

REQUEST FOR APPROVAL OF SIGN (In accordance with Regulation #192)

Applicant _____ Phone _____
 Where sign will be displayed _____ Email _____
 Lot _____ Block _____ Tract _____ Original Plan _____

Received Date _____
Fee _____ Receipt # _____

DESCRIPTION:

Type of Sign _____
 Overall Dimensions _____
 Style & Dimension of Letters _____
 Materials _____
 Colors _____
 Description of Sign Holder _____

A scaled drawing shall be submitted showing proposed sign in detail. If applicable, show proposed location on the building
 Realtor signs must include Agent's contact information and/or BRE#

APPLICANT'S NAME & SIGNATURE **DATE**

FOR OFFICE USE ONLY

Plans Checked-Out			Plans Returned		
Date	Name (print)	No. Plans	Date	Name (print)	No. Plans
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____	_____

REGULATION NO. 192

REGULATION RESTRICTING AND CONTROLLING THE SIZE, CONSTRUCTION, MATERIAL, AND LOCATION OF SIGNS, AND AUTHORIZING THE ISSUANCE OF PERMISSION TO DISPLAY APPROVED SIGNS

Whereas, Section I of Article II of Declaration No. 1, Declaration of Establishment of Basic Protective Restrictions, Conditions, Covenants, *et cetera*, recorded July 5, 1923 in Book 2360, Page 231, of Official Records of Los Angeles County, California, as amended (“Declaration”), prohibits billboards or signs of any character from being erected, posted, pasted, or displayed upon or about any part of any property without the written permission of the Palos Verdes Homes Association (“Association”) and the Art Jury;

Whereas, Section 1 of Article II of the Declaration vests the Association with discretion to prohibit or restrict and control the size, construction, material, and location of all signs and to summarily remove and destroy all unauthorized signs;

Whereas, Civil Code §§712-713 limit the Association’s ability to enforce rules that prohibit or restrict an owner’s right to advertise the property for sale or rent;

Whereas, the Association desires to streamline the approval process for conforming signs and provide clear, content-neutral guidelines for commercial and non-commercial signs while upholding its duties under the Declaration;

Wherefore, the following uniform rules for the erection and display of signs on property located within the jurisdiction of the Association, are hereby adopted:

SECTION I. APPLICATIONS, REVIEW AND APPEALS.

(a) **PROCESS.** Except as provided in Section III hereof, no signs or billboards of any character shall be erected, posted, pasted, or displayed upon or about any part of the property, including on the interior of the property outward facing and visible through a window, under the jurisdiction of the Association without first securing permission therefor from the Association, as follows:

(1) Applicant shall submit an application for each individual sign on the form provided by the Association, along with the fee described in the Association’s fee schedule. Drawings to scale shall accompany the application showing the location, size, character, wording, material, colors, size of letters, proposed duration of the sign, and any other information necessary for the proper consideration of the sign.

(2) Association staff will review the application and respond to applicant in writing within

fifteen (15) business days of receipt. Response may include approval, rejection, request for corrections, request for more information or referral to the Art Jury. Approval by staff is deemed written permission of the Association or the Art Jury within the meaning of Article II, Section 1 of the Declaration.

(3) Rejections by the staff may be appealed to the Art Jury. Rejections by the Art Jury must first be appealed to the Art Jury. If an Art Jury rejection is denied on appeal, the rejection may be appealed to the Association's Board of Directors ("Board"). To appeal, applicant must submit an appeal fee as set forth in the Association's fee schedule, and a written statement containing the facts, sections of the Association's governing documents, and any other materials in support of applicant's position, within thirty (30) days of issuance of the rejection.

(4) In the case of an appeal to the Art Jury, the Art Jury shall issue a written decision on the appeal within thirty (30) days of receipt, in which the Art Jury may deny the appeal, approve the application, or approve the application with corrections. If the Art Jury issues a denial, the applicant may file a second appeal to the Board.

(5) In the case of an appeal to the Board, the applicant must submit a new appeal fee as set forth in the Association's fee schedule. The Board shall, in consultation with Association counsel, review the application appeal considering the facts, governing documents, and any other supporting material submitted by the applicant and issue a written decision on the appeal within thirty (30) days of receipt. The Board decision may deny the appeal, approve the application, or approve the application with corrections. There shall be no further appeal from a Board decision.

SECTION II. COMMERCIAL SIGNS. Except as hereinafter provided, all commercial signs, meaning any sign, display, or device designed, intended, or used to encourage or promote the purchase or use of goods or services, shall conform to the following requirements:

(a) The maximum height of any letter shall not exceed six (6) inches. If an applicant requires larger lettering, a request for exception to this requirement may be made to the Art Jury with an additional fee, as set forth in the Association's fee schedule.

(b) No projecting signs shall be permitted. Projecting sign means a sign which is attached to a building or structure so that part of the sign projects more than one foot from the face of the building or structure.

(c) Neon signs will be approved only inside windows, except in special cases where undue hardships would result. Then, only the neon light portion of the assembled sign appurtenances may show on the outside of the building.

(d) All authorized signs displayed upon or about business buildings shall be maintained in a state of

proper repair and good appearance.

(e) With the exception of real estate signs, as defined below, commercial signs are authorized only in commercial zones and are strictly prohibited from display in residential zone.

SECTION III. REAL ESTATE SIGNS. Real estate signs, meaning commercial signs which advertise the property for sale, lease, rent or exchange or advertise directions to the property, by the property owner or his or her agent, may be erected, posted, pasted, or displayed upon or about property located within residential or commercial zones without having to undergo an application process, so long as they comply with the following:

(a) One sign and only one sign may be displayed on any one improved or unimproved (vacant lot) Property

(b) The sign must be safely located on private property and, to comply with City of Palos Verdes Estates regulations, the closest edge of the sign shall be no closer than ten (10) feet from the curb, street, or edge of the street. The size of the sign so displayed shall be not larger than 18" x 30" with only one rider sign and no box attachment. The sign rider shall not be larger than 5" x 18". Sign frame must be a maximum of 2" x 2". Company colors will be allowed on sign and sign rider.

(b) The wording of the sign shall be limited to the following:

"For Sale" or "For Rent" or "For Lease"
Real Estate Broker's or Owner's Name
Agent's Name
Telephone Number
Internet Address or Other Address
One (1) Sign Rider (By Appointment Only, etc.)

(c) When a salesperson is in attendance, and only at such time, an arrow sign may be displayed on the outside of a home for sale, with the words "Open House". Open house sign maximum is 12" x 36". Location to comply with subparagraph (b) above. Monday through Friday, arrow signs may only be displayed on the outside of a home for sale. Saturday and Sunday open house arrow signs may be displayed on the outside of a home for sale as well as other private property, with owner's permission, leading to the property for sale.

(d) Overall height above ground shall not exceed thirty-six (36) inches for any sign displayed outside a structure.

(e) Real estate signs in compliance with this Section III shall be deemed to have obtained written permission of the Association and the Art Jury within the meaning of Article II, Section 1 of the

Declaration. Any real estate sign that fails to comply with this section may be confiscated and the property owner may be fined.

SECTION IV. NONCOMMERCIAL SIGNS.

- (a) One sign and only one noncommercial sign may be displayed on any one improved or unimproved (vacant lot) property.
- (b) The sign must be safely located on private property and, to comply with City of Palos Verdes Estates regulations, the closest edge of the sign shall be no closer than ten (10) feet from the curb, street, or edge of the street.
- (c) The size of the sign so displayed shall be not larger than 18" x 30." Sign frame must be a maximum of 2' x 2'.
- (d) Overall height above ground shall not exceed thirty-six (36) inches for any sign displayed outside a structure.
- (e) No neon, electronic, or illuminated noncommercial signs are authorized.

SECTION V. TEMPORARY SIGNS. Temporary signs are commercial or noncommercial signs used only for advertising an event occurring on a specific date, including but not limited to an election, concert, or gathering. Temporary signs must be removed within three (3) days after the advertised event, or they may be confiscated, and the property owner may be fined.

SECTION VI. Nothing in this Regulation shall be construed as allowing obscenity, fighting words, false or misleading statements, or the display of any sign that endangers public health and safety.

SECTION VII. Nothing in this Regulation shall affect the erecting and displaying of street signs by the City of Palos Verdes Estates, or the County of Los Angeles, or standard directional signs and traffic control signs established by governmental traffic control bodies, or house numbers.

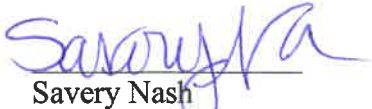
SECTION VIII. Signs which are not authorized by the provisions of this Regulation may be summarily removed. If a sign remains in place for three (3) days following written notice from the Association that such sign violates the Declaration, a daily fine in the amount then published on the Association's fee and fine schedule may be imposed on the owner and/or occupant of the property.

SECTION IX. All previous regulations issued by the Association exercising its authority under the Declaration restricting and controlling the size, character, color, and locations of signs become ineffective upon approval of the Board of this Regulation.

SECTION X. The words “written” and “in writing” include digital communications.

SECTION XI. Approval of a sign by the Association does not constitute approval by any state, local, or other lawful authority with jurisdiction over the property.

The undersigned, Savery Nash, Manager of the Association, certifies that the foregoing is a true copy of the regulation duly adopted by the Board of Directors of the Association at a meeting held on July 14, 2021.


Savery Nash
Manager