



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Chairman Steres and Members of the Architecture Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: July 18, 2017

SUBJECT: Architectural Permit Permit (AP), Use Permit (UP), and Tree Permit with Development (TPD) #17-433 to allow a two-story addition of 847 square feet, to an existing single-story residence of 1,002 square feet, to create a total of a two-story single-family residence of 1,849 gross square feet. A Use Permit allows the main residence to maintain the legal non-conforming setbacks. A Tree Permit with Development allows the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree.

ADDRESS: 363 Hillcrest Avenue (APN 006-692-110)

**ZONING/
LAND USE:** R-1/Medium Density to 17.4 DU/ac

**APPLICANT/
OWNER:** Anatoly Ostretsov, architect / Stacy Strength & Denton Rohrbough, owners

CEQA: Categorical Exemption, Section 15301(e)(2), Class 1, Existing Facilities

RECOMMENDATION

Recommend approval to the Planning Commission, subject to recommended findings and conditions.

BACKGROUND

On May 4, 2017, Anatoly Ostretsov, architect, applied for an Architectural Permit, Use Permit, and Tree Permit with Development #17-433 for a property located at 363 Hillcrest Avenue in Pacific Grove. The project seeks to allow the existing one-story residence of 1,002 square feet to add a two-story addition of 847 square feet, and to keep the legal non-conforming setbacks. The project also seeks to allow the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree. An existing Accessory Dwelling Unit and carport will remain on site. This would create a total of a 1,849 gross square feet two-story residence, with a 447 square feet Accessory Dwelling Unit, and a detached carport of 180 square feet.

P.G.M.C. §23.68.050 requires a Use Permit in order to allow the demolition and reconstruction of more than 25 percent of the floor area of a nonconforming building or structure and/or the demolition and reconstruction of more than 25 percent of the lateral length of the exterior walls. The project seeks a Use Permit in order to maintain its legal non-conforming setbacks on the existing first floor, while allowing a two-story addition of 847 square feet (84 percent increase.)

To accommodate the addition, tree trimming and pruning would be required. A Tree Resource Assessment was completed on June 5th, 2017, by Frank Ono, ISA Certified Arborist #536, and determined that the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree, would be acceptable.

DISCUSSION

Zoning Code

The proposed development is in conformance with all requirements of the R-1 zone, with the exception of legal non-conforming setbacks and the undersized carport. The addition will not encroach into the setbacks.

The proposed project will have a building coverage of 37%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. §23.16.040. The proposed project will have a site coverage of 59.5%, which is within the allowable site coverage of 60%. The proposed project will have a gross floor area 2,476 square feet, which is within the allowable maximum gross floor area of 2,476 square feet.

The proposed project will have a building height of 23 feet 10 inches, which is within the allowable maximum height limit of 25 feet.

Architecture Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

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

Guideline #35: Design a façade to appear similar in scale and character to those in its context.

Guideline #36: Design a façade to provide visual interest to the street.

CEQA:

The project proposes an addition of 847 square feet, which is smaller than 10,000 square feet. Therefore, the project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(2) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations conform to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application

- B. Project Data Sheet
- C. Draft Permit
- D. Initial Historic Determination
- E. Arborist Report
- F. Water Credit Form
- G. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Assistant Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Item 6c

Application # AP TPD 17-433

Date: _____

Total Fees: _____

APPLICANT/OWNER:

Project Address: 363 Hillcrest Ave. APN: 006-692-011

Project Description: UPPER LEVEL ADDITION TO (E) SFR - 703s.f.
NEW STAIRCASE (77s.f.), MAIN LEVEL EXTENSION (67s.f.)

Tree Work? Yes No

Applicant
Name: ANATOLY OSTRETSOV
Phone: (831) 682-1331
Email: aostretsov@yahoo.com
Mailing Address: P.O. Box 2041, MONTEREY 93940

Owner
Name: MR. AND MRS. DENTON ROHRBOUGH
Phone: (209) 261-5658
Email: _____
Mailing Address: 363 HILLCREST AVE., PG

PLANNING STAFF USE ONLY:

Permit Request:
 CRD: Counter Determination SP: Sign Permit LM: Lot Merger PUU: Undocumented Unit
 AP: Architectural Permit UP: Use Permit IHS: Initial Historic Screening VAR: Variance
 AAP: Administrative AP AUP: Administrative UP HPP: Historic Preservation MMP: Mitigation Monitoring
 ADC: Arch Design Change ADU: Acc. Dwelling Unit A: Appeal Stormwater Permit
 ASP: Admin Sign Permit LLA: Lot Line Adjustment TPD: Tree Permit W/ Dev't Other: _____

CEQA Determination: Exempt Initial Study & Mitigated Negative Declaration Environmental Impact Report
Review Authority: Staff HRC ZA PC SPRC CC ARB _____
Active Permits: Active Planning Permit Active Building Permit Active Code Violation Permit #: _____
Overlay Zones: Butterfly Zone Coastal Zone Area of Special Biological Significance (ASBS) Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 4 Block: 187 Tract: Hillcrest Add to PG
ZC: R-1 GP: Med Dens 17.4 du/ac Lot Size: 4,877 sf
 Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:
Received by: M MAY 04 2017 **\$ PAID** 3,608.40 5-4-17
Assigned to: _____
CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

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. I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: [Signature]

Date: 04-22-17

Owner Signature (Required): [Signature]

Date: 5/10/17

RECEIVED

PROJECT DATA SHEET

MAY 04 2017

Project Address: 363 HILLCREST AVE.Submittal Date: APRIL 28, 2017Applicant(s): MR. ROHRBOUGH

Permit Type(s) & No(s):

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	4,877			SURVEY DATA
Density (multi-family projects only)				
Building Coverage	1,951	1,636	1,805	40%
Site Coverage	2,926	3,080	2,904	60%
Gross Floor Area	2,476	1,449	2,476	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced				335 S.F. - REMOVED 69 S.F. - ADDED
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	131/100%	23 ft/12%	
Exterior Lateral Wall Length to be built	_____	_____	198	
Building Height	25	14'-3"	23'-10"	
Number of stories	2	1	2	
Front Setback	15'	20'-3"	15'-9"	
LEFT (EAST) Side Setback (specify side)	10% = 5'	2'-0"	2'-0"	PROPOSED ADDITION - 5'-6"
RIGHT (WEST) Side Setback (specify side)	10% = 5'	6'-8"	6'-8"	
Rear Setback	10'	52'-4"	41'-9"	
Garage Door Setback	20'	N/A	N/A	(E) CARPORT
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement) (171 S.F.)	9' x 20'	9.5 x 18	9.5 x 18	(E) CARPORT
Number of Driveways	1	1	1	19 S.F.
Driveway Width(s)		8'-8"	8'-8"	NOT IN SCOPE
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'-0"	6"	
Distances Between Eaves & Property Lines	3' minimum	1'-2"	4'-6"	
Open Porch/Deck Projections				
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings (EXISTING GUEST HOUSE)		1	1	NOT IN SCOPE
Accessory Building Setbacks		N/A	N/A	NOT IN SCOPE
Distance between Buildings	3'-6"	24'-3"	23'-11"	
Accessory Building Heights		N/A	N/A	NOT IN SCOPE
Fence Heights	6'	4' (FRONT)		NOT IN SCOPE

*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.



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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**ARCHITECTURAL PERMIT
&
USE PERMIT
&
TREE PERMIT WITH DEVELOPMENT
#17-433**

TO ALLOW A TWO-STORY ADDITION OF 847 SQUARE FEET, TO AN EXISTING SINGLE-STORY RESIDENCE OF 1,002 SQUARE FEET, TO CREATE A TOTAL OF A TWO-STORY SINGLE-FAMILY RESIDENCE OF 1,849 GROSS SQUARE FEET. A USE PERMIT ALLOWS THE MAIN RESIDENCE TO MAINTAIN THE LEGAL NON-CONFORMING SETBACKS. A TREE PERMIT WITH DEVELOPMENT ALLOWS THE PRUNING OF A 14 INCH DIAMETER MONTEREY PINE TREE, AND THE REMOVAL OF DEAD LIMBS AND ROOT PRUNING OF A 22 INCH DIAMETER OAK TREE.

FACTS

1. The subject site is located at 363 Hillcrest Avenue, Pacific Grove, 93950 (APN 006-692-110)
2. The subject site has a designation of Medium Density to 5.4 DU/ac 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 a 4,877 square feet through lot.
5. The subject site is developed with a single-story single-family residence of 1,002 square feet, an Accessory Dwelling Unit of 447 square feet, and a carport of 180 square feet.
6. The Accessory Dwelling Unit was approved through an Undocumented Unit Permit #15-330 on November 2, 2015.
7. The subject property was built in 1942, remodeled in 2005, and is not listed on the City's Historic Resources Inventory.
8. The Historic Resources Committee completed an Initial Historic Screening Determination on March 22, 2017, and determined that the subject property is not eligible for the City's Historic Resources Inventory.
9. The subject site is located within the Area of Special Biological Significance Watershed.
10. The subject property has legal non-conforming setbacks.
11. The demolition and reconstruction of more than 25 percent of the floor area of a nonconforming building or structure and/or the demolition and reconstruction of more than 25 percent of the lateral length of the exterior walls shall be permitted only if a use permit is first obtained, pursuant to P.G.M.C. 23.68.050.
12. A Tree Resource Assessment was completed on June 5th, 2017, by Frank Ono, ISA Certified Arborist #536.
13. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e)(2), Class 1, Existing Facilities.

FINDINGS

1. The proposed use is allowed with a Use Permit within the R-1 zoning district and complies with all applicable provisions of these regulations, and;
2. The proposed use is consistent with the general plan, and;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, in that the subject property will be improved, and;
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, and;
5. The location, size, design, and operation of the characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

6. The proposed development will meet the development regulations set forth in the R-1 zoning district, with the exception of the legal non-conforming setbacks and undersized carport, and;
7. 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, and that in the proposal is consistent with Architectural Review Guidelines No. 28, 35, and 36, and;
8. 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;
9. The Commission has 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 & Use Permit & Tree Permit with Development #17-433 to allow a two-story addition of 847 square feet, to an existing single-story residence of 1,002 square feet, to create a total of a two-story single-family residence of 1,849 gross square feet. A Use Permit allows the main residence to maintain the legal non-conforming setbacks. A Tree Permit with Development allows the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree.

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 "Lyon Residence", 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. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
- 8. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
- 9. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

- 1. The Commission 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 Commission authorizes Approval of AP 17-433 to allow a two-story addition of 847 square feet, to an existing single-story residence of 1,002 square feet, to create a total of a two-story single-family residence of 1,849 gross square feet. A Use Permit allows the main residence to maintain the legal non-conforming setbacks. A Tree Permit with Development allows the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree.
- 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 PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE ON THE 20th DAY OF JULY, 2017, BY THE FOLLOWING VOTE:

AYES: **XXX**
 NOES: **XXX**
 ABSENT: **XXX**

APPROVED:

 William Fredrickson, 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.

 Stacy Strength & Denton Rohrbough, property owners

 Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950
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Initial Historic Screening Determination

Address: 363 Hillcrest Ave APN: 006-692-011-000
 Owner: Stacy Rohrbough Applicant: N/A

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the March 22, 2017 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, HRC Chair

3.22.17
 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 10 years from the date of approval.

Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

Mark Brodeur, CEDD Director

3/23/17
 Date

Tree Resource Assessment
363 Hillcrest Avenue
Pacific Grove CA

Prepared for:

Mr. and Mrs. Denton Rohrbough

Prepared by:

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

June 5, 2017

Owner:

Mr. and Mrs. Denton Rohrbough
363 Hillcrest Avenue
Pacific Grove, CA 93950

Architect:

Anatoly Ostretsov
P.O. Box 2041
Monterey, CA 93940

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed requiring excavation near an oak and pine tree. The project proposes to add small additions to an existing structure where minimal excavation and hardscape removal will be performed near existing protected trees. At this time it appears the project does not require removal or relocation of trees. A tree assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Mr. and Mrs. Denton Rohrbough, the owners of the property located at 1163 Hillcrest Avenue, Pacific Grove CA by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The City of Pacific Grove Land Use Plan and City Zoning Ordinances identify native Coast live oak and Monterey pine trees as species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owners, Mr. and Mrs. Denton Rohrbough, have requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. 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 Anatoly Ostretsov.
- 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 as defined by the City of Pacific Grove Zoning Ordinance; as well as mitigation requirements for those 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 April 28, 2017 by Anatoly Ostretsov 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. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

PURPOSE AND GOAL

This Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at 1163 Hillcrest Avenue, Pacific Grove CA. The purpose of the assessment is to determine what, if any, of the trees will be affected by the proposed project. Oak trees and Monterey pine trees are considered protected trees as defined by the City of Pacific Grove Zoning Ordinances.

The goal of this report is to protect and maintain the Pacific Grove Urban 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 report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 006-692-011-000.
- 2) Location: 363 Hillcrest Avenue.
- 3) Parcel size: .11 Acres.
- 4) Existing Land Use: The parcel is zoned for residential use (ZONING).
- 5) Slope: The parcel ranges from mild to moderate slopes. Slopes range from 5% to 10%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Narlon soils, a gently sloping and moderately sloping soil on dissected marine terraces. The report states it has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe with this soil type.
- 7) Vegetation: The vegetation on site is composed primarily of a few small Monterey pines and Oak over story. The site is developed and has ornamental planting.
- 8) Forest Condition and Health: The stand of trees and health are evaluated with the use of the residual trees combined with surrounding adjacent trees as a complete stand. The site is developed and surrounding forest canopy is fragmented. It is a fragmented closed cone forest which is urbanized. The stand has a mixture of dominant Oaks (many of which are in poor to moderate health).

BACKGROUND

Assessment focuses on incorporation of the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. Proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with City of Pacific Grove Municipal Codes. The study of individual trees determined treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development area were located, measured, inspected, flagged and recorded. The 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. All meetings and field review were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

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

- The site is developed with an existing structure and hardscaped parking area. My understanding is the existing trees are to remain.
- There is one 14” diameter Monterey pine (#128) on the property close to the proximity of construction. The foundation is proposed to be 7.5 feet from the base of the tree. Currently the tree has limbs resting on the roof of the existing building. The tree will need to be pruned to remove foliage from the roof for both fire clearance and for the new proposed structure.
- A mature 22” diameter oak (#129) located in the rear yard, is in fair to poor condition. It is located in a raised planter area. Soils have been disturbed in this area where a Mayten tree has been planted and artificial turf has been installed. Currently the tree has a thinning crown with a number of dead branch ends. There is a need for several dead limbs to be removed.
- Proposed construction near tree #129 is to be approximately 9 feet from the base of the tree, where encroachment into the root zone must occur for the addition. Also an extension of the existing stone retaining wall will be installed to retain soils and a staircase installed to access the trash can area.
- The project proposing to build near tree #129 where excavation may encroach into a portion of the trees critical root zone. Close inspection of the area reveals that disturbance during encroachment, may be minimal due to the sandy soil type. Additionally not many roots are expected to be encountered as the area has been previously disturbed. The tree is expected to satisfactorily survive construction provided work near the tree is monitored and the tree protected.

CONCLUSION/PROJECT ASSESSMENT

This proposal to build additions to a single-family residence is planned to maintain the existing urban forested environment, allowing the forest to continue to exist over time. No tree removal for this site is proposed or expected due to construction. All trees are expected to survive with no negligible affects if properly protected and monitored. The remainder of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction.

Short Term Affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings one pine tree will need pruning and some additional limbs from an oak may also need removal. The oak in the rear yard may also need some a portion of its 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 limb dieback.

Long Term Affects

No significant long term affects to the forest ecosystem are anticipated as this is already a developed residential site. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. 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 for removal those trees likely to experience decline.

RECOMMENDATIONS

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site, especially near building construction areas. Pruning will include the oak tree (#129) for deadwood removal and only those limbs that interfere with the building construction. The pine (#128) will need its crown cleaning and removal of limbs resting on the roof.

Additionally, other limbs may need removal such as those with minor structural defects or disease that must be compensated. 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. 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.

Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to construction areas 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 may also be used.
- Fencing must not be to be attached to the tree. It shall be 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 must 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 will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project 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..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

- A) Tree service contractors will verify animal or bird nesting prior to tree work. If nesting activity of migratory birds are found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
- B) 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.
- C) Pruning shall be conducted so as not to unnecessarily injure the tree. 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.
- D) Native live trees 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.
- E) 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.
- F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees 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.
- H) 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 Prepared By:



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

June 5, 2017

Date

PHOTOGRAPHS



Tree #128 will need minor pruning



Tree #129



Foundation will encroach into this area; it is previously disturbed and has had roots removed obviously for the new tree planting



ANATOLY OSTRETSOV
DESIGN
P.O. BOX 2041
MONTEREY, CA 93940
(831) 662-1331

REVISIONS:

1	
2	
3	
4	

PACIFIC GROVE, CA, 93950

PROPOSED REMODEL AND ADDITION TO
THE ROHRBOUGH RESIDENCE

363 HILLCREST AVE.

SITE PLAN

DATE: 04-28-17
DESIGN APPROVAL

SHEET NO.
A1.0

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. DENTON ROHRBOUGH
363 HILLCREST AVE.
PACIFIC GROVE, CA 93950
TEL. (209) 261-5658

PROJECT ADDRESS: 363 HILLCREST AVE
PACIFIC GROVE, CA 93950

PROJECT DESCRIPTION:
1. NEW UPPER LEVEL ADDITION (MASTER BEDROOM SUITE AND OFFICE - 703 S.F.)
2. REMOVE (E) MASTER BEDROOM AND CONVERT TO GREAT ROOM. EXTEND (E) FAMILY ROOM BY 4'-6" TOWARD THE FRONT (67 S.F.)
3. CONVERT PART OF (E) FAMILY ROOM TO BEDROOM 2 (139 S.F.)
4. NEW STAIRCASE TO NEW UPPER LEVEL (77 S.F.)
5. REMODEL OF (E) KITCHEN AND LAUNDRY

EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN

APN: 006-692-011-000
ZONING: R-1
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: 2
HEIGHT LIMIT: 25'
GRADING: NONE
TREE REMOVAL: NONE
APPLICABLE CODES: 2016 CBC, 2016 CRC, 2016 CFC, 2016 CPC, 2016 CEC, 2016 OMC, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING CODE

LOT AREA: 4,877 S.F.
FLOOR AREA ALLOWED: 2,476 S.F.
BLDG COVERAGE ALLOWED: 40% = 1,951 S.F.
SITE COVERAGE ALLOWED: 60% = 2,926 S.F.

FLOOR AREA CALCULATIONS

(E) HOUSE	1,002 S.F.
(E) GUEST HOUSE	447 S.F.
(E) CARPORT	180 S.F.
PROPOSED MAIN FLOOR EXTENSION	144 S.F.
PROPOSED UPPER FLOOR ADDITION	703 S.F.
TOTAL FLOOR AREA	2,476 S.F.

COVERAGE CALCULATIONS

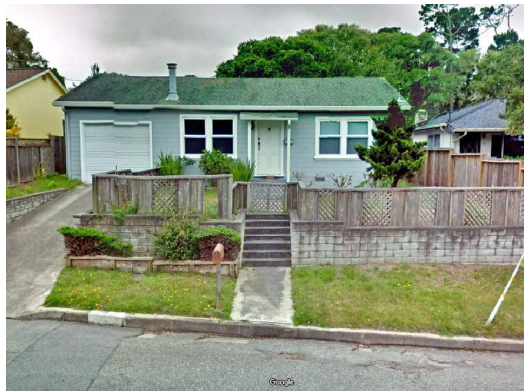
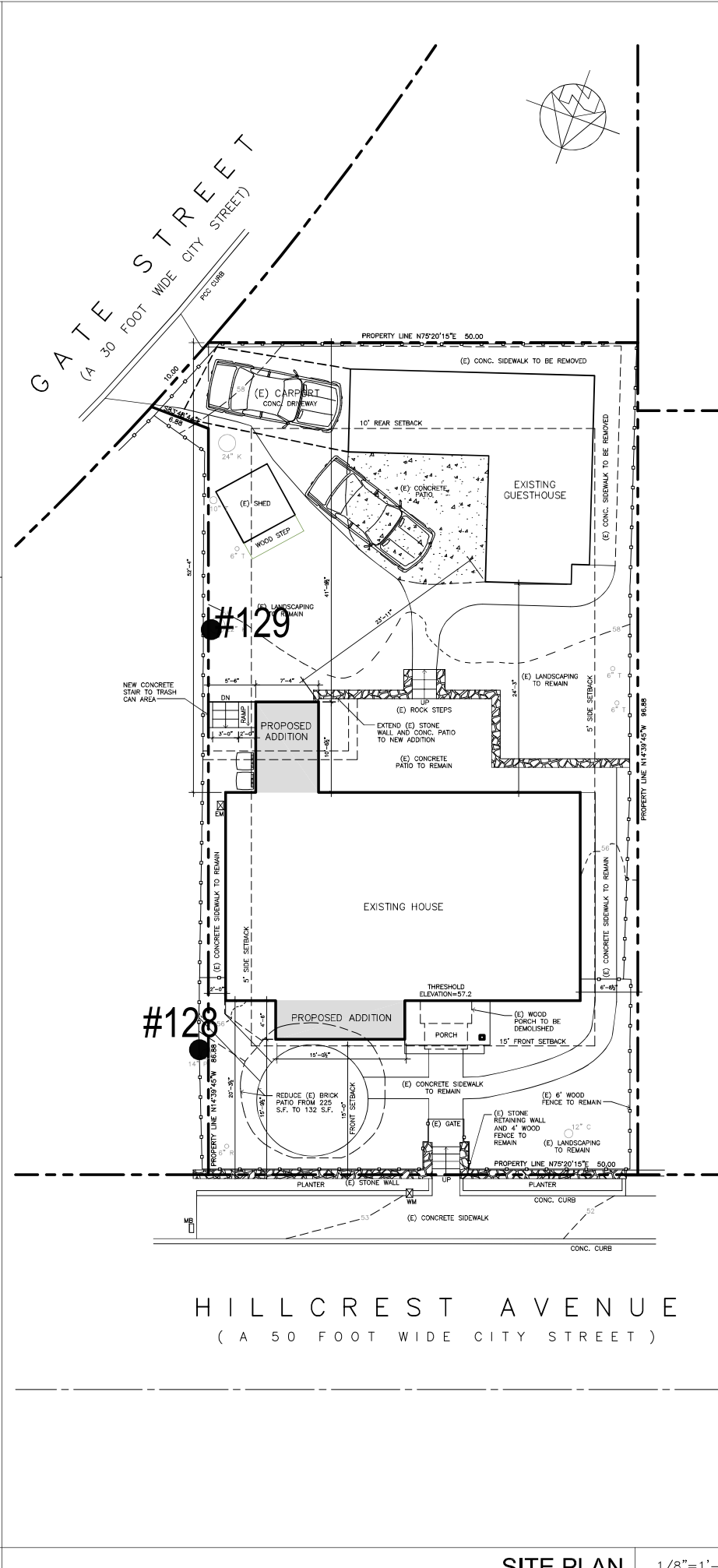
BUILDING COVERAGE				
(E) HOUSE	1,018 S.F.			
PROPOSED ADDITION	144 S.F.			
PROPOSED COVERED PORCH EXT.	25 S.F.			
(E) GUEST HOUSE	447 S.F.			
(E) CARPORT	171 S.F.			
TOTAL BUILDING COVERAGE	1,805 S.F.			

SITE COVERAGE	EXISTING	REMOVED	PROPOSED	TOTAL
BUILDING COVERAGE	1,636	16	185	1,805 S.F.
FRONT ROUND BRICK PATIO	225	93	0	132 S.F.
MAIN HOUSE CONC. PATHS	558	59	69	568 S.F.
GUEST HOUSE CONC. PATHS	596	183	0	413 S.F.
DRIVEWAY	19	0	0	19 S.F.
SHED	46	0	0	46 S.F.
TOTAL	3,080	351	254	2,983 S.F.
NOT COUNTED: 19 S.F. DRIVEWAY AND 60 S.F. FRONT WALK				- 79 S.F.
TOTAL SITE COVERAGE				2,904 S.F.

PROJECT DATA SHEET

Project Address: 363 HILLCREST AVE. Submittal Date: APRIL 28, 2017
Applicant(s): MR. ROHRBOUGH Permit Type(s) & Note(s):

	REQUIRED/Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	4,877			SURVEY DATA
Density (multi-family projects only)				
Building Coverage	1,951	1,636	1,805	40%
Site Coverage	2,926	3,080	2,904	60%
Gross Floor Area	2,476	1,449	2,476	
Square Footage not counted towards Gross Floor Area				385 S.F. - REMOVED 69 S.F. - ADDED
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*		131/100%	23/12%	
Exterior Lateral Wall Length to be built			198	
Building Height	25	14'-3"	23'-10"	
Number of stories	2	1	2	
Front Setback	15'	20'-3"	15'-9"	
LEFT (EAST) Side Setback (specify side)	10' = 5'	2'-0"	2'-0"	PROPOSED ADDITION - 5'-6"
RIGHT (WEST) Side Setback (specify side)	10' = 5'	6'-8"	6'-8"	
Rear Setback	10'	52'-4"	41'-9"	
Garage Door Setback	20'	N/A	N/A	(E) CARPORT
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement) (171 S.F.)	9' x 20'	9.5 x 18	9.5 x 18	(E) CARPORT
Number of Driveways	1	1	1	19 S.F.
Driveway Width(s)		8'-8"	8'-8"	NOT IN SCOPE
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'-0"	6"	
Distances Between Eaves & Property Lines	3' minimum	1'-2"	4'-6"	
Open Porch/Deck Projections				
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings (EXISTING GUESTHOUSE)		1	1	NOT IN SCOPE
Accessory Building Setbacks		N/A	N/A	NOT IN SCOPE
Distance between Buildings		3'-6"	24'-3"	23'-11"
Accessory Building Heights		N/A	N/A	NOT IN SCOPE
Fence Heights		6'	4' (FRONT)	NOT IN SCOPE



NEIGHBORHOOD

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

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

Item 6c

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: MR. AND MRS. DENTON ROHRBOUGH
 Daytime telephone: (209) 261-5658
 Mailing Address: 363 HILLCREST AVE., PG
 E-Mail Address: _____

2. AGENT/REPRESENTATIVE INFORMATION:

Name: ANATOLY OSTRETSOV
 Daytime telephone: (831) 682-1331
 Mailing Address: P.O. BOX 2041, MONTEREY
 E-Mail Address: aostretsov@yahoo.com

3. PROPERTY INFORMATION:

Existing Square-footage 1,449 Proposed Square-footage 2,363
 Address: 363 HILLCREST AVE., PACIFIC GROVE Assessor Parcel Number 006-692-011
 Water company serving parcel: _____ Is a water meter needed? YES or NO If yes, how many? _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

(E) SFR FIRST FLOOR EXTENSION, UPPER FLOOR ADDITION

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	111	x 1.0 =	3
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	111	x 1.8 =	5.4
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)	111	x 2.0 =	6
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)	1	x 2.0 =	2
Clothes Washer	11	x 2.0 =	4
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	111	x 1.0 =	3
Two Washbasins in the Master Bathroom	1	x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)	111	x 1.3 =	5.2
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)	111	x 2.0 =	6
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bars/Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	11	x 2.0 =	4
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x -0.5 =	
Subtotal proposed indoor fixtures			
New Connection – Refer to District Rule 24-A5			
“Exterior Residential Water Demand Calculations”		x _____ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 21.9

PROPOSED FIXTURE UNIT COUNT TOTAL = 20.7

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **“PUBLIC ACCESS TO WATER RECORDS” DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent: ANATOLY OSTRETSOV Date: 04-22-17 Location Where Signed: SALINAS
 Print Name: _____ File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
 _____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed

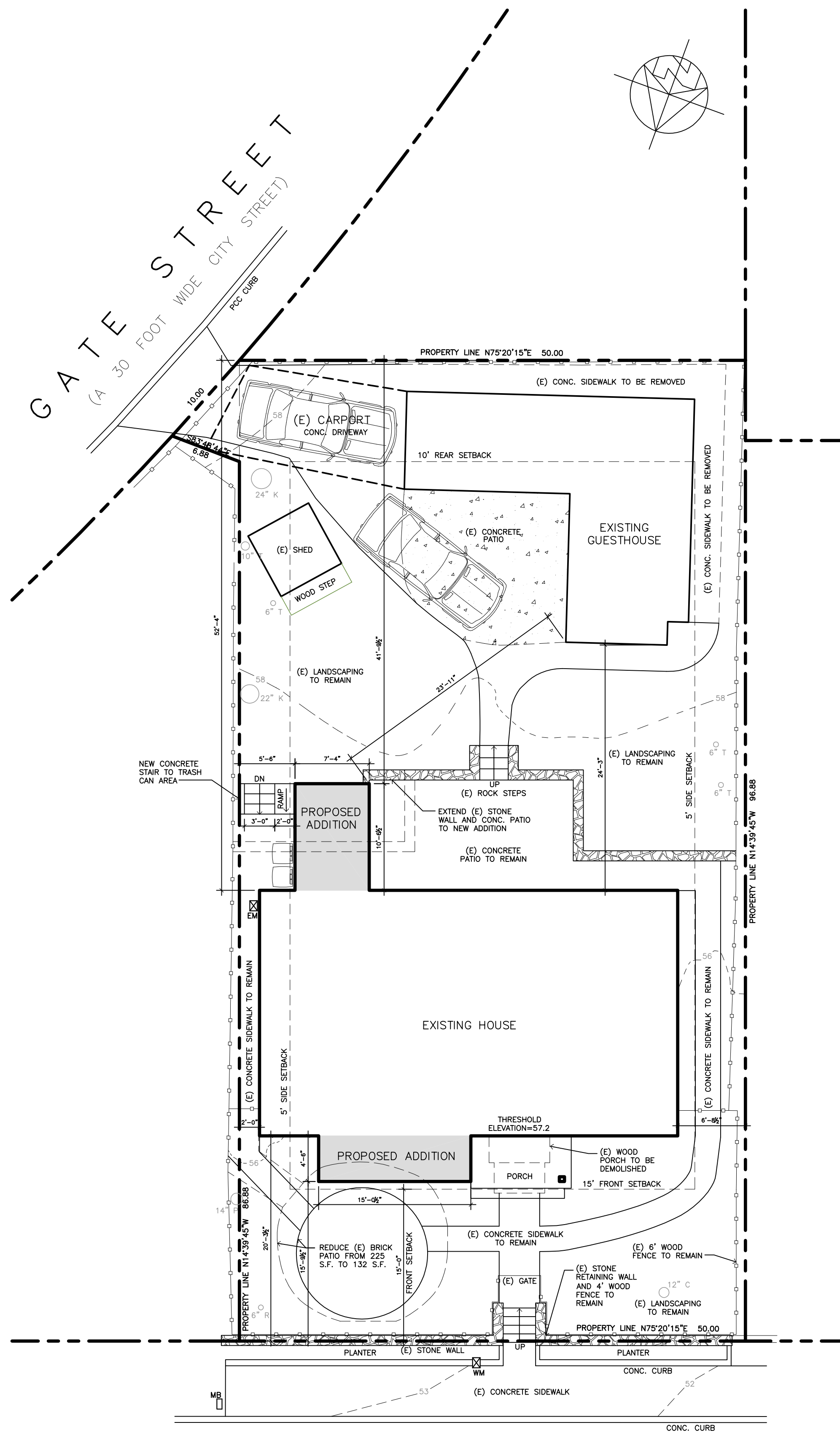
Notes: _____ Authorized by: _____ Date: _____

This form expires one year from date of authorization for this project by the jurisdiction.
 White copy-MPWMD Yellow copy-applicant Pink copy-jurisdiction





NEIGHBORHOOD



HILLCREST AVENUE
(A 50 FOOT WIDE CITY STREET)

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

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. DENTON ROHRBOUGH
363 HILLCREST AVE.
PACIFIC GROVE, CA 93950
TEL. (209) 261-5658

PROJECT ADDRESS: 363 HILLCREST AVE
PACIFIC GROVE, CA 93950

PROJECT DESCRIPTION: 1. NEW UPPER LEVEL ADDITION (MASTER BEDROOM SUITE AND OFFICE - 703 S.F.)
2. REMOVE (E) MASTER BEDROOM AND CONVERT TO GREAT ROOM. EXTEND (E) FAMILY ROOM BY 4'-6" TOWARD THE FRONT (67 S.F.)
3. CONVERT PART OF (E) FAMILY ROOM TO BEDROOM 2 (139 S.F.)
4. NEW STAIRCASE TO NEW UPPER LEVEL (77 S.F.)
5. REMODEL OF (E) KITCHEN AND LAUNDRY

EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN

APN: 006-692-011-000
ZONING: R-1
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: 2
HEIGHT LIMIT: 25'
GRADING: NONE
TREE REMOVAL: NONE
APPLICABLE CODES: 2016 CBC, 2016 CRC, 2016 CFC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING CODE

LOT AREA: 4,877 S.F.
FLOOR AREA ALLOWED: 2,476 S.F.
BLDG COVERAGE ALLOWED: 40% = 1,951 S.F.
SITE COVERAGE ALLOWED: 60% = 2,926 S.F.
FLOOR AREA CALCULATIONS

(E) HOUSE	1,002 S.F.
(E) GUEST HOUSE	447 S.F.
(E) CARPORT	180 S.F.
PROPOSED MAIN FLOOR EXTENSION	144 S.F.
PROPOSED UPPER FLOOR ADDITION	703 S.F.
TOTAL FLOOR AREA	2,476 S.F.

COVERAGE CALCULATIONS

BUILDING COVERAGE

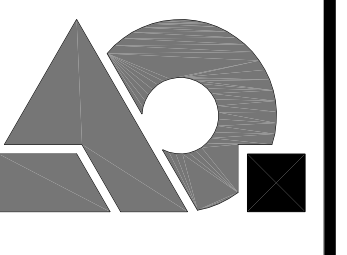
(E) HOUSE	1,018 S.F.
PROPOSED ADDITION	144 S.F.
PROPOSED COVERED PORCH EXT.	25 S.F.
(E) GUEST HOUSE	447 S.F.
(E) CARPORT	171 S.F.
TOTAL BUILDING COVERAGE	1,805 S.F.

SITE COVERAGE	EXISTING	REMOVED	PROPOSED	TOTAL
BUILDING COVERAGE	1,636	16	185	1,805 S.F.
FRONT ROUND BRICK PATIO	225	93	0	132 S.F.
MAIN HOUSE CONC. PATHS	558	59	69	568 S.F.
GUEST HOUSE CONC. PATHS	596	183	0	413 S.F.
DRIVEWAY	19	0	0	19 S.F.
SHED	46	0	0	46 S.F.
TOTAL	3,080	351	254	2,983 S.F.
NOT COUNTED: 19 S.F. DRIVEWAY AND 60 S.F. FRONT WALK				
TOTAL SITE COVERAGE				2,904 S.F.

PROJECT DATA SHEET

Project Address: 363 HILLCREST AVE. Submittal Date: APRIL 28, 2017
Applicant(s): MR. ROHRBOUGH Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	4,877			SURVEY DATA
Density (multi-family projects only)				
Building Coverage	1,951	1,636	1,805	40%
Site Coverage	2,926	3,080	2,904	60%
Gross Floor Area	2,476	1,449	2,476	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced				335 S.F. - REMOVED 69 S.F. - ADDED
Exterior Lateral Wall Length to be demolished in feet & % of total*		131/100%	23/12%	
Exterior Lateral Wall Length to be built			198	
Building Height	25'	14'-3"	23'-10"	
Number of stories	2	1	2	
Front Setback	15'	20'-3"	15'-9"	
LEFT (EAST) Side Setback (specify side)	10' = 5'	2'-0"	2'-0"	PROPOSED ADDITION - 5'-6"
RIGHT (WEST) Side Setback (specify side)	10' = 5'	6'-8"	6'-8"	
Rear Setback	10'	52'-4"	41'-9"	
Garage Door Setback	20'	N/A	N/A	(E) CARPORT
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurements) (171 S.F.)	9' x 20'	9.5 x 18	9.5 x 18	(E) CARPORT
Number of Driveways	1	1	1	19 S.F.
Driveway Width(s)		8'-8"	8'-8"	NOT IN SCOPE
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'-0"	6"	
Distances Between Eaves & Property Lines	3' minimum	1'-2"	4'-6"	
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections		N/A	N/A	
Number & Category of Guestory Buildings (EXISTING GUESTHOUSE)		1	1	NOT IN SCOPE
Accessory Building Setbacks		N/A	N/A	NOT IN SCOPE
Distance between Buildings	3'-6"	24'-3"	23'-11"	
Accessory Building Heights		N/A	N/A	NOT IN SCOPE
Fence Heights	6'	4' (FRONT)		NOT IN SCOPE



ANATOLY OSTRETSOV DESIGN
P.O. BOX 2041
MONTEREY, CA 93940
(831) 882-1331

REVISIONS:

PROPOSED REMODEL AND ADDITION TO THE ROHRBOUGH RESIDENCE

PACIFIC GROVE, CA 93950

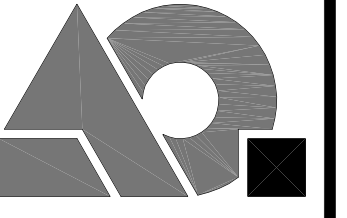
363 HILLCREST AVE.

SITE PLAN

DATE: 04-28-17
DESIGN APPROVAL

SHEET NO.
A1.0

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.



ANATOLY OSTRETSOV
DESIGN
P.O. BOX 2041
MONTEREY, CA 93940
(831) 682-1331

REVISIONS:

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PACIFIC GROVE, CA 93950

PROPOSED REMODEL AND ADDITION TO THE ROHRBOUGH RESIDENCE

363 HILLCREST AVE.

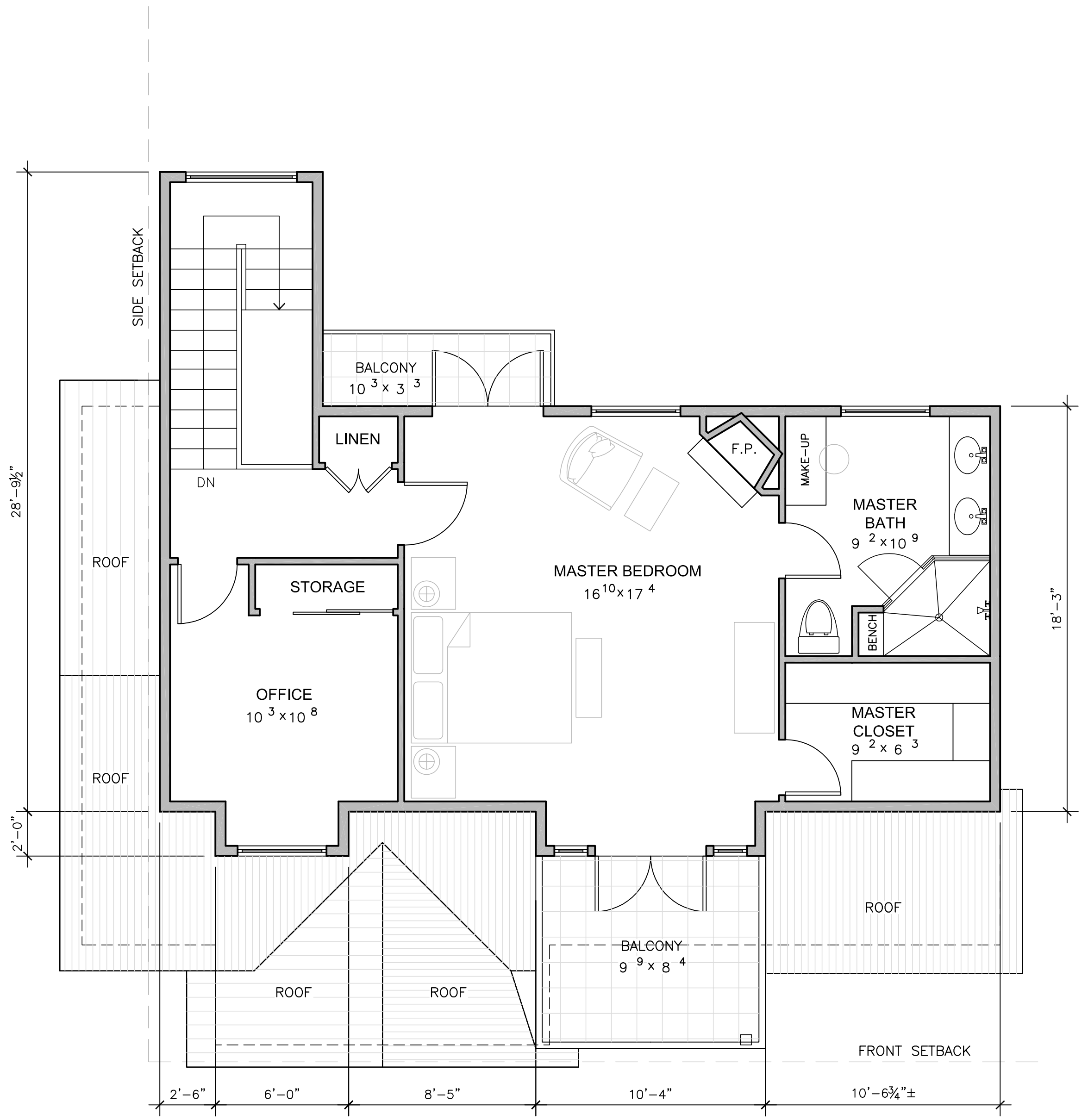
FLOOR PLANS

DATE: 04-28-17
DESIGN APPROVAL

SHEET NO.

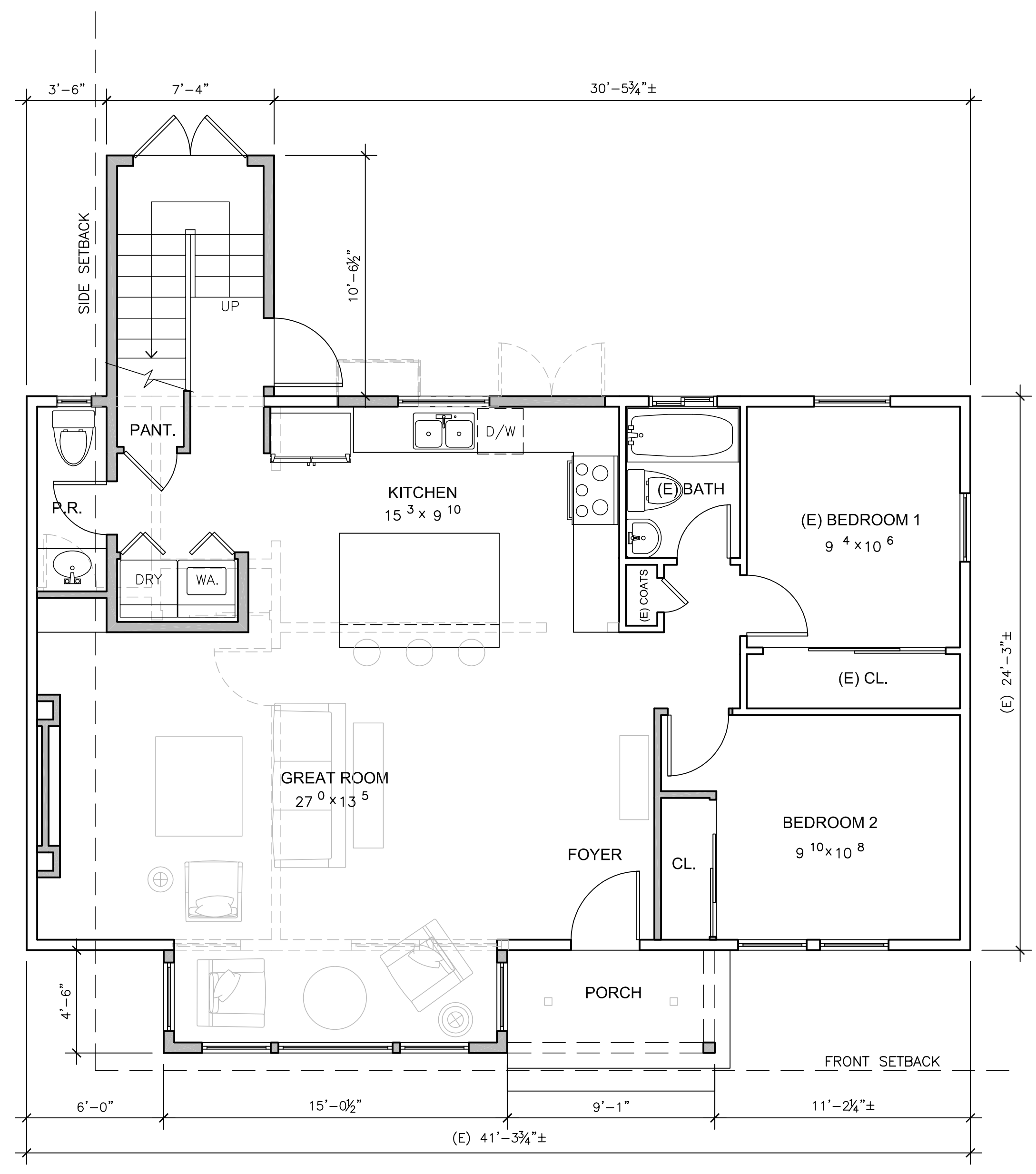
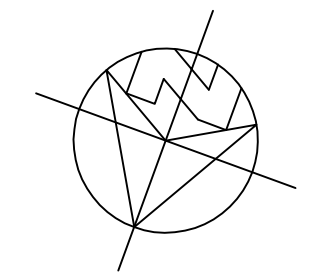
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UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

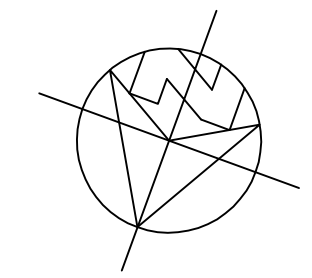


WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X NEW STUD FRAMED WALL

MAIN LEVEL FLOOR PLAN

1/4"=1'-0"





ANATOLY OSTRETSOV
DESIGN
P.O. BOX 2041
MONTEREY, CA 93940
(831) 682-1331

REVISIONS:

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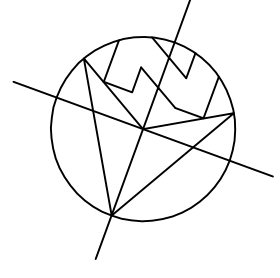
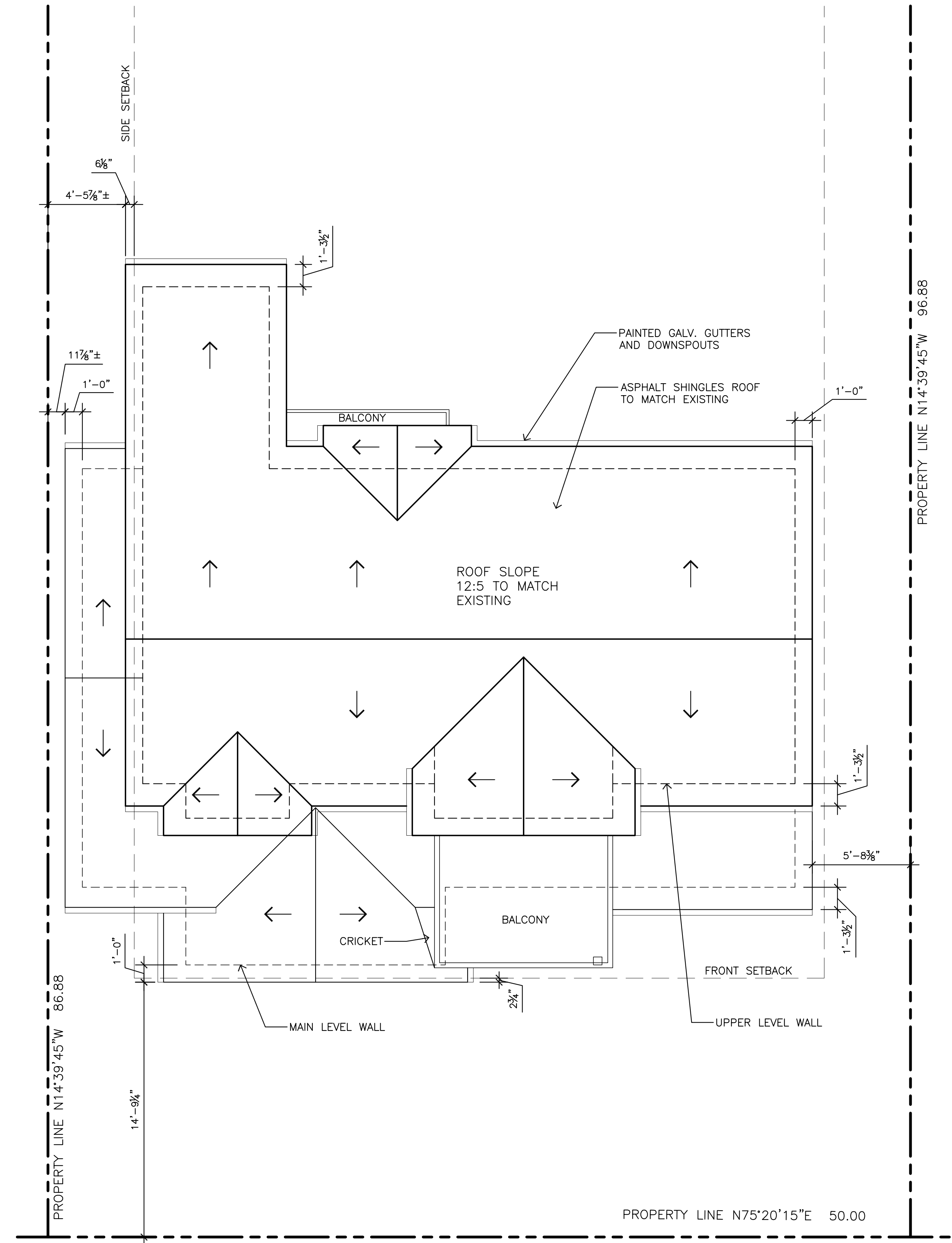
363 HILLCREST AVE.
PACIFIC GROVE, CA 93950

PROPOSED REMODEL AND ADDITION TO THE ROHRBOUGH RESIDENCE

ROOF PLAN

DATE: 04-28-17
DESIGN APPROVAL

SHEET NO.
A5.0



ROOF PLAN 1/4"=1'-0"

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ANATOLY OSTRETSOV
DESIGN
P.O. BOX 2041
MONTEREY, CA 93940
(831) 682-1331

REVISIONS:

PACIFIC GROVE, CA 93950

PROPOSED REMODEL AND ADDITION TO THE ROHRBOUGH RESIDENCE

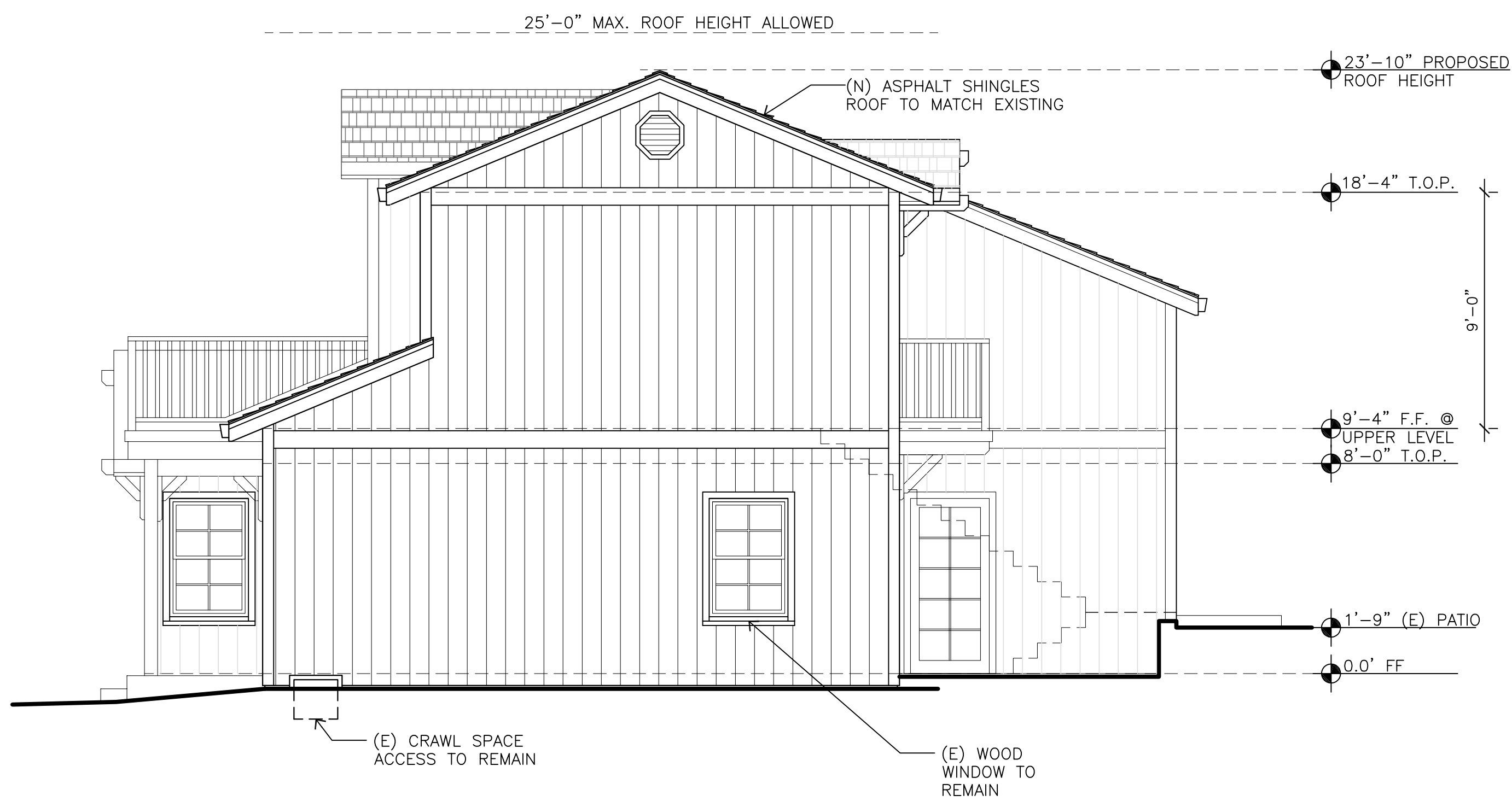
363 HILLCREST AVE.

EXTERIOR
ELEVATIONS

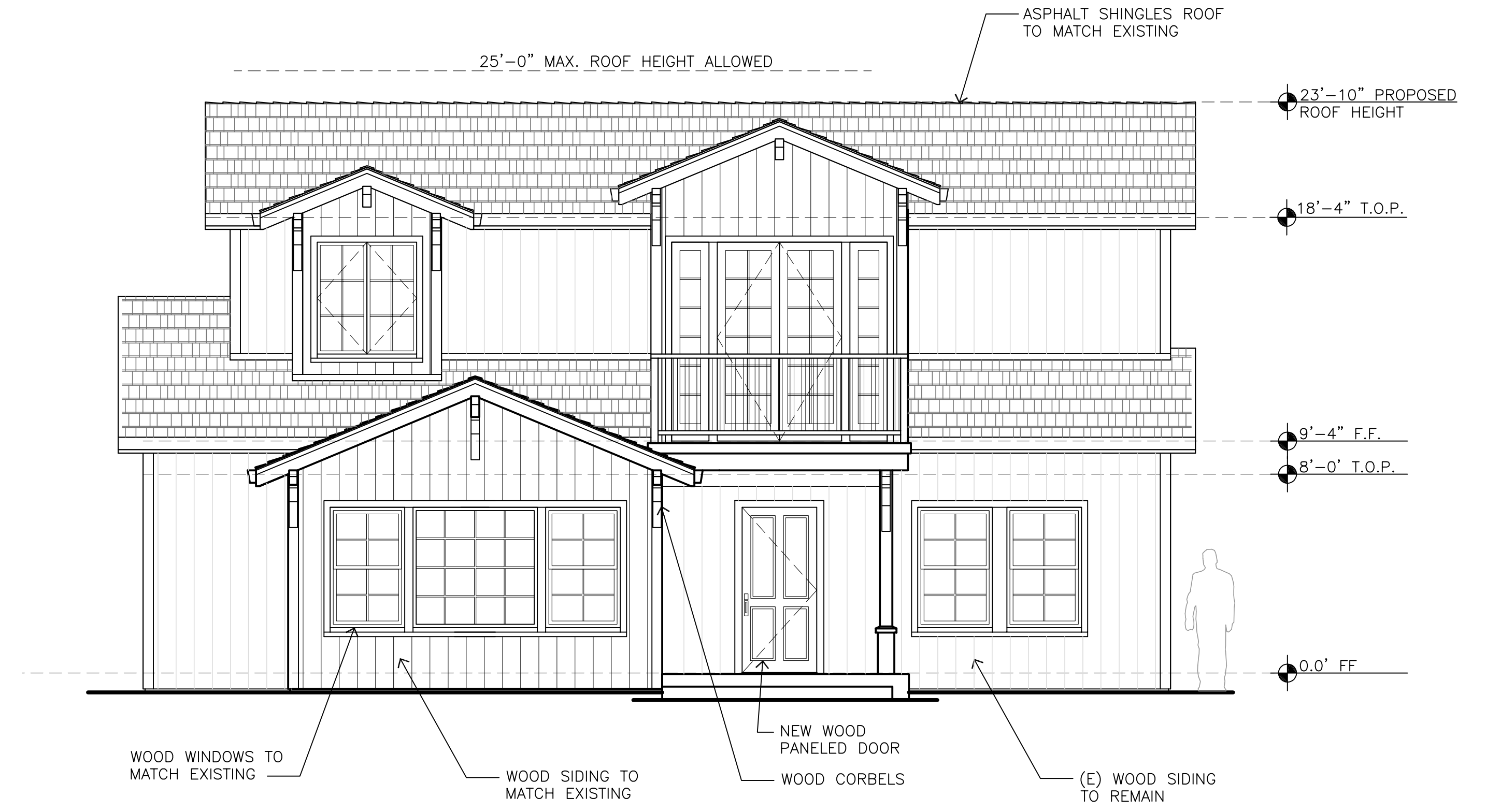
DATE: 04-28-17
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SHEET NO.
A6.0

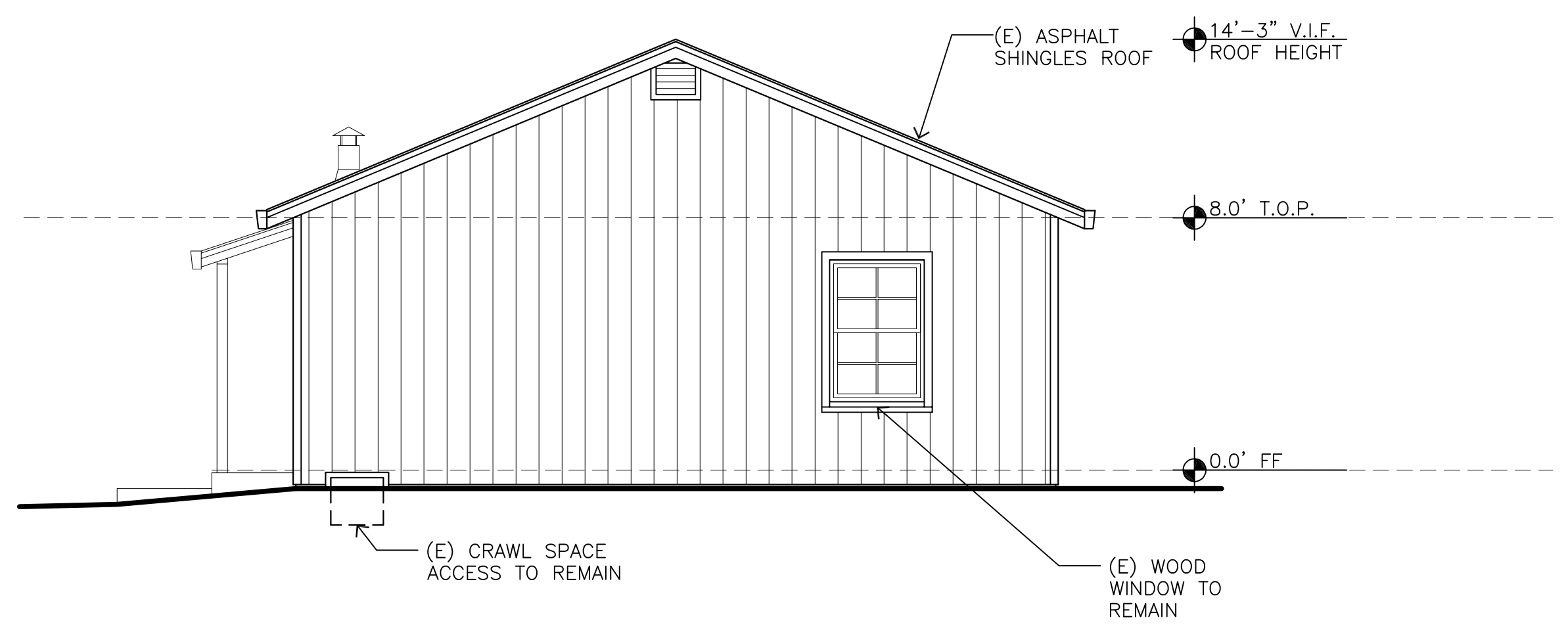
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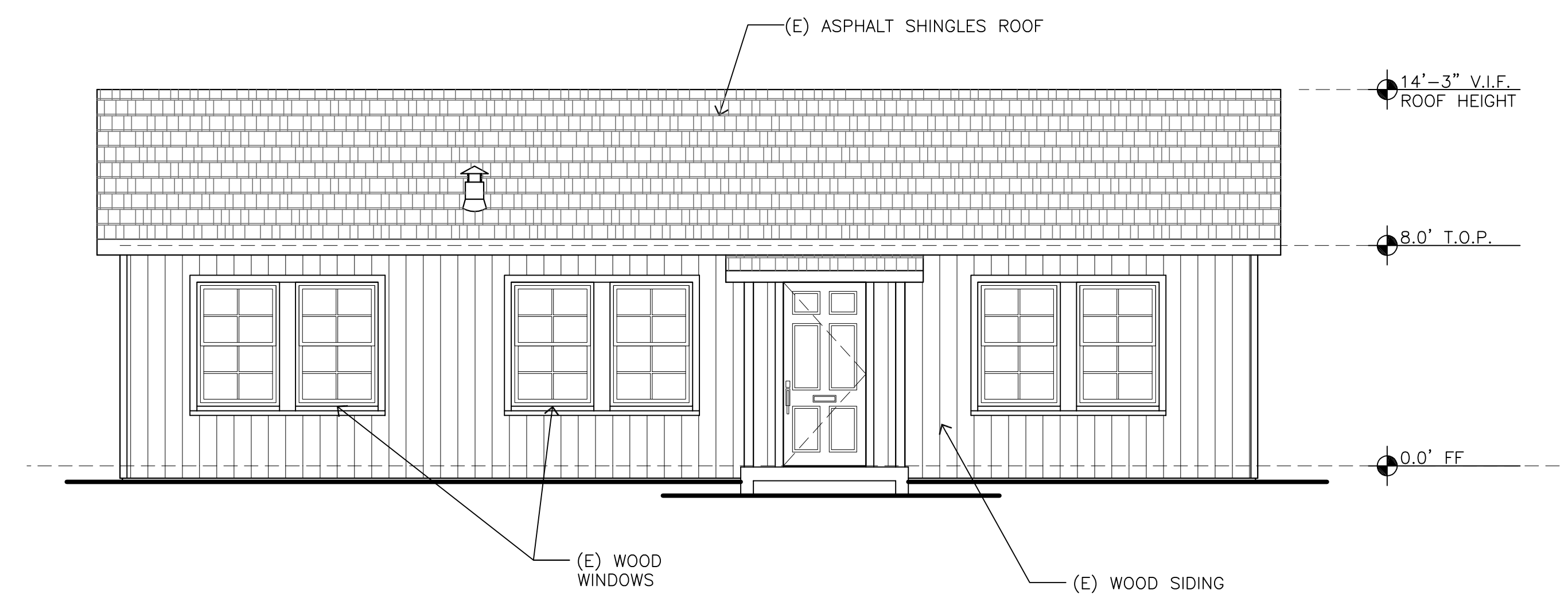
WEST ELEVATION PROPOSED 1/4"=1'-0"



NORTH ELEVATION PROPOSED 1/4"=1'-0"



WEST ELEVATION (EXISTING) 1/4"=1'-0"



NORTH ELEVATION (EXISTING) 1/4"=1'-0"



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**PROPOSED REMODEL AND ADDITION TO
THE ROHRBOUGH RESIDENCE**

PACIFIC GROVE, CA 93950

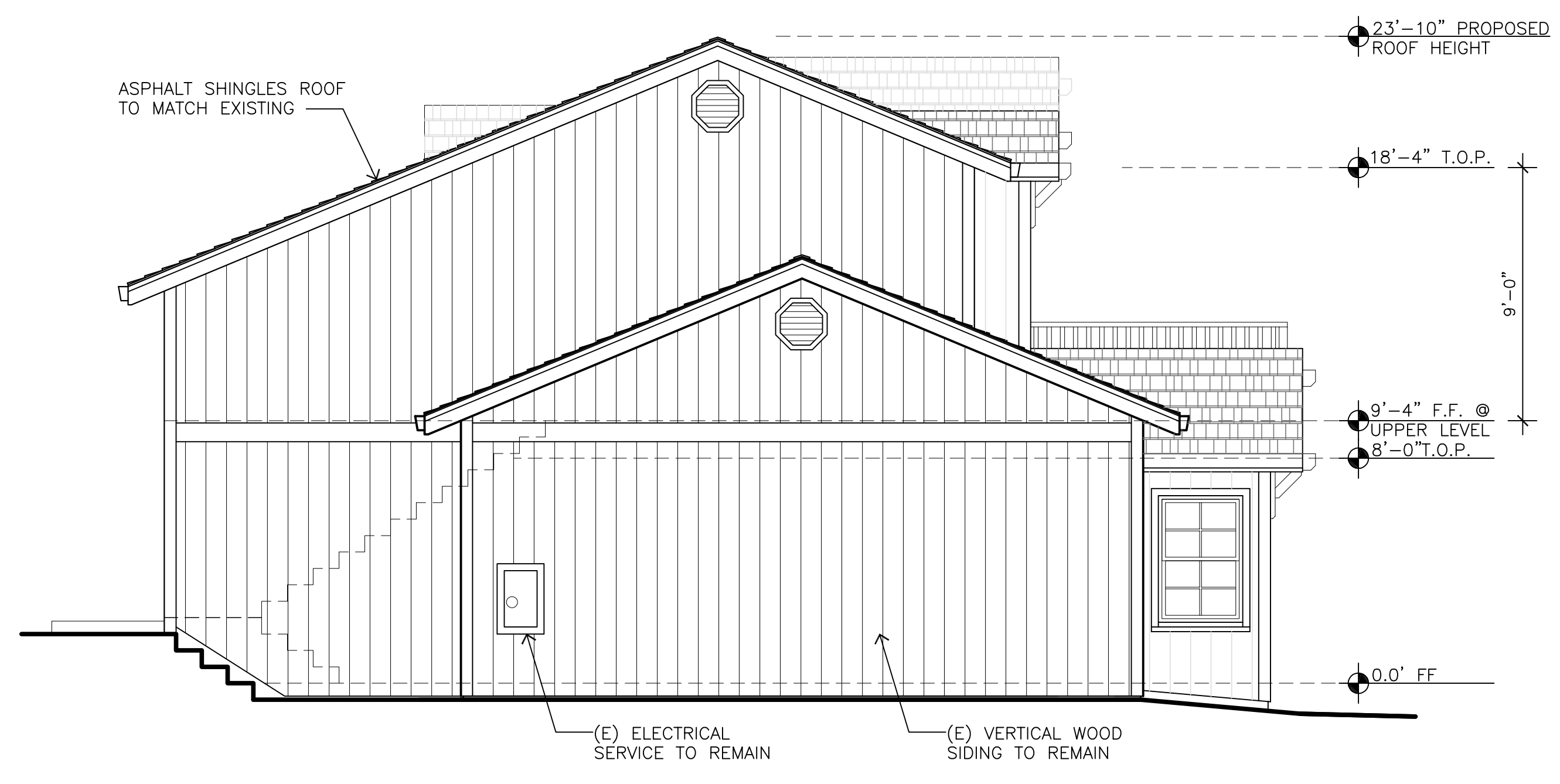
363 HILLCREST AVE.

EXTERIOR
ELEVATIONS

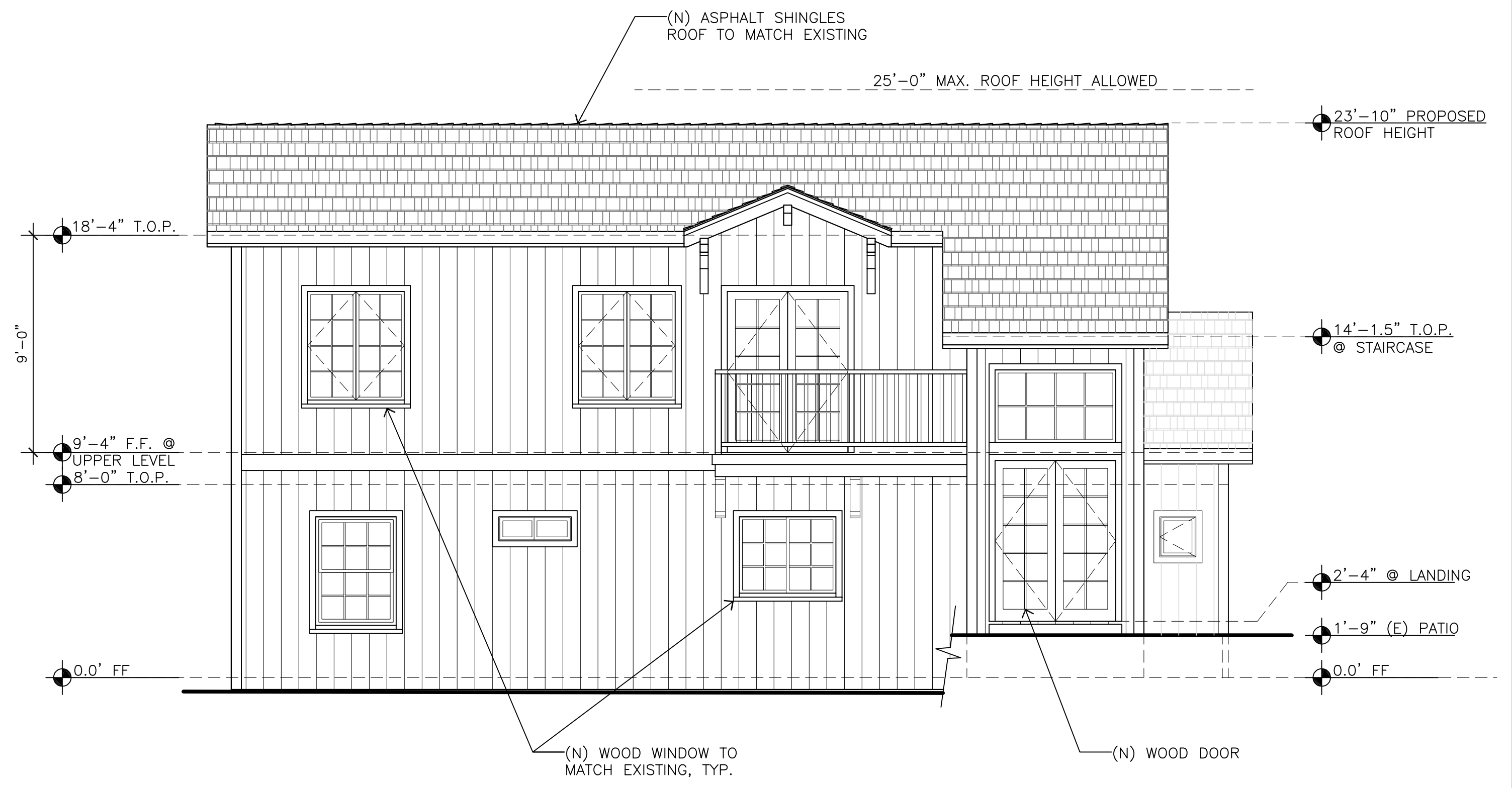
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DESIGN APPROVAL

SHEET NO.
A6.1

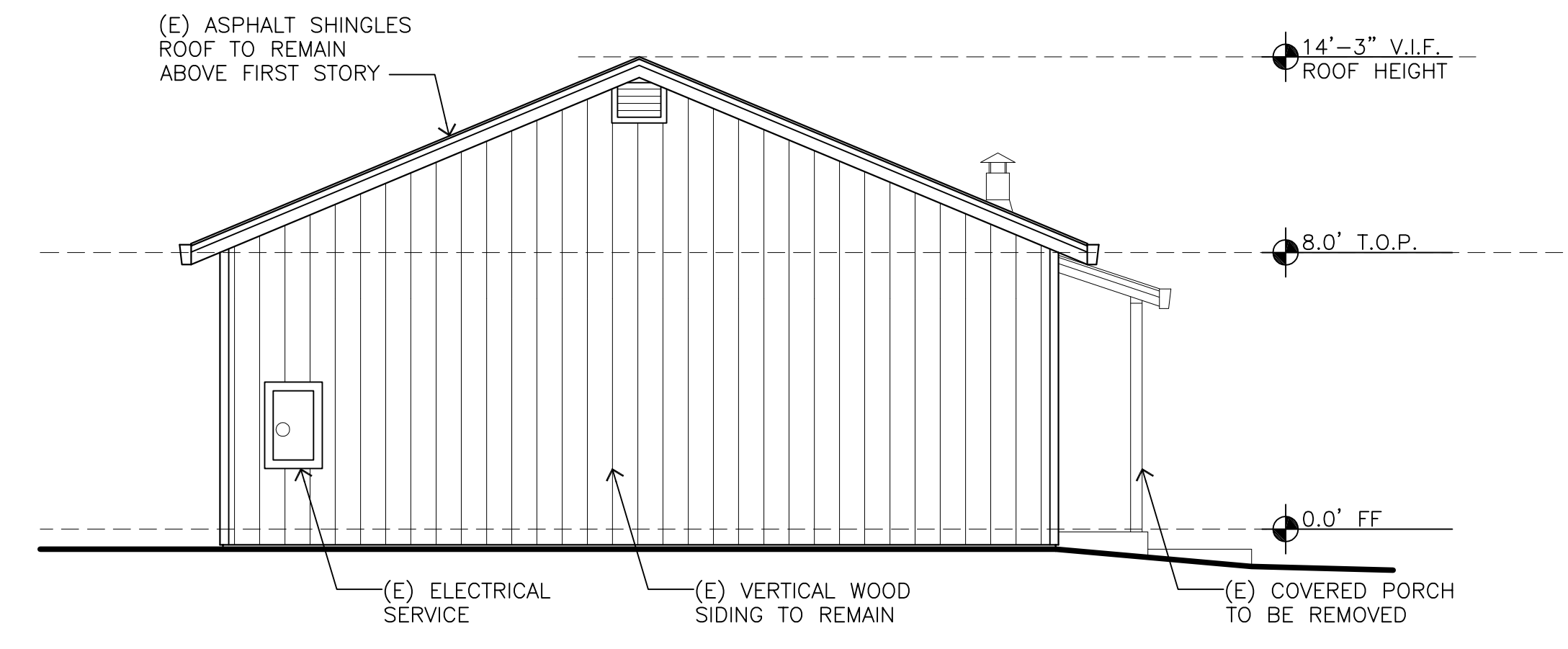
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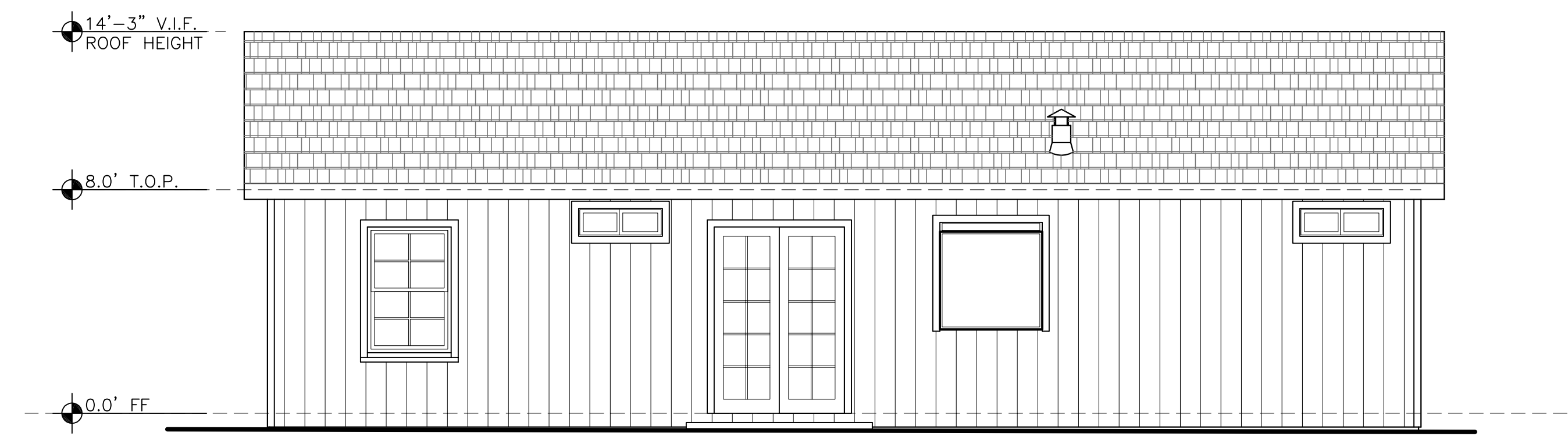
EAST ELEVATION PROPOSED 1/4"=1'-0"



SOUTH ELEVATION PROPOSED 1/4"=1'-0"



EAST ELEVATION (EXISTING) 1/4"=1'-0"



SOUTH ELEVATION (EXISTING) 1/4"=1'-0"



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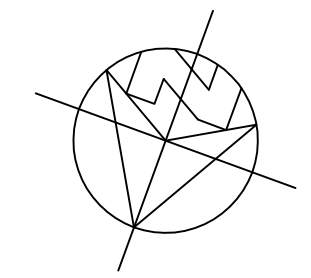
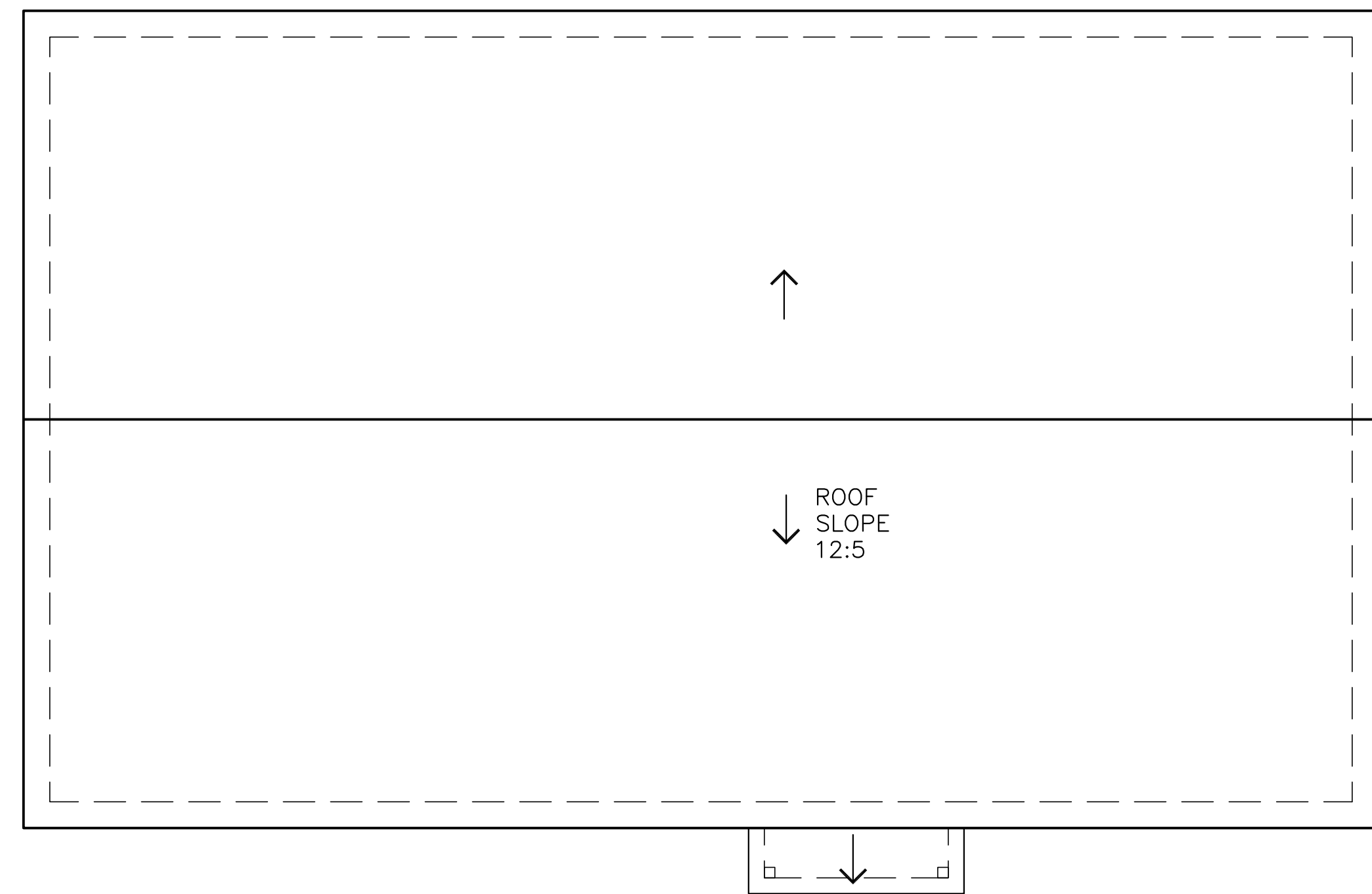
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PROPOSED REMODEL AND ADDITION TO THE ROHRBOUGH RESIDENCE

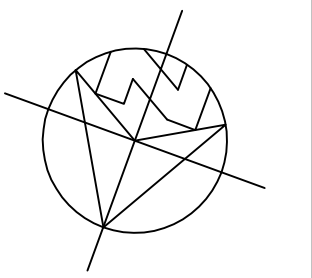
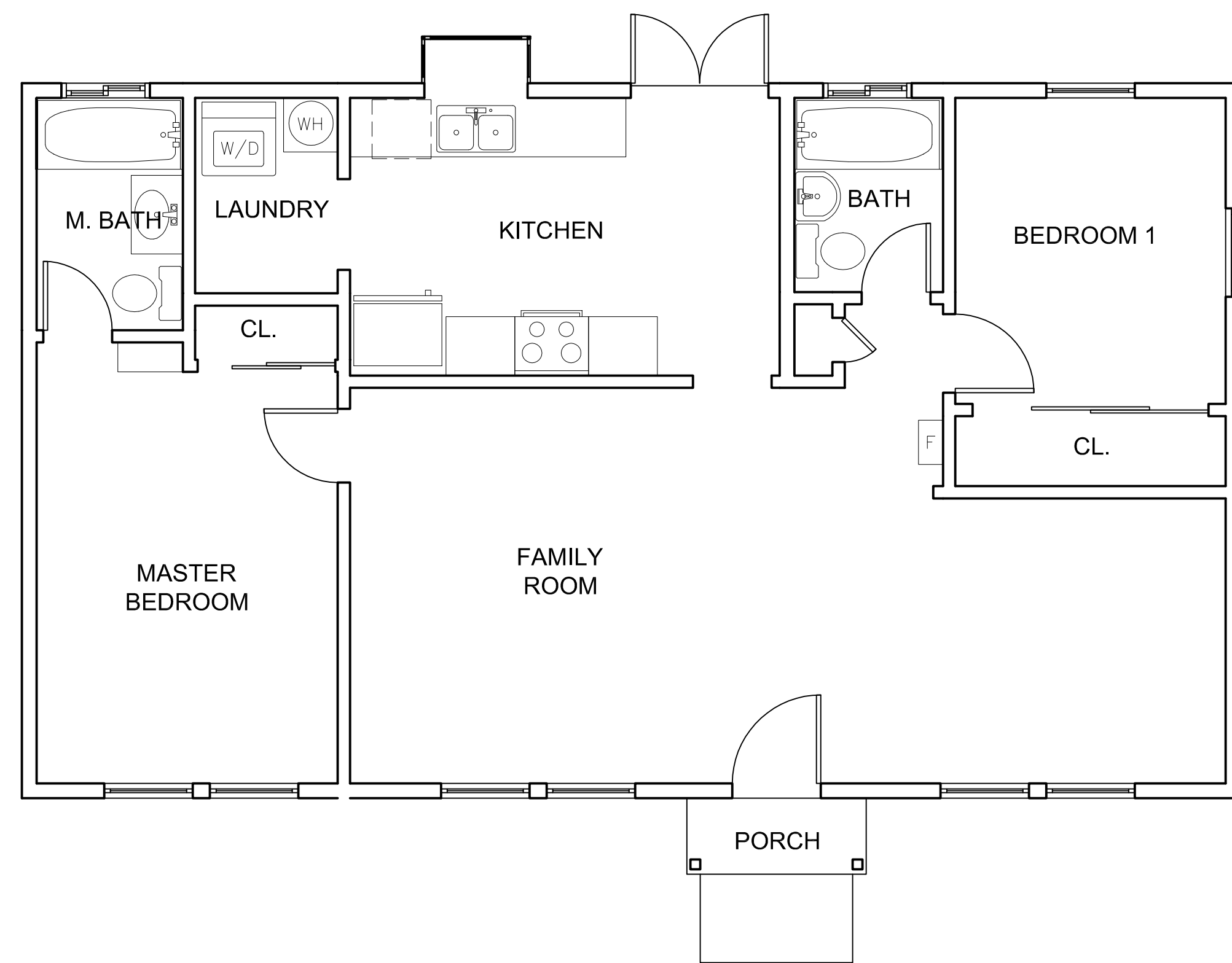
EXISTING PLANS

DATE: 04-12-17
DESIGN APPROVAL

SHEET NO.
(E)1.0



EXISTING ROOF PLAN PLAN 1/4"=1'-0"



EXISTING FLOOR PLAN 1/4"=1'-0"

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