



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

Issued August 13, 2007
Revised June 24, 2009

Policy Bulletin No. PB-015

Open House Tour Signs for Rossmoor

Background: Section 10-8.108(1)(f)(2)(c) of the Municipal Code permits up to four temporary directional signs advertising an open house for a residential property, placed either on private land with the property owner's permission or in the public right-of-way subject to certain restrictions. Such signs may not interrupt the flow of pedestrian or vehicular traffic; may not be placed in the center divider and/or traffic islands of public streets; may not exceed four square feet in size; and are only permitted between 10 A.M. and 5 P.M. on weekends, holidays, and broker tour days while the property is available for public showing.

Rossmoor is a private gated community that does not allow unescorted visitors to tour open homes. Potential buyers wishing to tour open homes in Rossmoor may only do so if they are escorted by a Rossmoor-approved real estate agent (an "open house tour"). Consequently, potential buyers must go to the real estate agent's office, as opposed to the open house itself.

Action: The placement of open house signs directing potential buyers to a Rossmoor-approved real estate agent's office so that they may view an open house within Rossmoor is consistent with the sign regulations contained within the Municipal Code.

Pursuant to these regulations, a real estate agent's office offering open house tours of homes in Rossmoor may place up to four such off-premises open house signs, so long as they comply with the following:

1. "Signs shall not exceed four square feet in area or three feet in height" (§10-8.108(2)(c)(i) WCMC).
2. "Signs may be placed on private property only after first obtaining permission from the property owner" (§10-8.108(2)(c)(ii) WCMC).
3. "Signs may be permitted in the public right-of-way only when adjacent to property lines in such a manner that does not interrupt the normal flow of vehicle or pedestrian traffic. Signing is prohibited in the center divider and/or traffic islands of public streets" (§10-8.108(2)(c)(iii) WCMC).
4. "Signs may be displayed only on weekends, holidays, and broker tour days, between 10 A.M. and 5 P.M., during the period when the property is available for public showing. Signs shall be removed after each day of showing" (§10-8.108(2)(c)(iv) WCMC).
5. The signs directing potential buyers to the real estate agent's office must clearly state that they are for open house tours in Rossmoor (i.e. "Rossmoor open house tours", "open house in Rossmoor", etc.), as these signs are taking the place of open house signs directing potential buyers directly to the home itself; off-premises business signs are not otherwise permitted.

6. The signs directing potential buyers to the real estate agent's office are only permitted if the office has an active listing for an open house in Rossmoor on the day that the signs are posted.