

CITY OF PACIFIC GROVE, CALIFORNIA

C O U N C I L P O L I C Y

SUBJECT	POLICY NO.	DATE
Requirements for Graphic Presentation	600-2	8/05/87

June 9, 1987

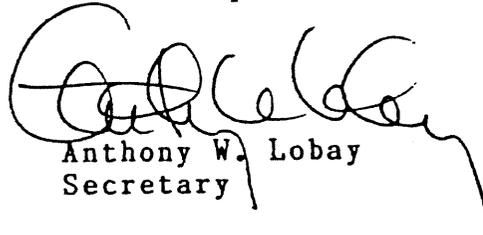
MEMORANDUM

TO: Mayor and City Council
FROM: Planning Commission
SUBJECT: POLICY RE REQUIREMENTS FOR GRAPHIC PRESENTATIONS
FOR DEVELOPMENT PERMITS

At your request, the Planning Commission developed a policy governing the types of graphic materials to be requested of applicants during the permit review process.

Attached is a copy of the Commission's subcommittee report which was considered at the June 4, 1987 meeting.

On a motion by Schmidt, seconded by Robertson, the Planning Commission voted 5 - 0 to recommend to the City Council the policy contained in the subcommittee's report.


Anthony W. Lobay
Secretary

enclosure

Approved By City
Council 6/17/87

MEMORANDUM

DATE: May 28, 1987
TO: Planning Commission
FROM: Commissioners Flatley, Honegger, and Cram
SUBJECT: Presentation Material Requirements for Applicants

Discussion:

At the request of the City Council, a Planning Commission subcommittee has reviewed methods of providing sufficient information about a project to enable decision-makers and the public to assess a proposal in a comprehensive manner. Commissioners Cram and Honegger replaced former Planning Commissioners Cotham and Culp in serving on this subcommittee.

The subcommittee acknowledges a desire to not unduly burden applicants with costly requirements, but concludes that the obligation of decision-makers to make reasoned choices necessitates certain requirements for applicants.

The subcommittee has reviewed the photomontage technique of simulating a project and concluded that this is generally a more effective planning tool than a model. Models may offer unrealistic views of a project as well as often not providing contextual information.

The subcommittee met with local architects to discuss various aspects of the application process. The importance of notifying applicants of submittal requirements as early as possible was stressed by participants in this meeting. The issue of a standard policy vs. case-by-case flexibility was also discussed, with varying opinions expressed.

Recommendation:

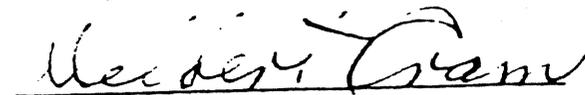
The subcommittee recommends that the following policy be adopted:

Applicants for new construction and proposed additions which in staff's judgement have the potential for massing and height impacts and/or which are located in visually sensitive areas are required to include photomontages in their application documents. For some applications, other means of simulation and representation may provide more information and therefore be preferable to a photomontage. During the course of project review, further information may

Requirements for photomontages:

- 1) Photomontages must be technically accurate and be certified as such by the preparer.
- 2) Photomontage simulations shall include at least two views for an interior location on a block's frontage, and at least three views for a corner location. More points may be required if necessitated by grade or other aspects of the site or project. View points shall be approved by staff in consultation with the applicant.
- 3) Visual simulations shall be considered part of the application and retained with the project file.


John Flatley
Subcommittee Chairman


Delbert Cram


Steve Honegger