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 proposed projects at 1210 Las Lomas Place and 1316 Las Pulgas Road. 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. Community viewings are scheduled for Saturday, November 21, 2026: 1210 Las Lomas Place at 9:00 AM and 1316 Las Pulgas Road at 9:30 AM.

Renderings provided by the project architects, as well as site plans, 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 indicating the project, either "1210 Las Lomas Place" or "1316 Las Pulgas Road".

Please submit your feedback by Monday, December 14, 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.

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











WESTWARD
HOMES

PROJECT:
2602 Westward Homes - Morgan McMullin

ADDRESS:
1210 Las Lomas Pl Pacific Palisades CA 90272

PLAN REVISION LOG			
NO.		DATE	DESCRIPTION
1		11/11/2026	

DRAWING PRINT LOG			
NO.		DATE	DESCRIPTION
1		11/11/2026	

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF MILLÁN ARCHITECT STUDIO AND SHALL REMAIN PROPERTY OF MILLÁN ARCHITECT STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF MILLÁN ARCHITECT STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DRAWN: AS & HK

SCALE: As indicated

JOB: 2602

DATE: 11/11/2026 3:59:13 PM

SHEET TITLE :

3D VIEWS

SHEET NUMBER:

A8.11

Last Plotted By: Rizqi De Stefano
Tuesday, June 24, 2025 9:11 AM

Results

Number of lots: **4**

Prevailing Setback: **10.04 ft**

Calculation

Total no of lots entered: **4**
Total frontage entered: **316.21 ft**
40% from total frontage entered: **126.48 ft**
No of lots used in the calculation: **3**
Setback range used: **7.33 ft - 12.61 ft**
Total frontage used in the calculation: **220.65 ft**

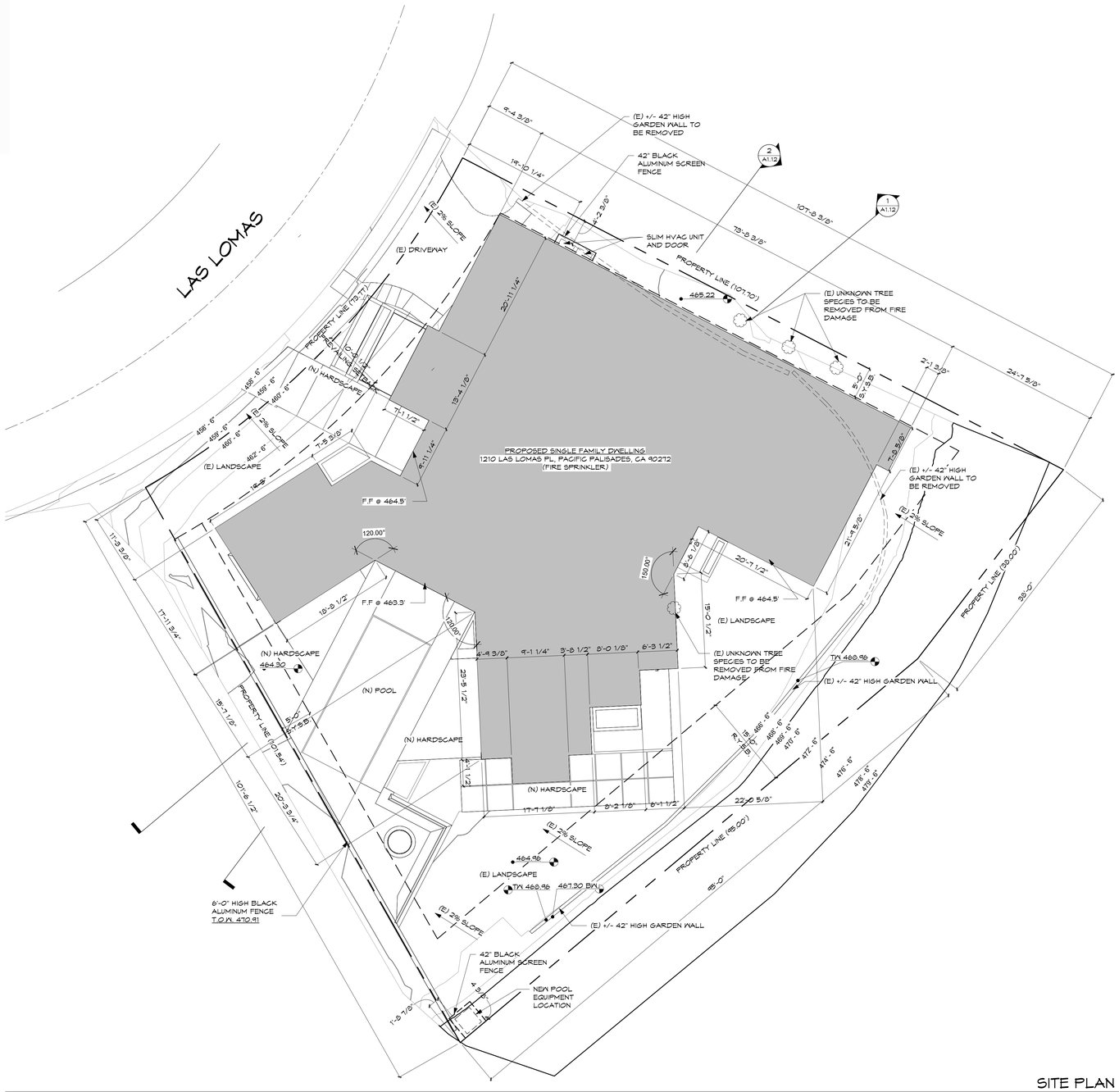
Lots Used

Lot	Frontage (ft)	Setback (ft)
32	71.86	10.17
33	73.79	7.33
34	75.00	12.61

View Calculation Details

Calculation Details

Setback Range Used (ft)	No Lots Used	Lots Designation	Frontages Used (ft)	Total Frontage (ft)	Setbacks Used (ft)	Total Setback (ft)
7.33 - 12.61	3	32, 33, 34	71.86, 73.79, 75.00	220.65	10.17, 7.33, 12.61	30.11



SITE PLAN
1/8" = 1'-0" 1

N

AREA OF PROPOSED FIRST FLOOR WORK

100.00 F.S. (E) SPOT ELEVATION TO CALCULATE AVERAGE GRADE

3/4" HOSE BIBB

LINE OF (E) STRUCTURE TO BE DEMOLISHED

ELEVATION SYMBOL

DETAIL SECTION

DETAIL SYMBOL

SECTION SYMBOL

OBJECTS TO ALIGN

6'-0" DIMENSION LINE

CENTER LINE

NOTE: NO TRANSFORMER IS PROPOSED
NO LID REQUIRED.

WESTWARD
HOMES

PROJECT: 2602 Westward Homes - Morgan McMullin
ADDRESS: 1210 Las Lomas Pl Pacific Palisades CA 90272

PLAN REVISION LOG

NO.		DATE	DESCRIPTION
1		11/11/2026	

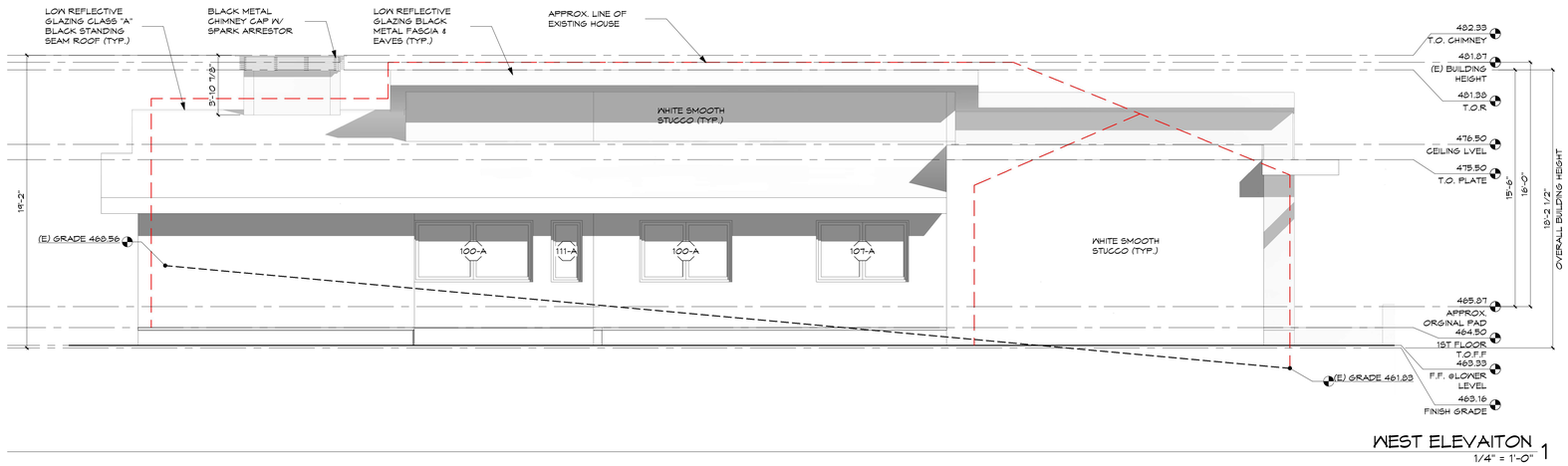
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NO.		DATE	DESCRIPTION
1		11/11/2026	

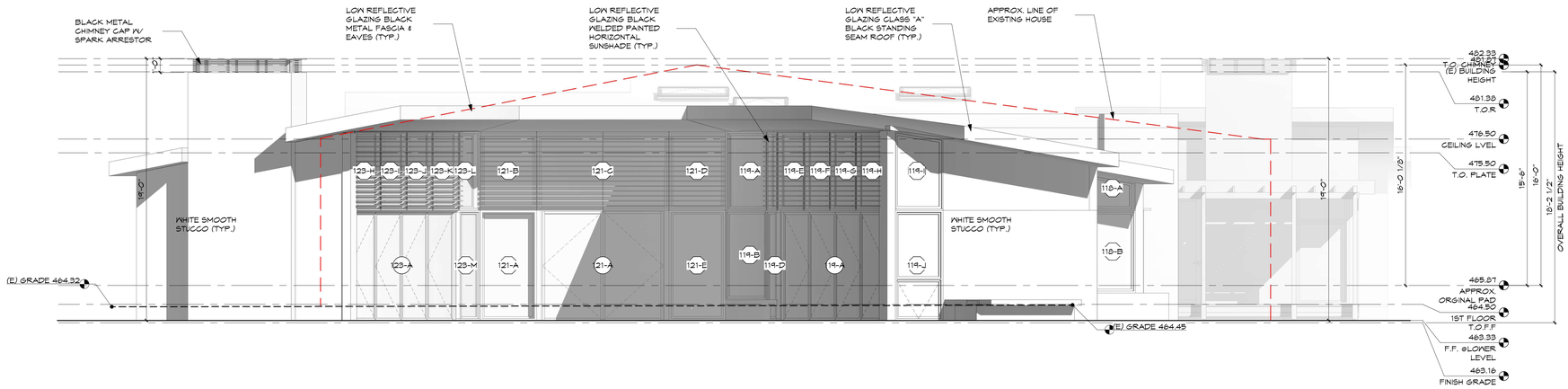
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DRAWN: AS & HK
SCALE: As indicated
JOB: 2602
DATE: 11/11/2026 3:52:45 PM
SHEET TITLE : SITE PLAN
SHEET NUMBER: A1.11

Last Printed By: Rose De Stefano
Tuesday, June 24, 2025 9:11 AM



WEST ELEVAITON 1
1/4" = 1'-0"



EAST ELEVATION 2
1/4" = 1'-0"

SECTION / ELEVATION KEY NOTES

1. EXAMPLE OF SECTION / ELEVATION NOTES OR KEY NOTES

X. NOTES CONTINUED

Last Printed By: Rigoberto Medina 8:53 AM
Plotted on 11/11/2026

WESTWARD HOMES

PROJECT: 2602 Westward Homes - Morgan McMullin
ADDRESS: 1210 Las Lomas Pl Pacific Palisades CA 90272

PLAN REVISION LOG

NO.		DATE	DESCRIPTION
1		11/11/2026	

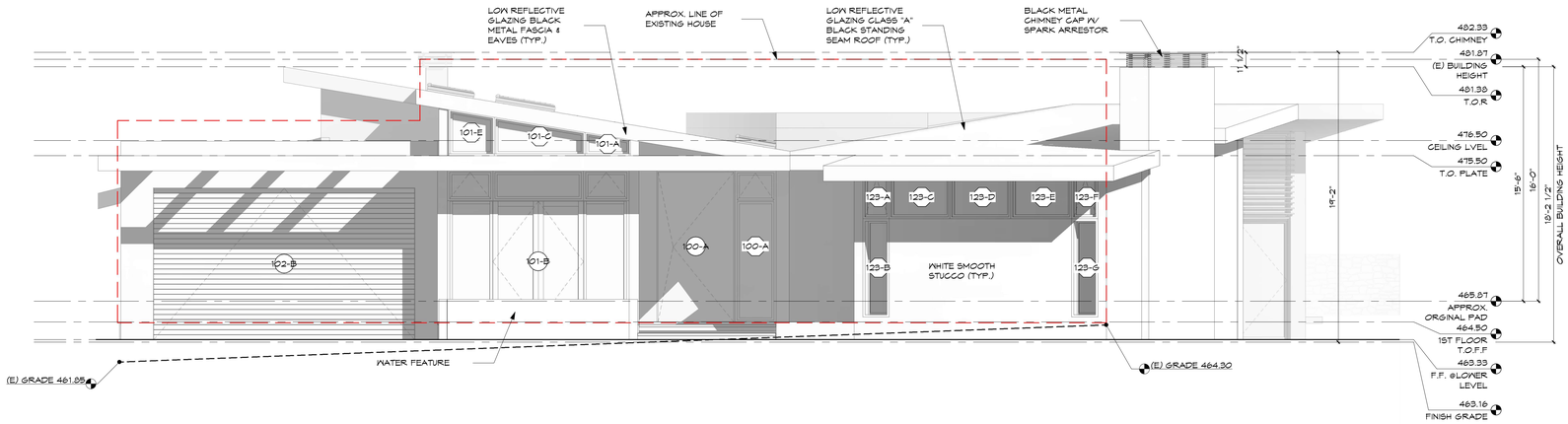
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NO.		DATE	DESCRIPTION
1		11/11/2026	

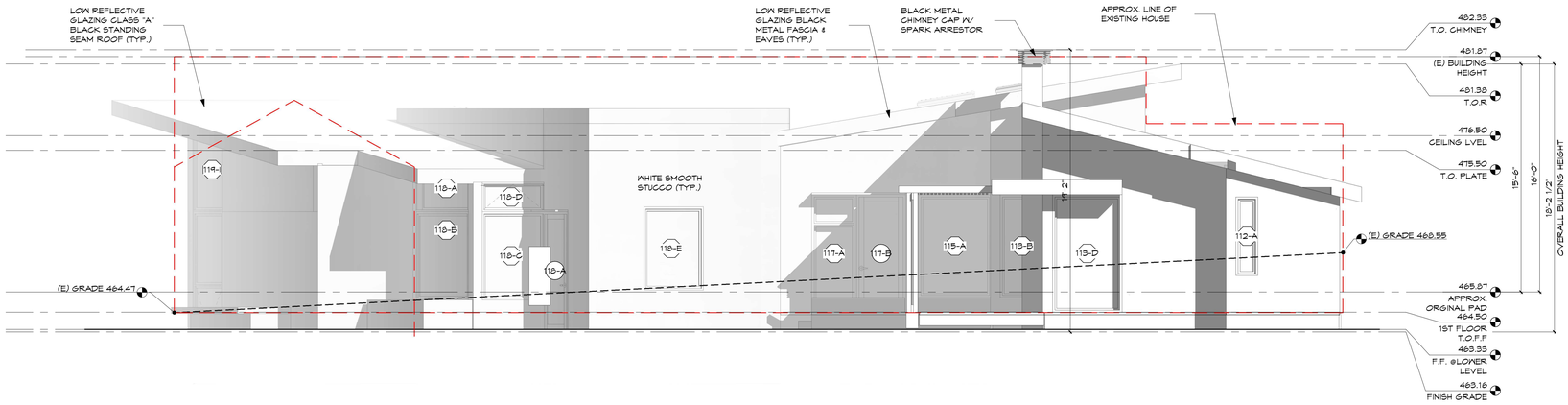
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DRAWN: AS & HK
SCALE: As indicated
JOB: 2602
DATE: 11/11/2026 3:56:52 PM
SHEET TITLE : EXTERIOR ELEVATIONS

SHEET NUMBER: A3.00



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



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

SECTION / ELEVATION KEY NOTES

X. NOTES CONTINUED

1. EXAMPLE OF SECTION / ELEVATION NOTES OR KEY NOTES

Last Printed By: Rose de Rivera
Plotted with ESRI

8.5 IN

WESTWARD
HOMES

PROJECT:
2602 Westward Homes - Morgan McMullin

ADDRESS:
1210 Las Lomas Pl Pacific Palisades CA 90272

PLAN REVISION LOG		
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1	11/11/2026	

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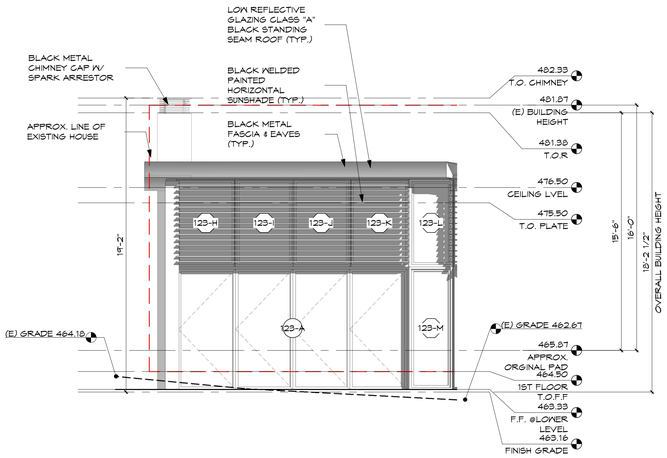
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JOB: 2602

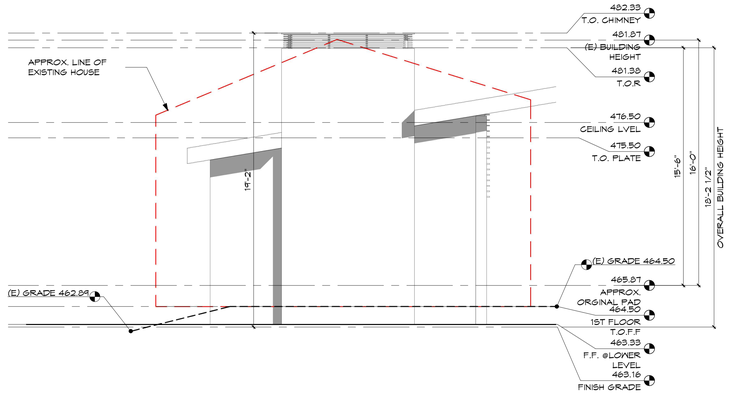
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EXTERIOR ELEVATIONS

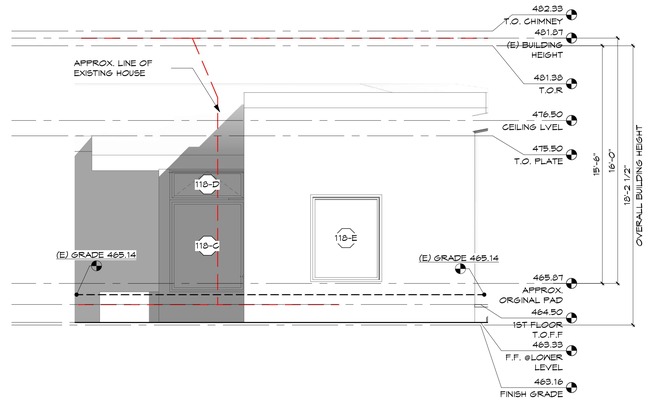
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A3.01



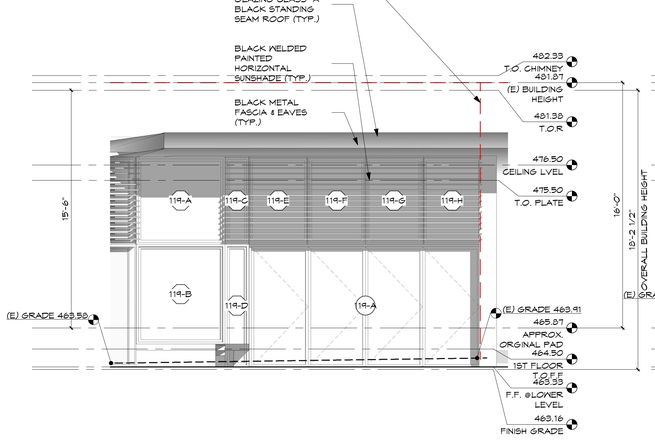
EAST ELEVATION 04 3
1/4" = 1'-0"



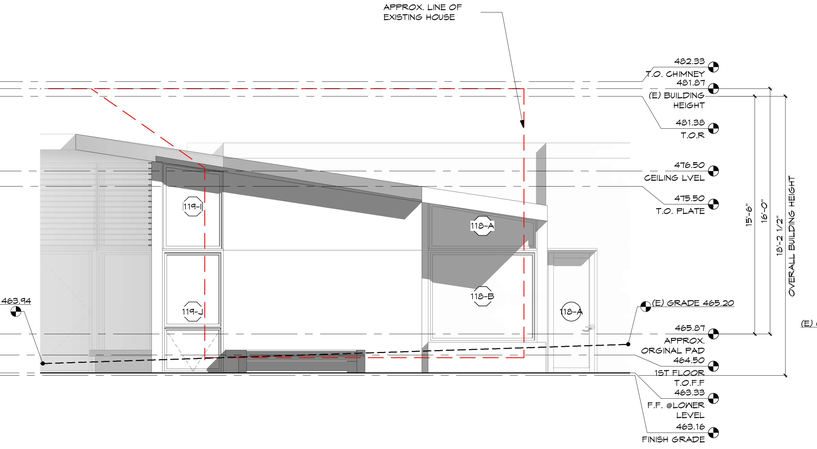
EAST ELEVATION 02 2
1/4" = 1'-0"



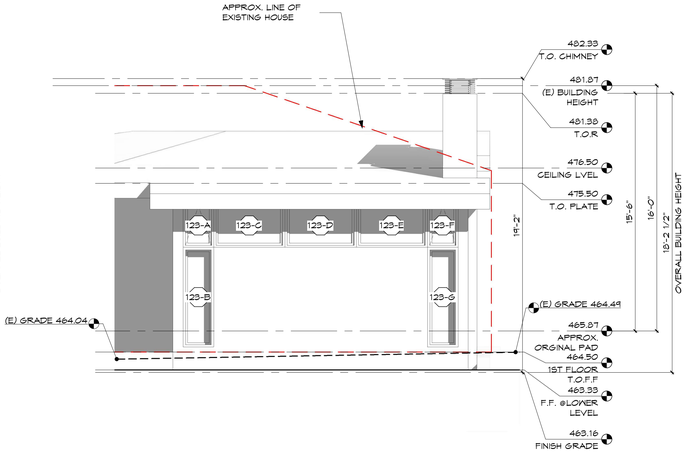
SOUTH ELEVATION 02 1
1/4" = 1'-0"



EAST ELEVATION 05 6
1/4" = 1'-0"



EAST ELEVATION 03 5
1/4" = 1'-0"



NORTH ELEVATION 02 4
1/4" = 1'-0"

WESTWARD HOMES

PROJECT:
2602 Westward Homes - Morgan McMullin

ADDRESS:
1210 Las Lomas Pl Pacific Palisades CA 90272

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SECTION / ELEVATION KEY NOTES

X. NOTES CONTINUED

1. EXAMPLE OF SECTION / ELEVATION NOTES OR KEY NOTES

DRAWN: AS & HK

SCALE: As indicated

JOB: 2602

DATE: 11/11/2026 3:59:00 PM

SHEET TITLE : EXTERIOR ELEVATIONS

SHEET NUMBER: A3.02

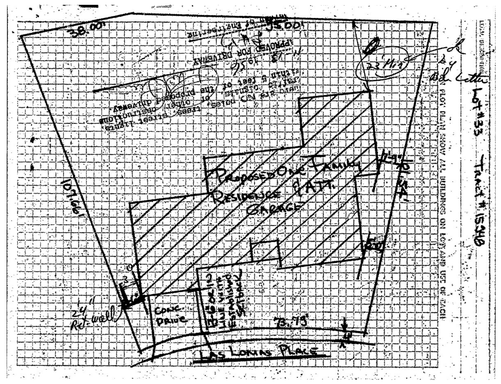
Last Printed By: Sara Ja Rahim
Printed on 11/11/2026 8:53 AM

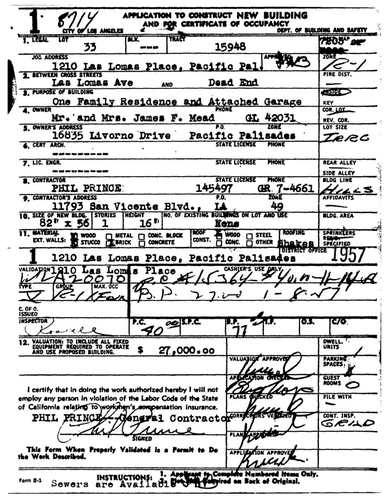




CLASS "A" METAL ROOF SPEC

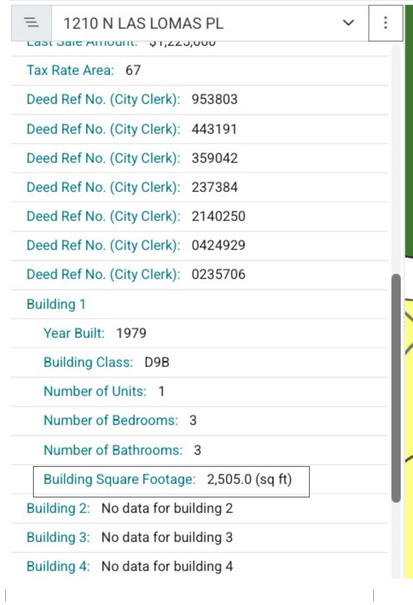


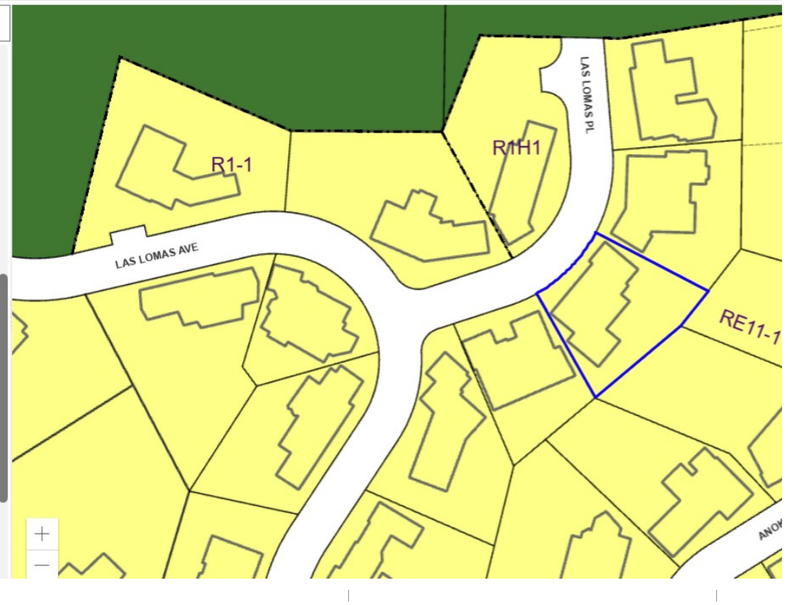




CLASS "A" FLAT ROOF SPEC







WESTWARD HOMES

PROJECT: 2602 Westward Homes - Morgan McMullin
ADDRESS: 1210 Las Lomas Pl Pacific Palisades CA 90272

C-38484
08-31-2027

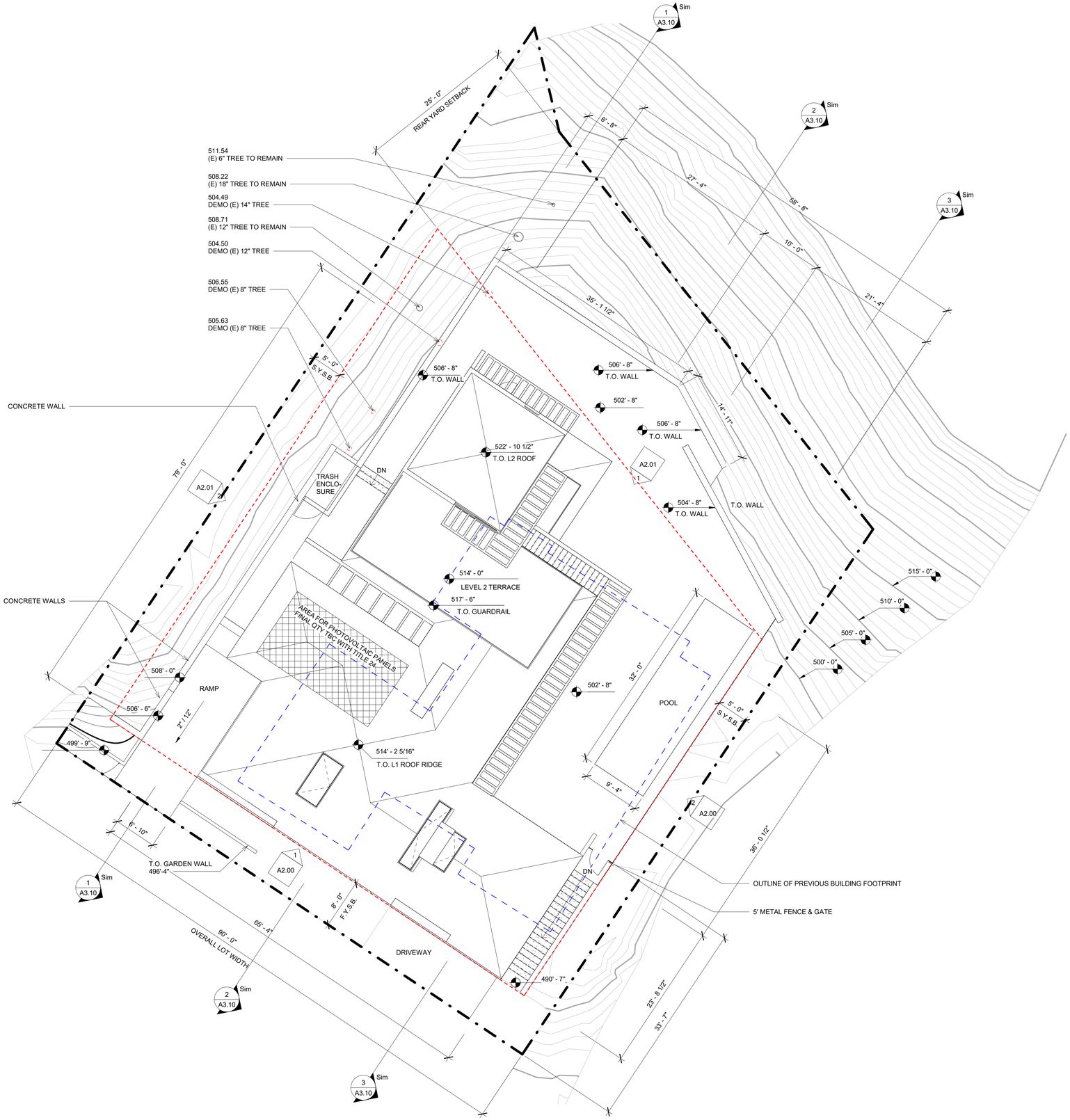
PLAN REVISION LOG		
NO.	DATE	DESCRIPTION
1	11/11/2026	

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1	11/11/2026	

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DRAWN: AS & HK
SCALE: As indicated
JOB: 2602
DATE: 11/11/2026 3:52:03 PM
SHEET TITLE: GENERAL SPECIFICATIONS AND EXISTING BUILDING RECORDS

SHEET NUMBER: A0.15



1 Site Plan
1/8" = 1'-0"

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

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

LICENSED ARCHITECT
YEVGENIYA MATUSOVA
C36674
06.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

Revision Schedule

Rev.	Date	Description

TaylorHare Architects
+1 (619) 994 3799
hello@taylorhare.com
taylorhare.com
7 W Figueroa St
Suite 300
Santa Barbara, CA 93101

PROJECT:
1316 Las Pulgas

DRAWING TITLE:
Proposed Site Plan

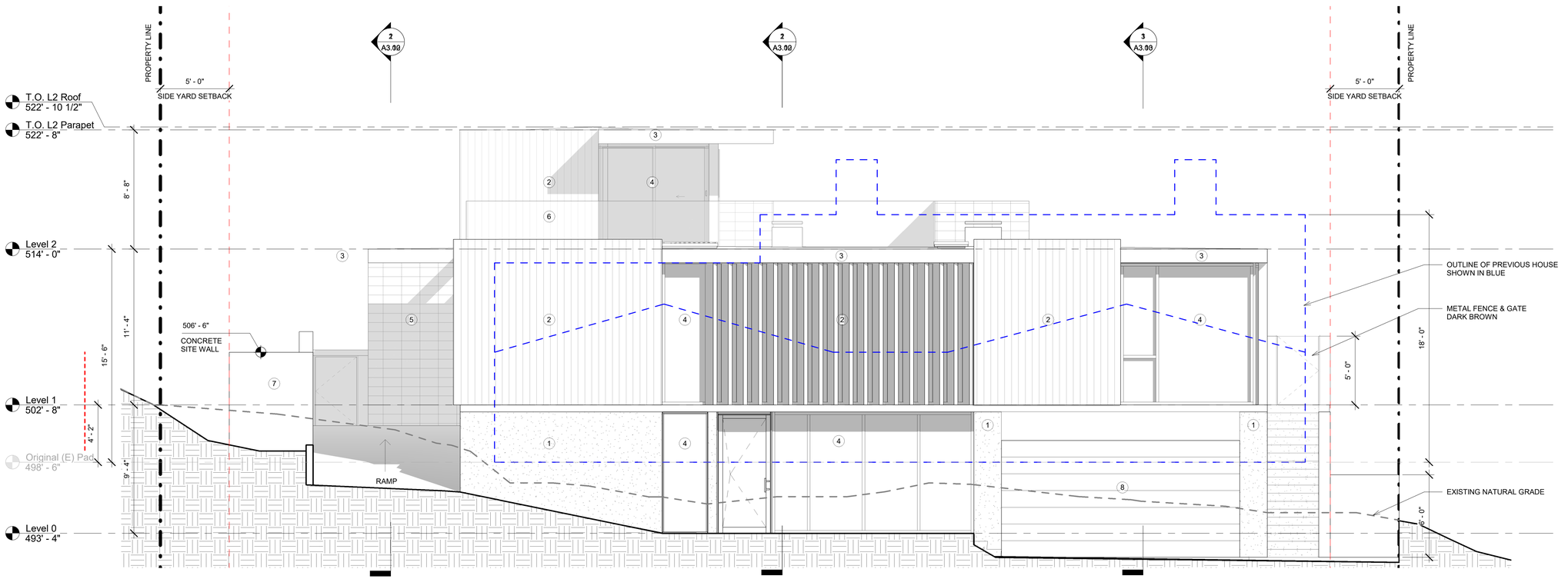
SCALE:
1/8" = 1'-0"

DATE DRAWN:
11/13/2026

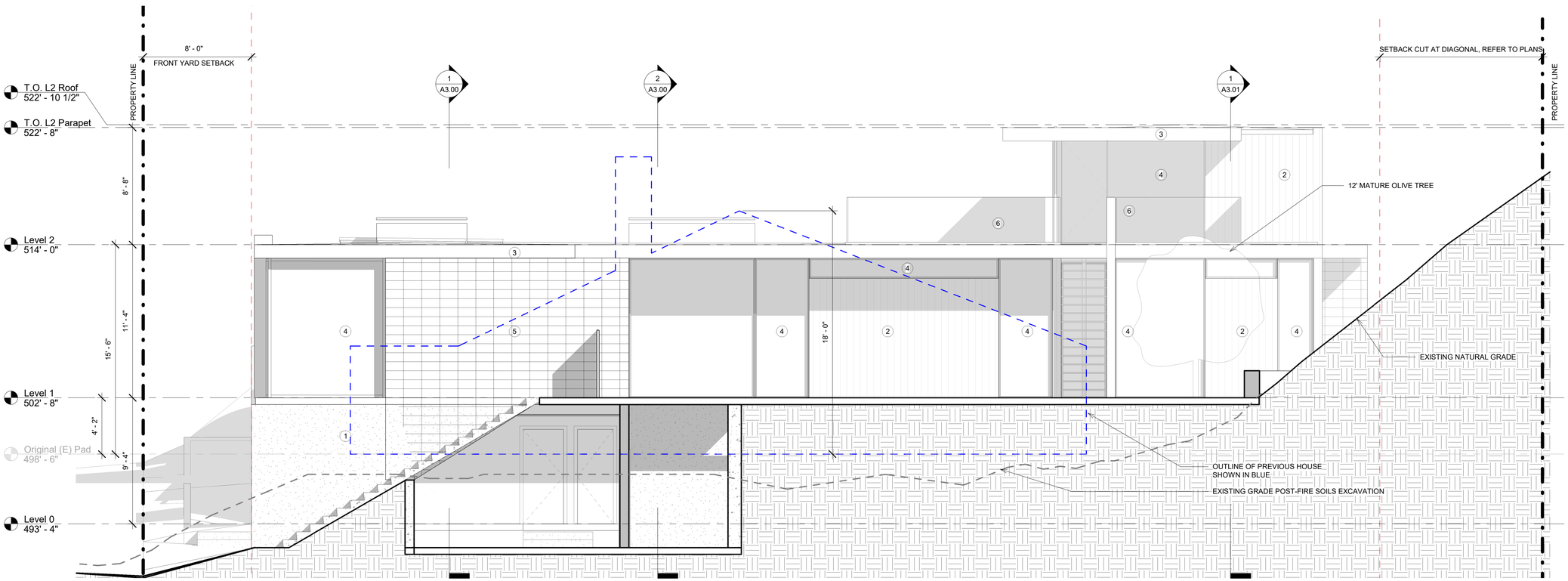
STATUS:
HOA Submission

DRAWING NUMBER:
A1.00

REVISION:



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



NOTE: TREES ADJACENT TO EASTERN PROPERTY LINE NOT VISIBLE AT THIS ELEVATION CUT PLANE LOCATION

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

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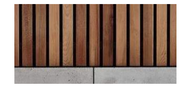


MATERIALS KEY

1. ARCHITECTURAL BOARD-FORMED CONCRETE



2. ACOYA WOOD SIDING



3. METAL FASCIA - DARK BROWN
4. ALUMINUM GLAZED FRAMING - DARK BROWN
5. CMU BLOCK - GRAY



6. GLASS GUARDRAIL
7. CONCRETE SITE WALL - GRAY
8. METAL GARAGE DOOR, FINISH TO MATCH CONCRETE



Revision Schedule

Rev.	Date	Description

TaylorHare Architects
+1 (619) 994 3799
hello@taylorhare.com
taylorhare.com
7 W Figueroa St
Suite 300
Santa Barbara, CA 93101

PROJECT:
1316 Las Pulgas

DRAWING TITLE:
Building Elevations

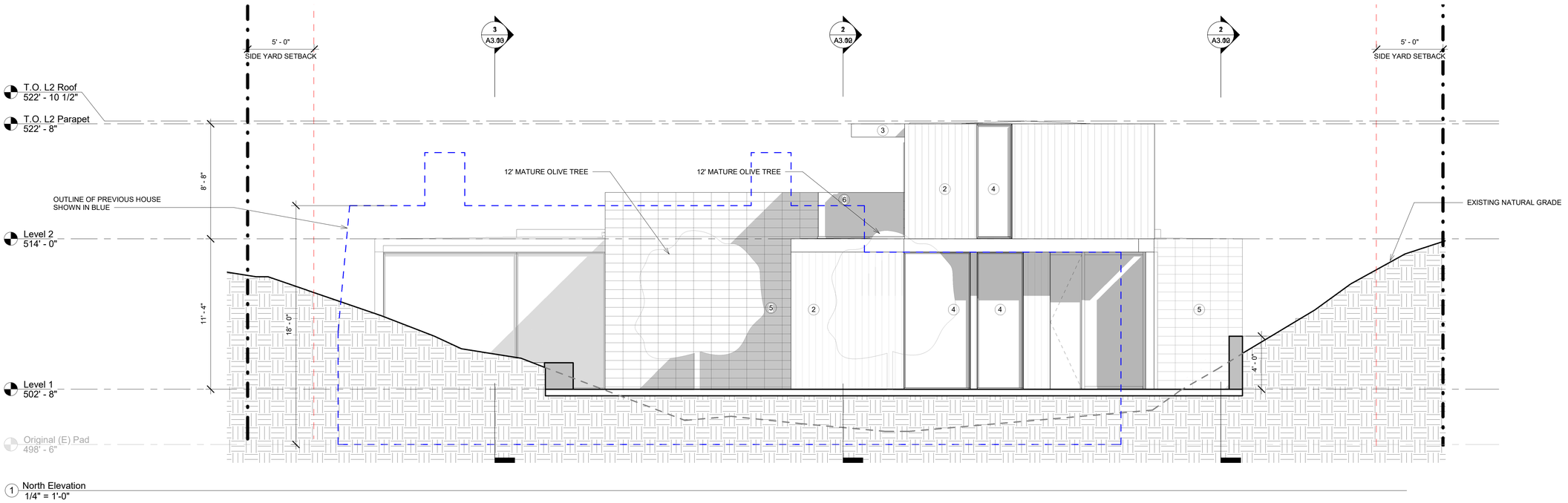
SCALE:
1/4" = 1'-0"

DATE DRAWN:
11/13/2026

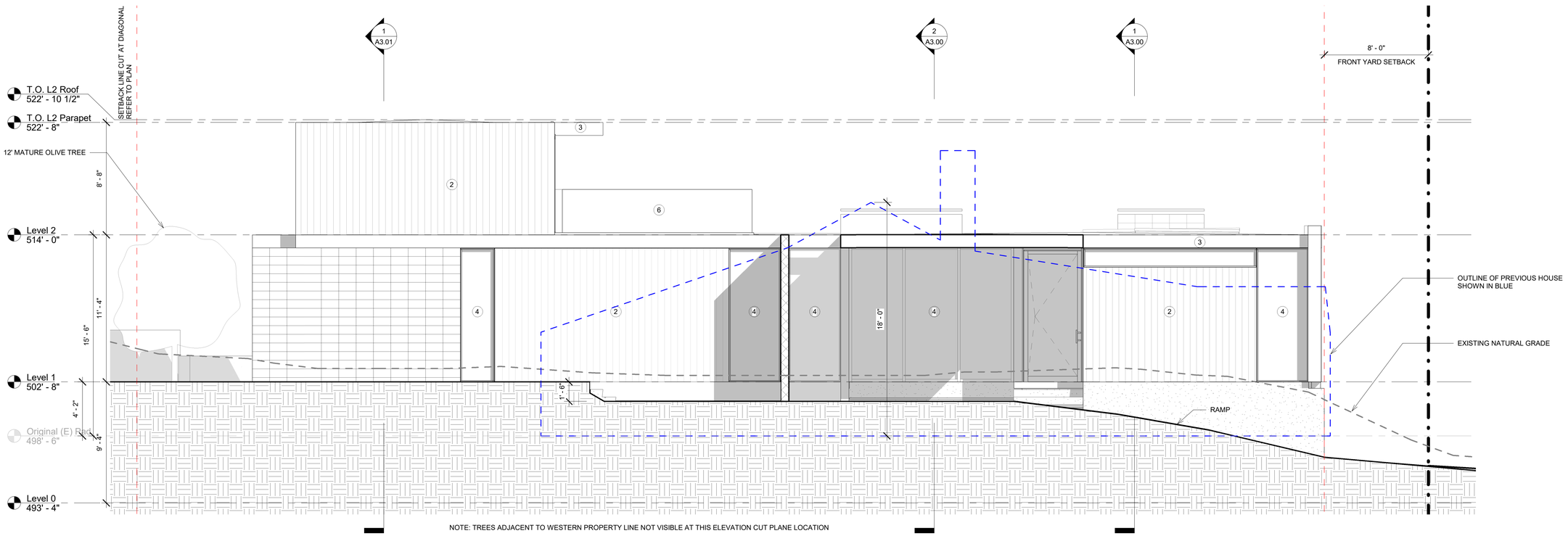
STATUS:
HOA Submission

DRAWING NUMBER:
A2.00

REVISION:



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



NOTE: TREES ADJACENT TO WESTERN PROPERTY LINE NOT VISIBLE AT THIS ELEVATION CUT PLANE LOCATION

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

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

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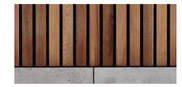
LICENSED ARCHITECT
YEVGENIYA MATUSOVA
C36674
06.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

MATERIALS KEY

1 ARCHITECTURAL BOARD-FORMED CONCRETE



2 ACOYA WOOD SIDING



3 METAL FASCIA - DARK BROWN

4 ALUMINUM GLAZED FRAMING - DARK BROWN

5 CMU BLOCK - GRAY



6 GLASS GUARDRAIL

7 CONCRETE SITE WALL - GRAY

8 METAL GARAGE DOOR, FINISH TO MATCH CONCRETE



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DRAWING TITLE:
Building Elevations

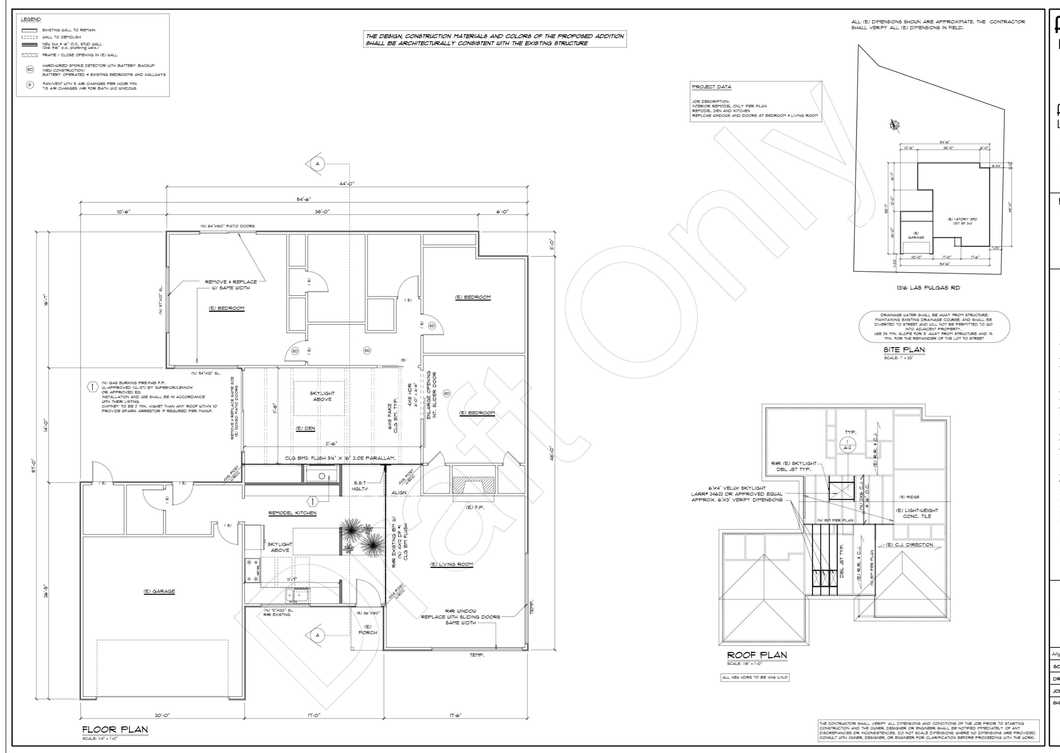
SCALE:
1/4" = 1'-0"

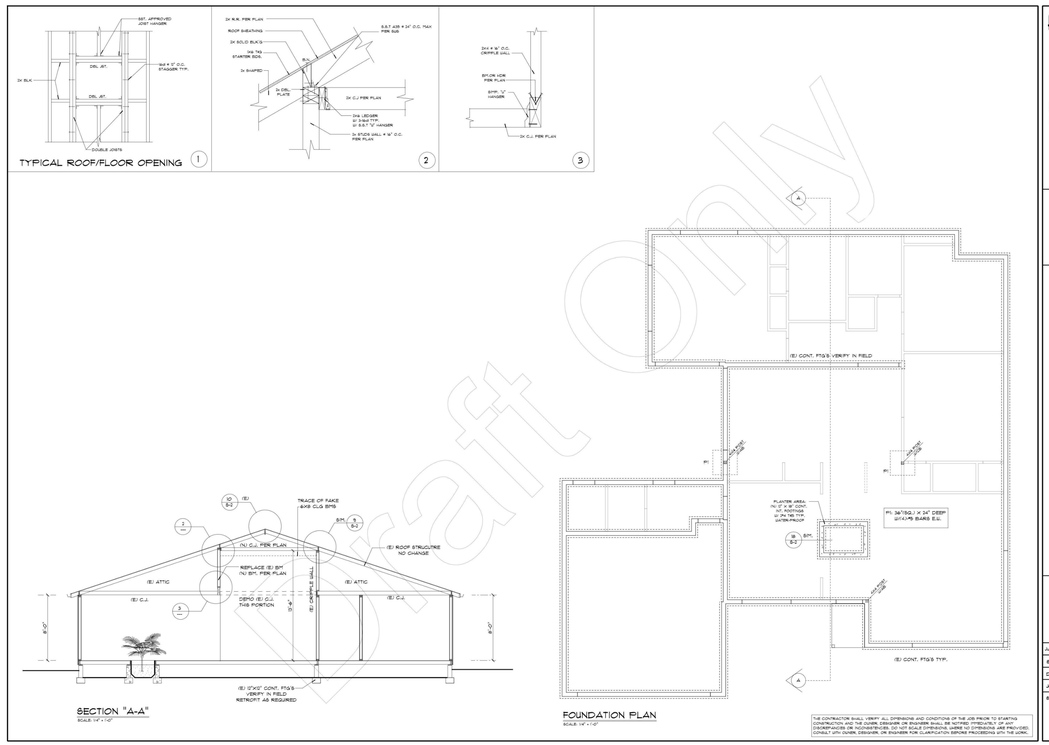
DATE DRAWN:
11/13/2026

STATUS:
HOA Submission

DRAWING NUMBER:
A2.01

REVISION:





1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: 41 | BLK. | TRACT: 19890 | DIST. MAP: 7204
2. JOB ADDRESS: 1316 Las Pulgas Road | APPROVED: MRP | ZONE
3. BETWEEN CROSS STREETS: Las Canoas AND Las Lomas Ave. | FIRE DIST.
4. PURPOSE OF BUILDING: Retaining Wall | INSIDE XXXX
5. OWNER: W. I. Nichols | PHONE: GL 44365 | KEY
6. OWNER'S ADDRESS: 337 Grenola St. | P.O.: Pac. Palisades | ZONE | COR. LOT
7. CERT. ARCH.: none | STATE LICENSE | PHONE | REV. COR.
8. LIC. ENGR.: none | STATE LICENSE | PHONE | LOT SIZE: 90x101.49 98.56x131'
9. CONTRACTOR: Owner | STATE LICENSE | PHONE | REAR ALLEY
10. CONTRACTOR'S ADDRESS: same as 5. | P.O. | ZONE | SIDE ALLEY
11. SIZE OF NEW BLDG. 50' Long | STORIES | HEIGHT 4' | NO. OF EXISTING BUILDINGS ON LOT AND USE: none | BLDG. LINE: Hillside
12. DISTRICT OFFICE: WLA | AFFIDAVITS: Grading CritSoil

1 1316 Las Pulgas Road 1960

13. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☒ CONC. BLOCK ☐ STUCCO ☐ BRICK ☒ CONCRETE
ROOF CONST.: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER
ROOFING | SPRINKLERS REQ'D. SPECIFIED
14. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 480. | BLDG. AREA: NC

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

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.

X W. I. Nichols
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

VALUATION APPROVED: Weesen | DWELL. UNITS
APPLICATION CHECKED: Weesen | PARKING SPACES
PLANS CHECKED | GUEST ROOMS
CORRECTIONS VERIFIED | FILE WITH
PLANS APPROVED | CONT. INSP.
APPLICATION APPROVED: Weesen | INSPECTOR

TYPE: Retnl | GROUP: MISC | MAX. OCC. | P.C. 75 | S.P.C. | B.P. 50 | I.F. | DISP. No | C/O

VALIDATION

CASHIER'S USE ONLY

W2A-Bc. # 0-5994 - $ 1.75 - 1-19-60
B.P. # 30963 - $ 3.50 - 1-19-60

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: 41 | BLK. | TRACT: 19890 | DIST. MAP: 7204
2. JOB ADDRESS: 1316 Las Pulgas Road | APPROVED: MRP | ZONE: R-1
3. BETWEEN CROSS STREETS: Las Canoas AND Las Lomas Ave. | FIRE DIST.
4. PURPOSE OF BUILDING: FAMILY Dwelling w/ ATT. GARAGE | INSIDE XXXX
5. OWNER: W. I. Nichols | PHONE: GL 44365 | KEY
6. OWNER'S ADDRESS: 337 Grenola St. | P.O.: Pac. Palisades | ZONE | COR. LOT
7. CERT. ARCH.: none | STATE LICENSE | PHONE | REV. COR.
8. LIC. ENGR.: None | STATE LICENSE | PHONE | LOT SIZE: 90x101.49 98.56x131'
9. CONTRACTOR: Owner | P.O. | ZONE | REAR ALLEY
10. CONTRACTOR'S ADDRESS: same as 5. | STATE LICENSE | PHONE | SIDE ALLEY
11. SIZE OF NEW BLDG. 52' x 58' | STORIES 1 | HEIGHT 18' | NO. OF EXISTING BUILDINGS ON LOT AND USE: none | BLDG. LINE: Hillside
12. DISTRICT OFFICE: WLA | AFFIDAVITS: Grading Crit.Soil

1316 Las Pulgas Road 1960

13. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE
ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER
ROOFING: shake | SPRINKLERS REQ'D. SPECIFIED
14. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 22,000 ~~20,000~~ | BLDG. AREA: 2000 SF

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit. Not Available ~~Approved for Driveway~~

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.

W. I. Nichols
SIGNED

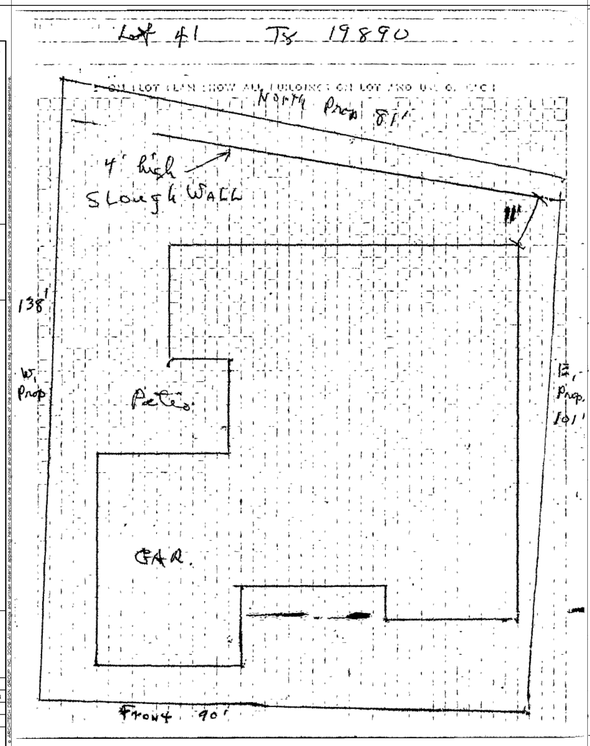
This Form When Properly Validated is a Permit to Do the Work Described.

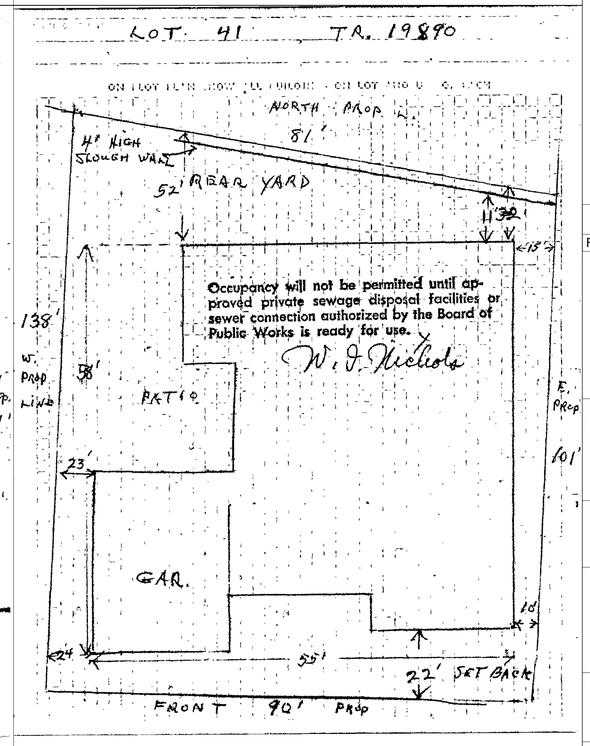
VALUATION APPROVED: Weesen | DWELL. UNITS: 1
APPLICATION CHECKED: Tanya | PARKING SPACES
PLANS CHECKED | GUEST ROOMS
CORRECTIONS VERIFIED | FILE WITH
PLANS APPROVED | CONT. INSP.
APPLICATION APPROVED: Weesen | INSPECTOR: Smith

TYPE: Addl | GROUP: MISC | MAX. OCC. 00 | P.C. 2 50 | S.P.C. | B.P. 87.50 | I.F. | DISP. 5.00 | C/O

CASHIER'S USE ONLY

25975 - $ 41.00 - 1-8-60
25993 - $ 2.50 - 1-19-60
25994 - $ 5.00 - 1-19-60
25995 - $ 87.00 - 1-19-60





DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

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

LICENSED ARCHITECT
YEVGENIYA MATUSOVA
C36674
06.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

Revision Schedule

Rev.	Date	Description

TaylorHare Architects
+1 (619) 994 3799
hello@taylorhare.com
taylorhare.com
7 W Figueroa St
Suite 300
Santa Barbara, CA 93101

PROJECT:
1316 Las Pulgas

DRAWING TITLE:
Pre-Fire House Documentation

SCALE:

DATE DRAWN:
11/13/2026

STATUS:
HOA Submission

DRAWING NUMBER: A0.20
REVISION:

Draft only











DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

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Revision Schedule

Rev.	Date	Description

TaylorHare Architects
+1 (619) 994 3799
hello@taylorhare.com
taylorhare.com
7 W Figueroa St
Suite 300
Santa Barbara, CA 93101

PROJECT:
1316 Las Pulgas

DRAWING TITLE:
Pre-Fire House Documentation

SCALE:

DATE DRAWN:
11/13/2026

STATUS:
HOA Submission

DRAWING NUMBER: A0.21

REVISION: