

WHITTIER OAKS  
ARCHITECTURAL CONTROL BOARD

Memorandum

**To:** Whittier Oaks Board of Directors (BOD)  
**From:** Whittier Oaks Architectural Control Board (ACB)  
**Re:** Community Paint Palette - Update  
**Date:** August 15, 2022

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**Recommendation:** The Whittier Oaks Architectural Control Board (ACB) recommends the Whittier Oaks Board of Directors (BOD) review the attached updated community paint palette and, if deemed acceptable, pursuant to the Declaration of Restrictions and Protective Covenants adopt the new palette as the official paint palette for Whittier Oaks.

**Issue:** At the request of the Whittier Oaks BOD the ACB has reviewed initial recommendations for updates to the community paint palette prepared by Residential Management Concepts (RMC) Staff, and based upon feedback received from residents during requests for painting of homes within community, current style trends in newly developing communities, the architectural design of homes in Whittier Oaks, historical frequency of use of schemes on the existing paint palette, provides the following revised paint palette for the BOD's consideration.

**Background:**

**Initial Paint Palette Adopted By Deed Restrictions:**

In order to ensure protection of property values, visual appearance of the community and consistency with intended design standards the recorded Declaration of Restrictions and Protective Covenants for Whittier Oaks contains standards and procedures for review of architectural modifications to homes within the community (including appearance). In order to implement these standards, procedures and guidelines a paint palette was adopted by the initial developer to ensure compatibility and harmony to preserve and protect the overall visual appearance and cohesiveness of the community.

The original paint palette was adopted when the first homes were built in Whittier Oaks, circa 1993. This original palette contained many pastel themed colors (light pinks, peaches, steely blues and yellows) in style at the time the community was initially built and all homes were painted these colors.

**First Update Of Paint Palette In Early 2000's:**

In the early 2000's, when more earth tone colors were becoming in style, the Whittier Oaks BOD retained an architect and established a committee to review and update the paint palette. As a result, a new paint palette consisting of a number of schemes including earth tones was adopted. The new themes were distinct from one and other allowing for a variety of options for residents, at

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the same time as providing an overall cohesiveness and compatibility throughout the community. There were some schemes included on the revised palette that were reminiscent of the older pastel colors but were selected because they were deemed to be more compatible and harmonious with the newer earth tone schemes. In addition, the BOD adopted a “anti-monotony” rule to ensure variation throughout the community by indicating that houses next to each other and directly across the street from one and other could not be painted the same paint schemes. This paint palette and monotony rule worked very well for the first five or so years it was implemented as nearly half of the homes in the community were repainted with the new schemes and the community had variety and cohesiveness and was updated with respect to style choices.

Partial Update Of Paint Palette Over Past 12 Years:

Over the past twelve years, from time to time, the paint palette has been partially modified and expanded at the suggestion of prior ACB's. Over this period of time a number of colors were added that were similar to one and other. Because of the similarity of some of the added schemes, over the past 12 or so years, enforcement of the anti-monotony rule has not been as effective. Due to the fact that several of the schemes are similar to one and other it is technically possible to paint adjacent homes different “schemes” (an comply with the anti-monotony rule) but have the houses appear to be the same color due to the similarity of the schemes which is directly the opposite of the rule.

BOD Requested Management Staff And The ACB To Review And Provide Recommendations For Revision/Update Of The Paint Palette:

Based upon feedback received from residents desiring to repaint their homes, from RMC and from the current members of the ACB, with respect to the number of similar schemes on the existing paint palette, current design trends and desire for more variety, the BOD requested RMC and the ACB review the existing paint palette and provide any recommendations for update and revision as may be deemed appropriate.

RMC Review Of Existing Paint Palette:

Staff from RMC coordinated with Sherwin Williams staff to review and analyze the most recently adopted paint palette, review the frequency of usage of paint schemes on the current palette over the past six years as well as current design trends. Based upon that review RMC provided input to the ACB for changes to existing colors to be more reflective of current design trends and updated colors, to consolidate schemes that were similar to one and other and to remove schemes from the existing palette that had not been selected in the past six (6) years.

Frequency Of Use Of Existing Paint Pellet In The Pt. Six Years:

Residential Management Concepts Staff analyzed the number of approved ACB requests for repainting over the past six (6) years. In the past six (6) years there have been approximately 51 requests (31% of the community) for repainting. As it turns out six (6) out of the total twenty (20) schemes on the existing paint palette had never been requested by any homeowner in the community. As a result, and among other recommendations, these schemes were recommended by RMC to be removed from the paint palette.

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ACB Review Of Paint Palette:

At the request of the BOD the members of the ACB reviewed the existing paint palette, historical usage of the schemes on the paint palette, input received from RMC and residents and the overall resulting visual appearance of our community. As a result of visual inspection of the community it is evident that there are a number of homes next to each other that appear to be the same color but have actually been painted different “schemes”. These were approved by prior ACB’s because they were technically different schemes but their visual similarity validates the recommendations for consolidation from RMC and Sherwin Williams. Additionally, the ACB studied newly developing communities in the area for current trends and compared that with feedback received from residents in the community.

Based upon input from RMC, visual tours of newly developing communities, visual inspection of existing homes in Whittier Oaks, as well as, the input received from residents for more diversity and some lighter shades, the ACB consolidated the original palette with the suggested revisions from RMC and has provided the attached recommended revised/updated palette for BOD’s consideration.

Recommended Palette:

The revised/updated palette (see below) has been recommended to provide for more variety, more options for current design trends, compatibility with existing paint schemes and a sensitivity to the architectural style of existing homes and has been proposed to ensure an overall cohesiveness of visual appearance throughout the community.

| <b>Whittier Oaks ACB draft palette</b> |                          |                               |
|--|--------------------------|-------------------------------|
| <b>Scheme</b>                          | <b>Body</b>              | <b>Trim, Doors and Fascia</b> |
| 1                                      | Casa Blanca SW 7571      | Beach House SW 7518           |
| 2                                      | Jersey Cream SW 6379     | Creamy SW 7012                |
| 3                                      | Portobello SW 6102       | Casa Blanca SW 7571           |
| 4                                      | Baguette SW 6123         | Creamy SW 7012                |
| 5                                      | Tavern Taupe SW 7508     | Creamy SW 7012                |
| 6                                      | Repose Gray SW 7015      | Extra White 7006              |
| 7                                      | Proper Gray SW 6003      | Extra White 7006              |
| 8                                      | Mega Griege SW 7031      | Creamy SW 7012                |
| 9                                      | Natural Linen SW 9109    | Anew Gray SW 7030             |
| 10                                     | Moderne White SW 6168    | Proper Gray SW 6003           |
| 11                                     | Ivoire SW 6127           | Creamy SW 7012                |
| 12                                     | Beach House SW 7518      | Casa Blanca SW 7571           |
| 13                                     | Serengeti Grass SW 9116  | Casa Blanca SW 7571           |
| 14                                     | Foothills SW 7514        | Extra White SW 7006           |
| 15                                     | Grassland SW 6163        | Creamy SW 7012                |
| 16                                     | Compatible Cream SW 6387 | Creamy SW 7012                |

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Additional Items For Consideration:

It is important to note that roof color and driveway color play a major role in the appearance of a home. Visual inspection of the community reveals that some of the schemes that have been previously approved in the community do not match as well as they could with the existing roof colors or driveway colors. In this regard, the ACB recommends the BOD give strong consideration to adopting a rule that indicates that a selected scheme may not be used by a homeowner, if in the opinion of a majority of the ACB, the selected color will not be compatible with the roof color or driveway color.

Attachment