

Resolution No. C- 66 -11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY  
AMENDING THE "STORY POLE" POLICY**

**WHEREAS**, on August 6, 2002, the City Council of the City of Half Moon Bay adopted Resolution C-52-02, which rescinded Resolution C-111-97 and established a policy regarding the installation of Story Poles for certain types of development; and

**WHEREAS**, the City of Half Moon Bay is committed to the maximum public participation and involvement in matters pertaining to its Codes and Regulations; and

**WHEREAS**, the City Council may review its policies from time to time to determine whether the provisions contained therein are appropriate and applicable; and

**WHEREAS**, on September 6, 2011, the City Council considered revisions to the Story Pole policy established by Resolution C-51-02 at which time any interested persons were given an opportunity to be heard on the matter.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Half Moon Bay does hereby approve and adopt the Story Pole policy attached hereto.

\* \* \* \* \*

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 6<sup>th</sup> day of September, 2011, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers: Alifano, Fraser, Kowalczyk, Muller & Mayor Patridge

NOES, Councilmembers: \_\_\_\_\_

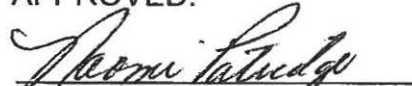
ABSENT, Councilmembers: \_\_\_\_\_

ABSTAIN, Councilmembers: \_\_\_\_\_

ATTEST:

  
Siobhan Smith, City Clerk

APPROVED:

  
Naomi Patridge, Mayor

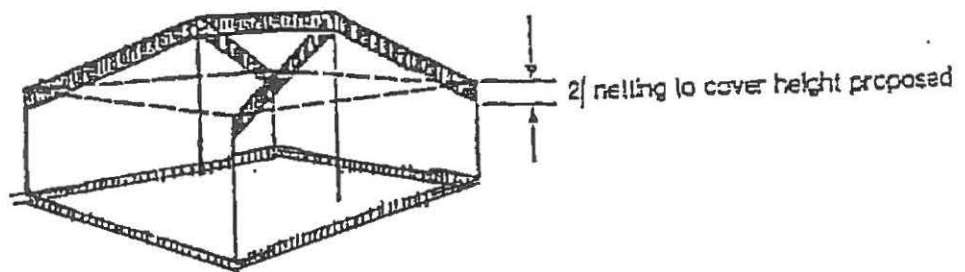
## CITY OF HALF MOON BAY STORY POLE POLICY

1. Story Poles shall be installed prior to the approval of a Coastal Development Permit for any proposed development that:
  - a) requires either an exception or variance; or
  - b) is located in an area that is substantially undeveloped; or
  - c) is located in an area designated as any of the Visual Resources Areas defined in Chapter 18.37 of the Zoning Code.
2. The applicant shall have Story Poles installed on the site of the proposed development no less than six days prior to the initial public hearing for the project and they shall remain in place until the designated appeal period has expired.
3. The applicant shall ensure that the Story Poles accurately depict the full extent of the proposed structure. The total height of the proposed structure delineated by the Story Poles shall be measured from the existing grade and shall include both the height of the building pad (if possible) and the height of the structure proposed to be constructed on the pad. Netting shall be placed around the perimeter of the proposed building footprint at the elevation of the proposed building pad and shall simulate the proposed roofline as shown in Attachment A.
4. The applicant or an authorized representative shall submit to the Planning Department an affidavit certifying that the Story Poles' depiction of the height, foundation, footprint and location of the proposed structure on the site are true and accurate, together with photographs of the Story Poles once installed.
5. The Planning Director may waive or modify these requirements where the installation of Story Poles would unduly interfere with the use of the property or where other circumstances would render the installation of Story Poles impractical.

ATTACHMENT A

**STAKING AND NETTING**

Netting at least 2 (two) feet wide of woven plastic snow fencing, or another equally suited material (in "international orange," yellow, red or other contrasting color) must be erected to represent the proposed structure. Stakes or support wires must be strong enough to support the netting and accurately maintain the outline of the entire building perimeter and height. The structure must be staked as illustrated below:



Netting must be placed at the height proposed for any building pad as shown above. The structure height netting must be placed to include the height of the building plus the height of the pad. All heights shall be measured from the existing grade or elevation prior to any grading or alteration of the site.

The applicant shall be responsible for notifying planning staff by telephone immediately after placement of the story poles so that staff can document their placement by taking photographs.



Photograph taken of the story pole for  
PDP-006-07  
Project PDP-006-07 was Approved  
Height 25' 6"

height 25' 6"

