

The City of Palos Verdes Estates and the Palos Verdes Homes Association are separate governing entities, both of which must be consulted when you plan to build or significantly remodel your house. Applicants begin the process at the Homes Association by submitting preliminary plans clearly depicting the proposed project, and then follow the procedure outlined in the Flowchart shown to the right.

Palos Verdes Homes Association

The Palos Verdes Homes Association is a California non-profit corporation which is responsible for enforcing the Deed Restrictions of the City of Palos Verdes Estates.

The Board of Directors is the decision-making body of the Homes Association.

The Art Jury, which reports to the Board of Directors, reviews plans for all new houses and all changes to existing properties.

The Art Jury makes certain that the project not only meets its standards of architectural style and design, but also considers compatibility with existing structures, site planning, building coverage, height, color and materials.

Information on the protective restrictions for a specific property is available at the Homes Association.

The City of Palos Verdes Estates

The decision-making body of the City of Palos Verdes Estates is the City Council.

The Planning Commission, appointed by the City Council, reviews applications and makes recommendations to the City Council.

Neighborhood Compatibility applications are required for all new houses and significant remodels. The application should address the following requirements of the Ordinance:

- Improvements shall respect and preserve to the greatest extent practicable the natural features of the land.
- Proposals shall be reasonably compatible with the existing neighborhood character in terms of scale of development. Designs should minimize the appearance of over building substantially in excess of existing structures. The height of the structures should maintain to the extent practicable, some consistency with the height of neighboring properties.
- Plans should respect the privacy of adjacent properties.
- Designs should consider to the extent practicable neighbors' existing views.

Please keep in mind that the Planning Commission does *not* review architectural design.

