

# PALOS VERDES ESTATES

LOS ANGELES COUNTY, CALIFORNIA.

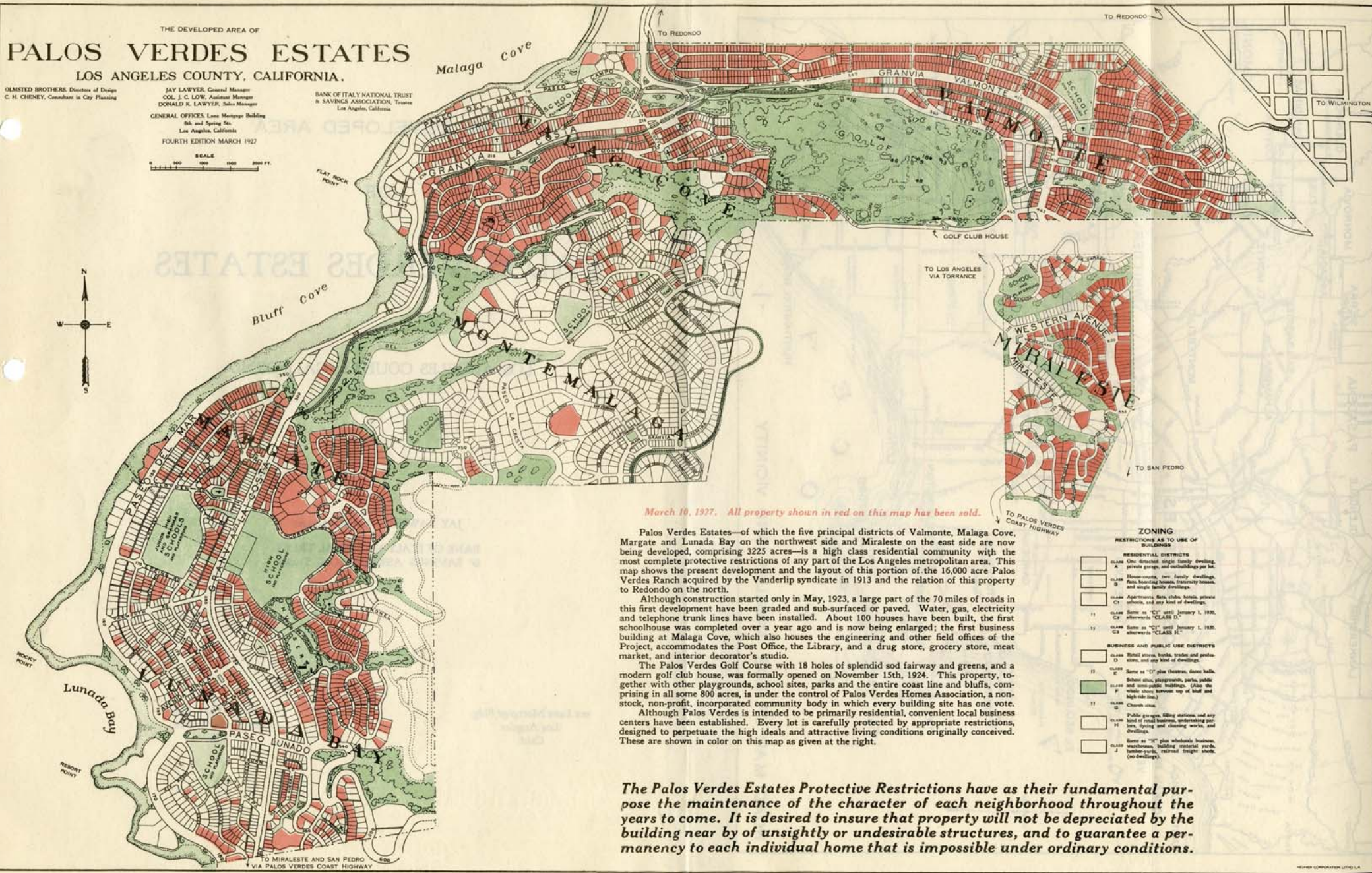
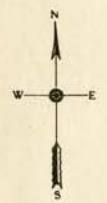
OLMSTED BROTHERS, Directors of Design  
C. H. CHENEY, Consultant in City Planning

JAY LAWYER, General Manager  
COL. J. C. LOW, Assistant Manager  
DONALD K. LAWYER, Sales Manager

BANK OF ITALY NATIONAL TRUST  
& SAVINGS ASSOCIATION, Trustee  
Los Angeles, California

GENERAL OFFICES, Lease Manager Building  
8th and Spring Sts.  
Los Angeles, California  
FOURTH EDITION MARCH 1927

SCALE  
0 500 1000 2000 FT.



March 10, 1927. All property shown in red on this map has been sold.

Palos Verdes Estates—of which the five principal districts of Valmonte, Malaga Cove, Margate and Lunada Bay on the northwest side and Miraleste on the east side are now being developed, comprising 3225 acres—is a high class residential community with the most complete protective restrictions of any part of the Los Angeles metropolitan area. This map shows the present development and the layout of this portion of the 16,000 acre Palos Verdes Ranch acquired by the Vanderlip syndicate in 1913 and the relation of this property to Redondo on the north.

Although construction started only in May, 1923, a large part of the 70 miles of roads in this first development have been graded and sub-surfaced or paved. Water, gas, electricity and telephone trunk lines have been installed. About 100 houses have been built, the first schoolhouse was completed over a year ago and is now being enlarged; the first business building at Malaga Cove, which also houses the engineering and other field offices of the Project, accommodates the Post Office, the Library, and a drug store, grocery store, meat market, and interior decorator's studio.

The Palos Verdes Golf Course with 18 holes of splendid sod fairway and greens, and a modern golf club house, was formally opened on November 15th, 1924. This property, together with other playgrounds, school sites, parks and the entire coast line and bluffs, comprising in all some 800 acres, is under the control of Palos Verdes Homes Association, a non-stock, non-profit, incorporated community body in which every building site has one vote.

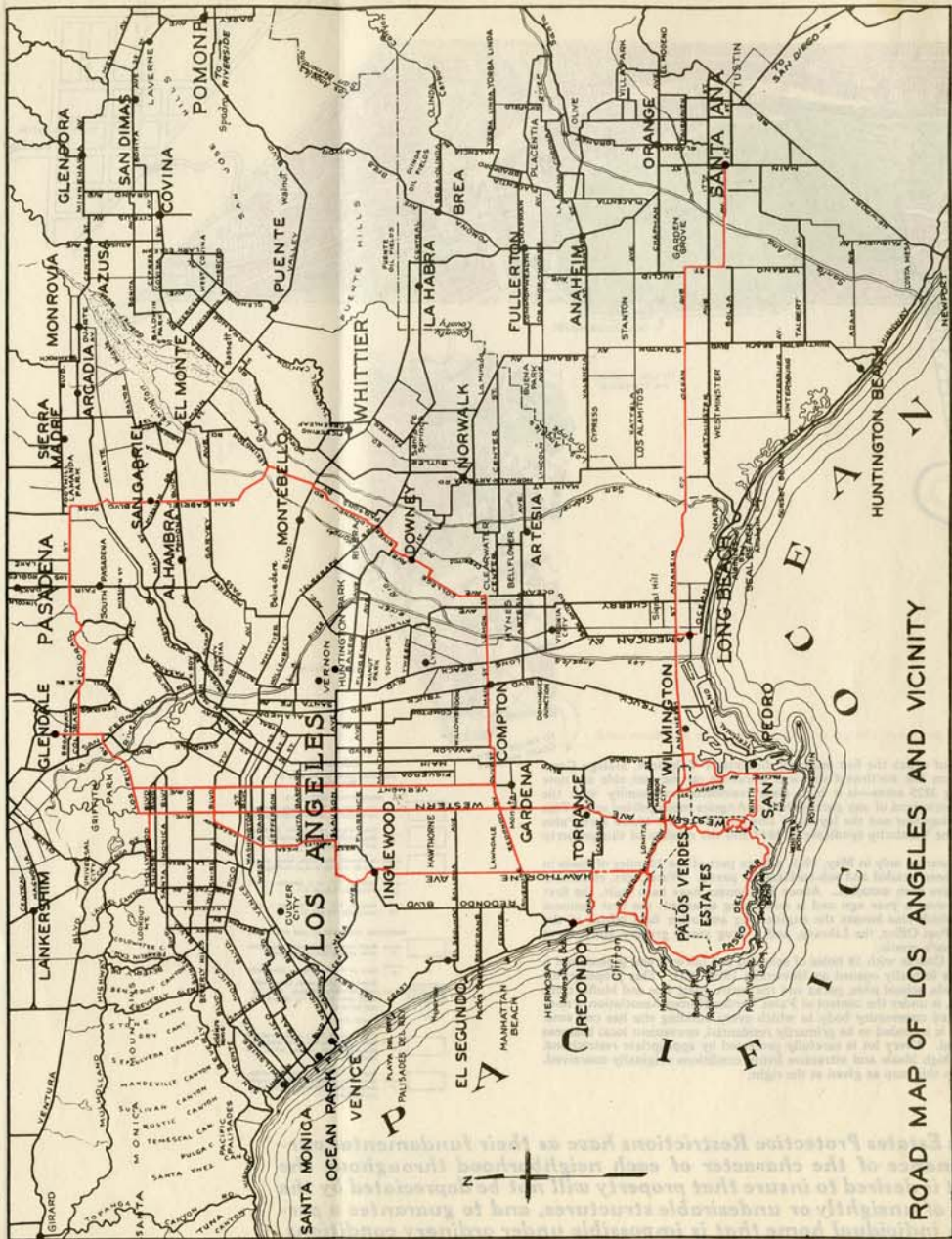
Although Palos Verdes is intended to be primarily residential, convenient local business centers have been established. Every lot is carefully protected by appropriate restrictions, designed to perpetuate the high ideals and attractive living conditions originally conceived. These are shown in color on this map as given at the right.



**ZONING RESTRICTIONS AS TO USE OF BUILDINGS**

RESIDENTIAL DISTRICTS	
CLASS A	One detached single family dwelling, private garage, and outbuildings per lot.
CLASS B	House-courts, two family dwellings, flats, boarding houses, tenement houses, and single family dwellings.
CLASS C	Apartments, flats, clubs, hotels, private schools, and any kind of dwellings.
CLASS C-1	Same as "C" until January 1, 1930. Cf. afterwards "CLASS D."
CLASS C-2	Same as "C-1" until January 1, 1930. Cf. afterwards "CLASS H."
BUSINESS AND PUBLIC USE DISTRICTS	
CLASS D	Retail stores, banks, cafes and professions, and any kind of dwellings.
CLASS E	Same as "D" plus theaters, dance halls.
CLASS F	School sites, playgrounds, parks, public and semi-public buildings. (Under the whole shown between top of bluff and high tide line).
CLASS G	Church sites.
CLASS H	Public garages, filling stations, and any kind of retail business, undertaking parlors, drying and cleaning works, and dwellings.
CLASS J	Same as "H" plus wholesale business, warehouses, building material yards, lumber-yards, railroad freight sheds, (no dwellings).

*The Palos Verdes Estates Protective Restrictions have as their fundamental purpose the maintenance of the character of each neighborhood throughout the years to come. It is desired to insure that property will not be depreciated by the building near by of unsightly or undesirable structures, and to guarantee a permanency to each individual home that is impossible under ordinary conditions.*



THE DEVELOPED AREA  
OF  
**PALOS VERDES ESTATES**

LOS ANGELES COUNTY, CALIFORNIA

JAY LAWYER, General Manager

BANK OF ITALY NATIONAL TRUST  
& SAVINGS ASSOCIATION, Trustee

501 Lane Mortgage Bldg.  
Los Angeles  
Calif.

75 Malaga Cove Plaza  
Palos Verdes Estates  
Calif.