

Design Concepts and Considerations

Mass: The visual appearance of the size of a structure in the context of the particular neighborhood.

Transitional: A design which minimizes the obtrusiveness of a residence when constructed in a neighborhood of smaller, older homes.

Neighborhood Character: The “personality” of a neighborhood, determined by its distinguishing characteristics.

View: The surrounding scenery and environment as observed from a particular property. Existing views can not always be assured.

Aesthetic Impact: The visual effect of a project on the surrounding neighborhood.

Scale: The proportionate size of a residence in relation to the size of surrounding homes.



Need Help?

Property owners are encouraged to consult with Homes Association staff and Planning Department staff when contemplating any change, no matter what scale. They are available to provide assistance to you. All properties in the City of Palos Verdes Estates are subject to Deed Restrictions and to Neighborhood Compatibility requirements, which may significantly affect architectural expression.



Guidelines for Building or Remodeling a House in Palos Verdes Estates

Palos Verdes Homes Association
320 Palos Verdes Drive West
Palos Verdes Estates, CA 90274
Phone: (310) 373-6721

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340 Palos Verdes Drive West
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and the Palos Verdes Homes
Association

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.

