

Pacific View Estates Homeowners Association

ARCHITECTURAL REVIEW COMMITTEE GUIDELINES FOR REMODEL PROJECTS AND LANDSCAPING

Adopted by the Board of Directors on June 3, 2019

[Supersedes previous Guidelines dated May 1, 2008]

Whereas, pursuant to the Covenants, Conditions and Restrictions of Pacific View Estates (“CC&Rs”), the Architectural Review Committee (“ARC”) is vested with broad authority over the construction and alteration of residences in Pacific View Estates including their location, shape, height, landscaping, architecture and other features; and

Whereas, there has been a substantial increase in the construction and alteration of residences within the Tract within the past several years, and whereas it is anticipated that such activity will continue for the foreseeable future; and

Whereas, there has been a continuing problem with untrimmed trees that create the same “view blocking” effect as structures;

Now therefore the ARC, with the concurrence of the Board of Directors of the Pacific View Estates Homeowners Association, adopts the following Guidelines and regulations to govern its review, evaluation, and approval of proposed residential projects in the Tract:

1. No structure or modification or addition, including without limitations, walls, fences, trellises or similar features shall impair any existing ocean view from any other residence;
2. No structure or modification or addition, including without limitations, walls, fences, trellises or similar features shall

unreasonably impair any existing access to sunlight of any other residence;

3. No structure or modification or addition, including without limitations, walls, fences, trellises or similar features shall unreasonably impair any existing mountain view from any other residence;
4. No structure or modification or addition, including without limitations, walls, fences, trellises or similar features shall unreasonably impair any existing privacy of any other residence;
5. No new additions/extensions shall block or encroach into required setbacks and height limits, specified by the City of Los Angeles Department of Building and Safety;
6. No new landscaping shall block or encroach into the views of the neighboring properties when planted or in the future. It is strongly recommended that fire resistant landscaping be planted. Check with the local Fire Department for recommendations;
7. No existing landscaping (including trees, shrubbery, or plantings of any type) shall block or encroach into the ocean views of neighboring properties. Trees shall be trimmed and periodically maintained to preserve such views;
8. Every structure modification, change or alteration shall in no way violate the provisions of the CC&Rs concerning slopes, drains, drainage, drainage ways, drainage facilities, drainage patterns, or otherwise affect the permanent stability of any slope or lot;
9. Permits and approval from required government agencies which have jurisdiction in the area including but not limited to City of

Los Angeles Department of Building and Safety will be required;

10. The homeowner (“applicant”) shall provide to the ARC the following:
 - (1) two sets of to-scale plans and elevation drawings identifying the existing vs. the proposed new addition/remodel;
 - (2) photographs of all sides of the exterior of the existing structure(s);
 - (3) a signed statement representing that a copy of the CC&Rs and a copy of the current ARC Guidelines were delivered to the project’s architect and/or contractor at the time of his/her retention and representing that a copy of the plans has been made available to other homeowners whose properties may be affected by the project;
 - (4) estimated project completion date and
 - (5) a check in the amount of \$500 payable to Pacific View Estates Homeowners Association;
11. At the request of the ARC, the applicant shall erect poles with yellow tape attached to represent accurately the new outline (height, width and depth) for viewing by the members of the ARC and any potentially affected homeowners;
12. The applicant seeking approval shall present to the ARC sufficient information to enable it to determine without additional investigation whether the project complies with these standards. However, the ARC is not precluded from undertaking such additional investigation on its own;
13. The ARC will attempt to notify by personal delivery and email potentially impacted homeowners of the request for approval of a project and of the availability for review of all plans, specification documents or information submitted to the ARC. Any impacted resident shall have 30 days from the date on the notice to contact the ARC and review the submissions. Any comments, suggestions or objections must be submitted in writing including any backup documentation within that thirty (30) day period. The ARC may

disregard any materials submitted after the initial thirty (30) days;

14. Final construction results must agree with specs and dimensions as represented by plans approved by ARC unless changes were agreed to in writing by the ARC. Any ARC approval shall be automatically null and void if the applicant's final results deviate from the plans previously approved by the ARC;
15. In accordance with the Pacific View Estates Bylaws, Article III Section 2, an appeal may be filed with the Board of Directors of Pacific View Estates if there is any disagreement with the determinations made by the ARC;
16. ARC approval is effective upon receipt of homeowner's signed acknowledgment accepting conditions contained in the Letter of Approval; and
17. The ARC, in consultation with the Board, may from time to time modify or amend these Guidelines as it deems necessary to maintain the character of the residences in Pacific View Estates consistent with the CC&Rs. Should there be any conflict between the CC&Rs and these ARC guidelines, the CC&Rs shall govern.

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