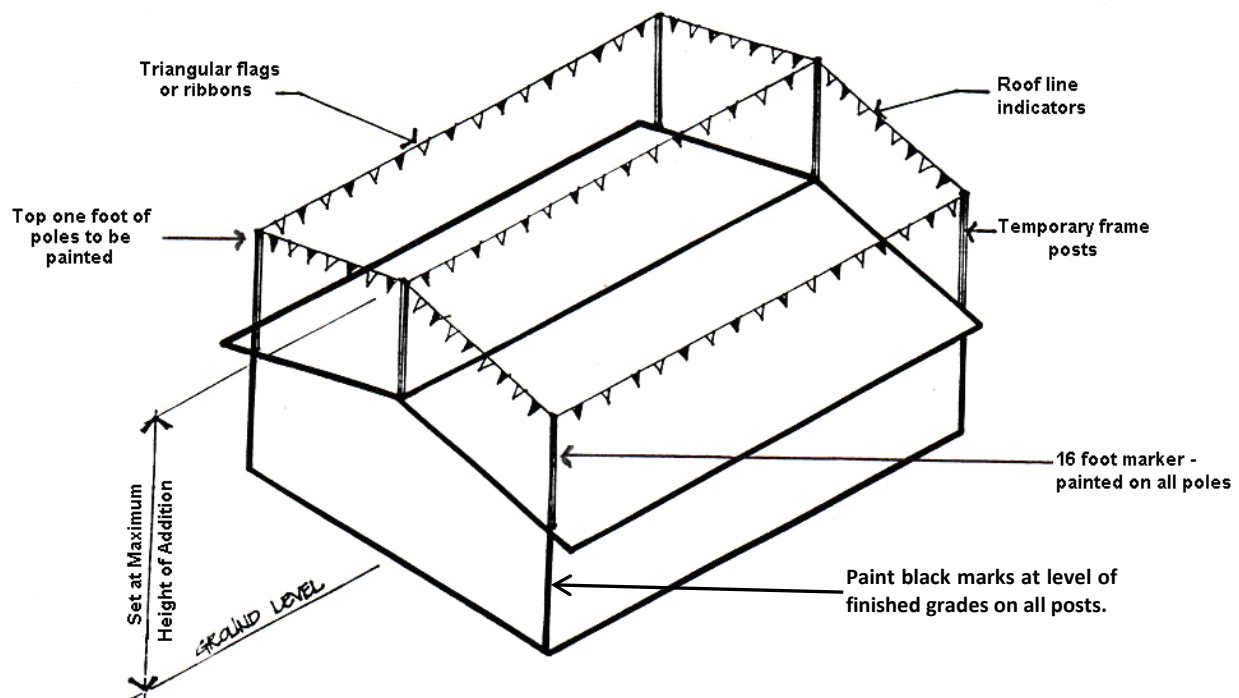


SINGLE FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA

If a residential development project requires a Height Variation application or a Neighborhood Compatibility analysis, the property owner/applicant will be required to construct a certified silhouette that depicts the proposed project. **In order to minimize costs involved in constructing a silhouette, please do not construct the silhouette until directed to do so by the case planner.** It is important to note that a residential development project which requires a silhouette will not be deemed “complete” for processing without a silhouette plan (described below) and certification of the silhouette by a licensed land surveyor or a licensed engineer.

PLEASE FOLLOW THESE DIRECTIONS EXACTLY



1. The temporary silhouette shall, at a minimum, consist of wood posts (or other sturdy and rigid material - 2" x 4"s are typical) at all corners of the structure(s) and/or main building masses and at either end of all proposed ridgelines, with a taut rope (of ½" diameter), marked by **triangular flagging or ribbons** connecting the posts (see above diagram). If ribbons are used, the ribbons should be bright colored at a minimum width of 3-inches and should be affixed to string at 12-inch increments.
2. The top one foot of the posts shall be **painted red or orange** to better demarcate the height of the proposed structure in photo analyses.
3. If the project proposes to exceed the “by-right” height limit of the underlying zoning designation for the property, a **similar mark shall be painted a yellow color on the posts at the “by-right” height limit**, as measured pursuant to the City’s code.

Please consult with your case planner regarding the applicable method for determining the “by-right” height limit for your project.

4. If any grading is proposed such that the finished grade adjacent to the structure is **higher** than the existing (preconstruction) grade, the applicant shall **paint a black mark** on all posts at the elevation(s) of the proposed grade(s).
5. The applicant shall, at the time of submittal of an application to the City, sign a waiver (see Uniform Planning Application) which absolves the City of any liability associated with construction of, or damage by, the temporary silhouette. **The applicant shall not construct the temporary silhouette until the waiver form is submitted to the City.** The applicant shall notify the case planner when the silhouette is in place.
6. Once the project silhouette is constructed, a licensed engineer or surveyor shall certify that the silhouette accurately depicts the location and height (including the color demarcation on the silhouette posts) of the proposed development. (See attached certification form.) **A project will not be deemed “complete” for processing without the required certification.**
7. The Silhouette Certification Form **shall be accompanied by a silhouette plan** that identifies the location of the silhouette posts, the existing grade elevation call-outs for the base of the posts (if posts touch existing grade), and the elevation call-outs for the top of the posts. If the silhouette is constructed entirely above an existing structure so that the posts supporting the silhouette do not touch existing grade, then the silhouette plan must include the existing grade elevation closest to the existing structure and the supporting silhouette posts. **A project will not be deemed “complete” for processing without the required silhouette plan.**
8. City Staff will conduct a site inspection to review the adequacy of the silhouette’s depiction of the proposed project. Adequacy will be based on an accurate depiction of the proposed project’s envelope, accurate delineation of ridgelines, and the proper flagging.
9. **The silhouette must remain in place and be maintained in good condition throughout the required notice period for the Height Variation application or the Neighborhood Compatibility analysis process, the decision process and, if necessary, any appeal periods.** The frame may not be removed until the City’s appeal process has been exhausted and a final decision has been rendered. **The applicant must remove the frame within seven (7) days after a final decision has been rendered and the City’s appeal process has been exhausted.**

SEE NEXT PAGE FOR SILHOUETTE CERTIFICATION FORM



SILHOUETTE CERTIFICATION FORM

THIS CERTIFICATION FORM MUST BE COMPLETED BY A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. THIS FORM MUST BEAR AN ORIGINAL WET STAMP AND SIGNATURE IN ORDER TO BE VALID. THIS FORM MUST ALSO BE ACCOMPANIED BY A SILHOUTTE PLAN THAT IDENTIFIES THE LOCATION OF THE SILHOUETTE POSTS, THE EXISTING GRADE OR SUPPORTING STRUCTURE ELEVATION CALL-OUTS AT THE BASE OF THE POSTS, AND THE ELEVATION CALL-OUTS FOR THE TOP OF THE POSTS. ANY MISSING INFORMATION WILL RENDER THE SUBJECT APPLICATION “INCOMPLETE” FOR PROCESSING.

I have measured the location and height (including the color demarcation) of the silhouette posts located at the project site (address) _____
_____ on (date) _____ and I have found that
the project silhouette accurately depicts the location and height (including the color demarcation) of the proposed structure presented on the architectural plans prepared by
(name of architectural firm) _____ on
(date) _____ for the proposed project currently being considered by
the City of Rancho Palos Verdes (Planning Case No. _____).

Signature _____

LS/RCE _____

Date _____