

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 **16037 Anoka Drive**. 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, September 19, 2026 at 9:00 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 “*16037 Anoka Drive*”.

Please submit your feedback by Monday, October 12, 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

OWNER
Ken Evans & Satoe Ohari
16037 Anoka Drive
Pacific Palisades, CA 90272

ARCHITECT
Vessel Studio
Shawn Brown
644 Trophy Trail
Topanga, CA 90290
917.331.0237

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805.766.4728

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Karen Varholick
11150 W Olympic Blvd. Suite 700
Los Angeles, CA 90064
310.994.6657

HOA REVIEW
NOT FOR CONSTRUCTION

**OHARI
RESIDENCE**

16037 Anoka Drive
Pacific Palisades, CA 90272

Date JULY 29, 2026

3D Site Views



View 1 (16031 Anoka Drive Rear Yard)



View 4 (Upper Anoka Drive)



View 2 (16031 Anoka Drive Front Yard)



View 5 (16044 Anoka Drive Front Yard)



View 3 (16021 Anoka Drive Building Pad)



View 6 (16050 Anoka Drive Driveway)



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EXTERIOR ELEVATIONS

Notes:

1. XXX

Material Legend

PL-1	PLASTER
MT-1	METAL
WD-1	WOOD
ST-1	STONE

West Elevation
1/4" = 1'-0"

2

East Elevation
1/4" = 1'-0"

1

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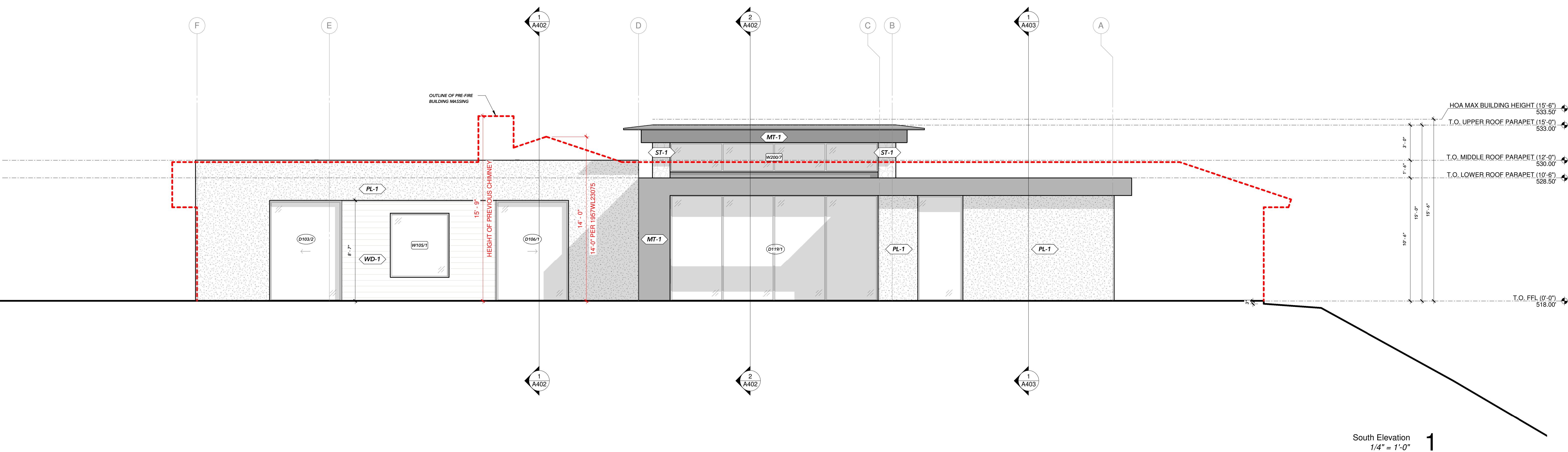
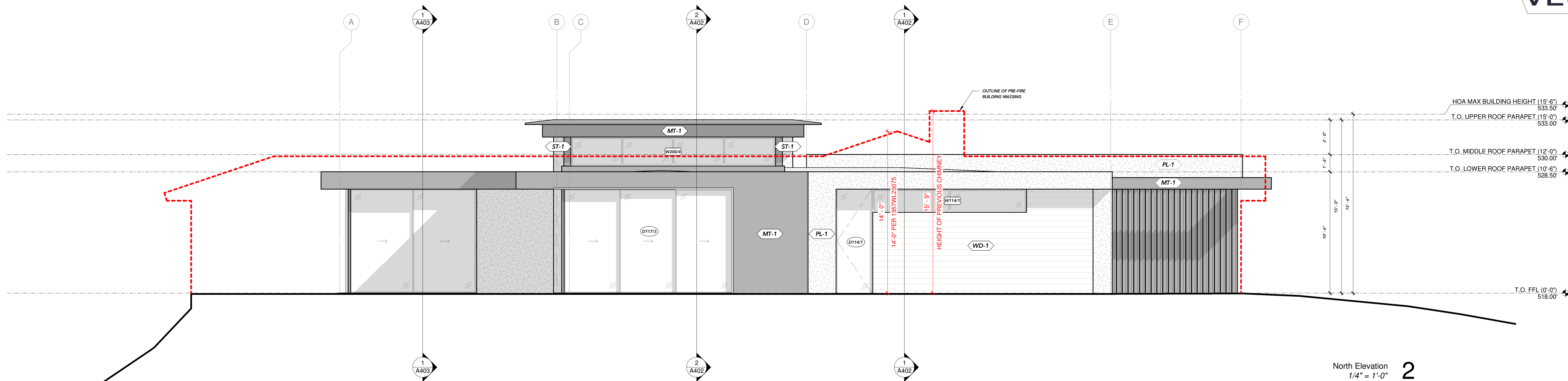
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Exterior
Elevations

1/4" = 1'-0"

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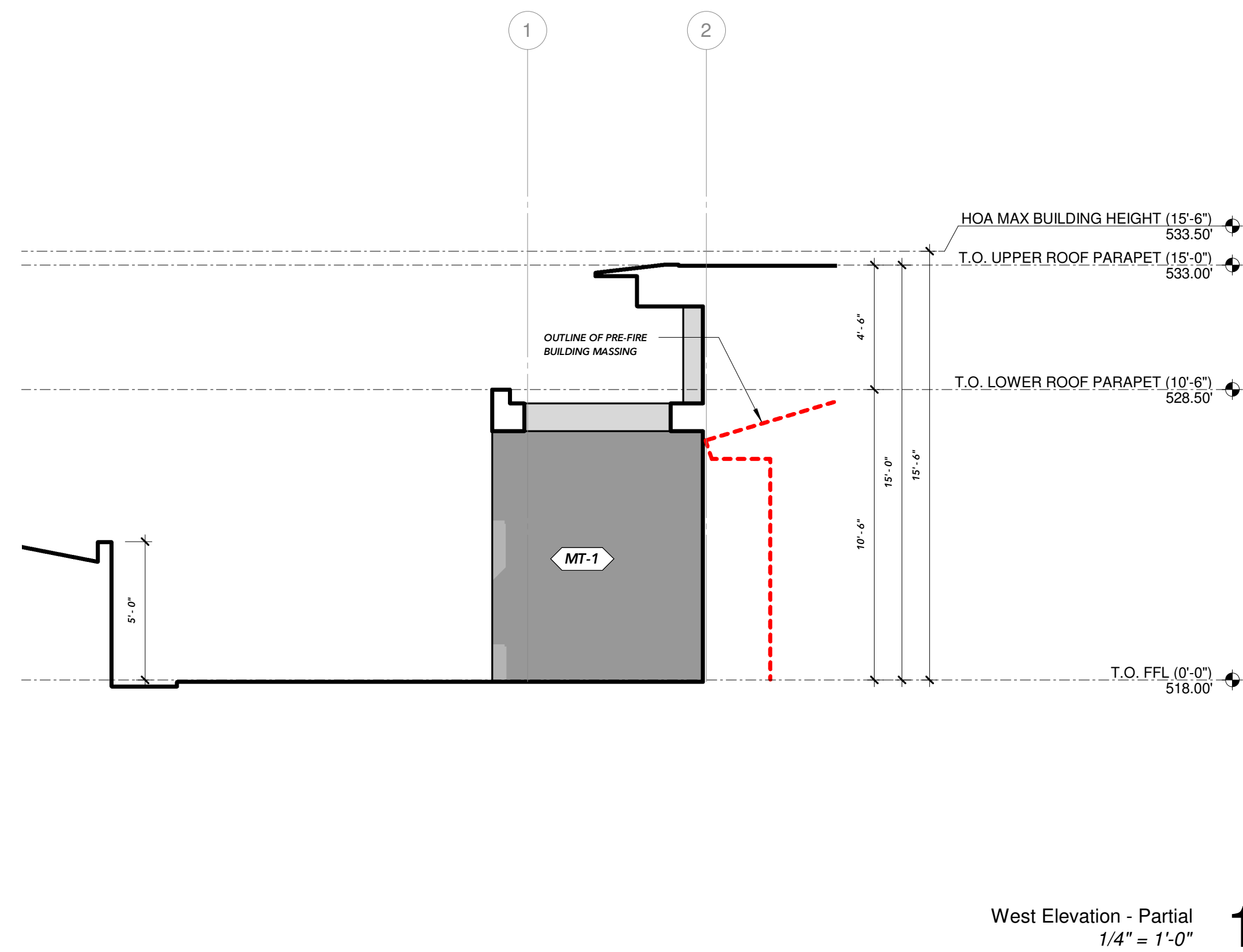
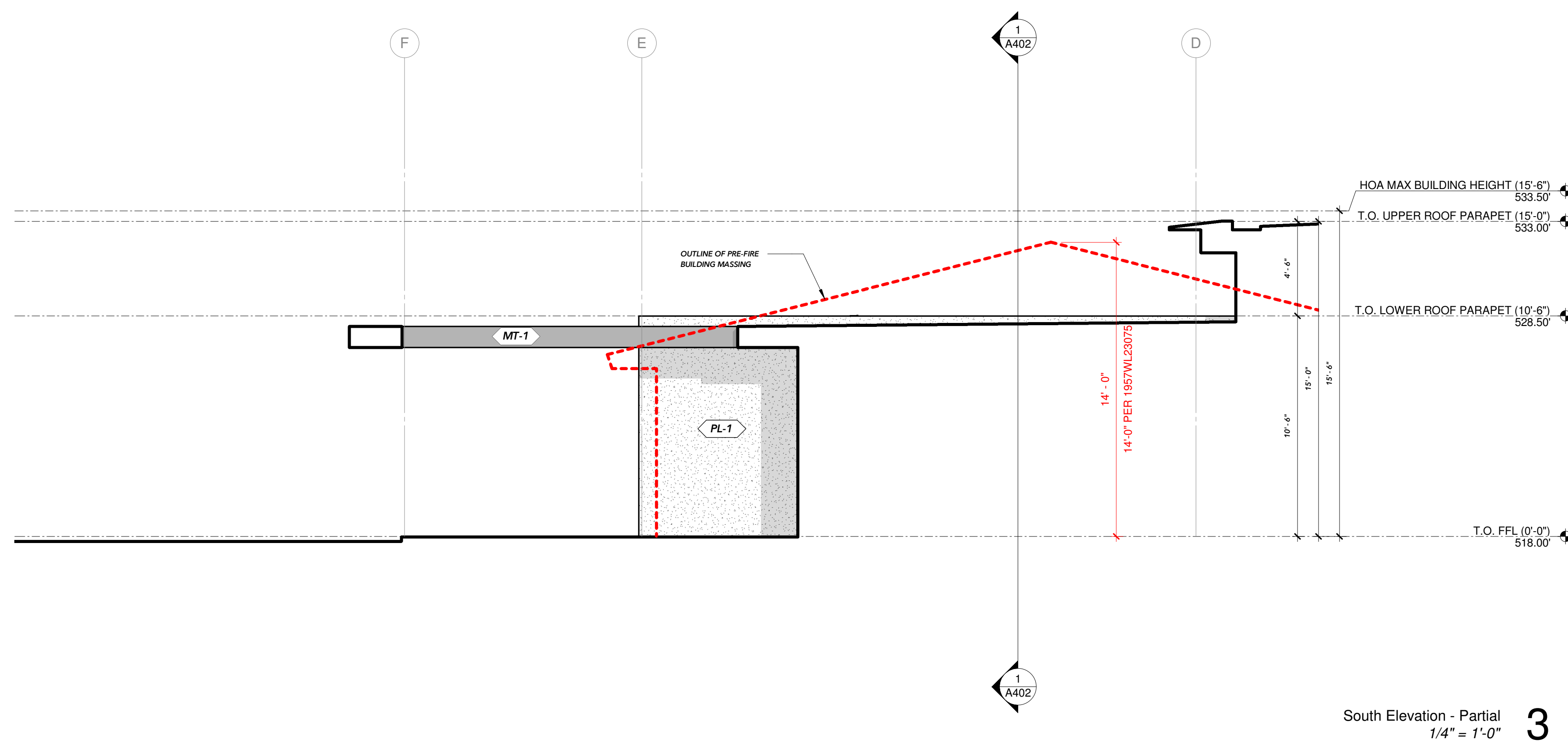
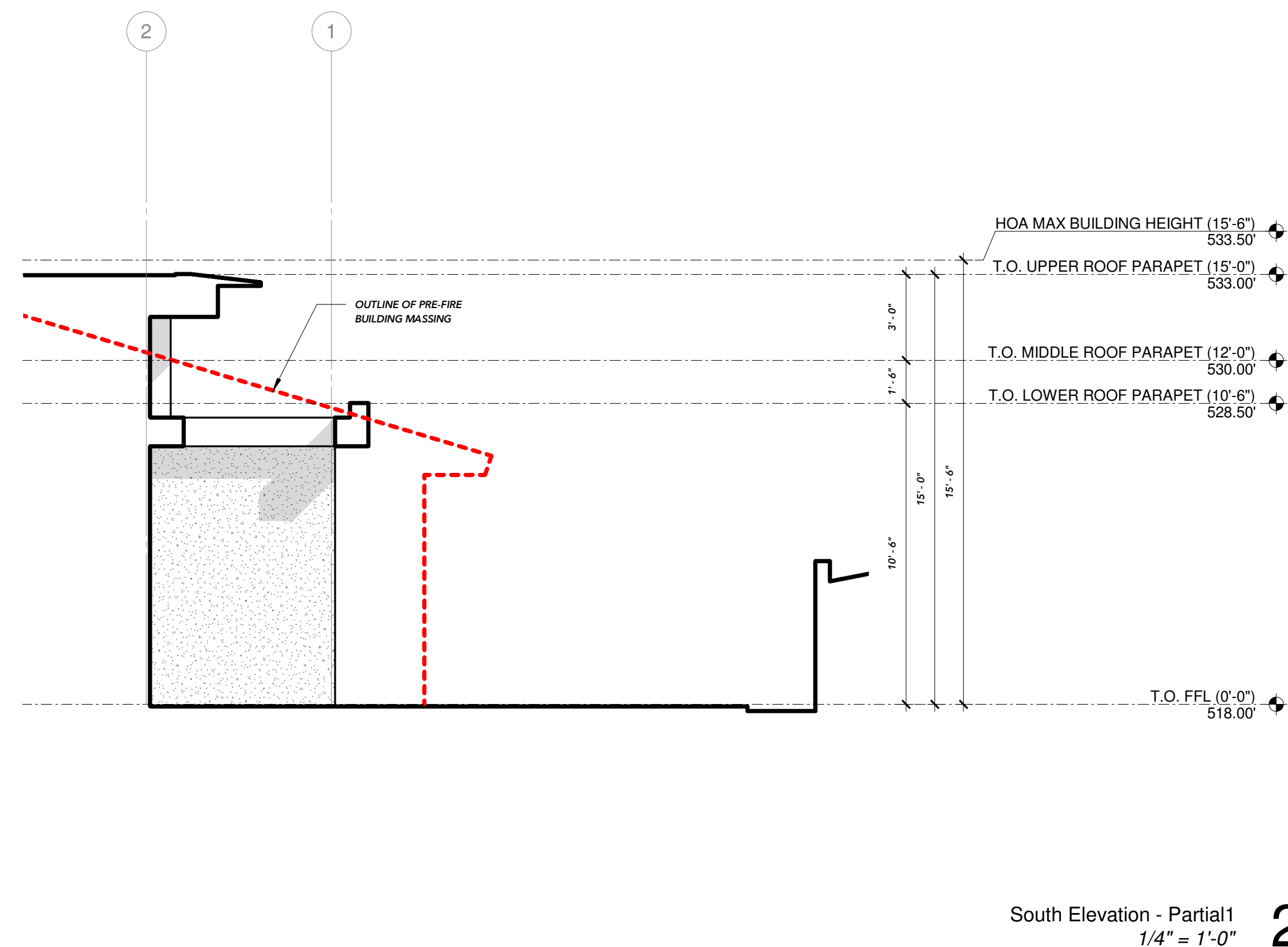
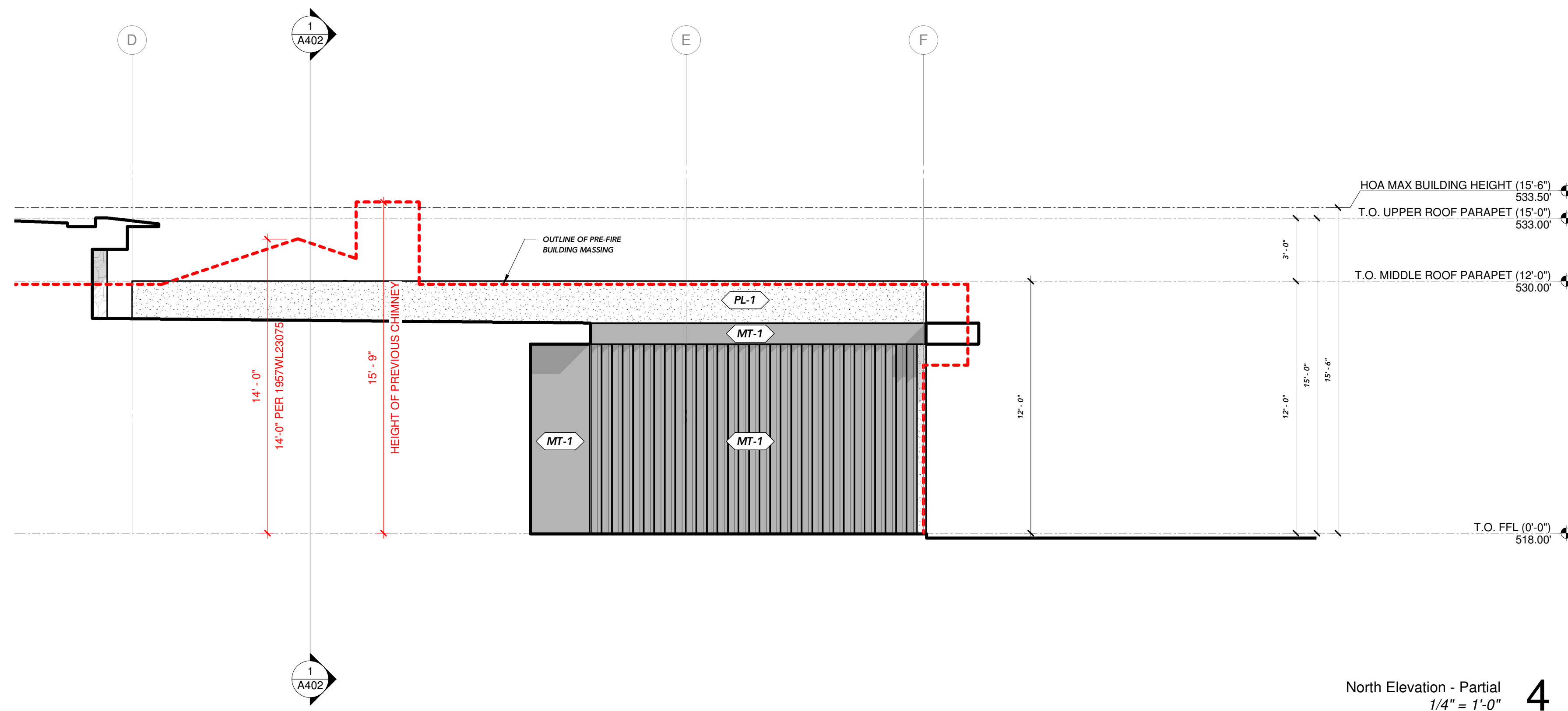
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EXTERIOR ELEVATIONS

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Date JULY 29, 2026

Exterior
Elevations

1/4" = 1'-0"

Notes:

1. All dimensions are to face of structure (f.o.s.), unless otherwise noted
2. Do not scale from drawings
3. Any inconsistencies or unforeseen conditions to be reviewed by the general contractor prior to proceeding with construction
4. Contractor shall provide, erect and maintain all temporary barriers and guards, and all temporary shoring and bracing as required by all city and state regulations
5. Contractor shall provide adequate weather protection for the building and its contents during the course of work
6. Contractor to provide temporary power pole and meter for the duration of the work. Contractor to maintain temporary light as required for the duration of the work. Contractor shall provide temporary sanitary facilities as to least impact neighbors and as directed by city regulations
7. Sidewalk and curb cut to be replaced as required
8. Sidewalk area shall be a light broom finish and a medium broom finish or float finish on approach area
9. All abandoned driveway approaches shall be removed and replaced with standard curb, gutter, and sidewalk in accordance with city standards
10. Building address shall be provided on the building in such a position as to be plainly visible and legible from the street. Address numbers shall contrast with their background, be min. 4" high and have a min. stroke width of 1/2"
11. All landscape irrigation backflow devices must meet current city requirements for proper installation
12. A property line cleanout must be installed on the sanitary sewer lateral. The sewer lateral must stay within the job site's property lines
13. Water meters shall be placed near the property line and out of the driveway approach whenever possible. Water meter placement must be shown on the plans
14. Sidewalk, driveway, curb, and gutter repairs or replacement must be completed per public works specifications
15. Erosion and sediment control devices BMPS (best management practices) must be implemented around the construction site to prevent discharge to the street and adjacent properties. Control measures must also be taken to prevent street surface water entering the site
16. All storm water, nuisance water, etc. drain lines installed within the street right of way must be constructed of ductile iron pipe
17. Control valves for shower and tub-shower shall be of the pressure balance or thermostatic mixing valve type - CPC Section 418.0
18. California Energy Commission max. flow rate standards set: water closets - 1.6 GPM, showerheads - 2.5 GPF, laundry faucets - 2.2 GPM, sink faucets - 2.2 GPM
19. Parapets, satellite antennae, rails, skylights, roof equipment must be within the height limit
20. Separate permits and plans are required for spas, pools, solar systems, demolition and sewer cap of existing buildings. If such improvements or demolition is required as a condition of approval for discretionary actions or to commence building, then such permits must be obtained before or at the time this proposed building permit is issued
21. Fence / wall / handrail and hedge heights, as measured from the lowest finished grade adjacent to each section of these structures, may be a maximum of 6'-0"
22. Install on the cold water supply pipe at the top of the water heater a capped "T" fitting to plumb for future solar water heating

SITE PLAN NOTES

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Date JULY 29, 2026

Site Plan

3/16" = 1'-0"

SITE PLAN A102



Site Plan
3/16" = 1'-0"

1

REGION: 09 MAPBOOK: 4420 PAGE: 007 PARCEL: 030

N.C.S. WORKSHEET — ADDED VALUE

A. ADD TO MAIN IMPROVEMENT (ROOM ADD D8 QUALITY CLASS)

510 @ X 67.78 \$/lb = \$ 34,670
 (JAN) (G.D.M. COST FACTOR)
 BATH $\frac{1}{2}$ 4400
 FIREPLACE _____
 WET BAR _____
 HEAT OR A/C _____ @ X _____ \$/lb = _____

EXISTING SQ. FT. MAIN 2955 @
 ADDED MAIN IMP. AREA = 510 @
 NEW SQ. FT. MAIN IMP. 3475 @

A. \$ 39,070 TOTAL MAIN IMP.

B. ADDED OTHER IMPROVEMENT (S. POOL, COV. PATIO, ETC.)

ITEM _____ @ X _____ \$/lb = _____
 ITEM _____ @ X _____ \$/lb = _____

B. \$ _____ TOTAL OTHER IMP.

C. LESS CONVERSION OR DELETED

CONVERSION (PRIOR COST = CONVERSION @ X PRIOR COST)
1870 @ X 45.76 = \$ 8560
 PRIOR COST (MULTIPLIER)
 DELETED PRIOR COST = _____ % X ROLL IMP. VALUE 30510
 PRIOR R.C.N. _____
 = _____ % X _____ ROLL IMP. VALUE _____

NET TOTAL A
 NET TOTAL B
 \$ 30,510 TOTAL Q.D.M. COST

D. COST TEST

REPORTED COST = PERCENT
 TOTAL Q.D.M. COST
17535 = 57 PERCENT
30510

—IF PERCENT IS 65-100 USE REPORTED COST
 —IF PERCENT IS LESS THAN 60 OR BETWEEN 101 and 200
 USE Q.D.M. COST.
 —IF PERCENT IS GREATER THAN 200 REFER TO SUPERVISOR

COST USED (AREA) _____
 REPORTED _____
 Q.D.M. ☒

E. IF AN "OTHER IMPROVEMENT" ITEM WAS ADDED IN PART B (ABOVE), USE Q.D.M. HIGHEST COST MULTIPLIER TO TEND UP R.C.N. OTHER AMOUNT FROM P.D.B.

_____ X _____ = \$ _____ TRENDED R.C.N. OTHER
 MINUS OR PLUS OTHER IMP. \$ _____
 \$ _____ NEW R.C.N. OTHER

F. NEW ADDED VALUE

N.C.G. DATE 880112
 PG. NO. _____

MINUS OR PLUS N.C. COST \$ 30510

DOCUMENTS COMPLETED (✓) A558-84 P.D.R. ☒

APPRAISER ☐ APPRAISER ASSISTANT ☐ CLERK 27484T DATE 880721

1160
110

31
 55
 55
 12
 36
 11
 4
 12
 19

31 x 55 = 1705
~~1/2 x 11 x 28 = 154~~
 24 x 43 = 1032
 12 x 19 = 228
 3194
~~154~~
 2965 #

70 ft x 305 #

Century Assessor's Office
7470 Ave. B
1958

BOOK
PAGE

7472

#430
30

BLCKD No.

Hummer

121

1959

EXTERIOR Vs 2 story Roof: Asphalt Walls: Brick Foundation: Concrete Front Porch: 12' x 12' Back Porch: 12' x 12' Side Porch: 12' x 12' Front Yard: 12' x 12' Back Yard: 12' x 12' Side Yard: 12' x 12' Front Fence: 12' x 12' Back Fence: 12' x 12' Side Fence: 12' x 12' Front Gate: 12' x 12' Back Gate: 12' x 12' Side Gate: 12' x 12' Front Driveway: 12' x 12' Back Driveway: 12' x 12' Side Driveway: 12' x 12' Front Walk: 12' x 12' Back Walk: 12' x 12' Side Walk: 12' x 12' Front Stairs: 12' x 12' Back Stairs: 12' x 12' Side Stairs: 12' x 12' Front Steps: 12' x 12' Back Steps: 12' x 12' Side Steps: 12' x 12' Front Deck: 12' x 12' Back Deck: 12' x 12' Side Deck: 12' x 12' Front Balcony: 12' x 12' Back Balcony: 12' x 12' Side Balcony: 12' x 12' Front Terrace: 12' x 12' Back Terrace: 12' x 12' Side Terrace: 12' x 12' Front Lawn: 12' x 12' Back Lawn: 12' x 12' Side Lawn: 12' x 12' Front Garden: 12' x 12' Back Garden: 12' x 12' Side Garden: 12' x 12' Front Pond: 12' x 12' Back Pond: 12' x 12' Side Pond: 12' x 12' Front Stream: 12' x 12' Back Stream: 12' x 12' Side Stream: 12' x 12' Front Lake: 12' x 12' Back Lake: 12' x 12' Side Lake: 12' x 12' Front Bay: 12' x 12' Back Bay: 12' x 12' Side Bay: 12' x 12' Front Inlet: 12' x 12' Back Inlet: 12' x 12' Side Inlet: 12' x 12' Front Outlet: 12' x 12' Back Outlet: 12' x 12' Side Outlet: 12' x 12' Front Canal: 12' x 12' Back Canal: 12' x 12' Side Canal: 12' x 12' Front Strait: 12' x 12' Back Strait: 12' x 12' Side Strait: 12' x 12' Front Narrows: 12' x 12' Back Narrows: 12' x 12' Side Narrows: 12' x 12' Front Shoals: 12' x 12' Back Shoals: 12' x 12' Side Shoals: 12' x 12' Front Banks: 12' x 12' Back Banks: 12' x 12' Side Banks: 12' x 12' Front Points: 12' x 12' Back Points: 12' x 12' Side Points: 12' x 12' Front Heads: 12' x 12' Back Heads: 12' x 12' Side Heads: 12' x 12' Front Spurs: 12' x 12' Back Spurs: 12' x 12' Side Spurs: 12' x 12' Front Branches: 12' x 12' Back Branches: 12' x 12' Side Branches: 12' x 12' Front Tributaries: 12' x 12' Back Tributaries: 12' x 12' Side Tributaries: 12' x 12' Front Confluences: 12' x 12' Back Confluences: 12' x 12' Side Confluences: 12' x 12' Front Junctions: 12' x 12' Back Junctions: 12' x 12' Side Junctions: 12' x 12' Front Intersections: 12' x 12' Back Intersections: 12' x 12' Side Intersections: 12' x 12' Front Crossings: 12' x 12' Back Crossings: 12' x 12' Side Crossings: 12' x 12' Front Overpasses: 12' x 12' Back Overpasses: 12' x 12' Side Overpasses: 12' x 12' Front Underpasses: 12' x 12' Back Underpasses: 12' x 12' Side Underpasses: 12' x 12' Front Tunnels: 12' x 12' Back Tunnels: 12' x 12' Side Tunnels: 12' x 12' Front Bridges: 12' x 12' Back Bridges: 12' x 12' Side Bridges: 12' x 12' Front Viaducts: 12' x 12' Back Viaducts: 12' x 12' Side Viaducts: 12' x 12' Front Caissons: 12' x 12' Back Caissons: 12' x 12' Side Caissons: 12' x 12' Front Piers: 12' x 12' Back Piers: 12' x 12' Side Piers: 12' x 12' Front Abutments: 12' x 12' Back Abutments: 12' x 12' Side Abutments: 12' x 12' Front Towers: 12' x 12' Back Towers: 12' x 12' Side Towers: 12' x 12' Front Spans: 12' x 12' Back Spans: 12' x 12' Side Spans: 12' x 12' Front Supports: 12' x 12' Back Supports: 12' x 12' Side Supports: 12' x 12' Front Foundations: 12' x 12' Back Foundations: 12' x 12' Side Foundations: 12' x 12' Front Bases: 12' x 12' Back Bases: 12' x 12' Side Bases: 12' x 12' Front Pedestals: 12' x 12' Back Pedestals: 12' x 12' Side Pedestals: 12' x 12' Front Columns: 12' x 12' Back Columns: 12' x 12' Side Columns: 12' x 12' Front Pillars: 12' x 12' Back Pillars: 12' x 12' Side Pillars: 12' x 12' Front Posts: 12' x 12' Back Posts: 12' x 12' Side Posts: 12' x 12' Front Stakes: 12' x 12' Back Stakes: 12' x 12' Side Stakes: 12' x 12' Front Poles: 12' x 12' Back Poles: 12' x 12' Side Poles: 12' x 12' Front Masts: 12' x 12' Back Masts: 12' x 12' Side Masts: 12' x 12' Front Towers: 12' x 12' Back Towers: 12' x 12' Side Towers: 12' x 12' Front Lighthouses: 12' x 12' Back Lighthouses: 12' x 12' Side 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Roofs: 12' x 12' Front Walls: 12' x 12' Back Walls: 12' x 12'
--

CITY OF LOS ANGELES		APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY		DEPT. OF BUILDING AND SAFETY	
1. LEGAL LOT	BLK	TRACT	DIST. MAP		
41	-----	15948	7203		
JOB ADDRESS	APPROX. LOT		ZONE		
16037 Anoka Drive, Pacific Palisades	15948		2-1		
BETWEEN CROSS STREETS		CROSS STREETS		FIRE DIST.	
El Medio Ave.		15 COMAS AVE.			
PURPOSE OF BUILDING		AND			
One Family Residence and Attached Garage				INSIDE	
OWNER	PHONE		KEY		
Mr. and Mrs. Renee S. Julian	GR 4-4551		FOR LOT		
OWNER'S ADDRESS	P.O. ZONE		REV. NO.		
610 El Medio Ave., Pacific Palisades			LOT SIZE		
CERT. ARCH.	STATE LICENSE		PHONE		1R2EG.
7. LIC. ENGR		STATE LICENSE		PHONE	
8. CONTRACTOR		STATE LICENSE		PHONE	
Phil Prince		145497		GR 7-4661	
CONTRACTOR'S ADDRESS		P.O. ZONE		APPROX. LOT	
1010 San Vicente Blvd., Los Angeles 49				2-1	
SIZE OF NEW BLDG. (STORIES)		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE	
75 x 90 1		14'		None	
MATERIAL		WOOD		STEEL	
EXT. WALLS		STUCCO		CONCRETE	
METAL		CONC. BLOCK		ROOF. CONG.	
WOOD		STEEL		ROOFING	
SHINKLES		ROOF. SPECIFIED			
1. 16037 Anoka Drive, Pacific Palisades		CITY OF LOS ANGELES		CITY OF LOS ANGELES	
VALUATION		CASHIER'S USE ONLY			
W.A. 23015		P.C.A. 17061		S.C.A. 10217	
GROUP		Bldg. #89,000-12-7-17			
C. D. O. ISSUED		P.C. 5000 I.P.C.		B.S. 8900 I.P.C.	
INSPECTOR		S.S. 8900 I.P.C.		O.S. C/O	
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 33,000.00			
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		PHIL PRINCE - General Contractor			
SIGNED		APPROVED			
This Form When Properly Validated is a Permit to Do the Work Described.		APPROVED			
FORM 16		INSTRUCTIONS: (1) Applicant to Complete Numbered Items Only.			

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Date JULY 29, 2026

Previous
Dwelling
Imagery



VIEW OF THE SIDE YARD



VIEW OF THE SIDE YARD



VIEW OF THE SIDE YARD



VIEW OF THE REAR YARD



VIEW OF PINE TREES FROM REAR YARD



VIEW OF PINE TREE FROM INSIDE



VIEW OF HOME FROM ANOKA DR



VIEW OF PINE TREE FROM ANOKA DR