



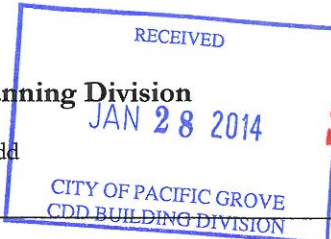
CITY OF PACIFIC GROVE

Community Development Department - Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application



7.d

\$ PAID
2,224

Project Permit(s) & Fees (Staff to Complete)

Permit: <u>AP</u>	Fee: <u>\$2,224</u>	Multiple Permit Discount: <u>N/A</u>	App. #: <u>AP 14-137</u>
			Date: <u>01/28/14</u>
			Received By: <u>A. Perz</u>
			Total Fee: <u>\$2,224</u>

Project/Property Information

Project Address: 1020 Benito Avenue APN: 007-592-037-000
 Lot: 40 Block: 3 Tract: DEL MONTE PARK
 ZC: R-1 GP: MDR 174-DUMP Lot Size: 4600

Project: MALONEY RESIDENCE
 Description: NEW SINGLE FAMILY DWELLING

Applicant Name: MARK THOMPSON DESIGN Phone #: 831-899-7181
 Mailing Address: PO BOX 217, MONTEPEY, CA, 93942
 Email Address: MARKTHOMPSONDESIGN@SBCGLOBAL.NET
 Do you prefer to be contacted by email?

Owner Name: CAHARU MALONEY Phone #: 831-649-8498
 Mailing Address: _____
 Email Address: CONTACT APPLICANT
 Do you prefer to be contacted by email?

Permit(s)/Request(s)

<input checked="" type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input checked="" type="checkbox"/> TP: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> TP: Tree Permit w/o Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

CEQA Determination

<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff	<input type="checkbox"/> NRC	Does the property have?	Is the property within?
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> HRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC	<input type="checkbox"/> PC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB	<input type="checkbox"/> CC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
				<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
				<input type="checkbox"/> BP: Butterfly Preserve Buffer

1. If proposed work will require any ground disturbance, a Preliminary Archaeological Reconnaissance shall be required if one has not been already prepared for the subject property. Speak to a planner to see if a report is on file.
 2. Projects in the Coastal Zone will require California Coastal Commission approval after City discretionary permit approval.
 3. If a building has an undetermined historic status, an Initial Historic Screening (IHS), Historic Determination (HD), or Historic Assessment may be required prior to, or concurrent with, development permit application submittal. Speak to a planner for more details.
 4. Unpermitted work conducted on HRI structures may have penalties levied on the subject property pursuant to PGMC [§23.76.130](#).



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Permit & Request Application

App. # 14-137d

Site Conditions (Check all that apply)

Current Use:	Adjacent to:	Contains:	Parcel is:
<input type="checkbox"/> Vacant lot	<input type="checkbox"/> Public Park	<input type="checkbox"/> 2 nd Unit	<input type="checkbox"/> Corner Lot
<input checked="" type="checkbox"/> Single-Family Res.	<input type="checkbox"/> Open Space	<input type="checkbox"/> Easements	<input type="checkbox"/> Through Lot
<input type="checkbox"/> Duplex	<input type="checkbox"/> Public Trail	<input checked="" type="checkbox"/> Above Ground Utilities	<input type="checkbox"/> Non-Conforming Size
<input type="checkbox"/> Triplex	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Below Ground Utilities	
<input type="checkbox"/> Multi-Family Res.	<input type="checkbox"/> School		
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Visitor-Comm.		
	<input type="checkbox"/> Mixed-Use		
	<input type="checkbox"/> Open Space		
	<input type="checkbox"/> Other		
	<input type="checkbox"/> Alley (≤16')		

Property Features (Check all that apply)

<input type="checkbox"/> Accessory Structure ≥70 SF (Category 1)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2*	
<input type="checkbox"/> Accessory Structure <70 SF (Category 2)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2*	
<input type="checkbox"/> Accessory Structure, portable/built in hot-tub (Category 3)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2*	
<input type="checkbox"/> Plumbing in any of the above accessory structures?*				
<input checked="" type="checkbox"/> Covered Parking Spaces	<input type="checkbox"/> 0	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2+	Does this meet the parking standards? Y/N
<input checked="" type="checkbox"/> Uncovered Parking Spaces	<input type="checkbox"/> 0	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2+	Does this meet the parking standards? Y/N
<input type="checkbox"/> Fence, hedge, or other visual obstruction	<input type="checkbox"/> ≤3'	<input type="checkbox"/> ≤4'	<input type="checkbox"/> ≤6'	<input type="checkbox"/> >6'

*UP or AUP may be required

Water (Check all that apply)

Site Has Known Drainage or Percolation Issues

Water Credits Have Been Determined

Existing Non-Conformities (Check all that apply)

<input checked="" type="checkbox"/> Yard Setbacks	<input type="checkbox"/> Building Site Area	Explain: THESE WILL BE CORRECTED WITH A NEW CONSTRUCTION
<input type="checkbox"/> Building Coverage	<input type="checkbox"/> Max. Height	
<input type="checkbox"/> Site Coverage	<input checked="" type="checkbox"/> Parking Spaces	
<input type="checkbox"/> Floor Area	<input type="checkbox"/> Other	

Project Features (Check all that apply)

<input checked="" type="checkbox"/> New Single Family Dwelling	<input type="checkbox"/> New Non-Residential Use
<input type="checkbox"/> Alteration or Addition to Existing Single Family Dwelling – Minor	<input type="checkbox"/> Modify Existing Use
Is it Visually <input type="checkbox"/> Significant/ <input type="checkbox"/> Insignificant?	<input type="checkbox"/> Expand Existing Use/Addition to Commercial Facility
<input type="checkbox"/> Alteration or Addition to Existing Single Family Dwelling – Major	<input checked="" type="checkbox"/> Additional Parking Required/Proposed
<input type="checkbox"/> New Detached Accessory Structure – Class <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> Home Business Request
<input type="checkbox"/> Alteration or Addition to Existing Accessory Structure – Minor	<input type="checkbox"/> New or Modifications to Easements (public or private)
Is it Visually <input type="checkbox"/> Significant/ <input type="checkbox"/> Insignificant?	<input type="checkbox"/> New or Modifications to above Ground Utilities (public or private)
<input type="checkbox"/> Alteration or Addition to Existing Accessory Structure - Major	<input type="checkbox"/> Requires Additional Water Beyond Existing Onsite Credits
<input type="checkbox"/> Creation or Expansion of a Second Story	<input checked="" type="checkbox"/> Tree Removal/Trimming
<input type="checkbox"/> Alteration or Addition to Existing Second Unit	<input type="checkbox"/> Exterior Modification(s): windows, doors, garage door, lighting, porch, etc.

NOTE TO APPLICANT – The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements. Items 1-8 on the submittal requirements checklist are the minimum requirements for all submittals, unless noted as not applicable to the project. If applicable items are not included in your initial application, you may receive a notice of incomplete application within 15-30 days of submittal.

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below. Applications that are not signed by the owner, or that do not have the owner's written/electronic and signed verification, will not be accepted.


Applicant Signature

1/28/14
Date


Owner Signature (Required)

1/28/14
Date

PROJECT DATA SHEET

Project Address: 1020 BENITO AVE

Submittal Date: 1-28-14

7.d

Applicant(s): THOMPSON/MALONEY

Permit Type(s) & No(s): AP 14137

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1 DISTRICT			
Building Site Area	4500 SQ.FT.			
Density (multi-family projects only)	N/A	—	—	
Building Coverage	40%	16.5%	36.5%	
Site Coverage TOTAL	60%	—	9.7%	NEW FINANCE
Gross Floor Area	2373	742	2362	
Square Footage not counted towards Gross Floor Area	0	0	0	
Exterior Lateral Wall Length to be demolished*/Total Existing Wall Length	n/a	n/a	140 — If	REMOVE ALL
Exterior Lateral Wall Length to be built	n/a	n/a		
Building Height	25'-0"	16'-0"	25'-0"	HIGHEST POINT
Number of stories	2	1	2	
Front Setback	15'-0"	27'-3"	20'-0"	
<u>NORTH</u> Side Setback 10% MIN 3'-0" (specify side)		9'-9"	4'-0"	
<u>SOUTH</u> Side Setback 10% MIN 3'-0" (specify side)		0"	4'-0"	
Rear Setback	10'-0"	41'-0"	27'-3"	
Garage Door Setback/Back-up Distance	20'-0"	N/A	20'-0"	
Covered Parking Spaces	1	0	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size	9' x 20'	0	11'x20'	
Number of Driveways	1	0	1	
Driveway Width(s)		0	11'-0"	
Eave Projection(s) (Into Setback)	3' maximum	2'-0"	1'-0"	
Distances Between Eaves & Property Lines	3' minimum	1'-0"	3'-0"	
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projection(s) (Into Setback)	3'-0" MAX	N/A	1'-0"	
Number & Category of Accessory Buildings	N/A	N/A	N/A	
Accessory Building Heights	N/A	N/A	N/A	
Accessory Building Setbacks	N/A	N/A	N/A	
Distance between Buildings	N/A	N/A	N/A	
Fence Heights	6'-0" / 4'-0"	4'-0"	6'-0" / 4'-0"	REAR, SIDE / FRONT

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.



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Initial Historic Screening Determination

Address: 1020 Benito Avenue APN: 007-592-037
 Owner: Chiharu Maloney Applicant: Same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 3/3/13 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
- 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
 - _____ (description of known alteration)
 - _____ (type of documentation)
 - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or
 - 2b. The property does not exhibit unique architectural, site or locational characteristics.
 - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason
Maureen Mason, HRC Chair

3-13-13
Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Ashley Hefner
Ashley Hefner, Senior Planner (Designee)

3/20/13
Date

4, replants due 5.28.14



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Permit & Request Application

for Tree Permit (TP)

Post:	3-14-14
Pull:	3-28-14.d
App. #:	14-034
Fee:	\$155

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist.

Property Address 1020 BENITO AVENUE

Owner: CHIHARU MALONEY

Agent: MARK THOMPSON DESIGN

Phone: 831-649-8498

Phone: 831-899-7981

E-mail: N/A

E-mail: markthompsondesign@sbcglobal.net

Tree #	Type/Species	Requested Action: (trim, remove)
4 OAKS	SEE REPORT ATTACHED	FULL REPORT ON FILE

*Attach additional sheets if required for above listings.

Reason for Request (Please provide brief description. Details may follow in the report)

TREES BEING REMOVED DUE TO CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE

The following conditions must be met prior to any tree removal or trimming:

1. **NO WORK IS PERMITTED** until you have picked up and paid the application fee for an approved permit for tree work.
2. A live tree request for removal requires an arborist report and tree hazard evaluation form completed by a Certified Arborist and submitted with this application
3. All tree work activity shall comply with the provisions of the PGMC Title 12, Trees and the Urban Forest.
4. A **site plan must accompany the application** showing the location of the trees to be worked on and the location of replants.
5. Substantial Pruning or Removal of any Protected Tree requires a permit except in an Emergency, in compliance with PGMC 12.20.040.
6. All trees to be removed must be marked with a bright ribbon around the trunk of the tree.
7. After the permits have been received and processed, the City Arborist will do a site visit and post the permit at the job site for 10 working days.
8. Any protected tree removed must be replaced with a 1:1 ratio of species approved by the City Arborist within 60 days of removal.
9. Permits expire 60 days after its effective date. The city arborist may grant up to one extension not to exceed 30 days.

***This list is not comprehensive of all conditions that may be required for tree removal and trimming work.**

I request to pay in lieu fees (\$522/tree) in place of replanting _____ trees, in the amount of \$ _____.

*Request will be approved or denied by the City Arborist.

I have read and agree with the conditions of this application and hereby grant permission for City Personnel to inspect the trees on my property.

I, Chiharu Maloney (Owner Name) authorize MARK THOMPSON (Agent Name) to represent me in the application and processing of this permit.

Chiharu Maloney
Owner Signature

2/20/14
Date



TREE EVALUATION FINDINGS

PGMC 12-16

Post: 3-14-14
Pull: 3-28-14
App.#: 14-030
For Use By Staff Only

Public Hearing Required? Yes [X] No [] Bond Required? Yes [] No [] \$

HRC [] ARB [X] PC [] BNRC [] CC []

Tree # 1 Species Coast live oak DBH: 12" HT: 25' Live Crown Ratio 15%

Site Address 1020 Benito Private * Public Utility Company

Action Requested: Remove [X] Trim/Prune [] Target: Building [X] Parking [] Traffic [] Recreation [] Landscape [] Utility lines []

Living Foliage: Yes [X] No [] CODE 12.30.010 SEE ARBORIST REPORT

Prune: Remove Limb/s [] Crown Clean [] Raise canopy [] Crown Reduction []

Remove tree: Yes [X] No [] Replant: Yes [X] No [] 1:1 Ratio

Tree # 2 Species Coast live oak DBH: 19" HT: 25' Live Crown Ratio 20%

Site Address 1020 Benito Private Y Public Utility Company

Action Requested: Remove [X] Trim/Prune [] Target: Building [X] Parking [] Traffic [] Recreation [] Landscape [] Utility lines []

Living Foliage: Yes [X] No [] CODE 12.30.010 SEE ARBORIST REPORT

Prune: Remove Limb/s [] Crown Clean [] Raise canopy [] Crown Reduction []

Remove tree: Yes [X] No [] Replant: Yes [X] No [] 1:1 Ratio

Tree # 3 Species Coast live oak DBH: 12" HT: 25' Live Crown Ratio 30%

Site Address 1020 Benito Private X Public Utility Company

Action Requested: Remove [X] Trim/Prune [] Target: Building [X] Parking [] Traffic [] Recreation [] Landscape [] Utility lines []

Living Foliage: Yes [] No [] CODE 12.30.010 SEE ARBORIST REPORT

Prune: Remove Limb/s [] Crown Clean [] Raise canopy [] Crown Reduction []

Remove tree: Yes [X] No [] Replant: Yes [X] No [] 1:1 Ratio

Tree # 4 Species Coast live oak DBH: 16" HT: 25' Live Crown Ratio 20%

Site Address 1020 Benito Private * Public Utility Company

Action Requested: Remove [X] Trim/Prune [] Target: Building [X] Parking [] Traffic [] Recreation [] Landscape [] Utility lines []

Living Foliage: Yes [X] No [] CODE 12.30.010 SEE ARBORIST REPORT

Prune: Remove Limb/s [] Crown Clean [] Raise canopy [] Crown Reduction []

Remove tree: Yes [X] No [] Replant: Yes [X] No [] 1:1 Ratio

Replant Requirements

Table with 4 columns: Quantity, Tree Type, Size, Location. Row 1: 4, lower canopy, 5 gallon, on property.

Authorized Signature: Albert Weisfuss Date: 3/14/14

Print Name and Title: Albert Weisfuss City Arborist

An in lieu fee of \$ 20440 is approved representing 4 trees

[] I have complied with this permit and have planted the species and quantities in locations as indicated above.

[] I have paid my in lieu fee of \$ to the City of Pacific Grove Tree Fund.

Signature of owner / agent Date

10/21/13 form updated



**CITY OF PACIFIC GROVE
NOTICE OF PERMIT APPLICATION FOR
TREE REMOVAL OR SUBSTANTIAL TRIMMING**

THE CITY OF PACIFIC GROVE HAS RECEIVED AN APPLICATION TO
REMOVE OR SUBSTANTIALLY TRIM

REMOVE: 4 - Coast live Oak

TRIM: 1 - Coast live Oak

TREE ON PROPERTY AT: ~~1020~~ 1020 Benito

IT IS THE INTENTION OF THE UNDERSIGNED TO APPROVE /DENY THE PERMIT AND THIS ACTION WILL BECOME FINAL TEN (10) WORKING DAYS FROM THE DATE OF THIS NOTICE UNLESS A FORMAL APPEAL IS FILED. ANY INTERESTED PERSON MAY APPEAL THE ABOVE ACTION DURING THE 10-WORKING DAY POSTING PERIOD. ANY APPEAL MUST BE IN WRITING AND MUST SET FORTH THE REASONS WHY THIS ACTION SHOULD NOT BECOME FINAL. APPEALS AND FEES SHOULD BE MAILED OR DELIVERED TO THE CITY OF PACIFIC GROVE NATURAL RESOURCE COMMISSION, 300 FOREST AVE, PACIFIC GROVE, CA 93950, SO THAT THEY ARE RECEIVED WITHIN THE 10-WORKING DAY POSTING PERIOD. AN APPEAL FEE OF \$31.00 MUST ACCOMPANY THE APPEAL. APPELLANTS AND THE APPLICANT WILL BE NOTIFIED OF THE TIME AND DATE OF THE PUBLIC HEARING.

14-034

PERMIT NO#

3-14-14

DATE OF NOTICE

ARBORIST REPORT ON FILE IF NEEDED

THIS NOTICE MUST REMAIN IN PLACE FOR TEN WORKING DAYS FROM THE DATE OF THIS NOTICE. ALL REGULAR POSTINGS WILL BE DATED AND POSTED ON A FRIDAY



1020 Benito Avenue
Tree Assessment
Arborist report

Prepared for:

Chiharu Maloney

Prepared by:

Frank Ono
Urban Forester
Society of American Foresters Member #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

December 9, 2014

Owner:

Chiharu Maloney
1020 Benito Ave, Pacific Grove, CA 93950
(831) 649-8498

Designer:

Mark Thompson Design
P.O. Box 2171
Monterey, CA. 93942
831-899-7981

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

The project proposes to demolish an existing single family home and build a new single family home within an existing stand of oak trees. Existing trees are considered to be in fair or better condition both structurally and in health, however four tree stems will need removal to facilitate the project. A tree assessment/arborist report has been prepared that identifies trees that will be effected and addresses the potential affects the project may have to the existing tree resources on site.

INTRODUCTION

This tree assessment/arborist report is prepared for Chiharu Maloney the owner of the property located at 1020 Benito Avenue, Pacific Grove CA by Frank Ono, Forester and Certified Arborist, Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536 due to the effects the proposed construction for the building and driveway access will have on the stand of oak trees that exist on site. The City of Pacific Grove Municipal Ordinances identify coast live oak trees as a native tree species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Chiharu Maloney has requested an assessment of the trees in proximity to proposed development areas and the preparation of an arborist report regarding trees found located adjacent to areas adjacent to proposed construction. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.

- Review proposed building site plans as provided by Mark Thompson Designs.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet criteria that define a protected tree as defined by the City of Pacific Grove; as well as mitigation requirements for those found to be affected.
- Document findings in the form of a report as required by the City of Pacific Grove Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated January 7, 2014 by Mark Thompson Designs to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree assessment/arborist report is prepared for this parcel due to proposed construction activities located at 1020 Benito Court, Pacific Grove CA. Its purpose is to provide an independent assessment to determine if any of the trees will be affected by the proposed project and to make recommendations for the protection of remaining surrounding trees considered protected trees as defined by the City of Pacific Grove.

GOAL

The goal of this plan is to protect and maintain the City of Pacific Grove's forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this tree assessment to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the urban forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 006-015-005-000
- 2) Location: 1020 Benito Avenue, Pacific Grove, CA
- 3) Parcel size: Approximately .10 Acres
- 4) Existing Land Use: The parcel is within the City of Pacific Grove; zoned for residential use.
- 5) Slope: The parcel is sloped. Slopes range from 5% to 15% or more.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Sheridan Coarse Sandy Loam. The Sheridan series consists of well drained soils on hills and mountains. These soils formed in material underlain by granitic and schistose rock. Slopes can range anywhere from 5 to 75 percent. Permeability is moderately rapid, and the available water capacity is 3 to 6 inches. Roots penetrate to a depth of 20 to 40 inches. Sheridan soils are used mostly for range, however areas with this soil type are also used for recreation, home sites, wildlife habitat, or watershed.
- 7) Vegetation: The vegetation on site is composed primarily of Coast live oak (*Quercus agrifolia*); understory present is mainly non-native and include ivy (*Hedera helix*), Huckleberry, Genista, Privet, Photinia, and Cotoneaster.
- 8) Forest Condition and Health: The stand of trees and their health is evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. The overall stand is a mixture of Monterey pine which are the dominant trees and coast live oak that are the lower canopy trees. Trees appear to be in moderate health and in fair condition. No significant pests or diseases were observed that could affect the existing stand. Typically pests that commonly affect oaks are western or ambrosia beetles and oak worms.

BACKGROUND

On November 26, 2013, I (Frank Ono, F.O. Consulting) I met with Chiharu Maloney to understand the scope of what was being requested for his proposed development on this property. The site visit included discussions of the proposed improvements and techniques for preserving trees to the greatest extent feasible to comply with City of Pacific Grove Codes. Because there are oak trees located adjacent to the proposed structure I was requested to study individual trees to determine the treatments necessary for the project and meet the goals of the landowner. I was then requested to prepare an assessment of trees adjacent or within the proposed construction areas that could be documented in an arborist report that will work in conjunction with other conditions for approval of the building permit application.

A second visit was taken to the property on January 10, 2014, trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements taking account the general goals of site improvement desired by the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, flagged and recorded. An assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The property is covered with coast live oaks that are primarily in fair condition.
- Nineteen trees were counted with several having multiple stems
- Most of the trees on the property are of moderate size (10"-14" diameter) that compose the stand of trees. The average stem size is 14" in diameter
- Because of the narrow configuration of the lot trees would have to be removed to facilitate construction. Four trees are proposed for removal.
- No alternate building sites were considered for this assessment as the site is constrained by lot size.

TREE CHARACTERISTICS

The trees listed in the following table have been tagged in the field. The trees were rated Fair, or Poor (no trees were rated as being good or excellent) according to their health, vigor and structural condition. Trees with a good or excellent rating are trees that are in the best condition and health for the surrounding climate. Trees that are rated as fair are usually trees average in health or with conditions that may lead to structural problem or health factor limiting them from fully developing as a healthy tree. Trees that are rated poor are of less quality condition and have either structural flaws that cannot be overcome over time, or that are in poor health.

Number	Diameter	Species	Condition	Dominance	Remarks	Remove
1855	12	Oak	Fair	Intermediate	Driveway	X
1856	10,15	Oak	Fair	Suppressed		
1857	30	Oak	Fair	Dominant		
1858	11	Oak	Fair	Codominant		
1859	12	Oak	Fair	Codominant		
1860	11	Oak	Fair	Intermediate		
1861	8	Oak	Fair	Intermediate		
1862	13	Oak	Fair	Intermediate		
1863	19	Oak	Fair	Dominant	Foundation	X
1864	14,14	Oak	Fair	Codominant	Prune	
1865	13	Oak	Fair	Suppressed		
1866	15	Oak	Fair	Codominant		
1867	12	Oak	Fair	Intermediate	Foundation	X
1868	16	Oak	Fair	Suppressed	Foundation	X
1869	10,24	Oak	Fair	Codominant		
1870	21	Oak	Fair	Intermediate	Excessive lean	
1871	14	Oak	Poor	Intermediate	Lean	
1872	18	Oak	Fair	Codominant		
1873	8	Oak	Poor	Suppressed	Lean	

Tree vigor correlates with canopy position within the stand and is measured by leaf and crown area. Tree rated Dominant and co-dominant are trees that generally have larger crowns capable of supporting more leaves, and have a generally healthy and appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy that receive sunlight from above as well as the sides. Codominant trees are large crowned trees at the general level of the forest canopy that receive sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Intermediate trees have much of the canopy below the general level of the forest or are pinched at the sides. They will receive sunlight from above but very little to none from the sides. Suppressed trees are trees that are overtopped by large trees and receive no direct sun from above or from the sides.

CONCLUSION/PROJECT ASSESSMENT

This proposal to build a single-family residence and driveway is planned to maintain the existing oak woodland environment and allow the urban forest to continue to exist. The lot is covered with trees and considered overcrowded, tree removal is necessary for further development. Tree removal has been limited to only those necessary to facilitate construction and is the minimum for the case. Proposed tree removal will not significantly affect wind or soil movement or have a significant effect to wild life. The remainder of the property contains tree cover, which will remain undisturbed.

Short Term affects

Site disturbance will occur during building construction Short term site affects are confined to the construction envelope and immediate surroundings where a tree stem will be removed and trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth and potential dieback.

Long Term Affects

Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline. No significant long-term affects to the forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

RECOMMENDATIONS

Tree Removal

Four trees are proposed for removal to facilitate this project; all other trees are to remain and be protected from construction affects when closer than 25 feet from construction.

Tree Replacement

The site is heavily forested and suffers from intense shading. It appears to be overcrowded with vegetation therefore on replacement planting is recommended as a specific replacement mitigation. If replacement planting is mandated then it should be with five gallon or larger nursery stock on no more than a 1:1 basis and planted in areas so as to act as a buffer between property owners.

Tree Pruning

It is to be understood that the pruning of retained trees will be expected for this site, especially along the driveway and building construction areas. Pruning also will be required to allow clearances for the proposed structure. Specifically trees #1864 and #1869 will need some sort of crown reduction or crown raising. Larger canopied trees that have deadwood or are exhibiting some minor structural defect that must be compensated should also be pruned. Those trees that appear in need of pruning are the

closest to the road ways, driveway and structures. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V- shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown- raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

General Standards to Observe

The trees preserved around the construction site will have the greatest chance of success if the following practices are adhered to:

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. The general principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.

- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Pr



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

January 10, 2014

Date

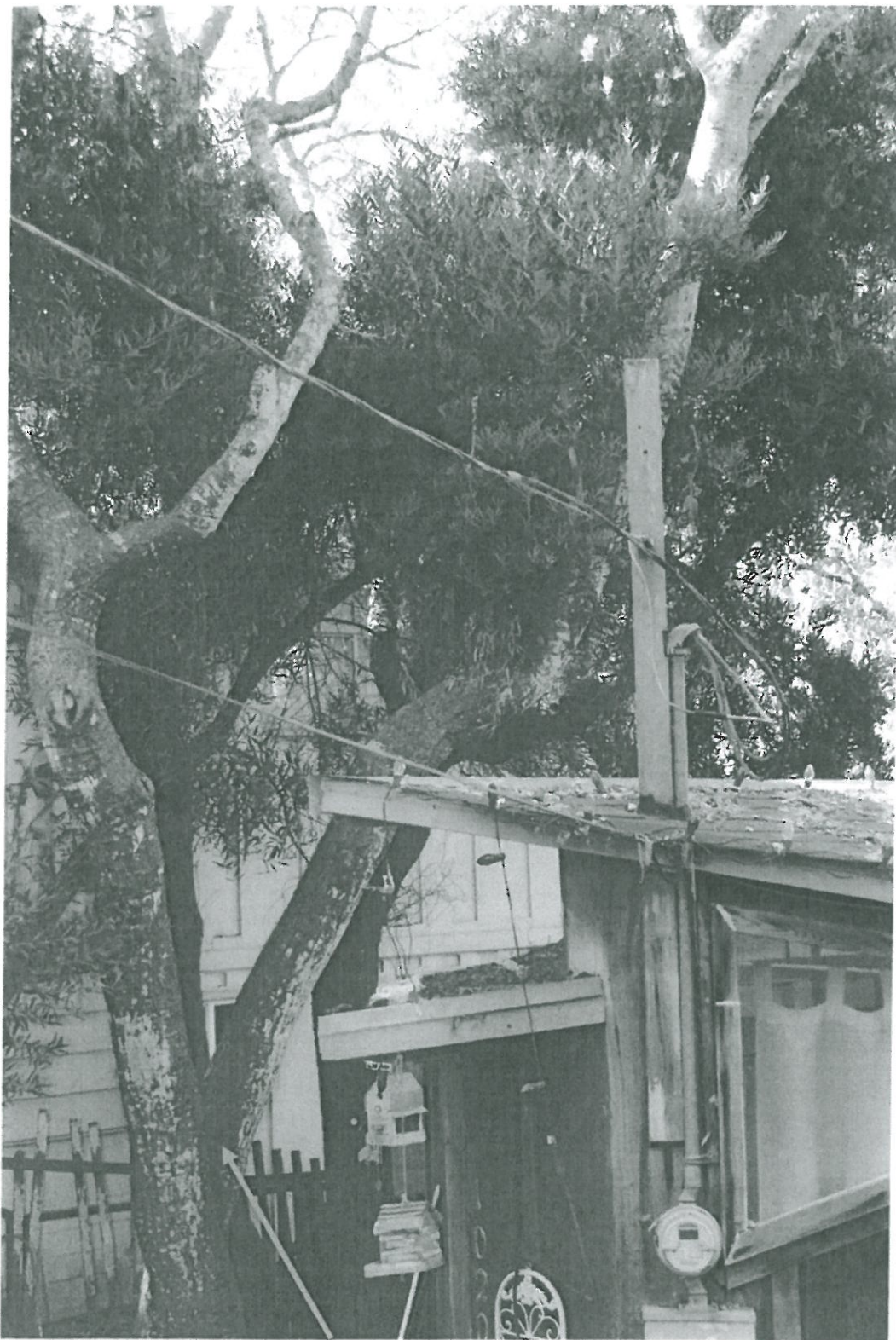
PHOTOGRAPHS



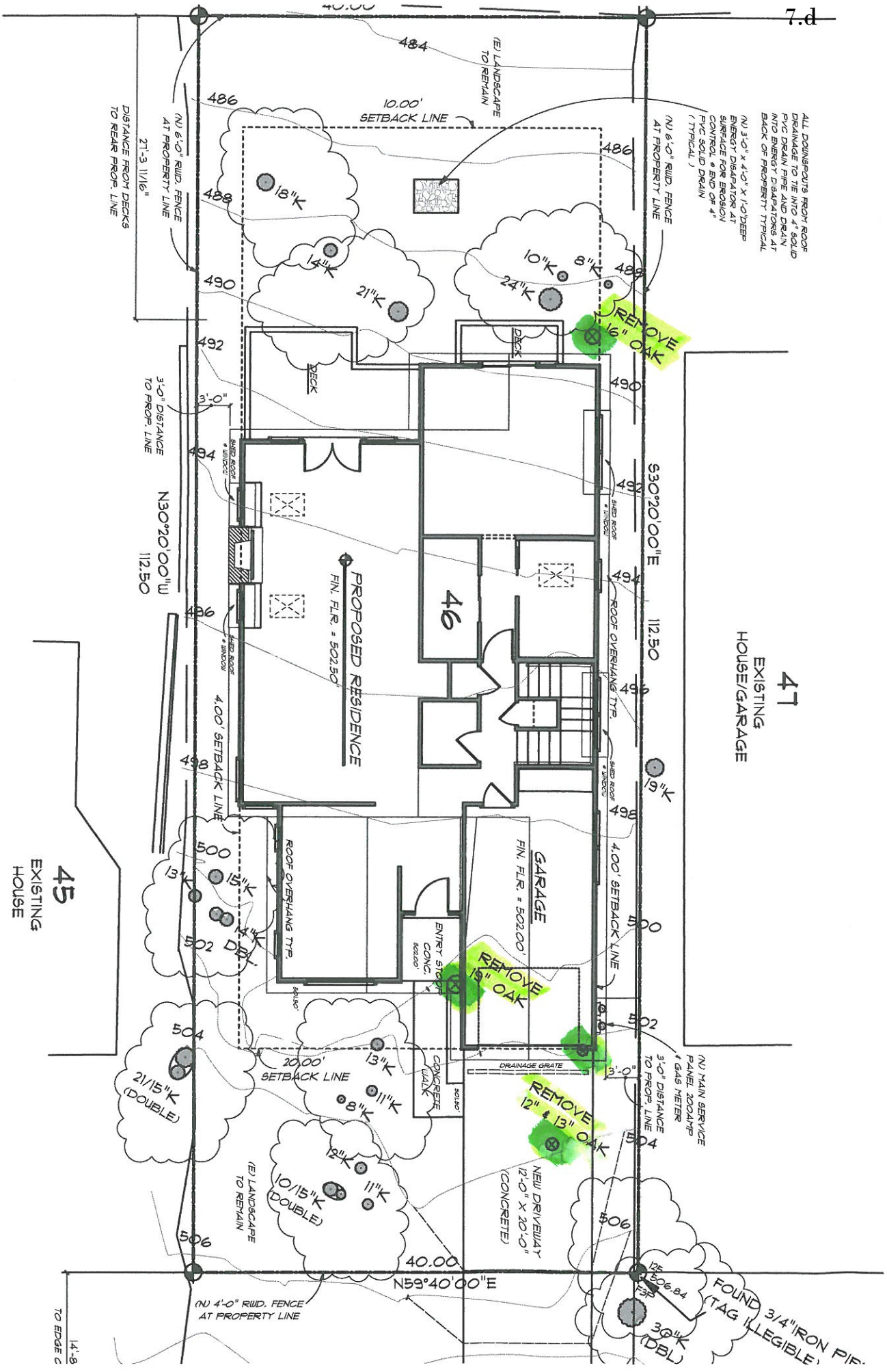
Trees #1863, #1867, #1855



Tree #1868



Tree #1864 will require pruning



ALL DOWNSPOUTS FROM ROOF DRAINAGE TO BE INTO 4" SOLID ENHANCED TYPE AND DRAIN INTO ENHANCED TYPE AND DRAIN BACK OF PROPERTY TYPICAL (N) 3'-0" x 4'-0" x 1'-0" DEEP ENERGY DISSIPATOR AT SURFACE FOR EROSION CONTROL @ END OF 4" PVC SOLID DRAIN (TYPICAL)

REMOVE 16" OAK

REMOVE 15" OAK

REMOVE 12" & 13" OAK

FOUND 3/4" IRON PIPE (TAG ILLEGIBLE)

SITE PLAN

SCALE: 1/8" = 1'-0"





CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

7.d

**ARCHITECTURAL PERMIT 14-137 AND TREE PERMIT TP 14-034
FOR A PROPERTY LOCATED AT 1020 BENITO AVENUE TO DEMOLISH AN EXISTING 547 SQUARE
FOOT SINGLE-STORY SINGLE FAMILY RESIDENCE AND CONSTRUCT AN APPROXIMATELY 2,362
SQUARE FOOT TWO-STORY SINGLE FAMILY RESIDENCE**

FACTS

1. The subject site is located at 1020 Benito Avenue Pacific Grove, 93950, APN 007-592-037
2. The subject site has a designation of Medium Density Residential 17.4 dwelling units/acre on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is 4,500 square feet.
5. The subject site is developed with one single-family residence
6. This project has been determined to be Exempt under CEQA Guidelines Class 3. 15303(a).
7. A survey was done of the property site on April 18, 2013.
8. The subject site was determined ineligible for the City of Pacific Grove Historic Resources Inventory.
9. 19 trees are located on the subject site, 4 of which are proposed for removal and require a tree removal permit. An arborist report was prepared by Frank Ono December 9, 2013. The trees are located in the building envelope. The report was reviewed and assessed by the City Arborist.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district, including but not limited to heights, parking and setbacks;
2. The architecture and general appearance of the completed project are compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines Nos 1, 2, 13, 20, 24 and 33;
2. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and
3. The Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.
4. Four Oak trees were found to be required for removal by the Arborist report. PGMC 12.30.010 allows for the removal of trees associated with development provided the Development preserves, or mitigates for, the maximum number of Suitable individual Trees that exist on the site pre-development in accordance with the desired canopy in Chapter 12.20 PGMC. Four lower canopy trees, or payment of an in-lieu fee are proposed for replacement in accordance with PGMC 12.20.070 and 080

PERMIT

Architectural Permit AP14-137 and Tree Permit TPWD 114-034 to allow:

- 1) 1020 Benito Avenue to create and construct an approximately 2,362 square foot two-story single family residence.
- 2) Removal of Tree #1855 one *Oak* `12`" in diameter base height
- 3) Removal of Tree #1863, one *Oak* 19 " in diameter base height
- 4) Removal of Tree #1866, one *Oak* 12 " in diameter base height
- 5) Removal of Tree #1868, one *Oak* 16 " in diameter base height

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved (AP 14-137) plans entitled "Maloney Residence" January 22, 2014 on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Tree Replacement.** Minimum replacement trees shall be as follows: 4 lower canopy trees are required to be replanted or pay an lieu fee of \$2,044.00

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes APPROVAL of a new 2,362 square foot Single family residence on a vacant lot AP 14-137 and TPWD 14-034
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 8th day of April, 2014 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Jim McCord, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

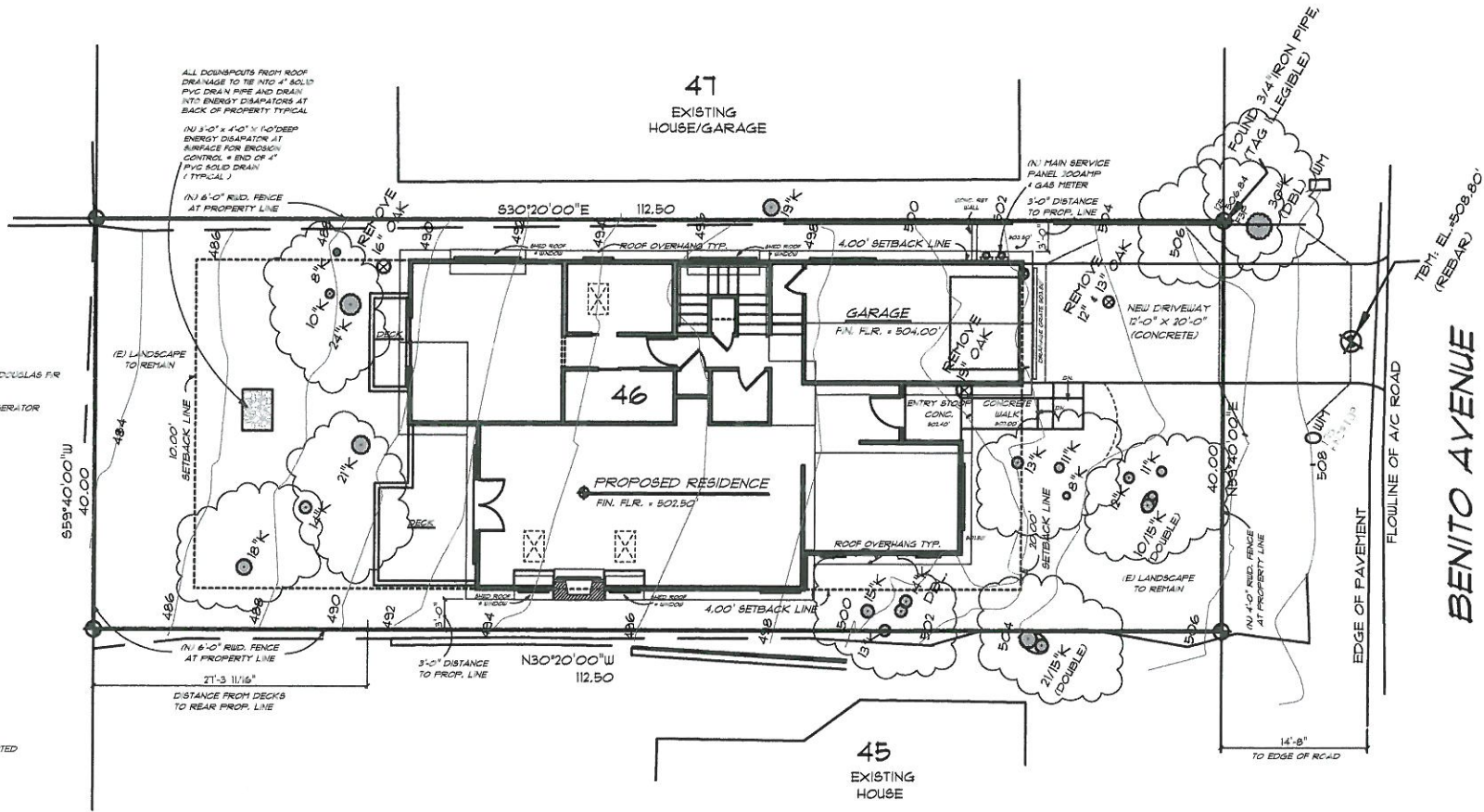
Chiharu Maloney, Owner

Date

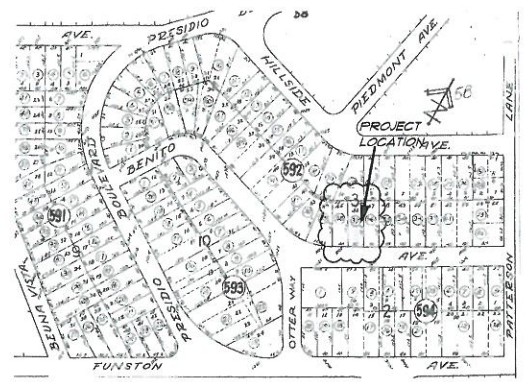
DRAFT

ABBREVIATIONS

Table of abbreviations for architectural and engineering symbols, including terms like ANCHOR BOLT, ASPHALT CONCRETE, and various materials and components.



SITE PLAN SCALE: 1/8" = 1'-0"



COPYRIGHT NOTIFICATION ORIGINALS AND COPIES OF THESE PLANS, INCLUDING ANY SPECIFICATIONS, ARE COPYRIGHTED...

PROJECT DESCRIPTION DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE, REPLACE WITH NEW SINGLE FAMILY RESIDENCE.

SITE DATA SITE INFORMATION TAKEN FROM SURVEY PREPARED BY RASMUSSEN SURVEY INC, APRIL 18, 2013 IN ADDITION TO FIELD MEASUREMENTS & INFORMATION PROVIDED BY OWNERS.

OWNERS: CHI HARU MALONEY 1020 BENITO AVE, PACIFIC GROVE, CA 93950 (831) 649-8498

APN: 007-592-037-000 LOT SIZE: (4800 SQ. FT.) .10 ACRES

PROJECT ADDRESS: 1020 BENITO AVE, PACIFIC GROVE, CA 93950

(E) RESIDENCE: 742 SQ. FT. (TO BE DEMOLISHED) PROPOSED NEW RESIDENCE: MAIN LEVEL 1,382 SQ. FT., LOWER LEVEL 716 SQ. FT., GARAGE 264 SQ. FT., TOTAL LIVING AREA: 2,076 SQ. FT., TOTAL F.A.R. 2,362 SQ. FT., FLOOR AREA ALLOWED 2,379 SQ. FT., BUILDING COVERAGE: (1,646 SQ. FT.) 36.5% ALLOWED: (1,800 SQ. FT.) 40% SITE COVERAGE, PAVING (438 SQ. FT.), RUID. DECKS 184 SQ. FT., PARKING: 2 SPACES (1 COVERED, 1 UNCOVERED) (DRIVEWAY)

GRADING / DRAINAGE GRADING FOR PROJECT TO BE LESS THAN 100 CUBIC YARDS CUT OR FILL. SLOPE ALL FINISH GRADES AT NEW CONSTRUCTION 5% MIN. AWAY FROM BUILDING...

WINTER GRADING THE FOLLOWING MEASURES MUST BE TAKEN DURING WINTER OPERATIONS, OCTOBER 15 THRU APRIL 15: DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS, (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16,12,030)

A.R.C. NOTES ALL EXTERIOR AND SITE CHANGES REQUIRE ARC. REVIEW AND APPROVAL PRIOR TO MAKING THE CHANGE.

EXTERIOR COLORS REQUIRE ARC. REVIEW AND APPROVAL. SUBMIT COLOR SAMPLES FOR REVIEW. (N/A)

EXTERIOR LIGHT FIXTURES REQUIRE ARC. REVIEW AND APPROVAL. SUBMIT CATALOGUE CUTS FOR REVIEW.

PAINT OUT ALL EXPOSED ROOF VENTS, JACKS, PIPES, FLASHINGS, ETC... TO BLEND WITH ROOF COLOR.

TREES NOTED TO BE SAVED ARE TO BE TEMPORARILY FENCED DURING CONSTRUCTION. FENCING TO BE INSTALLED PRIOR TO ISSUANCE OF ANY PERMIT...

BUILDING CODES ALL WORK SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (BASE CODE 2013 IBC) MECHANICAL, (2013 CFC) PLUMBING, (2013 CFC), ELECTRICAL CODE (2013 CEC), FIRE, (2013 CFC) STATE OF CALIFORNIA TITLE 24 ENERGY CODES, (2013 BUILDING ENERGY EFFICIENCY STANDARDS) AND ALL APPLICABLE CODES/ORDINANCES OF THE CITY OF PACIFIC GROVE AND STATE OF CALIFORNIA.

REVISIONS table with columns for revision number, description, and date.

MARK THOMPSON DESIGN P.O. BOX 2171, MONTEREY CA 93942 (831) 859-7934 PH. (831) 697-7900 FAX markthompsondesign@bcalglobal.net

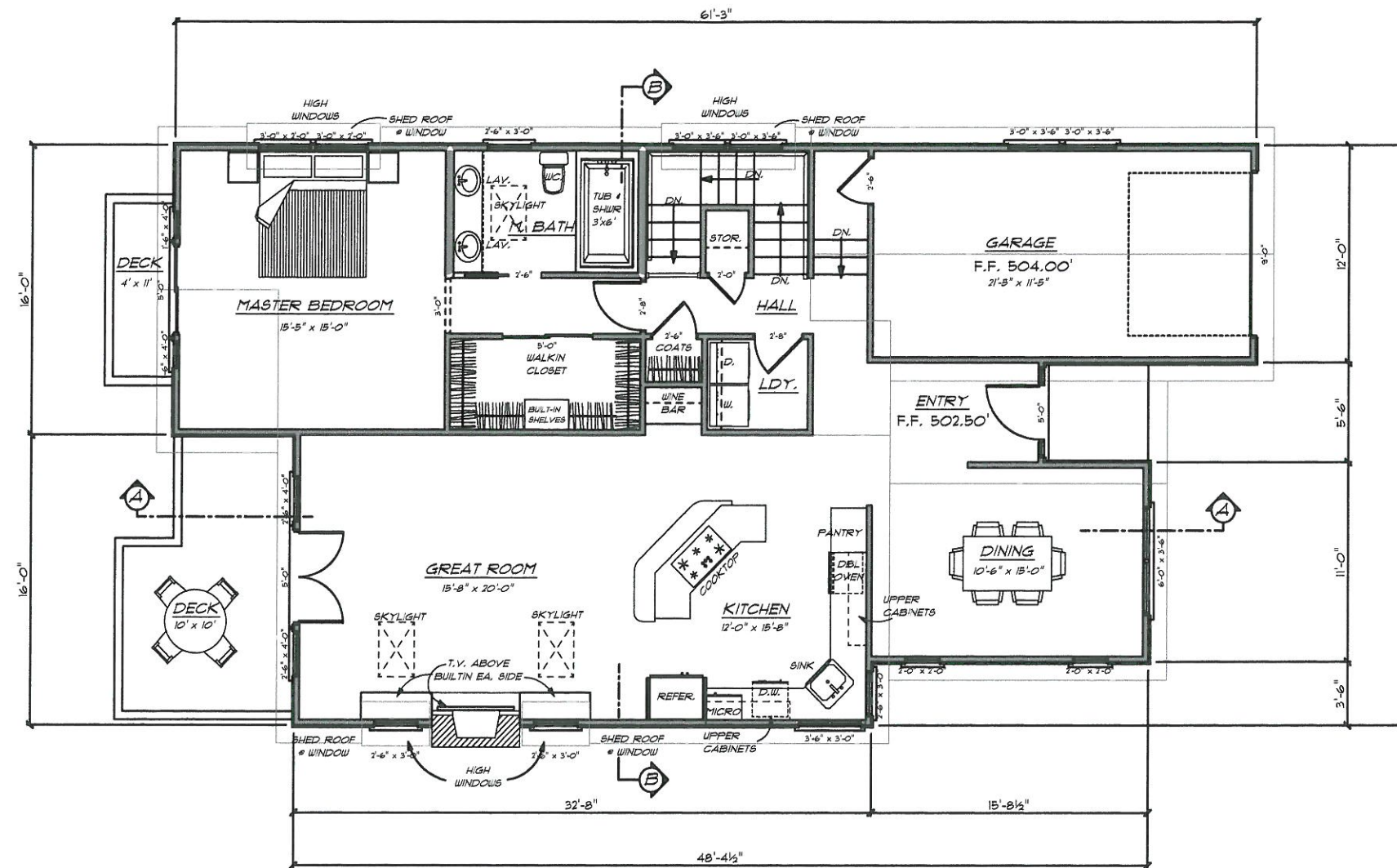


MALONEY RESIDENCE 1020 BENITO AVENUE PACIFIC GROVE, CALIFORNIA APN: 007-592-037-000

DRAWN BY: L. LEPETICH CHECKED BY: M. T. DATE: 12 MARCH 2014 SCALE: AS NOTED JOB No.:

RECEIVED MAR 12 2014

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT



MAIN LEVEL FLOOR PLAN

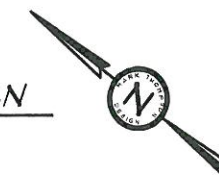
SCALE: 1/4" = 1'-0"

FLOOR AREA = 1382 SQ. FT.

GARAGE 264 SQ. FT.

TOTAL FLOOR AREA 2362 SQ. FT.

ALLOWED... 2373 SQ. FT.



REVISIONS	BY
7.d	

MARK THOMPSON DESIGN
 P.O. BOX 2111, MONTEREY CA 93942
 (831) 899 7191 PH (831) 899 7900 FAX
 markthompsondesign@earthlink.net



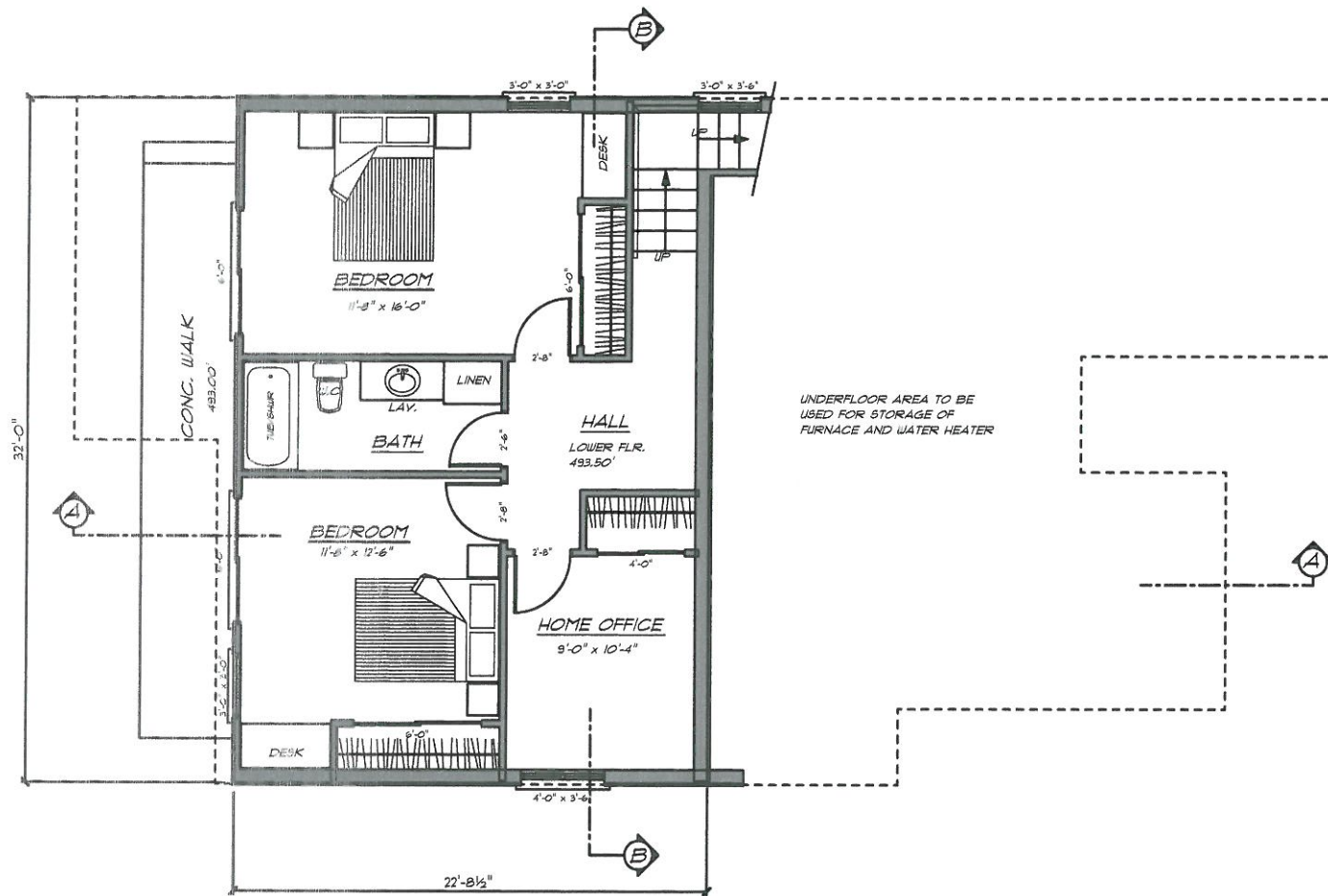
MALONEY RESIDENCE
 1020 BENITO AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 007-592-037-000

DRAWN BY:
 M. THOMPSON
 CHECKED BY:
 M. T.
 DATE:
 12 MARCH, 2014
 SCALE:
 AS NOTED
 JOB No.:

SHEET No.

A2

OF 9 SHEETS



LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREA = 716 SQ. FT.

REVISIONS	BY
7.d	

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 markthompsondesign@gmail.com

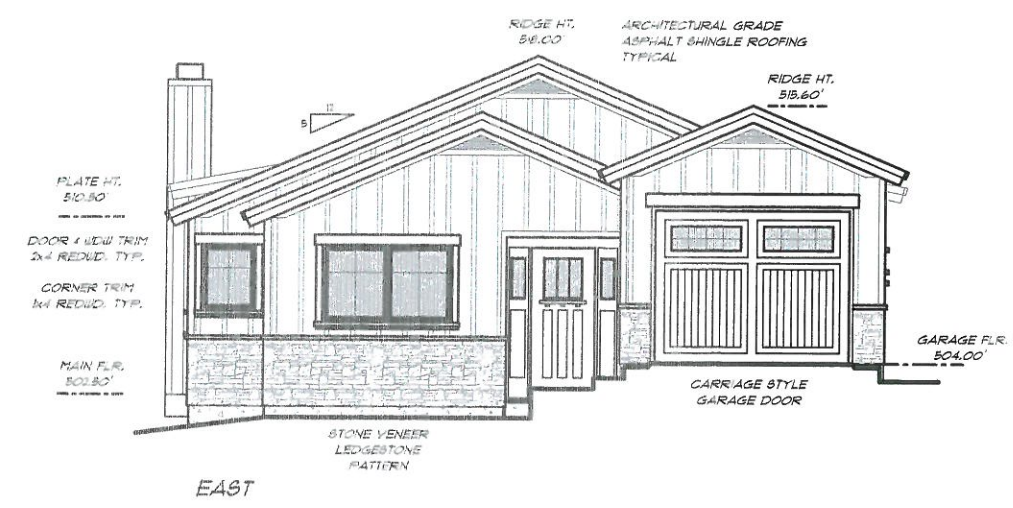


MALONEY RESIDENCE
 1020 BENITO AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 007-592-037-000

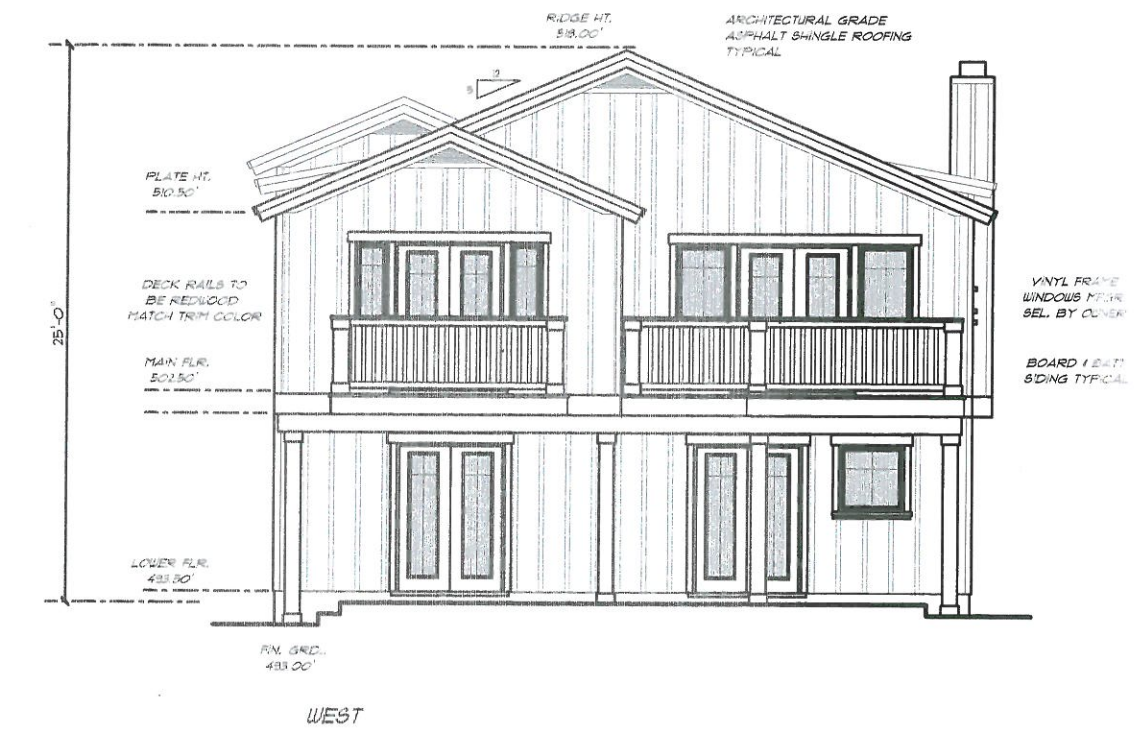
DESIGNED BY:
 M. THOMPSON
 CHECKED BY:
 M. T.
 DATE:
 12 MARCH 2014
 SCALE:
 AS NOTED
 JOB No.:

SHEET No.
43
 OF 9 SHEETS

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FRONT ELEVATION FROM BENITO
 SCALE: 1/4" = 1'-0"



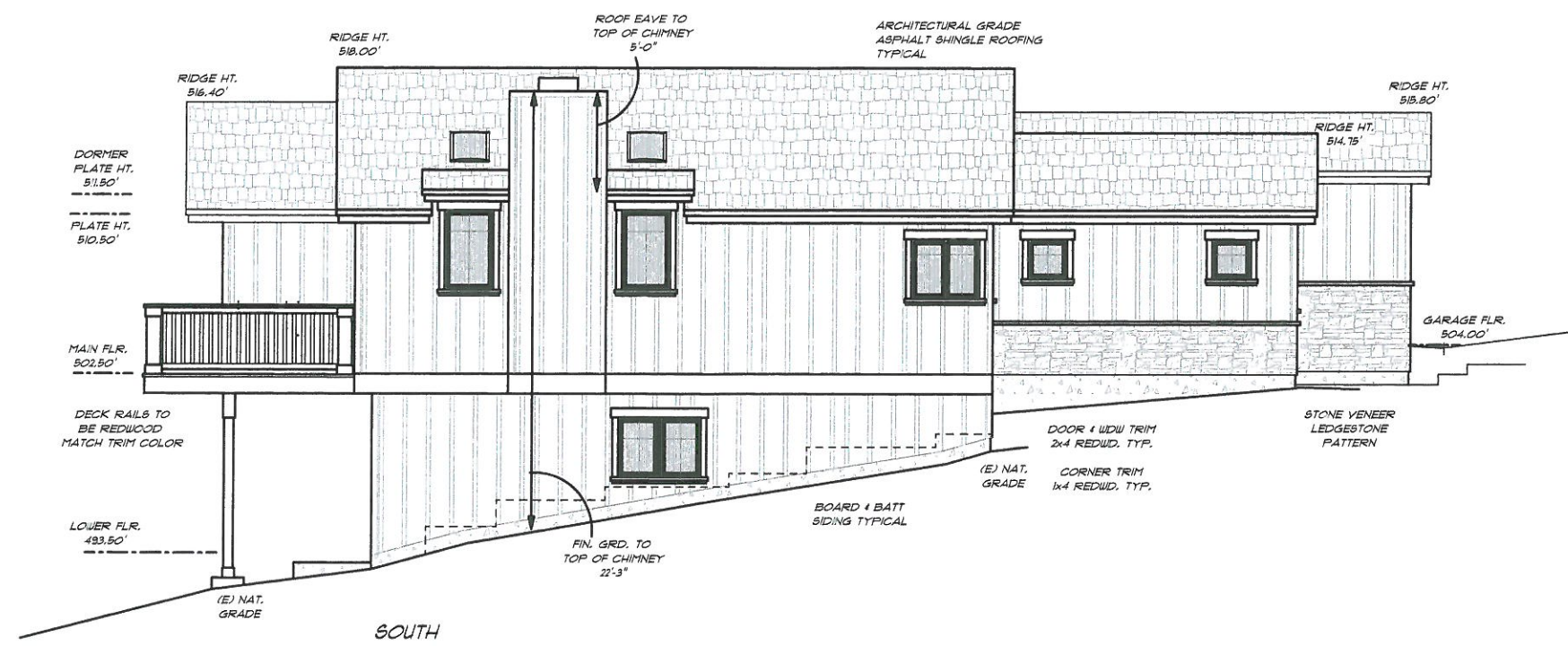
MARK THOMPSON DESIGN
 P.O. BOX 2171, MONTICELT, CA 95942
 (531) 899-7251 PH (531) 899-7500 FAX
 markthompsondesign@abcglobal.net

MALONEY RESIDENCE
 1020 BENITO AVENUE
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 APN: 007-592-037-000

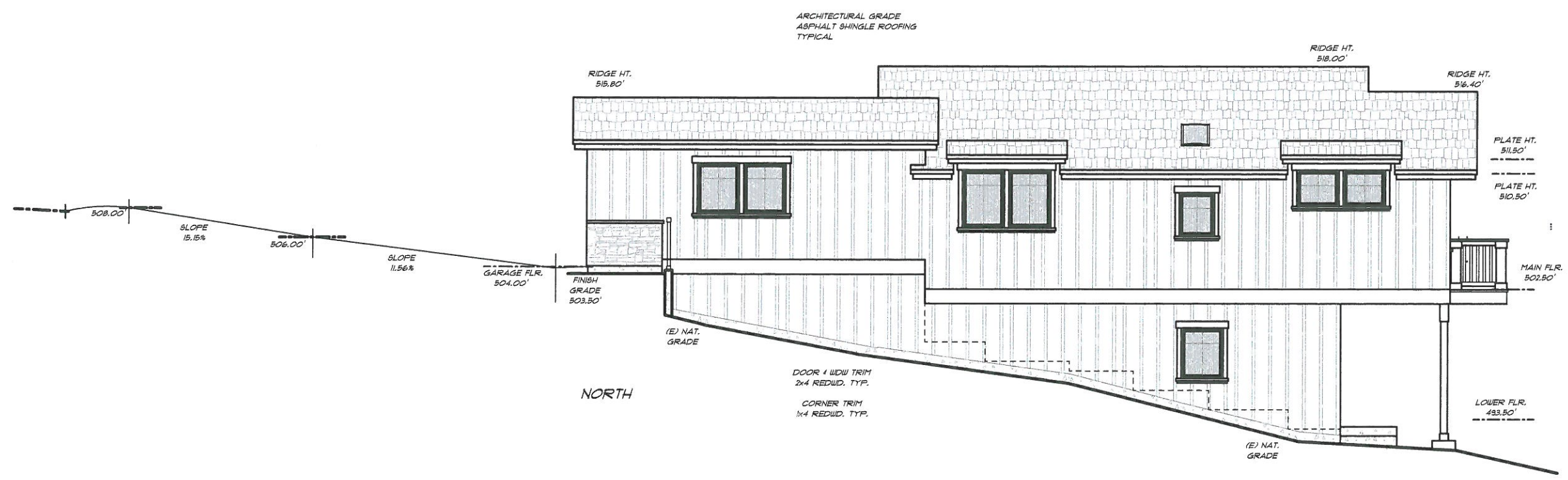
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 M. THOMPSON
 CHECKED BY:
 M. T.
 DATE:
 12 MARCH 2014
 SCALE:
 AS NOTED
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44
 OF 9 SHEETS

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EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

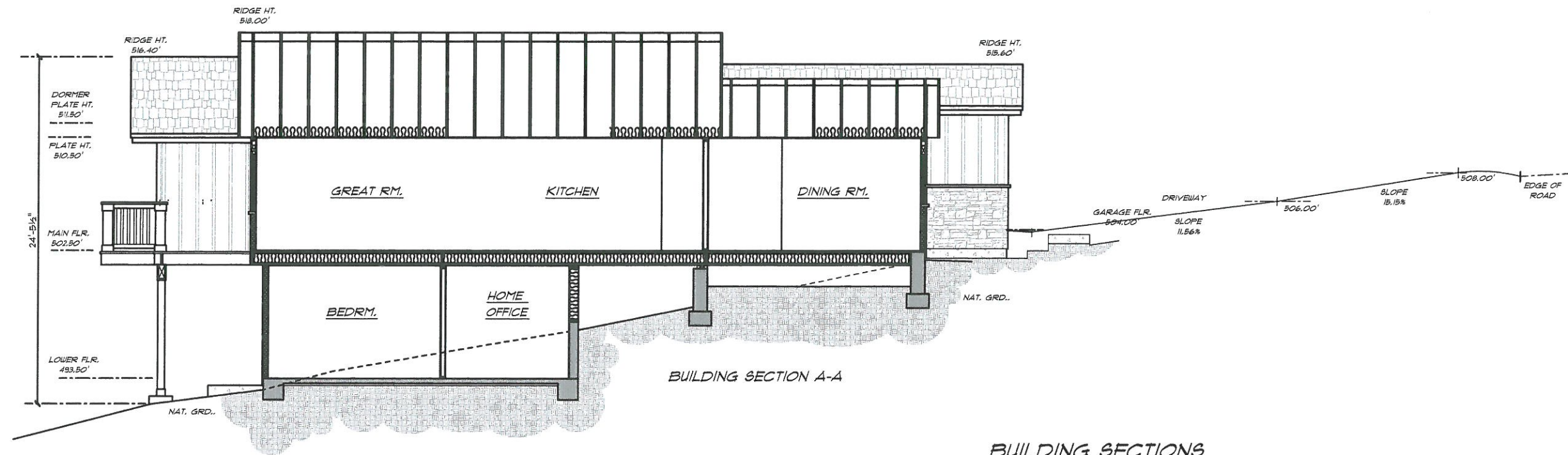


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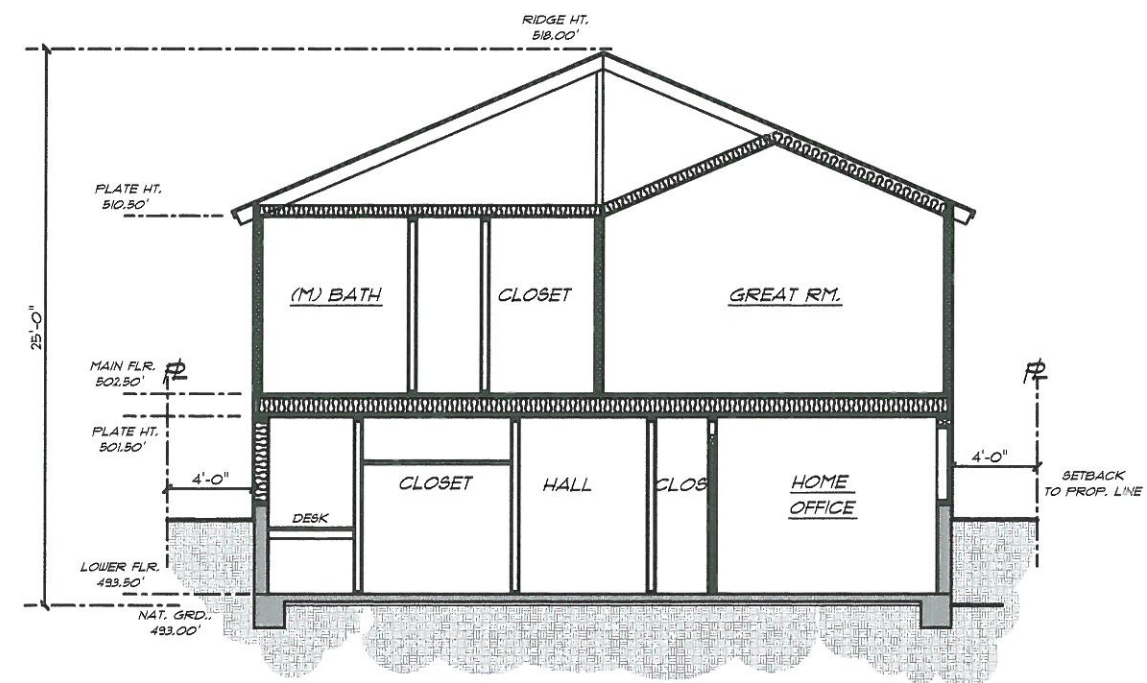
DRAWN BY: M. THOMPSON
CHECKED BY: M. T.
DATE: 12 MARCH 2014
SCALE: AS NOTED
JOB No.:

SHEET No.
45
OF 9 SHEETS



BUILDING SECTIONS

SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B

REVISIONS	BY
7.d	

MARK THOMPSON DESIGN
 P.O. BOX 2171 MONTEREY CA 93942
 (831) 896-7894 PH (831) 893-7900 FAX
 mark@thompsondesign.com



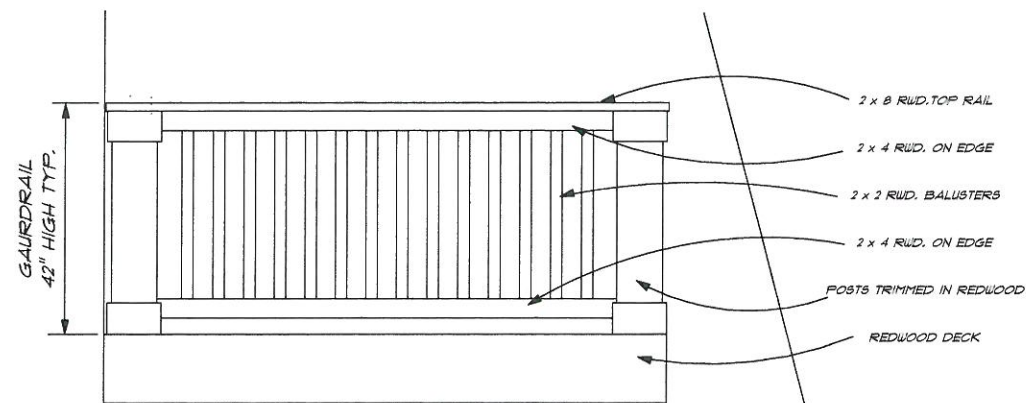
MALONEY RESIDENCE
 1020 BENITO AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 007-592-037-000

DRAWN BY:
 M. THOMPSON
 CHECKED BY:
 M. T.
 DATE:
 12 MARCH 2014
 SCALE:
 AS NOTED
 JOB No.:

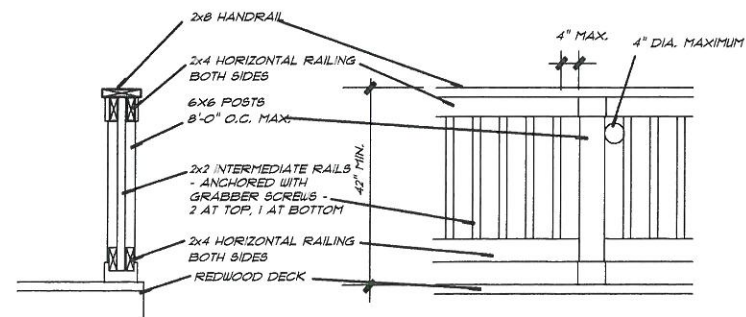
SHEET No.

A6

OF 9 SHEETS



RAILING ELEVATION

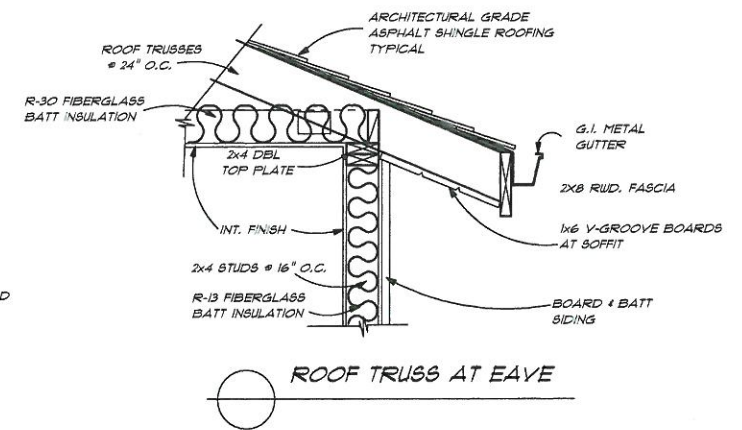


DECK RAILING
NOT LESS THAN 42" IN HEIGHT
WITH PATTERN / SPACING SUCH
THAT A SPHERE 4" IN DIA.
CANNOT PASS THROUGH

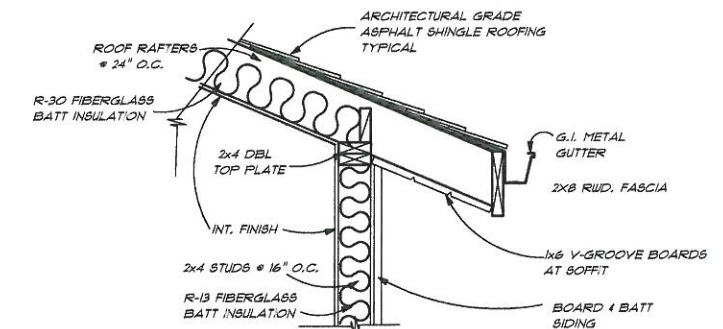
RAILING DETAILS

MISCELLANEOUS DETAILS

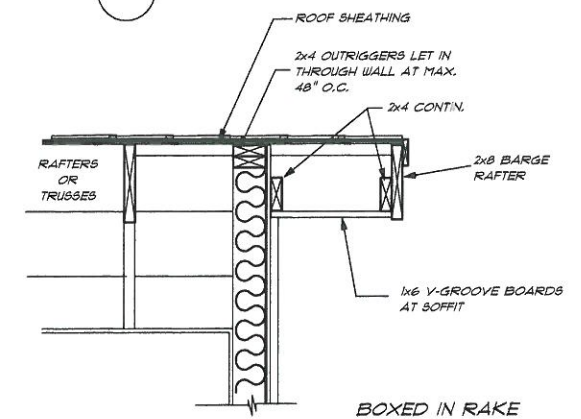
NOT TO SCALE



ROOF TRUSS AT EAVE

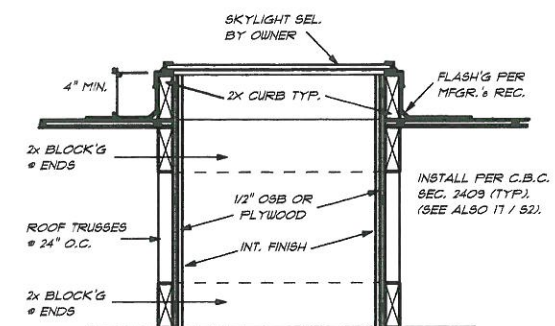


DORMER AT EAVE



BOXED IN RAKE

GABLE END DETAIL



SKYLIGHT

REVISIONS	BY
7.d	

MARK THOMPSON DESIGN
P.O. BOX 2171, MONTEREY CA 93942
(831) 873 7961 PH. (831) 899 7900 FAX
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MALONEY RESIDENCE
1020 BENITO AVENUE
PACIFIC GROVE, CALIFORNIA
APN: 007-592-037-000

DRAWN BY:
L. LEPETICH
CHECKED BY:
M. T.
DATE:
12 MARCH, 2014
SCALE:
AS NOTED
JOB No.:

SHEET No.

47

OF 9 SHEETS

NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.

SUFFICIENT BOUNDARY TIES WERE MADE TO PLACE FEATURES RELATIVE TO PROPERTY LINES. MONUMENTS WERE NOT SET THIS SURVEY.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. PARENTHESES DENOTE RECORD DATA.

THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

WM = WATER METER EM = ELECTRIC METER
GM = GAS METER

19" K = 19" OAK TREE 19" T = 19" ORNAMENTAL TREE

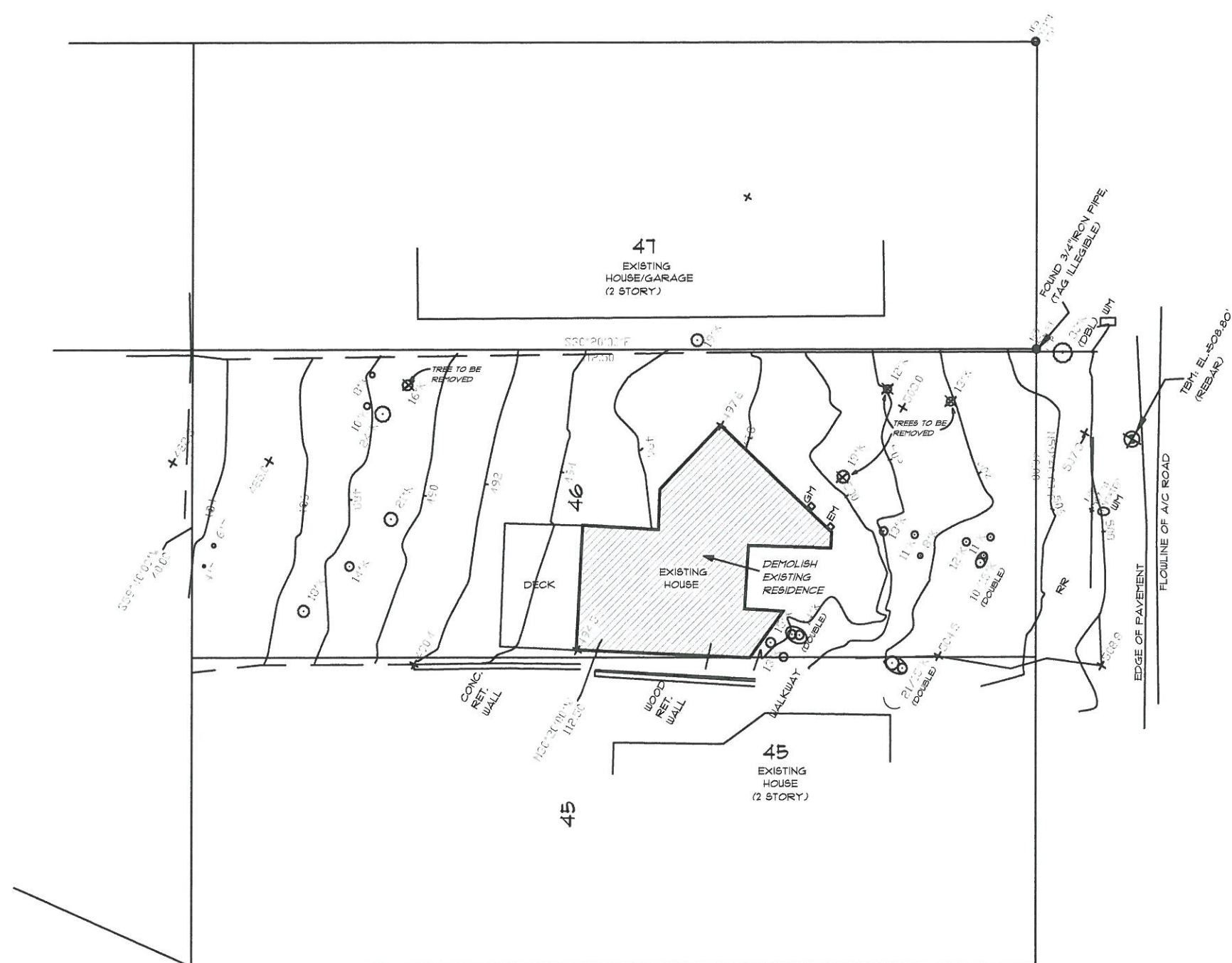
TBM = SITE TEMPORARY BENCHMARK

RR = RAILROAD TIE STEPS RP = ROOF PEAK

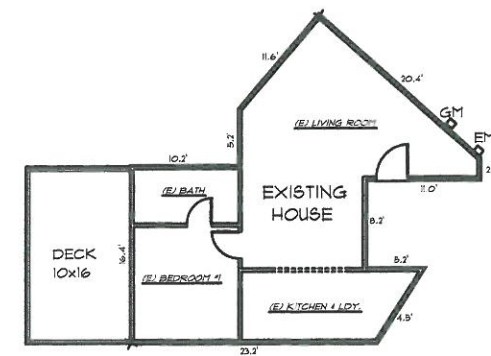
SSCO = SANITARY SEWER CLEAN-OUT

— WIRE FENCE AT BOARD FENCE

— BOARD FENCE



BENITO AVENUE
(A 50' WIDE CITY STREET)



EXISTING RESIDENCE REMOVED

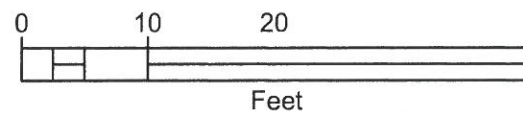
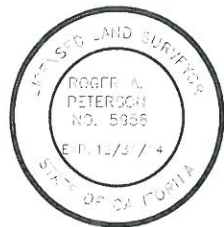
SCALE: 1" = 10'-0" 142 SQ. FT.

DEMOLITION CALCULATIONS

TOTAL LINEAL WALL LENGTH..... 146 LIN. FT.

TOTAL SQ. FT. OF WALLS REMOVED..... 1403.8 SQ. FT.

(E) DECK REMOVED 160 SQ. FT.



49

PROJECT NO. 13021	SITE MAP SHOWING EXISTING CONDITIONS ON THAT REAL PROPERTY DESCRIBED AS LOT 46, BLOCK 3, DEL MONTE PARK SUBD., MONTEREY COUNTY, CALIFORNIA. 1020 BENITO AVENUE, PACIFIC GROVE	RLS	RASMUSSEN LAND SURVEYING, INC. P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831)375-1240 (831)375-2545 FAX	DATE OF SURVEY: APR. 18, 2013
				DRAWING SCALE: 1" = 10'
				DRAWN BY: RP/BG
				REVISED:

PREPARED FOR: CHI HARU MALONEY

MALONEY RESIDENCE

1020 BENITO AVENUE, PACIFIC GROVE, CALIFORNIA

APN: 007-592-037-000

BOARD & BATT SIDING COLOR, KELLY MOORE, VOYSEY GRAY,
FASCIA, & ALL TRIM, KELLY MOORE, FRANK LLOYD WHITE.
FRONT DOOR, KELLY MOORE, RUSKIN RED

VINYL DOOR / WINDOW, JELD-WEN WINDOWS, BRILLIANT WHITE

BALCONY RAILS, REDWOOD PAINT TO MATCH TRIM COLOR

GARAGE DOOR, VOLSEY GRAY, (LIGHTER SHADE)

ENTRY DOOR, PINE CREST DOORS, CRAFTSMAN DOOR, RUSKIN RED

STONE FACADE, ELDORADO STONE, CHAPEL HILL, STACKEDSTONE PATTERN

ROOFING GAF-ELK, CAMELOT, ANTIQUE SLATE

PINECREST®



3028-1 door (shown 3'6"W x 7'H)
298 S4S sidelights (7'H)
Clear nonbeveled safety glass. Also available with clear beveled safety glass.

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Outdoor Wall 1Lt
9031DCO (Distressed Copper)

Product Description:

The incomparable trailing design of this wall lantern from the Morris collection reflects Southwest Mission style. Distressed copper finish along with the inside etched, iridescent -seedy glass will be admired time and again. 1-light, 100-W. Max. (M) Width 8-1/2", Height 15", Extension 9". Height from center of wall opening 6". Back plate size: 4-3/4" x 12". U.L. listed for wet location.

Technical Information

Lamp Included:	Not Included
Weight:	9.95LBS
Glass Description:	INSIDE ETCHED IRIDIZED SEEDY GLASS
Extension:	6.75
Safety Rated:	Wet
HCWO:	6
Base Backplate:	4.75 X 12.0
CFL Bulb Type:	HYBRID (23-30W)
Dual Mount:	No
Reversible Blades:	No
Remote:	No
Wall Control:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	100W
Width:	8"
Height:	15"
Finish:	Distressed Copper

Project	
Type	
Ordering #	
Comments	

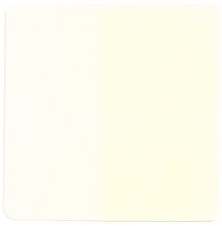
7.d



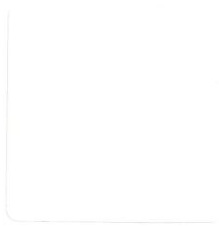
ELDORADOSTONE, STACKED STONE,
CHAPEL HILL

7.d

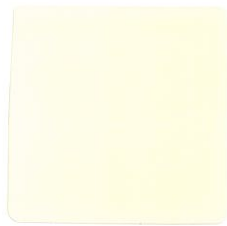




HL4201-1 Adobe White LRV 71



HL4202-1 Frank Lloyd White LRV 81



HL4203-1 Moon Daggie LRV 74



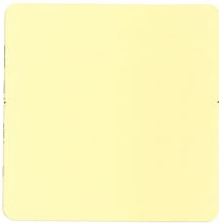
HL4204-2 Martini Olive LRV 55



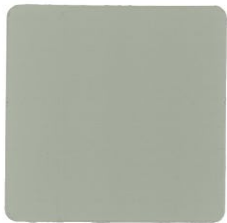
HL4205-3 California Chamois LRV 48



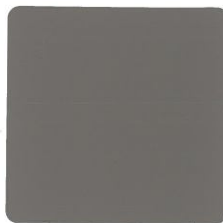
HL4206-5 Leather Chair LRV 22



HL4207-2 Champagne LRV 66



HL4208-3 Wooster Smoke LRV 37



HL4209-3 Speakeasy LRV 17



HL4210-2 Grant Wood Ivy LRV 44



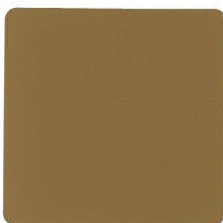
HL4211-2 Jitterbug LRV 41



HL4212-2 Windsor Toffee LRV 47



HL4213-3 Bungalow Brown LRV 32



HL4214-5 Oregon Hazel LRV 17



HL4215-5 Cambridge Leather LRV 16



HL4216-1 Bubble Gum LRV 54



HL4217-3 Limbert Leather LRV 26



HL4218-2 Coronado Moss LRV 37



HL4219-3 Stratford Sage LRV 23



HL4220-2 Del Sol Maize LRV 53



HL4221-5 Ruskin Bronze LRV 9



HL4222-3 Gold Rush LRV 42



HL4223-5 Albert Green LRV 10



HL4224-2 Ballie Scott Sage LRV 44



HL4225-5 Buckingham Palace LRV 11



HL4226-5 Olympia Ivy LRV 14



HL4227-5 Steiglitz Fog LRV 11



HL4228-5 Ruskin Red LRV 14



HL4229-3 Ellis Mist LRV 21



HL4230-5 Artisan Tile LRV 15



⊗ △ HL4231-5 Drive-in Cherry LRV 12



HL4232-3 Crown Gold LRV 30



HL4233-3 Voysey Gray LRV 30



HL4234-5 Victoria Red LRV 8



HL4235-5 Graceland Grass LRV 15

BEAUTY & STYLE

COLOR YOUR WORLD...YOUR WAY

Custom preprinted colors on your V-4500 Vinyl windows can easily enhance your home's exterior appeal — we can even color match to any BEHR® paint.



V-4500 Vinyl only

VINYL

EXTERIOR PREPAINT OPTIONS

V-4500 and 2500 Vinyl



STANDARD EXTERIOR OPTIONS

V-4500 & V-2500 Vinyl



INTERIOR VINYL OPTIONS

V-4500 & V-2500 Vinyl



INTERIOR LAMINATE WOODGRAIN*

V-4500 Vinyl



Almond & Laminate Availability



- Almond Availability
- Laminate Availability

* Subject to regional availability, Ask an associate for details.

*All preprinted exterior colors include either white or laminate interior options only.

Actual colors may vary slightly from samples shown.

ALUMINUM

STANDARD ALUMINUM COLORS

Exterior & Interior Aluminum



*A-200 only available in these colors

SPECIAL ORDER ALUMINUM COLORS (A-500)

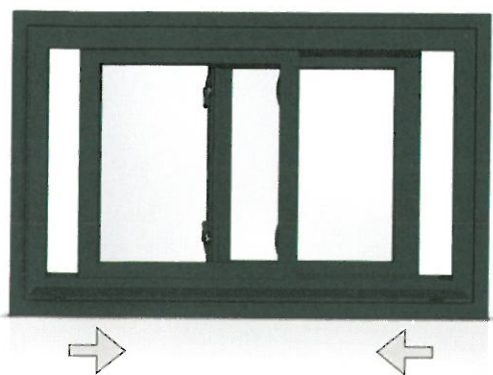
Exterior Aluminum Only



Aluminum Availability



Some options are subject to regional availability. See Millwork associate for details. Sujeto a disponibilidad en la región. Vea a un asociado de carpintería prefabricada para detalles.



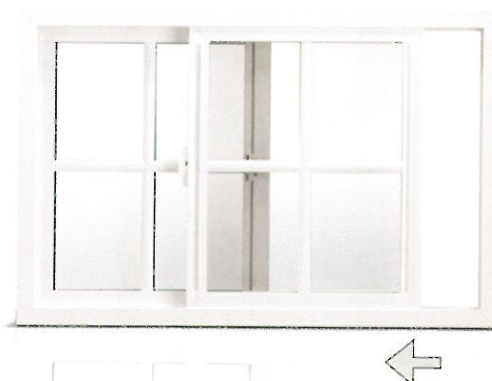
DOUBLE-SLIDE
CORREDIZA DOBLE

Double-Slide windows have increased functionality and utilize two sashes that bypass horizontally, allowing each side to slide open.

Available In
V-4500 Vinyl



■ East Availability



***SLIDING/HALF SLIDE**
CORREDIZA/MEDIA CORREDIZA

Sliding windows provide easy functionality and a streamlined look. They allow for ventilation without taking up additional space when opened.

Available In
***V-4500 Vinyl**
V-2500 Vinyl
V-1500 Vinyl
A-500 Aluminum
A-200 Aluminum



■ Nationwide Availability

Note: V-1500 Vinyl, A-500 and A-200 Aluminum are not available in Florida



V-2500 Vinyl Sliding Windows



V-4500 Vinyl Sliding Window