

CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

APPLICANT REQUIREMENTS FOR PROJECT STAKING AND STORY POLES & IDENTIFICATION OF TREES OR BRANCHES PROPOSED FOR REMOVAL

Story poles and netting are required for all projects involving building additions or modification of massing or height. They shall be installed and maintained by the applicant as follows:

- A. The proposed ridgelines and exterior wall lines of such projects shall be delineated with international orange netting supported by poles or other appropriate materials. Netting shall be a minimum of one foot in width.
- B. The netting and supports shall accurately reflect the extent of the proposed project as well as its position on the site. A pole and flag shall indicate the chimney height. New or modified architectural details such as windows, doors, or small gables need not be indicated by netting. Changes to exterior materials also are exempt.
- C. Story Poles and netting shall be in place at the time the public notice or notices are posted for architectural approval. Netting shall remain in place until all appeal and call-up periods have ended.
- D. Netting and its supports shall be kept in an accurate, well-maintained, and safe condition until the end of the appeal period, or as long as they remain in place.
- E. If trees or branches are proposed for removal as part of a project, they shall have fluorescent pink or red flagging ribbon, with a minimum width of 1", tied around their most visible portion. This ribbon shall be in place by the time the notice or notices are posted and shall remain in place until the end of the appeal period.
- F. It is the applicant/property owner's responsibility to ensure the accuracy of the staking and flagging of the proposed project. If staking and netting is found to be inaccurate in the field, the project may be continued to a future meeting date.
- G. In rare cases where the size or position of a proposed project renders these story pole and netting procedures infeasible, applicants may seek relief and directions for effective alternatives from the CDD Director. These alternatives may include broader mailings of public notices, a newspaper ad, photomontages, flagging, or a combination of the above or other methods.
- H. EXCEPTIONS: Proposed netting procedures will not apply to projects deemed eligible for administrative approval by the CEDD Director or to projects that are exempt from discretionary review.

Approved by City Council on July 15, 2009

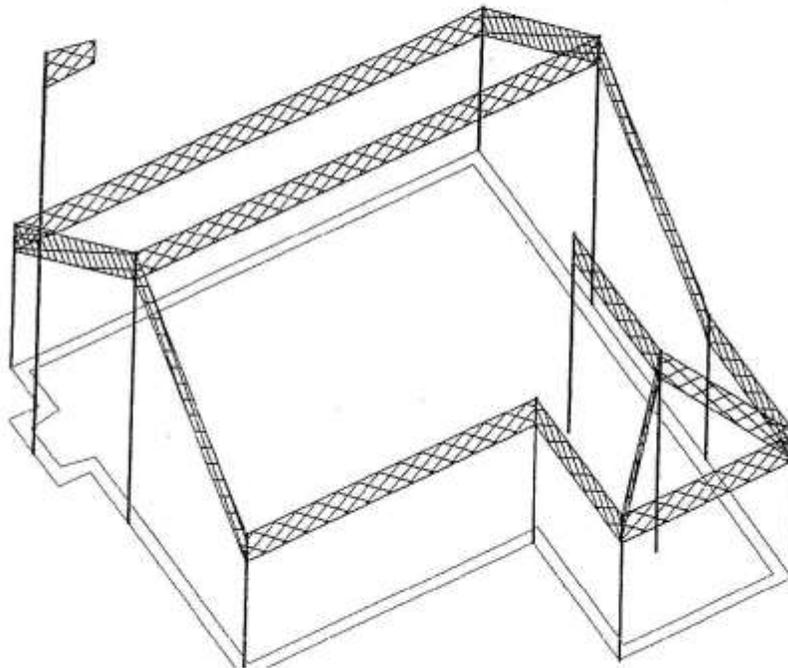
DUE DATES FOR NETTING AND SUBMITTAL OF SITE PLAN

PLANNING COMMISSION MEETINGS

Monday	Tuesday	Wednesday	Thursday	Friday
NETTING & PLAN DUE				
Monday	Tuesday	Wednesday	MEETING DAY	Friday

ARCHITECTURAL REVIEW BOARD MEETINGS

Monday	Tuesday	Wednesday	Thursday	Friday Netting and Plan Due for Historic Preservation Permit Projects
Monday Netting and Plan Due for Architectural Approval Projects	Tuesday	Wednesday	Thursday	Friday
Monday	MEETING DAY	Wednesday	Thursday	Friday



NETTING SAMPLE