

## HOME SHARING / SHORT-TERM RENTALS – LA'S NEW ORDINANCE

Los Angeles City Council's Home-Sharing Ordinance became effective on July 1, 2019. While L.A. has adopted a protocol for those who wish to offer short-term rentals (STRs), home-sharing is prohibited in the vast majority of the City, including our tract. Our CC&Rs carry stringent rules that do not allow for home-managed STRs, Airbnb, VRBO or other hosting platforms. It is important to be in compliance with both City laws and HOA rules. However, when City ordinances and HOA rules conflict, whichever is more strict tends to prevail. For further information on the CMHOA's rules against STRs, please see Article II, Section 1, 'Single Family Residences' and Article I, Section 1, "Business Prohibited" in the CC&Rs:

[https://castellammaremesa.com/wp-content/uploads/2019/04/CMHOCC\\_R\\_s.pdf](https://castellammaremesa.com/wp-content/uploads/2019/04/CMHOCC_R_s.pdf)

For more information on LA's new home-sharing ordinance, please visit:

<https://planning.lacity.org/ordinances/docs/HomeSharing/adopted/FAQ.pdf>

## ENFORCEMENT OF BAN ON GAS POWERED LEAF BLOWERS COMING TO THE PALISADES

A reputable source told CMHOA that enforcement on the ban of gas powered leaf blowers should reach our area sometime this month. The ordinance states, "No gas powered blower shall be used within 500 feet of a residence at any time. Both the gardener and the homeowner are liable for a \$100 fine. Fines increase with additional infractions. The Los Angeles Police Department has primary enforcement responsibility for this ordinance. Community members may also register complaints with the Street Services Investigation and Enforcement Division, Department of Public Works, at 1-800-996-CITY (Leaf blower Complaint Line).



## TREASURER'S REPORT

CMHOA Board Treasurer Doug McCormick presented the annual financial report. As of July 18, 2019, we have receipts totaling \$16,528.39 and expenses totaling **-\$20,631.72** for a net income of **-\$4,103.33**. We have \$10,739.72 in our general account and \$33,426.14 in our Insurance & Legal Expenses Reserve.

## CMHOA PICNIC SCHEDULED FOR OCTOBER 20<sup>TH</sup>



This year's CMHOA picnic theme is "OKTOBERFEST". Chairman Dan Groen and his committee are organizing an afternoon of fun, food and entertainment, which will take place from 3pm to 6pm, Sunday, October 20<sup>th</sup>, in the Coperto Cul-de-sac. Traditionally, this event has been free to all homeowners in the tract – many of whom brought their own tables and chairs and supplemented the menu with donations of salads and desserts. While these homemade goodies are welcomed as much this year as any other year, it has become necessary to charge for the picnic, due to the escalating costs of food, children's activities and table rentals. A modest price of \$10.00 per person will help to keep the event on budget. More information on the picnic and ticket availability will be distributed in September.

## ISSUES WITH ONE COAST PROJECT ON TRAMONTO DRIVE

Many neighbors have contacted the HOA with complaints about traffic back-up, bad road conditions and illegal parking that continue to occur during construction of the One Coast condos. There is also great concern over the close proximity of the newly framed guard kiosk to Tramonto Drive and the potential impact it may have on traffic and safety, particularly with vehicles coming down the hill into a blind curve while uphill traffic is attempting to turn left into the complex. The CMHOA Board and PPCC Area 1 representatives have repeatedly requested a meeting with senior managers of the project and Etco Homes to discuss these issues. After several failed attempts in July, we are anticipating a meeting mid-August and will notify the neighborhood once it is confirmed. Until then, please continue to send your complaints to Cindi Young via email at: [cyoung@youngcompany.com](mailto:cyoung@youngcompany.com). If you witness workers parking illegally, please call the LAPD non-emergency hotline at 877-275-5273.

## NEW CONSTRUCTION IN THE NEIGHBORHOOD

### 318 Bellino Drive - Elevator to Roof Deck

Two site visits took place for Architectural Committee (AC) members on May 22 and June 3. Notices about this project were emailed and mailed to nearby neighbors. As no opposition regarding view obstruction was received, the project plans were approved by the AC.

### 206 Giardino Way - Elevator and Vestibule

The homeowner proposed construction of an elevator, vestibule and walking bridge to connect the elevator to the home. The AC is awaiting a property survey, elevator specifications and plans.

### 243 Notteargenta Road – Addition and Remodel

Plans have been submitted and notices were emailed and mailed to nearby neighbors. The AC conducted site visits to 243 Notteargenta as well as the 3 properties across the street. As no opposition regarding view obstruction was received, the project plans were approved by the AC.

### 221 Tranquillo Road - Addition and Remodel

Homeowner is building a bedroom addition in back of the house and replacing the roof. Plans are still under review pending approval of roof material.

As a reminder, all property owners are required to bring any plans or preliminary plans of construction or remodeling projects (including out buildings and hardscape) to the Architectural Committee before construction begins. To get started, contact the AC at [cmho.ac@gmail.com](mailto:cmho.ac@gmail.com). and put the property address in the subject line.

## THE BIG QUAKE. THE BIG FIRE.

In disasters like these, professional first responders will probably be spread too thin to offer any quick help. In other words, **you're** the first responder. To that end, The American Red Cross offers a program called, MAP YOUR NEIGHBORHOOD. It works block by block (15-20 homes). You and your immediate neighbors are coached to become "Two Weeks Ready." Among your group, you will discover who has what skills, who has useful equipment, who has medical needs, pets, etc. You'll learn the 9 steps to take following a disaster to secure your home and protect your neighborhood. Joanna Spak, local resident and Area I representative of the Pacific Palisades Community Council, and Advisory Committee member Marcia Vogler are spearheading the project and will be contacting neighbors once the course outline and materials are complete.

## WHAT'S UP WITH JACK-IN-THE-BOX?

The PPCC Land Use Committee met on June 27th regarding the proposed mixed-use project at 17346 Sunset Blvd., the former Jack-in-the-Box site, and voted to recommend to the PPCC Board that they oppose the project as proposed on the grounds that it violates the Coastal Act requirement of visual compatibility with the character of the surrounding areas (Public Resources Code Sec. 30251). The full text of the recommendation can be found on the PPCC website under Resources/Reports & Summaries/Jack in the Box Site - Mixed Use Project. The PPCC Board is currently scheduled to consider the recommendation at their Thursday, August 22nd Board meeting at 6pm in the Community Room at the Palisades Branch Library. In addition, the Pacific Palisades Design Review Board will be meeting on August 14th at 6:30pm at the Palisades-Malibu YMCA (821 North Via De La Paz) to consider the project's conformance with the design requirements of the Pacific Palisades Specific Plan, including height, FAR, and parking.

## NEIGHBOR NUGGETS



### WHAT GOES UP MUST COME DOWN: The Dangers of Balloons to Ocean Life

Party balloons. They go up as decorations, they come down as litter. They cause power outages, kill sea animals that think they're food, and the brightly colored ribbons attached to them can entangle animals and trap them. The fix: colorful, reusable tissue paper pompons or fabric streamers.

**BOARD OF DIRECTORS**

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Dave Field, Newsletter	dve.fld@gmail.com	310-573-0213
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AC General G-Mail Box	cmho.ac@gmail.com	

**GETTY VILLA CONTACTS**

Maya Zutler,	mzutler@getty.edu	310-440-7533
<b>OTHER</b> Kelly Comras, GVCRC Rep.	kcomras@gmail.com	310-459-5661
Marcia Vogler, GVCRC Rep.	noteink@gmail.com	310-365-5763
Greg Lovett, GVCRC Alt.	gjlovett@cresa.com	213-675-2222

**IMPORTANT NUMBERS**

LAPD: Senior Lead Officer Michael Moore	310-444-0737	7995@lapd.lacity.online
Non-emergency, immediate service	877-275-5273	
Fire Dept.	911	
Brush Clearance	818-374-1111	
City Services and Building & Safety	311	

<http://www.lacity.org/boss/request.htm>

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

Mike Bonin, Councilman, District 11, 200 N. Spring Street, Rm. 415 Los Angeles, CA 90012	213-473-7011	councilman.bonin@lacity.org
Lisa Cahill, Field Deputy, Palisades/Brentwood 1645 Corinth, Room 201 West LA, CA 90025	310-575-8461	lisa.cahill@lacity.org

**PACIFIC PALISADES COMMUNITY COUNCIL**

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