

Attachment No. PC 3

Harbor View Hills Community Association
and Architectural Design Committee
Approval Letters

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William J.K. O'Keefe, RA

ARCHITECTS - PLANNERS - INTERIOR DISCIPLINES

March 26, 2025

Harbor View Hills Community Association / Architectural Design Committee

c/o Seabreeze Management Company

1211 Puerta Del Sol, Suite 120 (physical address)

San Clemente, California 92673

Attention: Ms. Courtney Ekeberg, Community Manager

Regarding: Tracy Residence, Tract 2202, Lot 030
1020 White Sails Way, Corona Del Mar, CA.
Submittal No. 2202-030-C7d

The Revised Major Remodel/Addition and Hardscape with Landscape submittal has been reviewed for its conformance to the Harbor View Hills Community Association's CC&R's and Architectural & Landscape Guidelines. ARC Meeting was held 03/18/2025. Because of the encroachment into the front setback the submission does not conform without obtaining a variance from the City of Newport Beach.

The Consulting Architect recommends conditional preliminary approval by ARC of submittal for Revised Major Remodel/Addition and Hardscape with Landscape submittal. The Application was presented to the ARC and granted conditional preliminary approval by the Association.

The conditions are; (1) A variance from the City of Newport Beach shall be obtained for the encroachment into the front setback, (2) The preliminary approval expires in six months should the City of Newport Beach not approve the required setback variance for this design, and (3) A darker roof gravel color be submitted for the HVH-ARC to consider.

There is a two-week period in which neighbors, who wish to appeal the preliminary approval, may do so. Architectural Committee approval is not final until after the appeal period has expired and the ARC has issued the Notice of Final Approval for Construction. An appeal must be submitted in writing to the Board of Directors and postmarked within two weeks of this letter's postmark.

Following receipt of proof of City Variance, two (2) sets of the City-approved (permitted) plans must be submitted to the Association's architect for comparison with the ARC preliminarily approved plans. City plans due at this time shall include the Major Remodel/Addition and Hardscape with Landscape. Any changes from the preliminary approved plans must be identified on the City-approved plans (See Guidelines Sections 7 and 12) and the conditions noted above must be included in, or noted on, the City-approved plans. After review by the Association's architect the plans will be forwarded to the ARC for final review. Upon satisfactory review, the ARC will issue the Notice of Final Approval for Construction. No demolition or construction can begin prior to ARC's final approval. Call if there are any questions.

Sincerely,

William J.K. O'Keefe

Mr. William J.K. O'Keefe, Consulting Architect

cc: via email

Owner	mtracy@parkwest inc.com
Architect	ron@cjlight.net

cc: via US Mail

Goldenrod Dr.	1015, 1021 & 1027
White Sails Way	1006, 1014, 1026, 1032, 1015 & 1021

5015 BIRCH STREET, NEWPORT BEACH, CALIFORNIA 92660, PHONE 949-261-9000

HARBOR VIEW HILLS COMMUNITY ASSOCIATION

March 28, 2025

Michael Tracy Trust
1020 White Sails Way
Corona Del Mar, CA 92625

Re: 1020 White Sails Way, Corona Del Mar, CA 92625

Dear Homeowners:

Thank you for submitting your plans to the Harbor View Hills Community Association's Architectural Review Committee (ARC) for major remodel/addition and hardscape with landscape

At the March 18, 2025, ARC Meeting, the ARC reviewed the Architectural and Landscaping Guidelines, Bylaws, CC&R's and Consulting Architect's recommendations. Following ARC review and discussion, the ARC has granted conditional preliminary approval, with the conditions, (1) A variance from the City of Newport Beach shall be obtained for the encroachment into the front setback, (2) The preliminary approval expires in six months should the City of Newport Beach not approve the required setback variance for this design, and (3) A darker roof gravel color be submitted for the HVH-ARC to consider.

There is a two-week period in which neighbors, who wish to appeal the preliminary approval, may do so. Architectural Review Committee approval is not final until after the appeal period has expired and the ARC has issued the Notice of Final Approval for Construction. An appeal must be submitted in writing to the Board of Directors and postmarked within two weeks of this letter's postmark.

Before construction can begin, two (2) sets of the City approved (permitted) plans must be submitted to the Association's architect for comparison with the ARC preliminary approved plans. Any changes from the preliminary approved plans must be identified on the City-approved plans. Upon satisfactory review, the Architectural Committee will issue the Notice of Final Approval for Construction.

As a reminder, you must abide by the guidelines as part of your approval. We encourage you to work with your neighbors and your contractor during this period to ensure that the construction process moves smoothly and with little disruption to the neighborhood.

Sincerely,

Architectural Review Committee
HARBOR VIEW HILLS COMMUNITY ASSOCIATION

c/o Seabreeze Management
1211 Puerta Del Sol, Suite 120
San Clemente, CA 92673