

ARCHITECTURAL REQUIREMENTS

Adopted August ____, 2025

The purpose of the Architectural Review Committee (ARC) is to preserve the tradition of the Huntington Palisades while recognizing the need for change to address the 2025 fire. The ARC is composed of three licensed or registered architects certified in the State of California. Approval must be given by at least two of the members of the committee.

The Huntington Palisades consists of the properties in Tracts 6753, 9377 and 12188. There are homes along Chautauqua Boulevard and Alma Real Drive that are not part of those Tracts. ARC considers the Huntington Palisades to be divided into two zones: the east side of Chautauqua Blvd. (the East Zone) and the area west of Chautauqua Blvd. (the West Zone).

If you are planning to build a new home, remodel an existing home, construct other improvements, or do a Minor Project (see Minor Project, Article 13 below), ARC approval of your plans and construction is required. The applicable requirements for each project are those in effect when a fully completed application and full payment of the required fee and deposit are received. The requirements will be used by the ARC in conjunction with application of the CC&Rs when reviewing your drawings, specifications, and other information.

Whenever the aggregate value of a remodel exceeds 50% of the replacement cost of the dwelling or accessory building being remodeled or increases the square footage of all buildings on the property by 50% or more; or whenever a new dwelling is constructed, all requirements must be met (no grandfathering of rights). Please note that, consistent with historic governance:

- 1. ARC may disapprove plans that comply with these requirements, if in the sole, good faith judgment of ARC the plans suggest an element of the proposed design or construction that will be inconsistent with other homes (buildings or grounds) in the neighborhood of the Huntington Palisades in which ARC determines the property is situated. Similarly, the ARC may approve plans that do not comply with these requirements, if in the sole and absolute judgment of the ARC such plans would remain consistent with the mission of the ARC.**
- 2. ARC in its sole and absolute discretion may allow less than full compliance with a requirement, when extraordinary physical conditions exist.**
- 3. No demolition, grading or construction may proceed, until the owner receives ARC's written approval of submitted plans.**

Any changes to HPPOC "approved" plans must be submitted and approved prior to any construction related to those changes. If the project is not constructed per the approved drawings, fines may be imposed, a deposit, if any, will be forfeited, and you will be responsible for reimbursing the HPPOC for any legal fees and/or judgment. Prior to the return of the deposit, the project architect shall submit a letter stating that, based upon their observations during construction and their communications with the owner and builder, the architect is not aware of any deviations between the approved HPPOC drawings and the as-built construction. In addition, the owner must submit certification from a licensed surveyor that the home, as constructed, was built within the approved setbacks and that the height envelope approved for the project by the HPPOC was achieved (or met).

The following are the specifics of the newly constituted Architectural Requirements:

1. **CHARACTER:** When considering the appropriateness of any proposed design, particular attention will be given to architectural style, color, texture and materials. All new construction, as well as remodels, shall be compatible with the scale and elements and architectural character of the zone of the Huntington Palisades in which the property is situated. The preceding sentence shall not prohibit remodeling of an existing house and/or additions thereto that conform to the architectural character of such existing house.

- a. **ARTICULATED FRONT FACADES ARE REQUIRED:.** Articulation of a 2-story high massing is not required. Articulation of just a first or second floor may be set back or project from the other floor above or below.
- b. **ARTICULATED ROOF LINE:** Monolith shaped roofs are not to be permitted. Break up the roof line with hipped roofs, gables or other elements shall be required.
- c. **EAVES AND RAKES:** Eaves and rake may not be flush with walls below and must provide an overhang.

2. **BUILDING ENVELOPE:** The building envelope is the volume within which a structure, other than fences and walls, must be constructed. A schematic drawing indicating the most common building envelope is attached. In addition, construction must comply with all other requirements.

- a. **Front Yard Setback:** 20 ft. minimum.
 - i. No chimney structures, balcony overhangs, and other architectural features that are deemed to be massive enough to constitute a building line shall be within the setback.
 - ii. No equipment (mechanical or electric) and plumbing may be above grade within the setback.
 - iii. No transformers, water tanks and devices mandated by the city utility companies, or like, shall be located in front of the house or in the setback unless they are in an underground vault. If above ground, they must not be visible from the street or sidewalk.
- b. **Rear Yard Setback:** Except for a one-story detached garage, no structure may be constructed within 5 ft. of the rear yard line. The rear setback for other structures shall be 15 ft.; however, construction may take place in the rear 15 ft. setback area not higher than a line beginning 6 ft. above the rear property line extending upward at a 6:12 pitch to the previously defined 15 ft. rear yard setback line. Outbuildings or detached garages, shall be built in the rear one-third of the site, within the setbacks, within the envelope, not exceeding 40 ft. in width and 26 ft. in depth, and shall be detached from the main structure by 10 ft. or more. ARC, after site review, may impose more restrictive requirements based on lot size and configuration.
- c. **Side Yard Setback:** 5 ft. Chimneys, fireplace structures, other appendages or mechanical equipment (i.e., pool equipment, fans, HVAC equipment, etc.) may not be located in or protrude into any side yard setback. The side yard setback is the entire length between the front and rear property lines.
- d. **Side Yard Setback-Corner Lot:** The setback from a side yard street shall not be less than 20 ft. or the prevailing setback on the block if less than 20 ft.

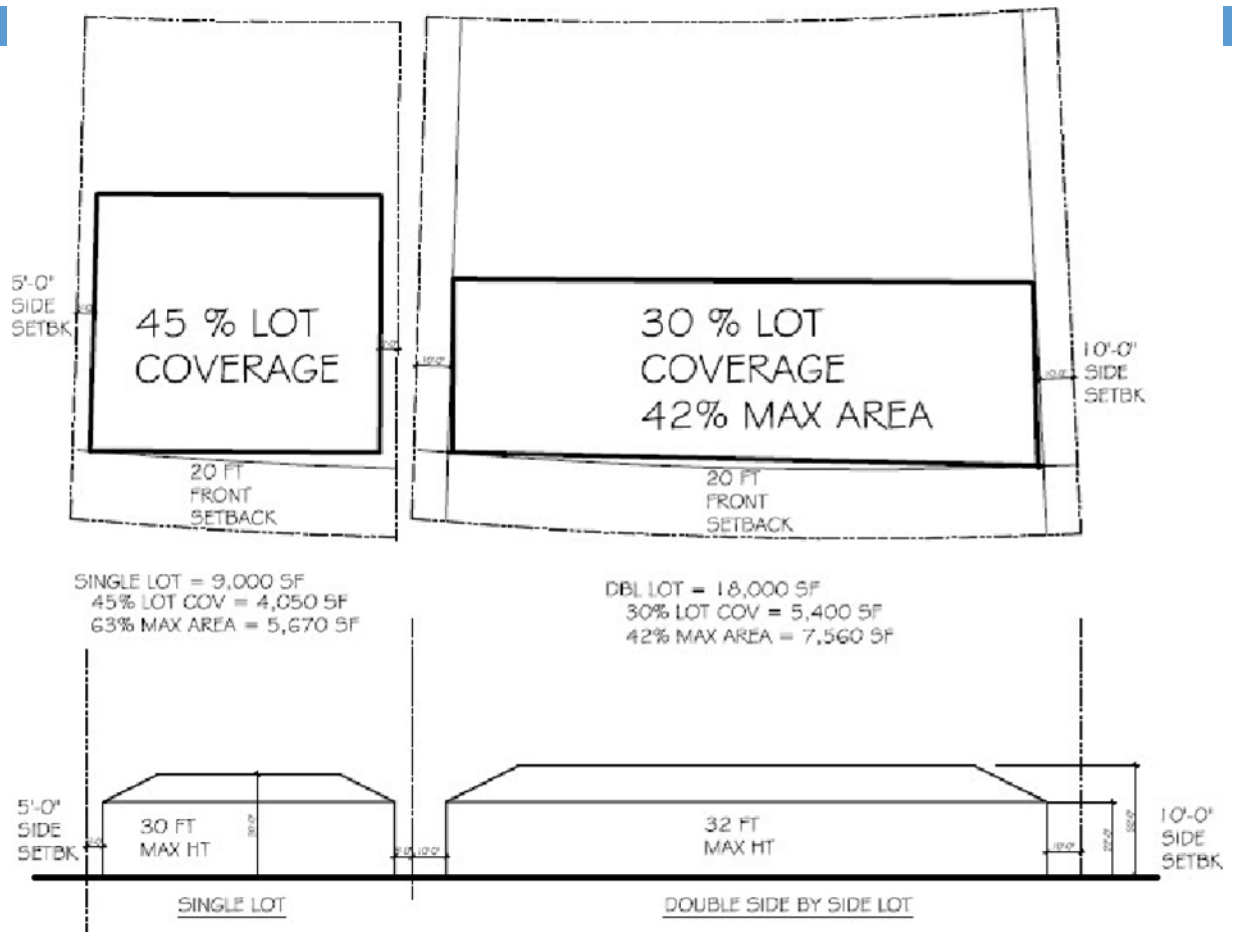
- e. **Setbacks for Combined Lots:** The side setback for a side-by-side double lot shall not be less than 10 ft. The side setback for a back-to-back double lot shall not be less than 7 ft. 6 in. The front setback for a back-to-back double lot shall be no less than 30 ft. However, the ARC shall have the discretion to except applicants from this requirement where the location or topography of the combined lots results in lower visibility of the proposed structures from the parklets, street or neighboring homes. If an owner purchases or the property includes a small portion of a neighboring lot(s) and the end result is that the combined lots are no more than 10% larger than the originally-owned or larger lot, the ARC is to exempt applicants from this restriction.
- f. **Height:** No more than two stories, 22 ft. at above described front and side yard setback lines, extending upwards into the building envelope as follows:
 - i. From the front and rear setback lines, the 22 ft. maximum allowed height may extend upward at a 6:12 pitch toward the center of the property to the defined maximum height.
 - ii. From both the side yard setback lines, the 22 ft. maximum allowed height may extend upward at an 8:12 pitch toward the center of the property to the defined maximum height.
 - iii. Chimneys are allowed to extend a maximum of 2 ft. above the defined maximum height. No building appendages other than chimneys are allowed to extend upward above the defined maximum height.
 - iv. No more than 5% of the roof area (plan view) may be above the sloping height envelope, provided that the height does not exceed the maximum allowable building height.
- g. **Height Reference Datum Elevation:** For the main house only, it is the average of the two existing grades at the intersection of the front yard setback line and the two side yard setback lines measured in the initial site survey. For accessory structures, the datum elevation is the natural grade elevation or proposed grade, whichever is lower, average at the four corners of the proposed accessory building.
- h. **Buildable Lot Area:** Shall exclude those portions of the lot that have an existing slope of 2:1 or greater. The buildable lot area shall not be reduced by the yard setback areas.
- i. **Maximum Height:** Shall be defined by the buildable lot area of the lot as follows:
 - i. 28 ft. for lots 9,000 sq. ft. or less in buildable lot area.
 - ii. 30 ft. for lot areas above 9,000 sq. ft. of buildable lot area but not more than 15,000 sq. ft. of buildable lot area.
 - iii. 32 ft. for lot areas more than 15,000 sq. ft. of buildable lot area.
- j. **Survey:** For new construction and second story additions, a survey must be provided at the end of the framing which confirms that the first-floor elevation and the elevation of the highest portion of the roof conform to the approved plans.

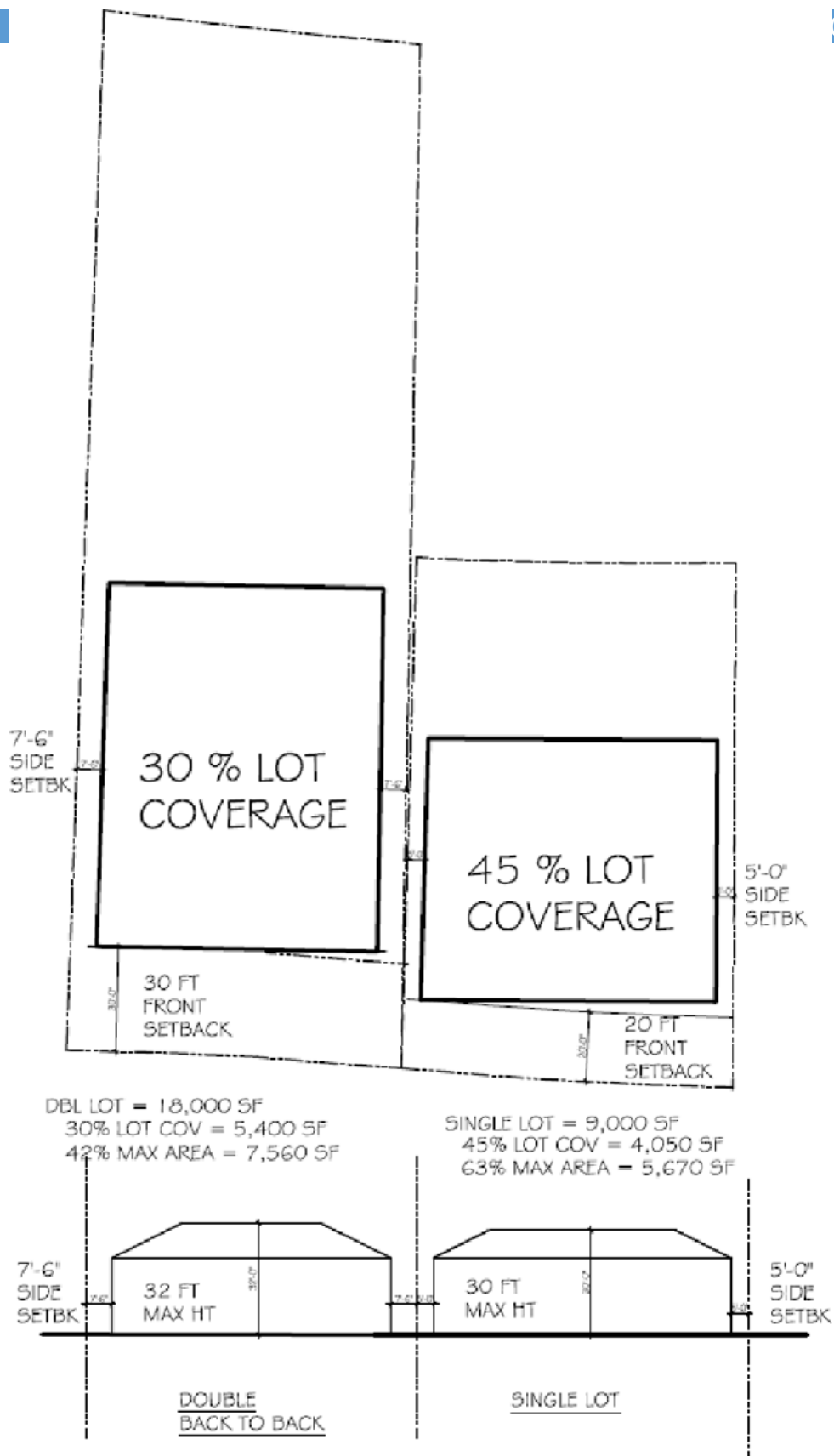
3. MAXIMUM SITE COVERAGE AND MAXIMUM SQUARE FOOTAGE: The total lot area coverage of all above grade structures of any kind, for single lots, may be no more than 45% of the buildable lot area (as defined above). The total square footage of all structures combined shall be referred to herein as the "Floor Area." The Floor Area for single lots shall not exceed 63% of the buildable lot area.

If two (2) or more existing lots are being combined to accommodate a single project, the Floor Area shall not exceed 30% lot coverage and 42% total area of the total combined buildable lot area. The single area percentages may be used for only the larger lot (of the combined lots), as an option, in lieu of the reduced lot coverage and Floor Area requirements. However, the ARC shall have the discretion to except applicants from this guideline where the location or topography of the combined lots results in lower visibility of the proposed structures from the parklets, street or neighboring homes. Further, the ARC will exempt applicants from these requirements where the combination of more than one lot results in a combined lot square footage which is no more than 10% larger than the originally-owned lot or the larger lot.

The Floor Area shall be calculated from the inside face of finish of the walls and posts of all structures. Floor Area shall include without limitation the floor area of all balconies, porches, terraces, decks and similar features of the structure that are covered by an extension of the roof, over-hanging floors, or eaves. Under eave areas need not be counted where the length of the eaves over the balconies, porches, decks and similar features is no more than the typical length of the eaves around the other parts of the structure.

- a.** Any and all interior open areas, including, without limitation, stairwells, are counted as area on each floor. Unobstructed space extending more than 15 ft. from any floor to the ceiling above shall be counted twice (double the floor area).
- b.** Basements complying with the City's definitions and requirements for basements shall not be counted in the Floor Area for allowable square footage, however basement area shall be counted for fees and parking requirements. Basements must comply with requirements 4 and 5 below.
- c.** No portion of a basement shall extend more than 5 ft. beyond the first-floor footprint.
- d.** Up to 250 sq. ft. of a one-story high porch facing one or two streets will not count as area.





4. THIRD STORIES: No part of the building shall be used for any habitable purpose above the second floor. There shall be no fixed stairway to the attic level above a second floor and no elements that give the appearance of a third story such as windows, access to flat (or nearly flat) roof areas, and any other feature that suggests, in the sole discretion of the ARC, a present or future third story condition. No structure shall have the appearance of three stories from any street or public right of way. Features visible from the street such as basement garages with two stories above or high foundation walls creating a similar appearance are disallowed. No exterior stairways shall be visible from any street or public place. No roof decks above a second floor are allowed.

a. Exception: Dormers with windows not larger than 2 ft. x 2 ft., and having an overall dimension not greater than 3 ft. wide and 3 ft. 6 in. high (to exterior face of wall finish and to top of roof), shall not be considered a 3rd story, provided that the top of the house roof does not exceed 6 ft. 6 in. above the second-floor plate. The space behind a dormer may not be illuminated.

5. GARAGES AND PARKING:

b. Garage: A garage or other outbuilding on any lot shall be of construction and architectural type similar to the residence on the lot. Carports are disallowed. Drives descending along a side yard next to an adjacent residence shall be set back sufficiently for a 4-ft wide grade level planting area between the depressed drive and the adjacent property line.

c. Minimum On-Site Parking: Each lot must contain adequate and useable on-site parking. Basement area shall be included with the structure area in determining the parking requirements. The following are minimums. Whenever the Floor Area (as defined in requirement 3) is less than 4,900 sq. ft., on-site parking shall be no less than two side-by-side spaces in a garage plus the ability to park two additional full-sized vehicles on fairly level ground outside the garage. Whenever the Floor Area is more than 4,900 sq. ft., there shall be no less parking on-site than two side-by-side spaces in a garage, plus the ability to park three additional full-sized vehicles on fairly level ground outside the garage.

6. AREAWAYS AND BASEMENTS: Areaways (including areaways surrounding retaining walls) providing light and ventilation only shall be a maximum of 12 ft. in length, and 4 ft. in width. Areaways used for basement exit stairs shall have landings no greater than 4 ft. in width and shall have a length no more than necessary under City requirements for the rise of the stairway. Areaways along the same side yard setback or the rear yard setback shall be separated a minimum of 10 ft. Areaways shall not project into side yard setbacks. Areaways are not permitted in the front yard setback. No portion of a basement shall extend more than 5 ft. beyond the first-floor footprint.

7. ROOFS, DECKS, BALCONIES, AND EXTERIOR STAIRS:

a. Roof slope: 75 percent of the roof must be sloped. Slope is defined as having a 3 in 12 pitch or greater. Anything less is considered flat. Any flat portion shall not be visible from a right-of-way. Eaves may extend no more than 2 ft. into setbacks.

b. Flat Roofs: Flat roof areas shall be located within roof wells. They are limited to second floor roofs and cannot be visible from any direction. Use of such roof areas shall be limited to mechanical equipment such as for air conditioning, fan housings, and other related devices. Such equipment or devices shall not be visible from any direction. The total computed area of flat roofs shall include decks as defined in 3.c below.

d. Decks (on street frontages): A deck is defined as a flat roof area above an interior building space which may be capable of being used for human occupancy. The maximum total area of such deck(s) shall be 250 sq. ft. per frontage.

e. Balconies: Defined as any platform enclosed by an open or solid railing or balustrade, and which projects from the face of a building, cantilevered or supported by brackets. The maximum projection of a balcony facing front and/or side yards only, shall be 6 ft., but may not protrude into the applicable setbacks.

f. Roofing Materials: Metal roofs, clay or concrete tile, simulated wood or slate types, or fiberglass shingle graded 280 lb. or above are acceptable, provided, in the sole discretion of the ARC, the color is compatible with the character of the Huntington Palisades. The ARC, in its sole discretion, may approve other roofing materials.

g. Exterior Stairs: Stairs must be enclosed and supported by walls on all sides. Exterior finish of walls must match house exterior walls. Open risers are not allowed. Stairs shall not be visible from the street or public exposure.

8. SKYLIGHTS OR SOLAR PANELS: Subject to existing laws, solar panels, plastic bubble and solar tube skylights which can be seen from any street or public place are not acceptable.

a. Flat glass skylights following the pitch of the roof and having a finish color similar to the roof may face the front and public place.

b. Solar energy system panels should not face any street or public place, if possible, but are so allowed with reasonable restrictions as defined by California Civil Code-Section 714 and related code sections. If you desire to have the panels face a street or public place and are allowed pursuant to the reasonable restrictions noted above, they still must meet the architectural character of the zone of the Huntington Palisades in which the property is situated.

9. ANTENNAE, COMMUNICATION TRANSMISSION EQUIPMENT: Except for standard-size television antennae and mini satellite receivers (3 ft. diameter max.), and subject to existing law, no towers, antennae, aerials, or satellite dishes for the reception and/or transmission of radio, television broadcasting or other means of communication shall be visible from any street or right-of-way and are not to be located in the side yard setbacks.

10. FENCES, GATES, WALLS AND HEDGES: Fences and walls shall include latticework, ornamental fences, screen walls, hedges or thick growth of shrubs or trees. Chain link fence visible from any public right of way is not permitted.

a. Measurement: Fence, wall and hedge heights shall be measured from existing grade level adjacent thereto.

b. Within 20 ft. of the front property line and along corner lot side yards, the height shall not exceed 3 ft. 6 in. The height of fence posts, wall posts or columns, including finials or light fixtures attached thereto, shall not exceed 4 ft. where a 3 ft. 6 in. maximum height is required. Their widths or diameters shall not exceed 24 in.

i. Rose arbors at the front property entrance openings are permitted to a maximum height of 7 ft. and a width of 5 ft. outside of the arbor.

c. Applications for fence, gate, wall and hedge variances along Sunset and Chautauqua Boulevards will receive special consideration.

d. Back yard fence: If a back yard faces a street, a 6 ft. high fence may enclose the back yard and extend to the street side property line.

11. SPECIAL CONDITIONS FOR PAMPAS RICAS BOULEVARD: No driveway, kitchen or service entrance will be allowed which diminishes the Grand Entrance Avenue of Pampas Ricas Boulevard. These determinations shall be made in the good faith judgment of the ARC.

12. MINOR PROJECTS: The following are Minor Projects which require ARC approval: roof change, change of exterior paint color, window and/or exterior door change out; addition of shutters, awnings, or comparable architectural feature, barbecue, small canopy, other small projects not intended for occupancy by a person or animal, or for storage.

13. EVIDENCE OF CONTINUING COMPLIANCE REQUIRED: When reasonably required by ARC or its representatives, the owner at his/her expense will furnish documentary and verifiable evidence of owner's compliance with these requirements and with the owner's approved plans.

14. GOOD NEIGHBOR RULE: All phases of construction activities on or about a lot must be conducted on a basis fully consistent with the principles of being a good and safe neighbor. Each owner shall, without limitation:

- a.** Limit construction hours to 7am-6pm during the week, 9am-5pm Sat. and **ABSOLUTELY NO CONSTRUCTION ON SUNDAYS OR HOLIDAYS.** Until December 31, 2027, the above limit can be waived or modified by the ARC if, in the sole discretion of the ARC, the house being constructed is in an area where no neighbors will be adversely affected.
- b.** Limit construction noise to the minimum necessary. Limit noise not directly related to construction to the level of normal conversation. Without limitation; no loud radios or other high volume producing sound systems.
- c.** Keep site clean and orderly (this includes keeping all gutters clean and free of debris). This also includes keeping sidewalks repaired and safe at all times. Construction debris shall be disposed of either in a commercial dumpster, or other appropriate receptacle on site. At no time should construction debris be discarded in an uncontained pile on job site.

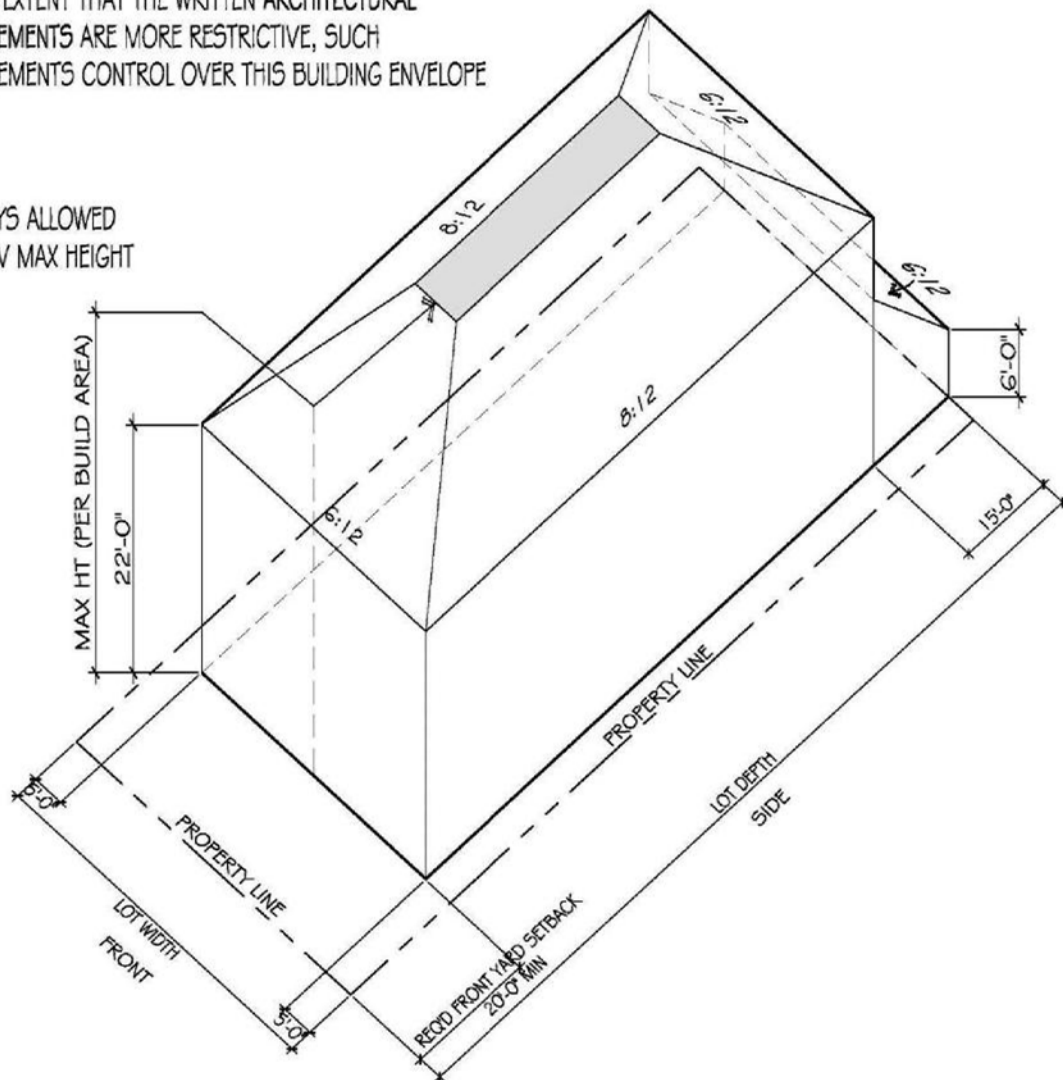
- d. It is the contractors' responsibility to control dust. All dirt piles must be completely covered with plastic sheeting or tarps. Irrigation of loose dirt may be a solution, however any solution must be effective 24 hours a day, seven days a week. If excavation by a homeowner's contractor creates mud, dust and debris on the street, contractor must clean the street and return it to pre-existing condition.
- e. A construction fence must be kept up throughout all phases of construction. If work does not require a construction fence, care should be taken to maintain landscape in a neat, presentable manner.
- f. All building materials and equipment shall be stored on the site, off the street, parkway and sidewalk.
- g. In the event that a home is unoccupied prior to construction, the Association STRONGLY recommends hiring a security patrol firm to check on the work site at night, so as to avoid trespassers. The HPPOC further recommends leaving exterior lights on at night and maintaining the property's landscape. The HPPOC would also STRONGLY recommend retaining a security patrol company during construction as well.
- h. Temporary restroom facilities ('port-a-potties') should be placed out of sight from street view. If it is not possible to place these temporary facilities in the side yard or back yard, homeowners must screen the facility with covered fencing.
- i. Contractors must keep job site and parkways clean of food and debris. If workers are eating away from the job site near vehicles or sidewalks/streets, all food and trash should be discarded properly in bins, immediately after each use.
- j. Each owner and contractor, not the Association, shall be responsible for monitoring and compliance of this Paragraph 14.

15. LANDSCAPING:

- a. **50% Landscaping in Required Front Yard:** At least 50% of the required front yard must be planted areas; not paving or other hardscape.

NOTE:
TO THE EXTENT THAT THE WRITTEN ARCHITECTURAL
REQUIREMENTS ARE MORE RESTRICTIVE, SUCH
REQUIREMENTS CONTROL OVER THIS BUILDING ENVELOPE

CHIMNEYS ALLOWED
2'-0" ABV MAX HEIGHT

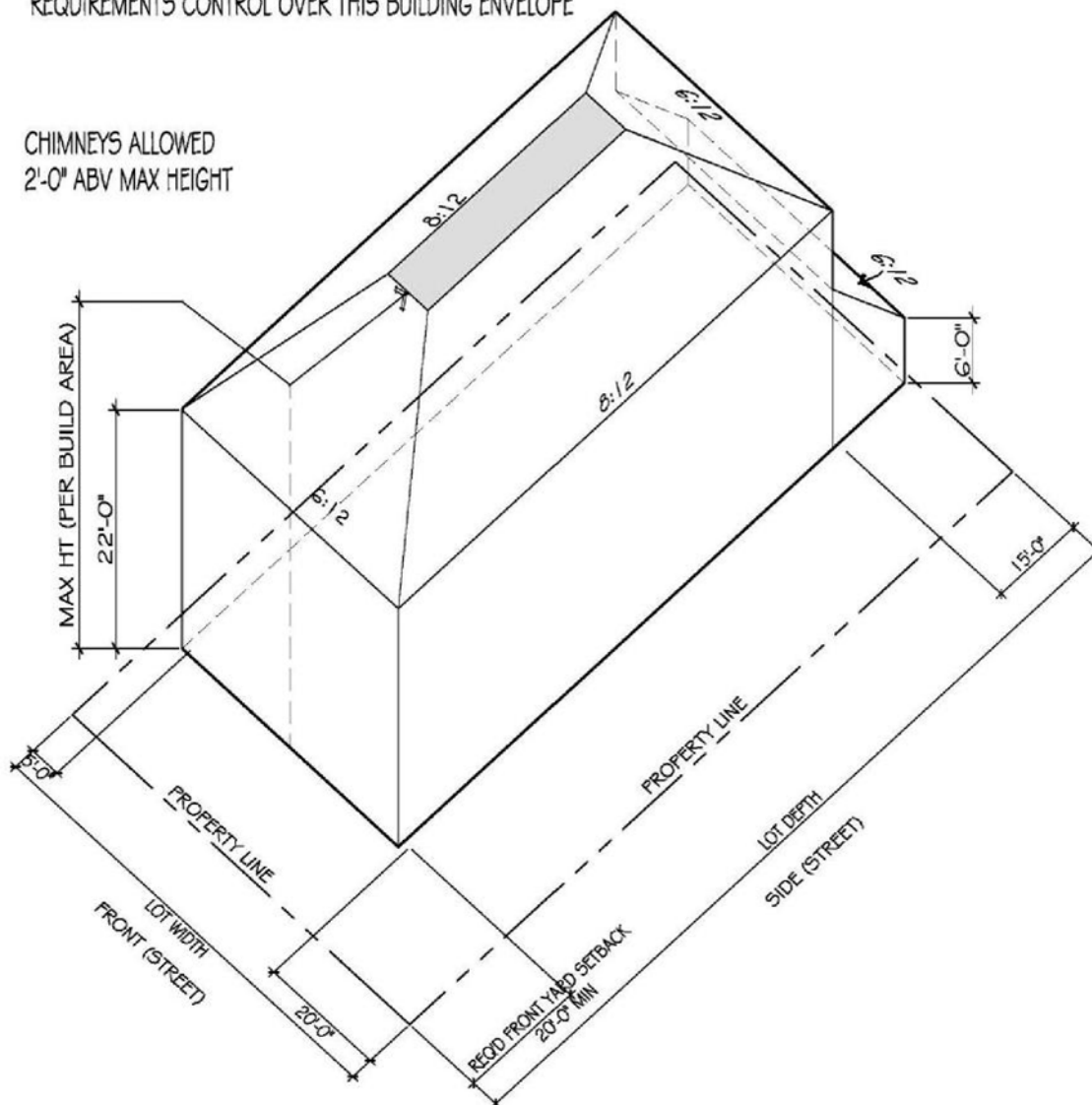


BUILDING ENVELOPE

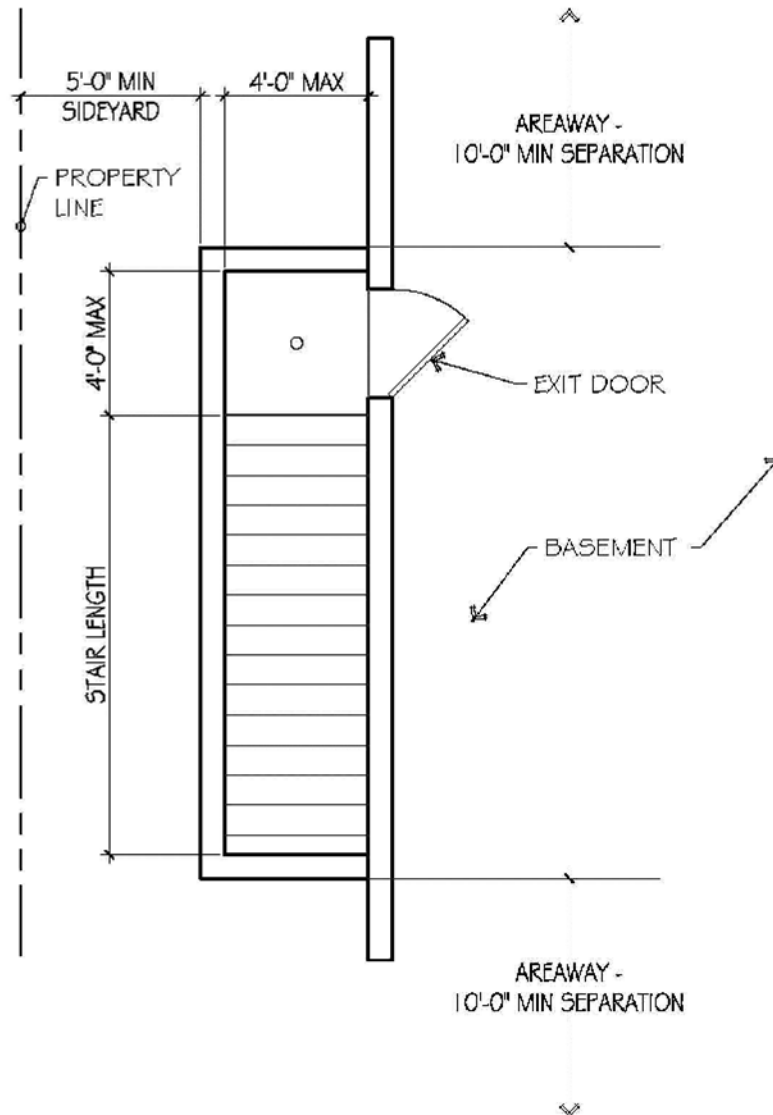
NOTE:

TO THE EXTENT THAT THE WRITTEN ARCHITECTURAL REQUIREMENTS ARE MORE RESTRICTIVE, SUCH REQUIREMENTS CONTROL OVER THIS BUILDING ENVELOPE

CHIMNEYS ALLOWED
2'-0" ABV MAX HEIGHT



BUILDING ENVELOPE (WITH STREETS AT TWO SIDES)



 **AREAWAY - EXIT STAIR PLAN**
SCALE: 1/4" = 1'-0"