

BULLETIN

ADOPTED SIGN CODE CHANGES FOR REAL ESTATE PROFESSIONALS

Following a series of public hearings and workshops, the Tustin City Council adopted amendments to the City's Sign Code on April 3, 2007.

These changes to the City's Sign Code become effective on May 3, 2007. Until that date, the City's existing Sign Code remains in effect. ***Enforcement of the new Code provisions will not begin until June 8, 2007 to give real estate professionals additional time to adapt to the new requirements.*** After June 8, 2007, City staff will remove all signs that are not in compliance with the new requirements and will bill for the cost of removal and/or pursue other legal remedies.

Many local real estate professionals attended the hearings and workshops and provided input into the process, as some of the amendments pertain to real estate open house signs in the public right of way, and include the following:

- All "Open House" signs in the public parkway, including adjacent City landscape easements, must be generic signs.
 - General signs MUST include the words "Open House".
 - Generic signs may be any color(s).
 - Generic signs MUST contain a directional arrow.
 - Generic signs MUST feature the address of the open house in letters between two (2) and four (4) inches in height.
 - No additional text or graphics is allowed on generic signs.
 - The maximum allowable size of open house signs is still three (3) square feet, and the maximum height is still four (4) feet.
- "Open House" signs are still prohibited in all street medians.
- "Open House" signs along private streets are not required to be generic signs. (Please note: Private homeowners' associations and property owners have the discretion to prohibit open house signs on their properties and may remove them.)
- "Open House" signs may only be placed between 25 and 300 feet of an intersection. The attached exhibit provides examples of allowable areas.
- There is no limitation on the total number of signs citywide. However, a maximum of one sign per open house is allowed at any one change of direction.
- The name, address, and phone number of the real estate licensee holding the open house and broker must be provided on the sign and not exceed ten (10) square inches.
- "Open House" signs in Tustin may only pertain to open houses in Tustin and Tustin's Sphere of Influence (Tustin and a portion of unincorporated Orange County). A map showing this area is attached to this letter.
- "Open House" signs may only be posted between the hours of 9:00 a.m. and 7:00 p.m.

A copy of the entire sign code ordinance (No. 1321) may be viewed and downloaded on the City' website at <http://www.tustinca.org/weblink/docview.aspx?id=85310> under "City Clerk" and "Ordinances." The amendments pertaining to temporary directional/information signs, including open house signs, are found primarily in Section 9403.e.11 on pages 20 and 21 of the ordinance.

If you have any questions regarding the adopted sign code amendments, please contact Senior Planner Scott Reekstin at (714) 573-3016 or by e-mail at sreekstin@tustinca.org

MAP OF SPHERE OF INFLUENCE

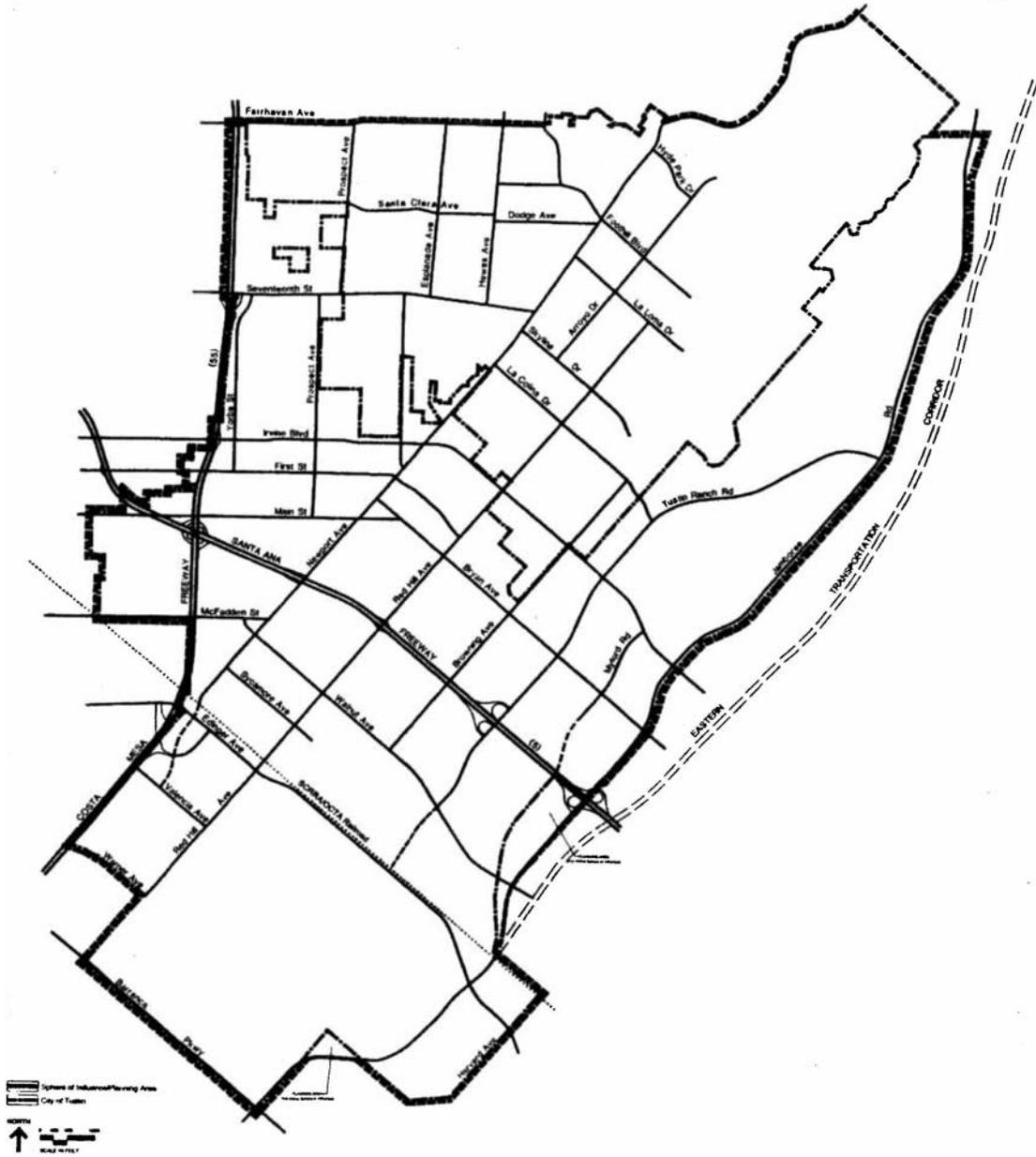
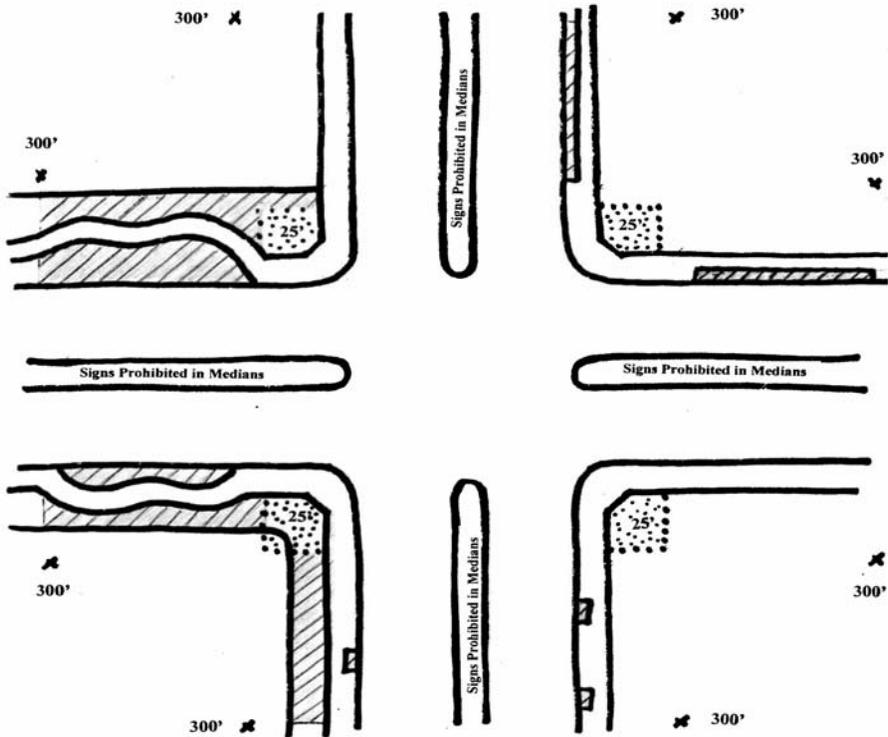


EXHIBIT FOR OPEN HOUSE SIGNS



 Acceptable Locations for Posting Real Estate Open House Signs in the Public Right-of-way

 Visual Clearance Area

EXAMPLE ONLY