



City of Pacific Grove
Architectural Review Board Report
May 12, 2015

To: Chair Steres and Members of the Architectural Review Board

Submitted By: Ashley Hobson, Contract Planner

Subject: Consideration of Architectural Permit and Tree Removal with Development (AP & TPD 14-310) to allow the addition of 1,033 square feet to the first floor and the creation of a 553 square foot second story.

Recommendation:

Final Approval subject to the attached conditions

Background and Project Description:

Application: Architectural Permit and Tree Permit With Development #14-310

Location: 421 Eardley Ave., Pacific Grove

APN: 006-514-010

Applicant: Jun Silano, Architect

The project consists of a significant addition to a modest 593 square foot residence listed on the Local Historic Register with significance deriving from its association with the residency of the Nobel and Pulitzer Prize winning author, John E. Steinbeck. The proposed residence will consist of a 1,948 square foot first floor and a 553 square foot second story including a deck facing the rear yard, creating a 2,501 square foot residence on a 5,456 square foot lot. The 593 square foot residence will remain intact. The site also contains an existing greenhouse which is proposed to remain. The new addition will have board and batten siding, with horizontal wood elements along the lower portion of all elevations. The proposed roofing material will match the existing roof. The applicant is also requesting the removal of one 20" Live Oak on the site.

Staff Analysis:

R-1 Zoning Regulations: The proposed project is in conformance with all requirements of the R-1 zone including, but not limited to, setbacks, height limits, and site coverage.

Architectural Design Guidelines: In staff's opinion, the project proposal is simple in design and adheres to the following Architectural Design Guidelines:

Guideline #7: Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring structures.

Guideline #21: The design and siting of a dwelling should take into consideration all existing trees in order to avoid unneeded cutting and trimming.

Guideline #27: A building should be in scale with its site.

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

Although the addition is adding significant square footage to the site, in staff's opinion, the proposed structure will complement the existing historic structure. Specifically, the proposed addition will match siding materials in order to create a complimentary design.

Historic Review: In accordance with the Secretary of the Interior Standards for Historic Homes, a Focused Phase II Compliance Assessment was completed by Kent Seavey on November 3, 2014. Mr. Seavey addressed the structure as a small 1925 one-story, wood-framed, vernacular side-gabled cottage attached to the rear of a two-car garage. Well-known author, John E. Steinbeck purchased both 425 and 421 Eardley Ave in 1941 and sold the property in 1943. Mr. Seavey notes that according to some local historians, the *Sea of Cortez*, was believed to be written in the existing cottage located on the 421 Eardley lot, however a recent publication by Steinbeck scholar, Susan Shillinglaw, notes that the *Sea of Cortez* was actually written in a cottage near Asilomar State Beach. Additionally, the Phase II report notes a remodel and repair of the structure in 1945 which consisted of the replacement of the original Board and Batten siding with T-111 type plywood and the addition of a window on the rear elevation. The Focused Phase II found that the essential form and integrity of the property will be unimpaired because the original 593 square foot structure will remain intact, and therefore the project is in conformance with the Secretary of the Interior Standard's for Historic Home Rehabilitation.

The applicant initially proposed to create a completely detached unit to reduce potential impacts to the Steinbeck Cottage, however, in order to take advantage of the Monterey Peninsula Water Management District (MPWMD) Ordinance #98 to obtain additional Water Fixture Units, the addition was required to be connected to the residence. The MPWMD Ordinance 98 states that "*This ordinance shall allow the addition of a single bathroom to a one bathroom single-family residential site that has or had no more than one dwelling unit as defined by the District Rules and Regulations*" and therefore the additional Fixture Units could not be granted in a second dwelling unit on the site. In staff's opinion, the applicant has

conservatively blended the addition with the existing home so the project has minimal impacts to the existing Steinbeck Cottage.

Tree Removal: As part of the project, the applicant is requesting the removal of one 20" Live Oak and the trimming of two additional Live Oaks (57" triple spar and 27"). A tree assessment was completed by Andrew Tope, a Certified Arborist, to assess the impacts of the development to the existing trees on the site. Mr. Tope concluded that the 20" Live Oak was deemed necessary for removal because of its close proximity to the footprint of the addition and because it has little effect on the overall canopy coverage of the site. Additionally, the Applicant's Arborist found that a non-protected Catalina Cherry Tree should also be considered for removal because it is crowding the adjacent oaks. The removal of this Cherry Tree will benefit the three surrounding trees. The applicant's arborist recommended that a 24" or 15 gallon California Live Oak be planted on the site. In staff's opinion, a 15-gallon box tree will not adequately replace the loss of a 20" Oak Tree, so a condition has been drafted requiring a replant requirement of a 24" box specimen.

The City's Arborist reviewed the project proposal and has concerns with the proximity of the new building to the existing trees on site. The Arborist has recommended that the proposed pathway on the west side be constructed of a material that does not require paving (decomposed granite or gravel, for example) so the roots of the trees are not affected. Additionally, the arborist recommended relocating the proposed first floor bathroom to reduce the impacts to the existing tree roots. The City Arborist is potentially willing to support the relocation of the bathroom to the east which would require the removal of two additional 13" and 19" Oak trees in order to allow more space for the 35" Oak. Planning Staff is recommending that the board discuss alternatives to the bathroom location on the first floor and potentially condition a new location to mitigate impacts to the trees.

Alternatives:

The Architectural Review Board may recommend an alternative design or may include a condition to change minor aspects design. The board may refer the approval back to staff or request a subcommittee made up of Architectural Review Board members for final approval. The board may also deny the application.

Environmental Review:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15331 (Class 31) – Historical Resource Restoration/Rehabilitation. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

- Attachment A – Permit Application
- Attachment B – Draft Permit
- Attachment C – Phase II Historic Compliance Assessment
- Attachment D – Arborist Report
- Attachment E – Project Plans



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

Project Permit(s) & Fees			
Permit: <u>AP</u>	Fee: <u>\$2224</u>	Multiple Permit Discount: _____	App. #: <u>14-310</u>
_____	_____	_____	Date: <u>6/2/14</u>
_____	_____	_____	Received By: <u>A. Hobson</u>
_____	_____	_____	Total Fee: <u>\$2224</u>

Project/Property Information	
Project Address: <u>421 Eardley Avenue</u>	APN: _____
Lot: _____ Block: _____	Tract: _____
ZC: _____ GP: _____	Lot Size: _____
Project Description: <u>tree removal/house, new construction</u>	
Applicant Name: <u>Lawrence Rosenberg</u> Phone #: <u>561-732-0528</u>	
Mailing Address: <u>421 Eardley Avenue Pacific Grove 93950</u>	
Email Address: <u>edycoarq1@aatt.net</u>	
Owner Name: <u>Same as above</u> Phone #: _____	
Mailing Address: _____	
Email Address: _____	

Permit(s)/Request(s)			
<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input 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 type="checkbox"/> TPD: 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"/> PUU: Permit Undocumented Unit	<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	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

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.

Lawrence Rosenberg 6/2/14 [Signature] 6/2/14
 Applicant Signature Date Owner Signature (Required) Date



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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ARCHITECTURAL PERMIT AND TREE PERMIT WITH DEVELOPMENT #14-310

FOR A PROPERTY LOCATED AT 421 EARDLEY AVE. TO CONSTRUCT AN ADDITION OF 1,033 SQUARE FEET TO THE FIRST FLOOR AND 553 SQUARE FEET TO CREATE A NEW SECOND STORY INCLUDING THE REMOCAL OF ONE 20” OAK TREE.

FACTS

1. The subject site is located at 421 Eardley Ave., Pacific Grove, 93950 APN 006-514-010
2. The subject site has a designation of Medium Density Residential 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 5,456square feet.
5. The subject site is developed with a single family dwelling and detached accessory green house.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15331.
7. The subject property is listed on the City of Pacific Grove Local Historic Resources Inventory.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is 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 No.’s 7, 21, 27, and 28, and;
3. 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;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) and Tree Permit with Development (TPD) #14-310 to allow:

1. The addition of 1,033 square feet to the first floor and 553 square feet to the second story.
2. The removal of one 20” Oak Tree.
3. The trimming of two additional Live Oak Trees.

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 plans for “Rosenberg Residence” dated 3/10/2015, 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 Replant.** A 24” box specimen Live Oak must be replanted on the site prior to final inspection.
- 8. **Site Paving Materials.** No pathway paving is allowed on the site. All paving should be constructed with materials that are approved by the Planning Department and the City Arborist to allow unrestricted growth to tree roots.
- 9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

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 AP 14-310 to allow the addition of 1,033 square feet to the first floor and 553 square feet to the second story, the removal of one 20” Oak Tree, and the trimming of two additional Live Oak Trees.
- 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 12th day of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, 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.

Dr. Lawrence Rosenburg, Property Owner

Date

KENT L. SEAVEY

7b.

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

June 2, 2014

Mr. Lawrence Rosenberg
521 Eardley Street.
Pacific Grove, CA 93950

Dear Mr. Rosenberg:

Introduction:

This Focused Phase II Secretary of the Interior's Standards for Treatment of Historic Properties Compliance Assessment has been prepared on behalf of Mr. Lawrence Rosenberg, as regards the possible transfer of water credits for an existing bathroom in the subject property, to a proposed new residence to be constructed on the parcel. The subject property is a listed historic resource, located at 421 Eardley St. (APN# 006-514-010), in Pacific Grove (see photos and documentation provided).

Historical Background & Description:

The subject property is an altered 1925 one-story, wood-framed, vernacular side-gabled cottage, attached to the rear of a two-car garage, that faces north onto Eardley Street. The residence is rectangular in plan, resting on a concrete foundation.

Assessor's records establish a construction date of 1925. Pacific Grove building records show a remodel and repair of the residence in 1993 (PGBP#93-0364). The remodel included replacement of the original board and batten wood siding with T-111 plywood with applied battens, and window changes throughout the building, possibly adding a large, slightly projecting fixed focal window in the south side-elevation, with a small, hexagonal window above. The 1926-1962 Sanborn map footprint of the residence does not show such a features.

The Heritage Society of Pacific Grove (HSPG) archives show that the subject property was constructed for Ms. Salome L. Johonnot, with a value of \$150, in 1925-26.

Character-defining features of the property include the one-story, side-gabled, rectangular building envelope. The front entrance is centered along the west facing facade. All other materials appear to be from the 1993 remodel. The residence is listed as #671 in the Pacific Grove Historic Resource Survey (PGHRS), dated January 1, 2007. Its significance derives from its association with the residency of Nobel and Pulitzer Prize winning author John E. Steinbeck.

Steinbeck purchased the property at 425 Eardley in April of 1941. At that time the subject property, 421 Eardley, was part of the 425 parcel. According to local historians, the cottage may have been employed by Steinbeck as a writing studio while he was developing the manuscript for "The Sea of Cortez". The full property was sold by the author in 1943 during his divorce from first wife, Carol Brown. The lot split occurred c.1995.

The subject property is significant at the local level, in the context of the theme of City of Homes (1927-1945), and is briefly mentioned in the 2011 Pacific Grove Historic Context Statement.

The subject property is sited on a wooded parcel with several mature oak trees present. One of the trees may need to be removed for the proposed new residence. According to the proponents arborist that tree is on the lower level of a double canopy, and its loss will not adversely affect the existing natural character of the parcel, which is complexly surrounded by tall wood fences.

Evaluation:

The proponent proposes to transfer some water usage from the subject property to a proposed new residence on the parcel by removing an existing interior bathroom. As proposed there will be no physical change to the already altered exterior of the residence. There is potential for the removal of one oak tree, which should not adversely affect the existing natural setting of the subject property.

The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment of the subject property.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

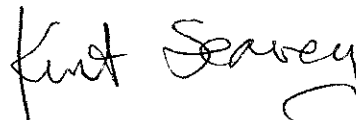
Impacts of the Proposed Project:

As proposed the essential form and integrity of the historic property and its environment will be unimpaired. Consistent with the Secretary's Standards for Rehabilitation, the proposed changes will assure the least possible loss of historic material so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. As proposed the new work will not cause a significant change to an already much altered historic building, and will not create a significant adverse effect on the environment.

Mitigation:

The proposed project is in conformance with the Secretary of the Interior's Standards for the treatment of Historic Properties under the standard for Rehabilitation No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kurt Seavey". The signature is written in black ink and is positioned below the typed name "Kurt Seavey".

421 Eardley Street-Pacific Grove

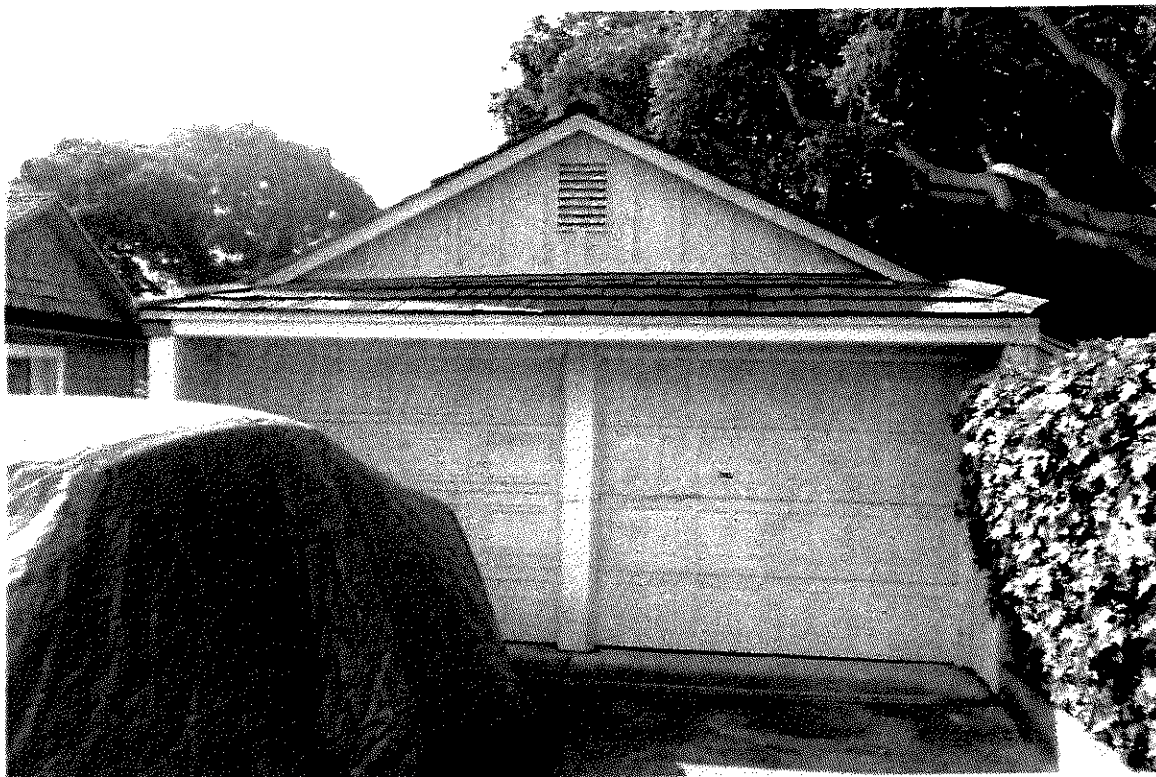


Photo #1. Looking south at the north facing garage, May, 2014.

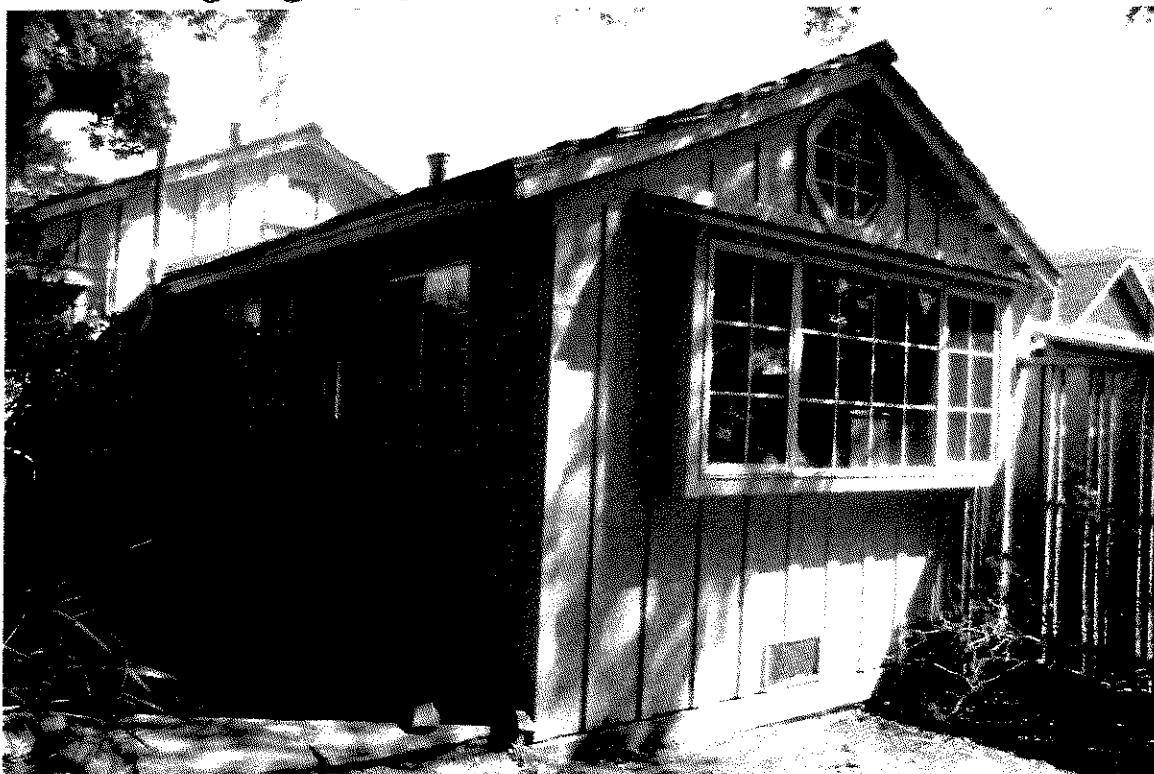


Photo #2. Looking NE at the south-side elev., and west facing facade. Note plastic snap-in muntins in all 1993 metal-clad windows, May, 2014.



Photo #3. Looking north at the landscape setting of the subject property, May, 2014.

Andrew Tope
Certified Arborist WE-7621A
P.O. Box 51964
Pacific Grove, CA 93950
Office 831-241-6910
Cell 831-238-3655

Mr. Rosenberg
421 Eardley Avenue,
Pacific Grove, CA 93950
APN: 006-533-013-,014

Mr. Rosenberg,

On April 10, 2014 you contacted our company in regard to an arborist report that was needed for a proposed residential addition. A site visit was completed on April 19, 2014. We met so I could become familiar with the site, discuss the proposed addition, and determine what was needed for the report. You asked me to evaluate the site plan and site to determine the effects of the proposed site plan on several trees on the site.

Limitations and Disclosure

The following are my observations and findings from the site visit on April 19, 2014. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited to the trees on site at 421 Eardley Avenue. No observations were made on the effects of the development to on trees adjacent properties.

Arborists are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation, often signs and symptoms are hidden within the tree or below ground. A tree is a living organism therefore its health is affected by many different factors. An arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

Observations

The following are my observations regarding the site and its trees:

- 421 Eardley Avenue is a residential site with a small cottage at the northwest corner of the property.
- The site has a canopy coverage of over 80 percent.
- Ten mature California live oaks (*Quercus agrifolia*) were found on the site and one Catalina cherry (*Prunus ilicifolia*).
- Most of the trees look to be in good health.
- The following trees have been identified as trees in close proximity to the building footprint.

Tree #	DBH	Species	Condition/ notes	Recommendation
1	38" DBL spar	Live oak	Thin canopy, good condition, continue monitoring trunk crotch	Protect/prune Canopy cleaning
2	13"	Live oak	Small canopy, good health.	Protect/prune Canopy cleaning
3	19"	Live Oak	Good health, over hanging cottage.	Protect/prune Canopy cleaning
4	20"	Live oak	Crowded canopy, thin	Protect/prune Canopy cleaning
5	18"	Live oak	Crowded canopy, thin	Protect/prune Canopy cleaning
6	15"	Catalina cherry	Removal will reduce over-crowding with trees 4, 5, 6	Remove
7	58" dbl spar	Live oak	Good, consider bracing due to horizontal growth	Protect/prune Canopy cleaning, and raise
8	36"	Live oak	Large canopy, good health.	Protect/prune

Tree #	DBH	Species	Condition/ notes	Recommendation
9	20"	Live oak	Asymmetric form, under canopy of #8	Remove
10	60" triple spar	Live oak	Good/ monitor inspect old pruning wounds for decay.	Protect/prune Canopy cleaning, raise, and weight reduction
11	27"	Live oak	Good/ monitor inspect old pruning wounds for decay.	Protect/prune Canopy cleaning, raise, and weight reduction

Discussion

Tree removal.

Tree #9 is deemed necessary for removal. This tree has little effect of the overall canopy coverage of the site as it grows below the canopy of tree #8. However, it would interfere with the proposed two story section of the addition, due to its low canopy height. It is also in close proximity to the footprint of the addition.

Tree #6 is suggested for removal and should also be considered. Tree #6 is a non-protected Catalina cherry that is positioned between oaks #5 and #7. The tree is crowding the oaks, removing the tree could greatly benefit trees #4, #5, and #7. Removal will give the oaks much needed space, provide more light penetration, and air flow. The overall canopy coverage of the property would not be significantly affected.

Tree Pruning

-A crown cleaning should be performed on all the trees in close proximity to the building site. Crown cleaning consists of removing dead, dying, and broken limbs.
 -Weight reduction should be performed on trees #7, #8, #10, and #11 this will reduce the likelihood of limb failure. Several of the trees have large, long lateral limbs with small to moderate pockets of decay at previous pruning wounds. These can be a higher risk for failure. Trees #3, #8, and #10 should also have their canopy raised due to their low hanging branches that would be intruding on the proposed building site.

-General pruning guidelines consist of:

1. On mature trees no more than 25% of live foliage is recommended to be removed in one particular pruning; exceptions can be made for weight reduction.
2. City pruning regulations shall be followed in accordance with American National Standards Institute (ANSI) A300 (Part 1) Tree Management Standards in accordance with International Society of Arboriculture Best Management Practices.
3. A licensed tree contractor, preferably with a certified arborist on staff is recommended to perform pruning.

Preserving/Tree Protection.

Preserving and protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) aka critical root zone, should be put into place. In this zone no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however, that is not always feasible. Trees in close proximity to footprint of the house that can't have a TPZ due to lack of space should have their trunks covered with vertical 2x4"s to prevent mechanical damage.

When excavating for the foundation avoiding cutting large roots whenever possible is ideal. Roots not only anchor the tree into the ground, they provide the water and nutrients trees need to thrive. Consult an arborist when root pruning will take place.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on California Live Oaks. These include root protection from root rot fungus and oak worm prevention. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

Tree Replanting

Since all the trees on the site are in the mature age class it is recommended that a 24in box or 15 gallon California Live Oak be planted. Do to the limited open space on the site only one location, indicated on the map, would be ideal for replanting. Replanting should take place to conform to city specs. Trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and nutrients in the soil.

Continued Monitoring Intervals

To ensure the continued health and survival of the replanted tree a certified arborist should monitor the newly planted trees for 3 years. It should consist of:

- Inspection of trees at the 6 month, 1 year, and 3 year intervals.
- Inspect for vigor, and proper growth rates.
- Inspect for possible diseases or pest presence.
- Identify a dead or dying tree.
- Replace dead or dying trees.

Andrew Tope
Certified Arborist WE-7621A

June 9, 2014

Addendum to Arborist Report for Rosenberg
421 Eardley Avenue, Pacific Grove

To Whom It May Concern:

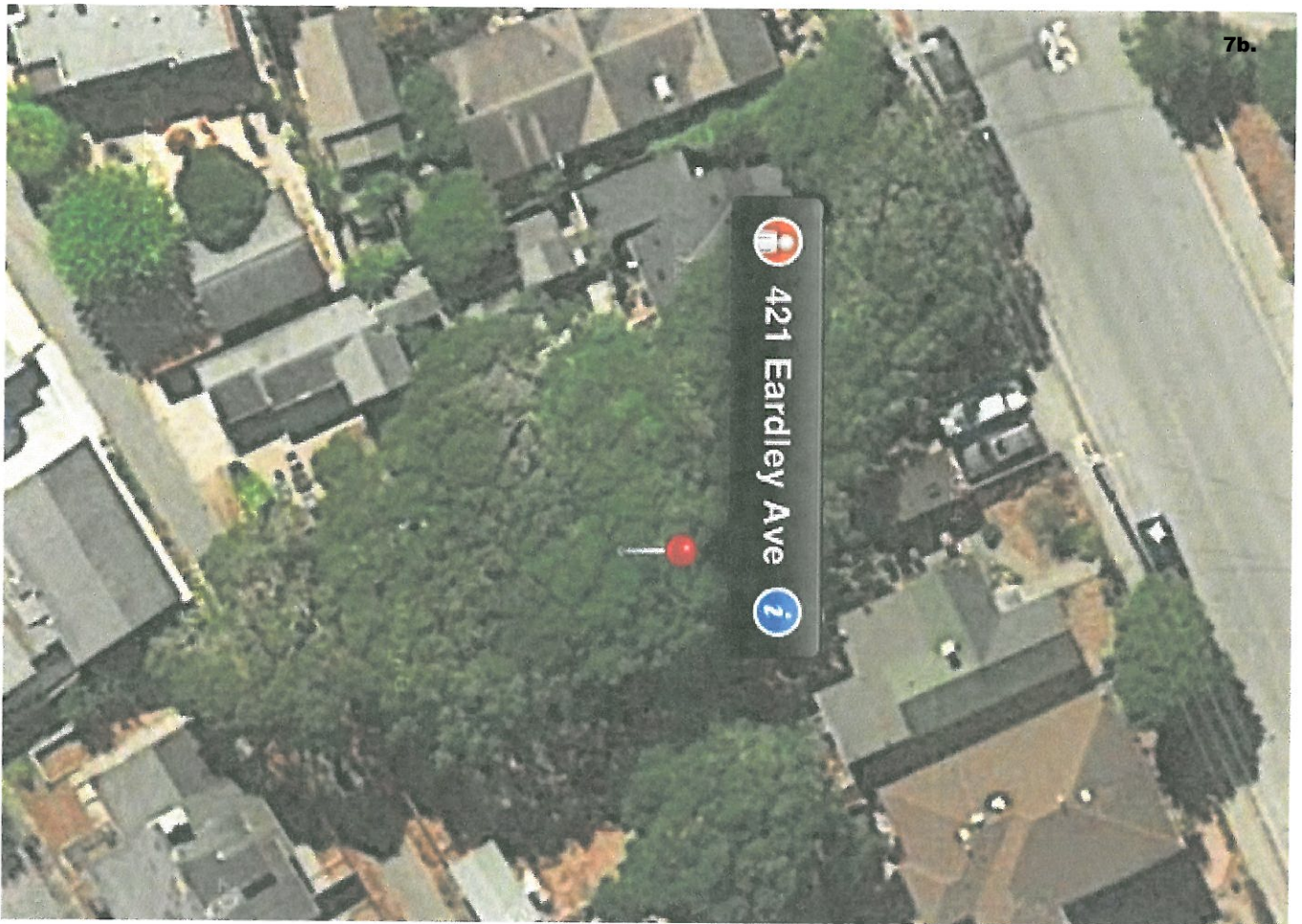
It has been brought to my attention that a 12" limb on tree # 7 is overhanging the greenhouse and may have to be removed due to the construction of the new home. The removal of this limb will have little impact on the canopy coverage of the tree and will not harm the tree.

Sincerely,

Andrew Tope
Certified Arborist # 7621A



Site view from back alley (Line St.)



Google earth map showing canopy coverage well over 80%.



↑
Old pruning wound with
decay inside

Heavy lateral branch with
weight reduction needed





Long lateral branches, canopy can be raised here

Tree proposed
for removal.

Almost entire
canopy below
adjacent tree.

Removal will
have minimum
effect on
overall site
coverage.



PLANNING INFO.

- PROPERTY OWNER:
LAWRENCE ROSENBERG
421 EARDLEY AVE, PACIFIC GROVE, CA. 93950
MOBILE (561) 732-0528
- PROJECT ADDRESS:
421 EARDLEY AVE.
PACIFIC GROVE, CA 93950.
- PROJECT SCOPE:
ADDITION OF TWO STORY RESIDENCE WITH
ATTACHED GARAGE TO EXISTING HOUSE.
EXISTING HOUSE TO REMAIN.

- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 006-533-013-014
- LEGAL DESC.: LOT: 9 BLOCK: 147
- ZONE: R-1
- STORIES: 2
- MAX BLDG. HT: 25 FT
- GRADING: 0 CY
- TREE REMOVAL: 1
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2013 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2010 CALIFORNIA ENERGY
CODE
- ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0
- LOT AREA: 5,456.63 S.F.
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
HOUSE	593	1346	0	1939
DRIVEWAYS	334	0	0	334
MOTOR COURT	0	231	0	231
PATH	937	71	714	294
GREEN HOUSE	180	0	0	180
LANDING/STEPS	0	17	0	17
TOTAL	2044	1665	714	2995

- LOT COVERAGE ALLOWED: 3,274 SF (60%)
- LOT COVERAGE PROPOSED: 2,995 SF (55%)

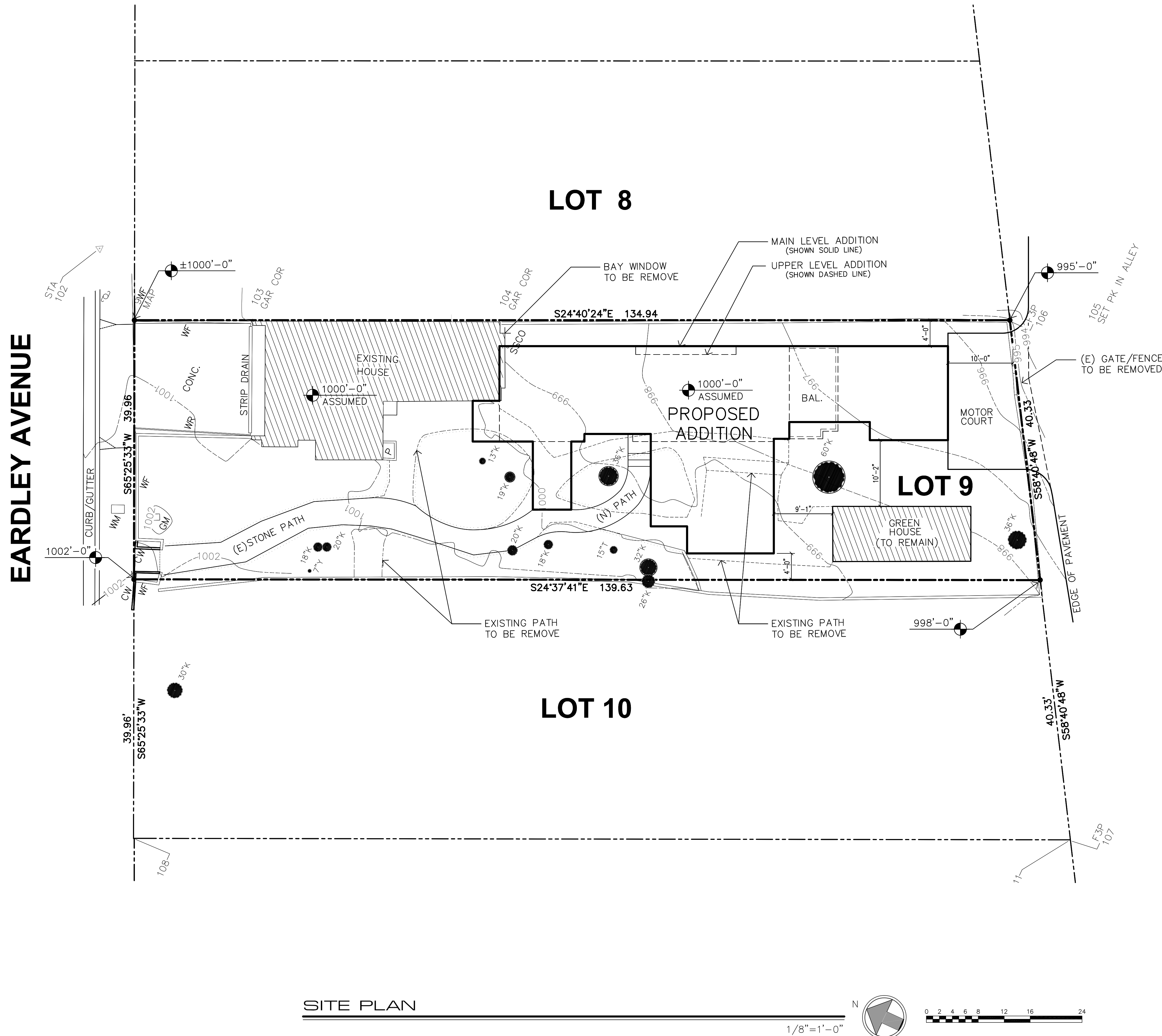
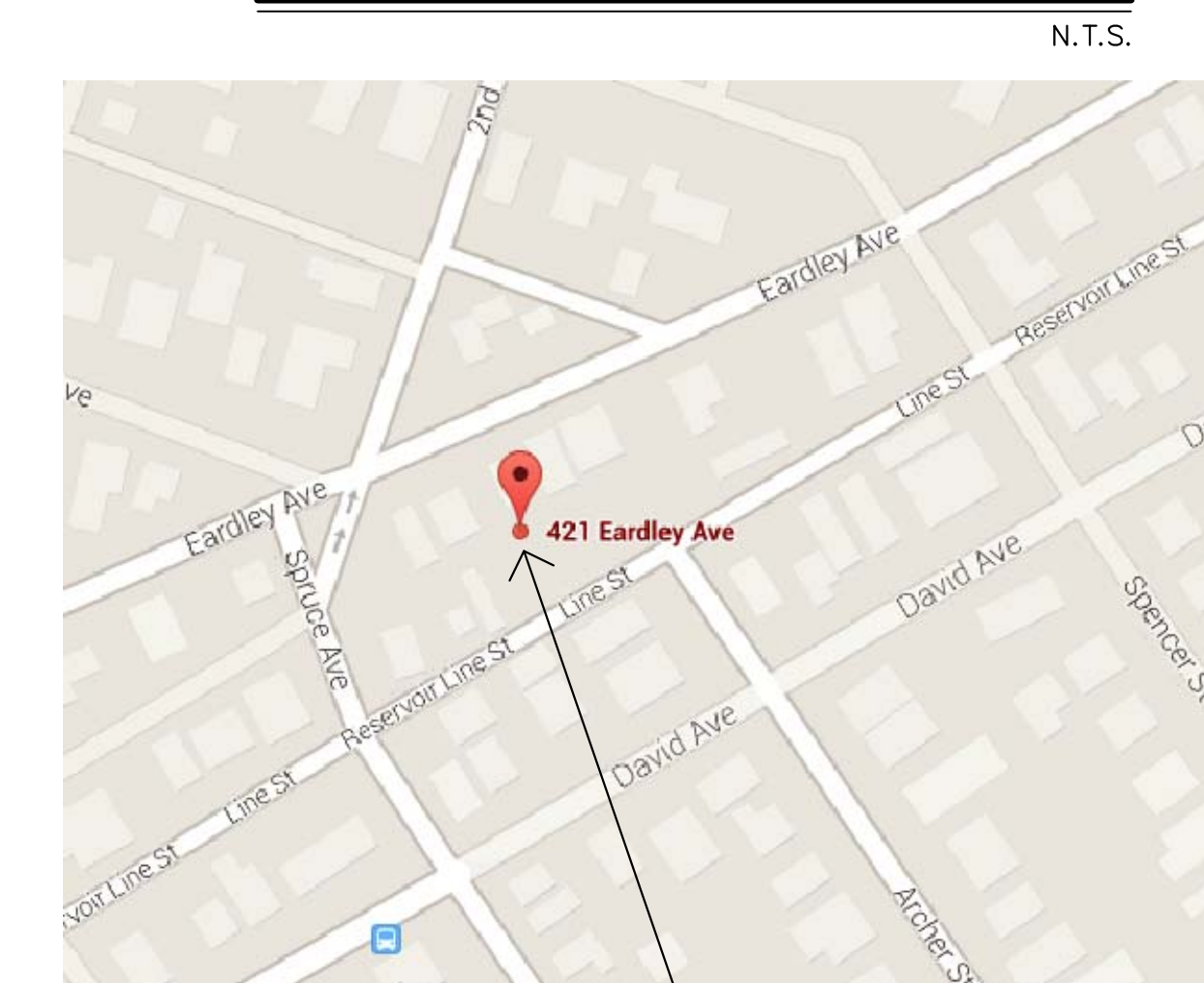
■ F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	593	1033	0	1626
UPPER FLOOR	0	553	0	553
GARAGE	0	322	0	322
TOTAL	593	1908	0	2501

- F.A.R. ALLOWED: 2,700 SF (50%)
- F.A.R. PROPOSED: 2,501 SF (46%)

EXISTING LANDSCAPING TO REMAIN

VICINITY MAP



SITE PLAN

1/8"=1'-0"



0 2 4 6 8 12 16 24

JUN A. SILLANO, AIA



JOHN E. MATTHAMS

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ jemidg@jemidg.com
WEB ■ www.jemidg.com

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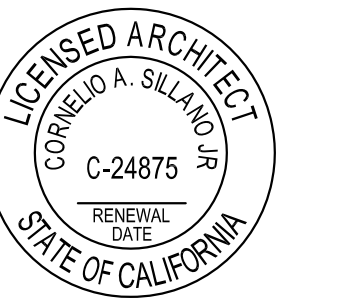
PROJECT/CLIENT:

ROSENBERG
RESIDENCE

PROJECT ADDRESS:

421 EARDLEY
AVENUE, PACIFIC
GROVE, CA.
93950

APN: 006-533-013-014



DATE: 03-10-15

DESIGN APPROVAL

REVISIONS:

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- △ _____

SITE PLAN

SHEET NO.

A1.0

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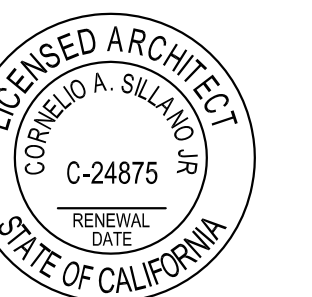
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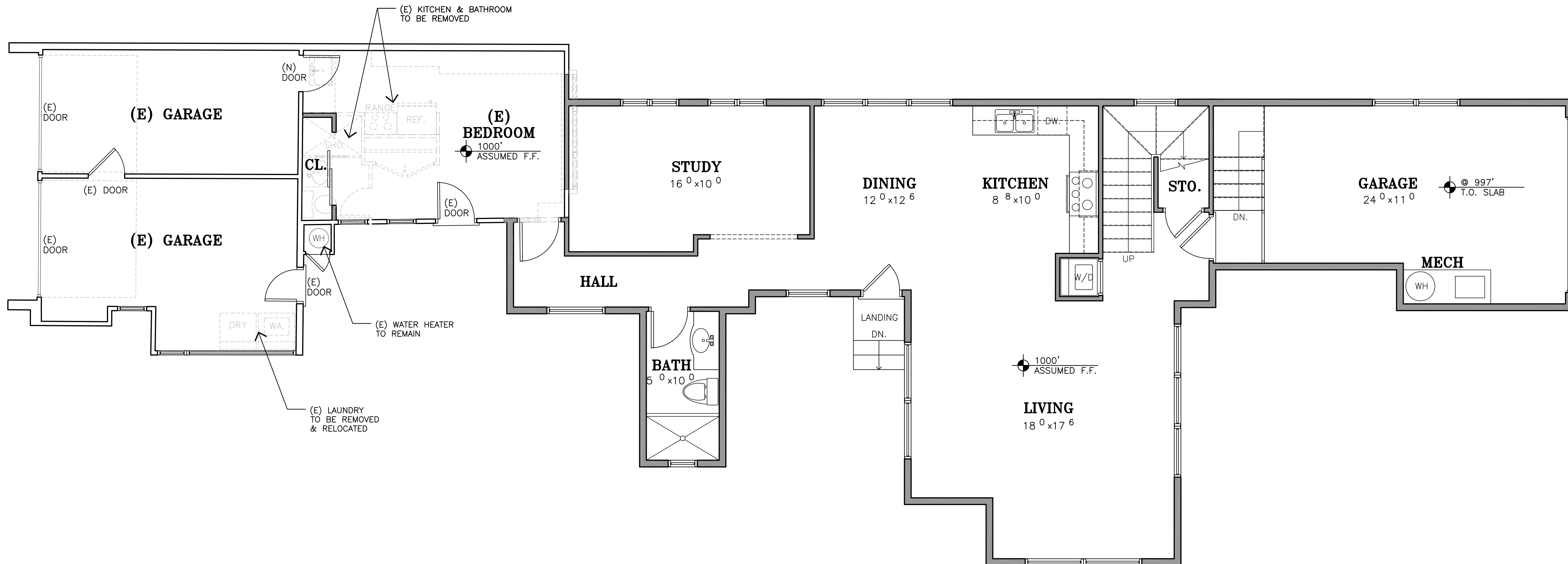
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**MAIN LEVEL
PLAN**

SHEET NO.

A2.0

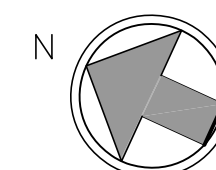


WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

MAIN LEVEL PLAN

1/4" = 1'-0"



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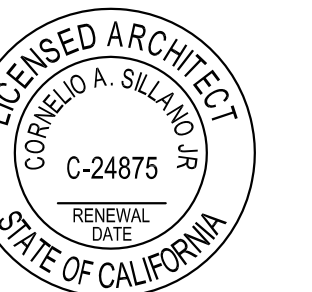
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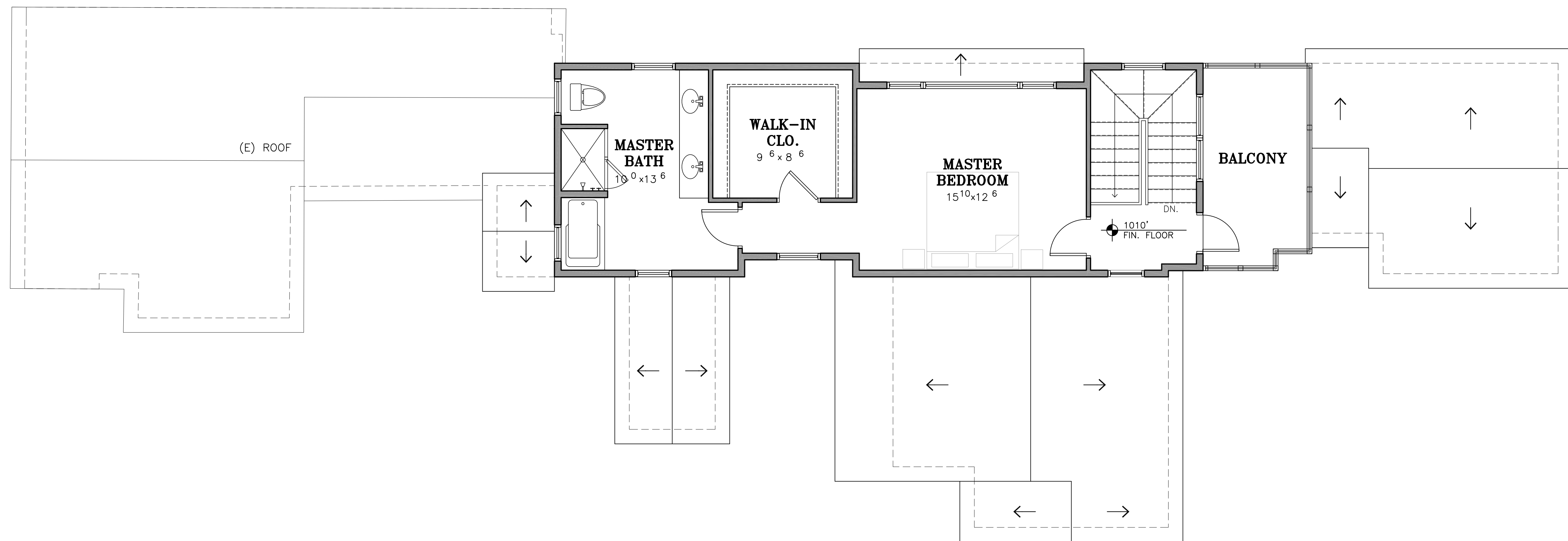
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**UPPER LEVEL
PLAN**

SHEET NO.

A3.0



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

UPPER LEVEL PLAN

1/4" = 1'-0"



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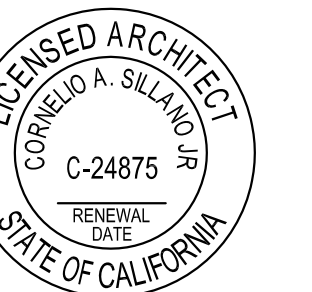
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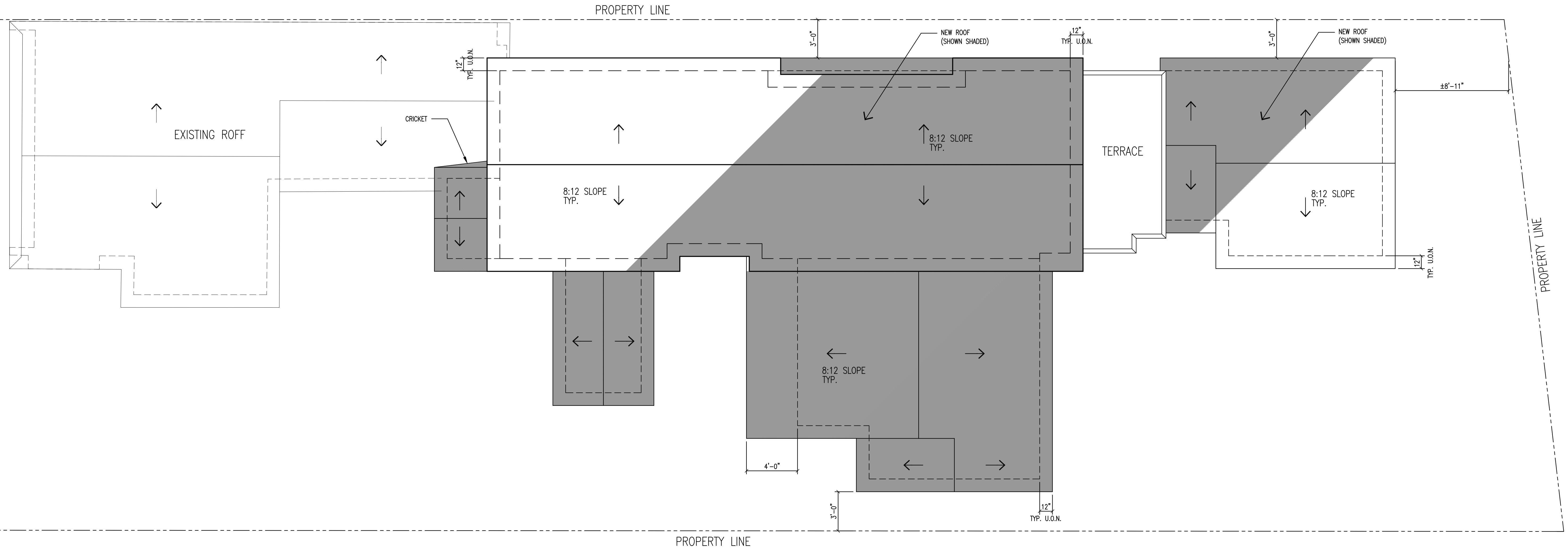
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ROOF PLAN

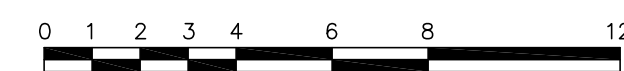
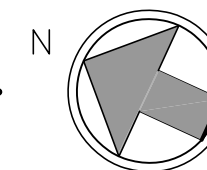
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A5.0



ROOF PLAN

1/4" = 1'-0"



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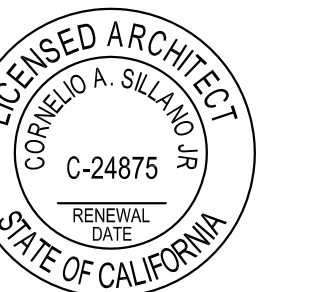
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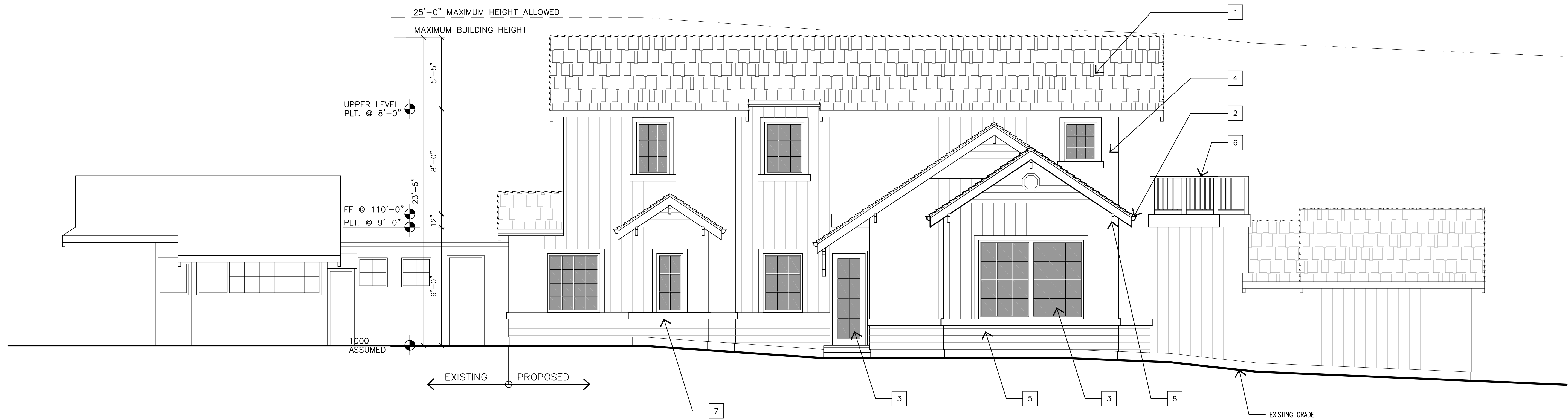
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ELEVATIONS

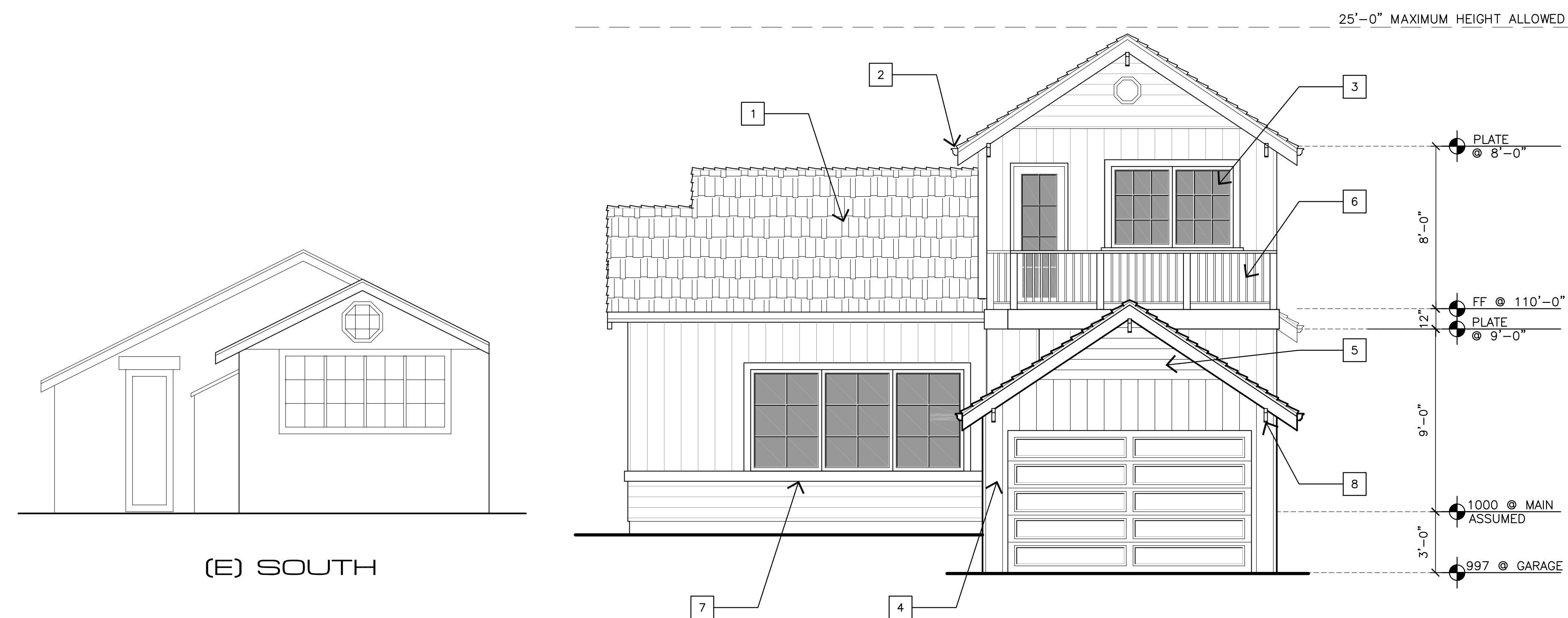
SHEET NO.

A6.0



WEST ELEVATION

1/4"=1'-0"



(E) SOUTH

SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 ROOFING MATERIALS TO MATCH EXISTING
- 2 COPPER GUTTER, LEADER BOX & DOWNSPOUT TO MATCH EXISTING
- 3 PAINTED EXTERIOR WOOD DOORS AND WINDOWS
- 4 10" O.C. VERTICAL BOARD AND BATTEN
- 5 6" O.C. HORIZONTAL SIDINGS
- 6 42" HIGH WOOD RAILING
- 7 2X REDWOOD TRIM
- 8 2X8 REDWOOD OUTRIGGERS TYP.

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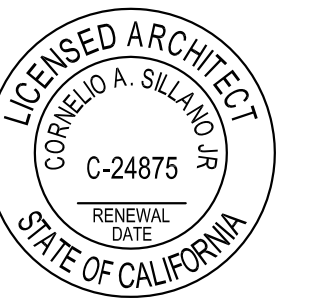
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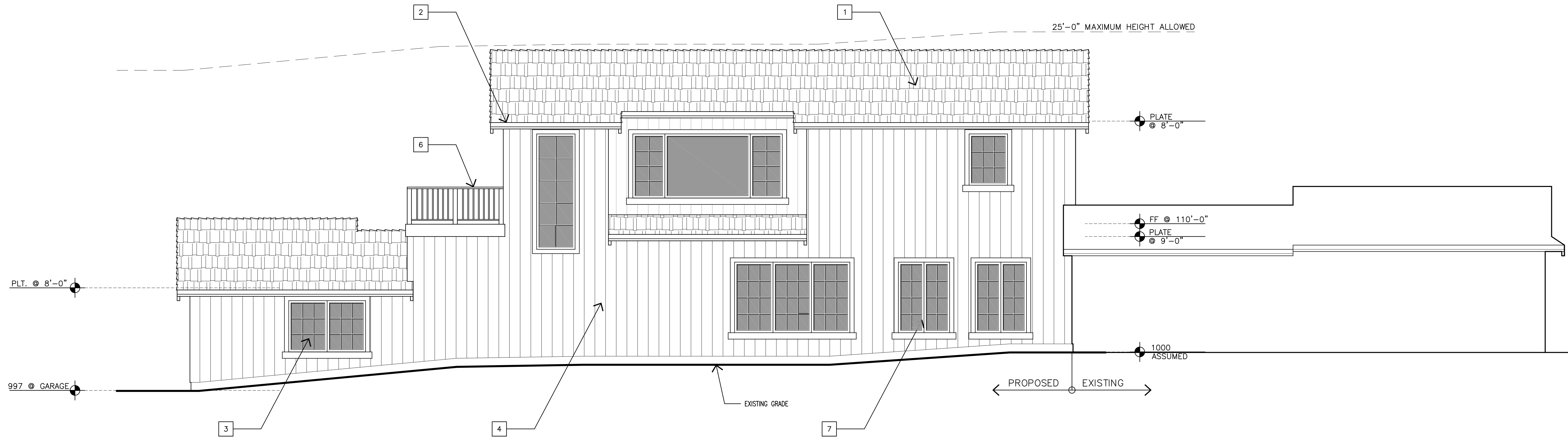
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ELEVATIONS

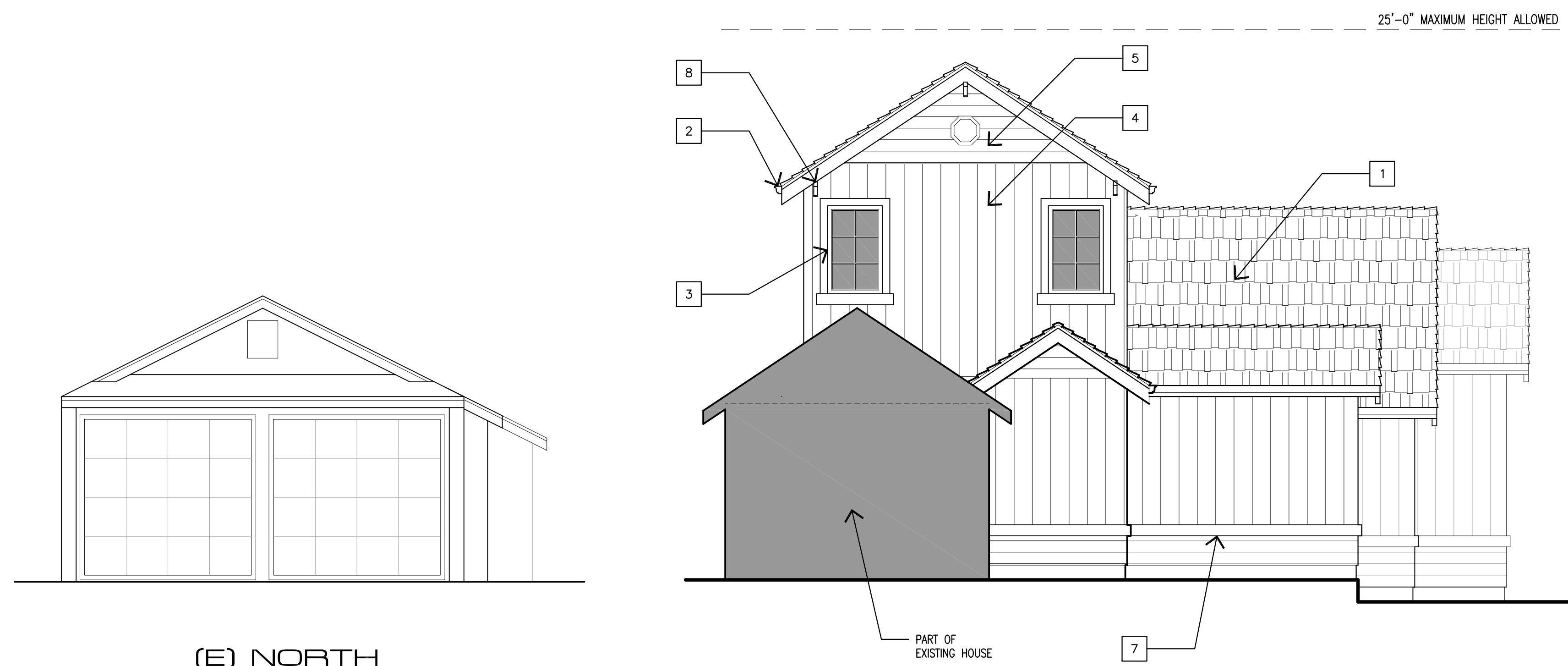
SHEET NO.

A6.1



EAST ELEVATION

1/4"=1'-0"



(E) NORTH

NORTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 ROOFING MATERIALS TO MATCH EXISTING
- 2 COPPER GUTTER, LEADER BOX & DOWNSPOUT TO MATCH EXISTING
- 3 PAINTED EXTERIOR WOOD DOORS AND WINDOWS
- 4 10" O.C. VERTICAL BOARD AND BATTEN
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