6 (N) SCUPPER AND DOWNSPOUT



PROPOSED NORTH ELEVATION 2
1/4" = 1'-0"



PROPOSED WEST ELEVATION 1
1/4" = 1'-0"

LEGEND

- (1A) WINDOW SYMBOL (SEE SCHEDULE)
- (100) DOOR SYMBOL (SEE SCHEDULE)
- (A 1000) ELEVATION SYMBOL
- (A 1000) DETAIL SECTION
- (1000) DETAIL SYMBOL
- (A 1000) SECTION SYMBOL
- Objects to Align
- 3'-0" DIMENSION LINE
- Center Line
- INSULATION

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF THE ARCHITECT ARIEL SAADAT, AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING.

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B	PLANNING RESUBMITTAL 03/10/2026



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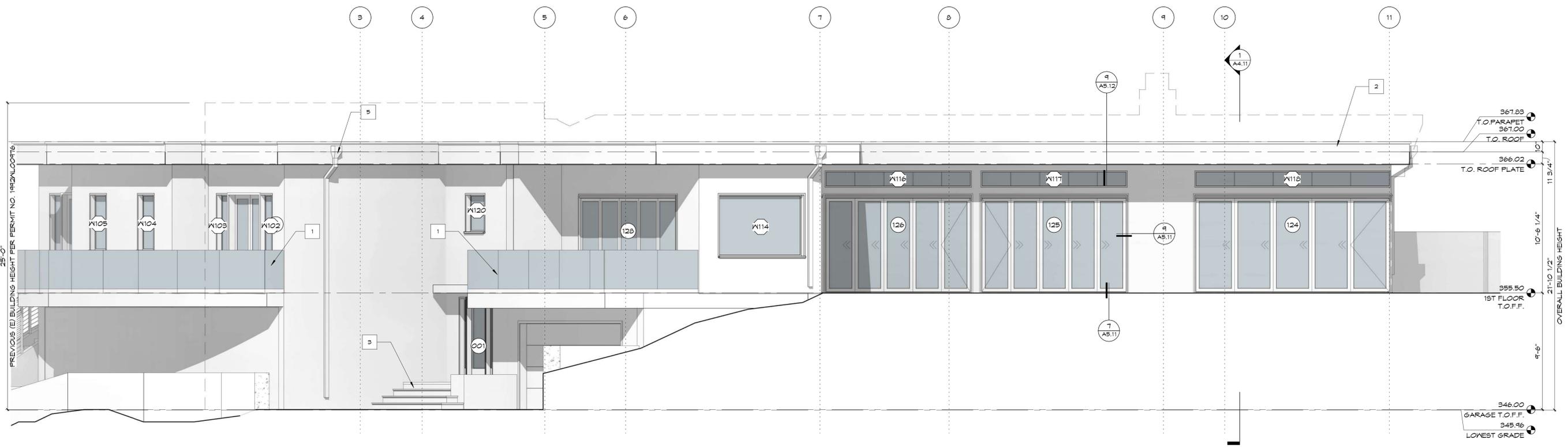
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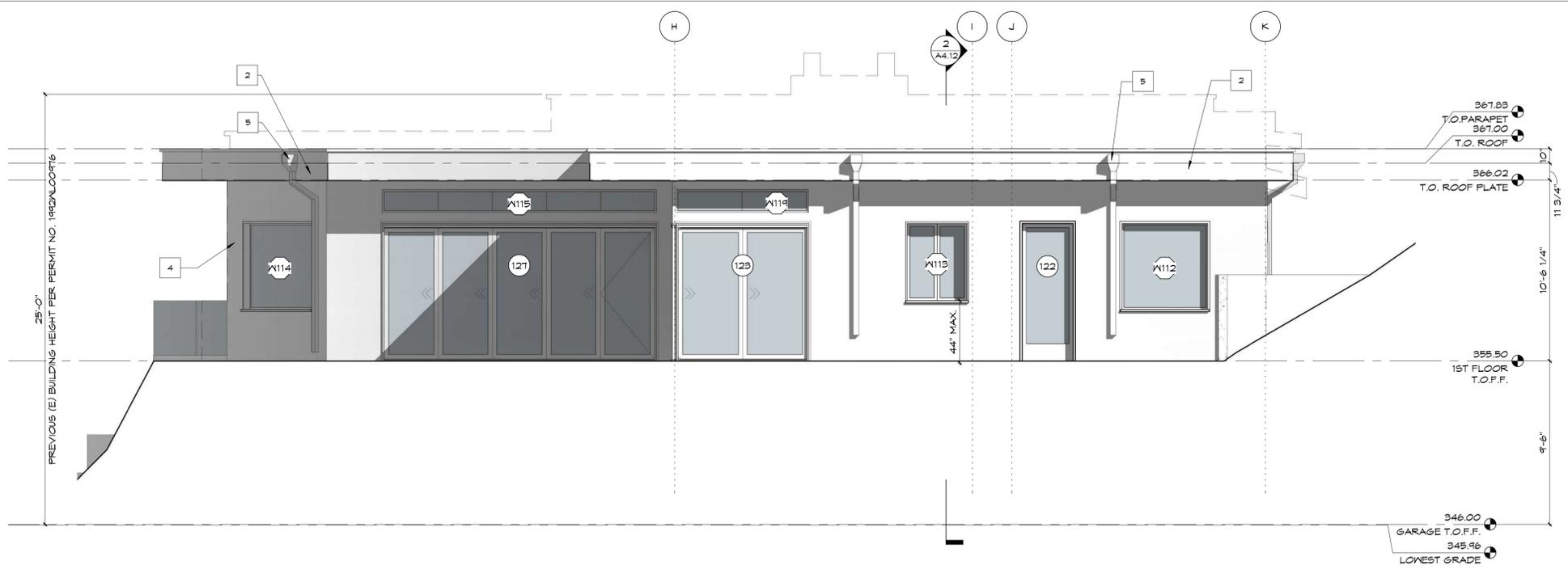
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KEYNOTES

- 1 (N) 42" HIGH EXTERIOR GLASS GUARDRAIL ESR-4639. SEE DETAIL 2/S-7
- 2 PARAPET WITH BLACK METAL CAP
- 3 (N) STEPS
- 4 (N) WHITE SMOOTH STUCCO
- 5 (N) SCUPPER AND DOWNSPOUT



PROPOSED SOUTH ELEVATION
1/4" = 1'-0" 2



PROPOSED EAST ELEVATION
1/4" = 1'-0" 1

LEGEND

- (1A) WINDOW SYMBOL (SEE SCHEDULE)
- (100) DOOR SYMBOL (SEE SCHEDULE)
- (A 100.00) ELEVATION SYMBOL
- (A 100.00) DETAIL SECTION
- (100.00) DETAIL SYMBOL
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