



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

**AGENDA REPORT**

**TO:** Chair Steres and Members of the Architectural Review Board

**FROM:** Wendy Lao, Associate Planner

**MEETING DATE:** August 8, 2017

**SUBJECT:** Architectural Permit (AP) & Tree Permit with Development (TPD) #17-507 for a property located at 1149 Forest Avenue to allow exterior changes, including a two-story addition of 1,540 gross square feet at the center of the property; and the demolition of a garage at the rear of the property to be replaced with a two-story addition of 1,400 gross square feet; and siding material and window upgrades to the existing buildings in the front and the center of the property. The completed project proposes a total of eleven (11) parking spaces, the removal of an Eucalyptus tree, and a replant of one Coast Live Oak tree on site.

**ADDRESS:** 1149 Forest Avenue (APN 006-713-024)

**ZONING/  
LAND USE:** C-FH (Commercial-Forest Hill)/Commercial

**APPLICANT:** Mark Abrahams

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

**BACKGROUND**

On May 30, 2017, Mark Abrahams, property owner, applied for an Architectural Permit and Tree Permit with Development #17-407 for a property located at 1149 Forest Avenue in Pacific Grove. The Architectural Permit would allow siding material changes and window upgrades to the two existing buildings (1155 Forest Avenue in the front of the property, and the duplex 1145/1147 Forest Avenue at the center of the property). The Architectural Permit would also allow a new 2-story building of 1,540 gross square feet (New Building #1) to be located near the center of the property, which would include a 3-car garage on the lower floor and one 1-bedroom apartment unit upstairs. Lastly, the Architectural Permit would also allow the demolition of a garage at the rear of the property, to be replaced with a new 2-story building of 1,400 gross square feet. Similarly, this building (New Building #2) also includes a 3-car garage on the lower floor, and one 1-bedroom apartment on the upper floor.

To accommodate New Building #1, a Tree Permit with Development would be required in order to remove an existing Eucalyptus tree. A replant of a Coast Live Oak would be required to be planted elsewhere on site.

## **DISCUSSION**

### Zoning Code

The proposed development would be in conformance with all requirements of the C-FH zone, including but not limited to site coverage, height, and parking requirements.

The proposed project would have a site coverage of 71%, which is within the allowable maximum site coverage of 75%, pursuant to P.G.M.C. 23.31.040. The proposed project would have a building height of 22 feet, which is within the allowable maximum height limit of 35 feet.

The proposed project would have 11 parking spaces when completed, of which 6 are covered and 5 are uncovered. This is below the minimum parking requirement of 12 parking spaces, pursuant to P.G.M.C. 23.64.190(b) and (e). However, the property is located in the Commercial-Forest Hill (C-FH) zoning district, and at least one space may be a Shared Space, with a sign that shall state “No Parking Between 6pm-7am, except for residents”, or similar. This will satisfy the requirement of 12 parking spaces.

### 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.*

The project proposes to have an addition of two new smaller buildings located behind an existing 2-story building, and will not be visually significant from the street.

*Guideline #29: Design new roofs to appear similar in scale to those seen traditionally in the neighborhood.*

The project proposes to have gable roofs with asphalt shingles for the two new buildings, which is consistent with the existing buildings on site.

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

The project proposes façade improvements to the existing building at 1155 Forest Avenue. This includes the addition of architectural details such as trims to break up an otherwise blank façade, and the use of varying materials and a combination of vertical and horizontal elements to soften the elevation.

### Tree Removal

The project proposes to remove a multi-stemmed Eucalyptus tree. A Tree Resource Assessment was completed by Frank Ono, ISA Certified Arborist #536, and recommended a tree replant of a Coast Live Oak.

Housing Element

The project seeks to add two additional apartment units on site, which appears to support the following City of Pacific Grove’s Housing Element Goals and Policies:

*Goal #2: Provide diverse, high quality housing choices appropriate for residents at all income levels.*

*Policy 2.1: Strive to accommodate the City’s share of the region’s housing needs.*

*Policy 2.3: Encourage affordable housing development...*

*Goal #3: Reduce governmental and infrastructure constraints to the improvement and development of housing for people of all income levels.*

*Policy 3.3: Ensure that City policies, regulations, and procedures do not add unnecessarily to the time or cost of producing affordable housing, while assuring the attainment of other City objectives.*

Environmental Determination:

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 do not constitute a substantial adverse change to the environment, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**ATTACHMENTS**

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Tree Report
- E. Window Details
- F. Project Plans

RESPECTFULLY SUBMITTED:

*Wendy Lao*

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Wendy Lao, Associate 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 8a

Application # AP 17-507

Date: 5/30/17

Total Fees: 3,209.30

**APPLICANT/OWNER:**

**Project Address:** 1149 Forest Ave Pacific Grove **APN:** 006-713-024

**Project Description:** Renovate interior + exterior of Bath Building. Reconstruct the garage. Modify front building to look like rear building. replace windows, new stucco and trim.

**Tree Work?**  Yes  No

<b>Applicant</b>	<b>Owner</b>
Name: <u>MARK Abrahams</u>	Name: <u>KA Residential LLC</u>
Phone: <u>707 815 9324</u>	Phone: <u>707 815 9324</u>
Email: <u>abrahamsmark2@gmail.com</u>	Email: <u>abrahamsmark2@gmail.com</u>
Mailing Address: <u>725 Crossroads Blvd #148 Carmel Ca 93923</u>	Mailing Address: _____

**Permit Request:**

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

**PLANNING STAFF USE ONLY:**

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

**Property Information**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tract: \_\_\_\_\_

ZC: C-FH GP: commercial Lot Size: 9,399 sf

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

Received by: ML

Assigned to: \_\_\_\_\_

MAY 30 2017  
CITY OF PACIFIC GROVE COMMUNITY DEV DEPT  
3,209.30 5-30-17

**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:** \_\_\_\_\_

**Date:** 5/23/17

**Owner Signature (Required):** \_\_\_\_\_

**Date:** 5/23/17



# CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3183 • Fax: 831.648.3184 • [www.cityofpacificgrove.org/cdd](http://www.cityofpacificgrove.org/cdd)

## Permit & Request Application for Tree Permit (TP)

Post:	_____
Pull:	_____
Replant:	_____
Tree Health:	_____
Arborist Report Required:	_____
App.#:	TPD 17-0250
Fee:	275.00

**\$ FEE**  
275.00

7-13-17

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist. All tree work within the City of Pacific Grove requires an application to be on file. A permit will be issued based on the City of Pacific Grove Tree Ordinance 12.20.040 Pruning and Removal of Protected trees.

**Property Address:** 1147 Forest Ave

RECEIVED

Owner: KAResidential LLC	Applicant: Mark Abrahams
Phone: 707 8159324	Phone: _____
E-mail: abrahamsmark2@gmail	E-mail: _____

JUL 13 2017

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

Tree # _____	Type/Species Eucalyptus	Requested Action: (trim, remove) Remove to accommodate new structure
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\*Attach additional sheets if required for above listings.  Trimming less than 25% of tree OR branches are less than 6"  Dead Tree

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

Remove to Accommodate additional structure

Is there an active Planning/Building permit for this property?  Yes  No

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

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

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

This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$735/tree) in place of replanting \_\_\_\_\_ trees, in the amount of \$ \_\_\_\_\_.

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

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

I, KAResidential LLC (Owner Name) authorize Mark Abrahams (Agent Name) to represent me in the application and processing of this permit.

Owner Signature \_\_\_\_\_

Date 7/13/17



## CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

### ARCHITECTURAL PERMIT & TREE PERMIT WITH DEVELOPMENT

#17-507

**FOR A PROPERTY LOCATED AT 1149 FOREST AVENUE TO ALLOW EXTERIOR CHANGES, INCLUDING A TWO-STORY ADDITION OF 1,540 GROSS SQUARE FEET AT THE CENTER OF THE PROPERTY; AND THE DEMOLITION OF A GARAGE AT THE REAR OF THE PROPERTY TO BE REPLACED WITH A TWO-STORY ADDITION OF 1,400 GROSS SQUARE FEET; AND SIDING MATERIAL AND WINDOW UPGRADES TO THE EXISTING BUILDINGS IN THE FRONT AND THE CENTER OF THE PROPERTY. THE COMPLETED PROJECT PROPOSES A TOTAL OF ELEVEN (11) PARKING SPACES, THE REMOVAL OF AN EUCALYPTUS TREE, AND A REPLANT OF ONE COAST LIVE OAK TREE ON SITE.**

#### FACTS

1. The subject site is located at 1149 Forest Avenue, Pacific Grove, 93950 (APN 006-713-024)
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-FH (Commercial-Forest Hill) zoning district.
4. The subject site is an interior lot of 9,399 square feet.
5. The subject site is developed with a two-story mixed-use building in the front of the property (1155 Forest Avenue), and a two-story duplex in the center of the building (1145 and 1147 Forest Avenue).
6. The subject site is located in the Watershed Management Runoff Retention Zone 1.
7. The subject properties are not listed in the Historic Resources Inventory.
8. The subject property proposes to remove a multi-stemmed Eucalyptus tree that is greater than 12 inches in trunk diameter, which is a Protected Tree pursuant to P.G.M.C. 12.20.020.
9. P.G.M.C. 23.64.190 requires one and one-half parking spaces for each apartment unit have less than two bedrooms, and two spaces for all other units, and one space for each unit shall be in a garage or carport; and not less than one parking space for each 300 square feet of floor area of each professional office building permitted.
10. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(2), Existing Facilities.

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the C-FH 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 structure and other structures in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No. 28, 31, and 36 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 the structures, and;
5. The proposed completed project will have a total of 11 parking spaces, of which 6 are covered and 5 are uncovered, and one of the uncovered spaces shall be a Shared Parking Space between the commercial and residential uses, satisfying the requirement of P.G.M.C. 23.64.190, and;

6. The proposed project furthers the General Plan Housing Element's Goal #2 and #3.
7. A Tree Resource Assessment was completed by Frank Ono, ISA Certified Arborist #536, and recommended a tree replant of a Coast Live Oak to replace the Eucalyptus tree if removed.

### PERMIT

Architectural permit (AP) #17-507 for a property located at 1149 Forest Avenue to allow exterior changes, including a two-story addition of 1,540 gross square feet in the center of the property; and the demolition of a garage at the rear of the property to be replaced with a two-story addition of 1,400 gross square feet; and siding material and window upgrades to the existing buildings in the front and the center of the property. The completed project proposes a total of eleven (11) parking spaces, the removal of an Eucalyptus tree, and a replant of one Coast Live Oak tree on site.

### 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 "Residential Remodel, 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 Best Management Practices:**
  - 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 root 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 1149 Forest Avenue – Tree Assessment July 18, 2017 Not an Official City Document 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.
8. **Tree Replant:** A tree replant of a Coast Live Oak, or similar to be approved by the City Arborist, shall be required prior to completion of building permit.
9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
10. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
11. **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.
12. **Parking:** One space shall be shared parking, with a sign that shall state “No parking between 6pm-7am, except for residents,” or similar, to be approved by the Architecture Review Board or Community & Economic Development Department.

**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 17-507 to allow exterior changes, including a two-story addition of 1,540 gross square feet in the center of the property; and the demolition of a garage at the rear of the property to be replaced with a two-story addition of 1,400 gross square feet; and siding material and window upgrades to the existing buildings in the front and the center of the property. The completed project proposes a total of eleven (11) parking spaces, the removal of an Eucalyptus tree, and a replant of one Coast Live Oak tree on site.
- 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 8<sup>th</sup> day of August, 2017, by the following vote:

AYES:           XXX

NOES:           XXX

ABSENT:        XXX

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.

\_\_\_\_\_  
Mark Abrahams, of KA Residential LLC, Property Owner

\_\_\_\_\_  
Date

Tree Resource Assessment  
1149 Forest Avenue  
Pacific Grove, CA

Prepared for:

KA Residential

Prepared by:

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

July 18, 2017

Owner's Representative:

KA Residential  
Mr. Mark Abrahams  
50 Woodside Plaza #313  
Redwood City, CA 940651

Architect:

Gather Management, LLC  
4405 Brookshire Circle  
Santa Rosa, CA 95405

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 for this site consisting of a remodel and addition to existing structures. There are two trees (Oak and Eucalyptus) on the property which are protected by Pacific Grove City Ordinances. Excavation and hardscape removal will be performed requiring removal of the Eucalyptus tree. 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 KA Residential, the owner's representative for the property located at 1149 Forest Avenue (formerly 1145, 1147, and 1155 Forest Avenue) 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. Mr. Abrahams was notified by the City of Pacific Grove that it's Land Use Plan and City Zoning Ordinances identify trees greater than 12" in diameter as species requiring protection and special consideration for management.

## ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, I have been requested for 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 12 diameter inches at 54 inches above grade.
- Review proposed building site plans as provided by KA Residential, Mr. Mark Abrahams.
- 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 July 17, 2017 drawn by Gather Management LLC for KA Residential 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 1149 Forest 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. Trees greater than 12” in diameter 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: 006-713-024-000.
- 2) Location: 1149 Forest Avenue, Pacific Grove CA.
- 3) Parcel size: .2 Acres.
- 4) Existing Land Use: The parcel is zoned Commercial/Residential mixed use.
- 5) Slope: The parcel ranges from mild to steeper sloped. Slopes are less than 25%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Sheridan and Narlon soils. Sheridan are a moderately sloping to strongly sloping soil on the lower side slopes of granitic uplands or on small rounded ridgetops. Runoff is medium, and the erosion hazard is slight. Narlon soils are a gently sloping and moderately sloping soil on dissected marine terraces with a 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.
- 7) Vegetation: The vegetation on site is composed primarily of an Oak and 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 remnant of a former closed cone forest with considerable upper pine forest dying off due to disease and urbanization.

## 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 concludes 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 that with the Oak is to be retained and the Eucalyptus will be removed.
- There is one Coast live oak (#133) on the property which will be retained. Upon close inspection it appears construction is at a distance that encroachment, if at all, would be minimal and due to the soil type not many roots will be encountered. The tree is expected to satisfactorily survive construction provided work near the tree is monitored and the tree protected.
- The Eucalyptus (#134) is a multiple stemmed tree Stringy bark silver dollar eucalyptus tree (*Eucalyptus cinerea*). The tree has lifted in the soil and has several stems which are weakly attached and leaning toward other properties and buildings. The rooting of the tree is shallow and will be impacted by grading.

## CONCLUSION/PROJECT ASSESSMENT

This proposal to remodel and add on to existing structures requires removal of the Eucalyptus tree. The other remaining Oak on the property will remain and protected from construction impacts.

No significant long term affects to the urban forest ecosystem is anticipated as this is already a developed commercial/residential site and planting to be removed is ornamental. 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 Removal

The City of Pacific Grove through Its General Plan and City Ordinances has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded vegetated situation. The City typically requires a replacement for removed trees which is at the discretion of the City. It is recommended that if a tree replacement is required it be with Coast live oak at a ratio recommended by the City arborist.

### Tree Protection

There is an oak that is to be retained. Prior to the commencement of construction activities the following best management practices shall be implemented:

#### 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 root 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

July 18, 2017

Date



**PHOTOGRAPHS**



Tree #133



Tree #134



Tree #134

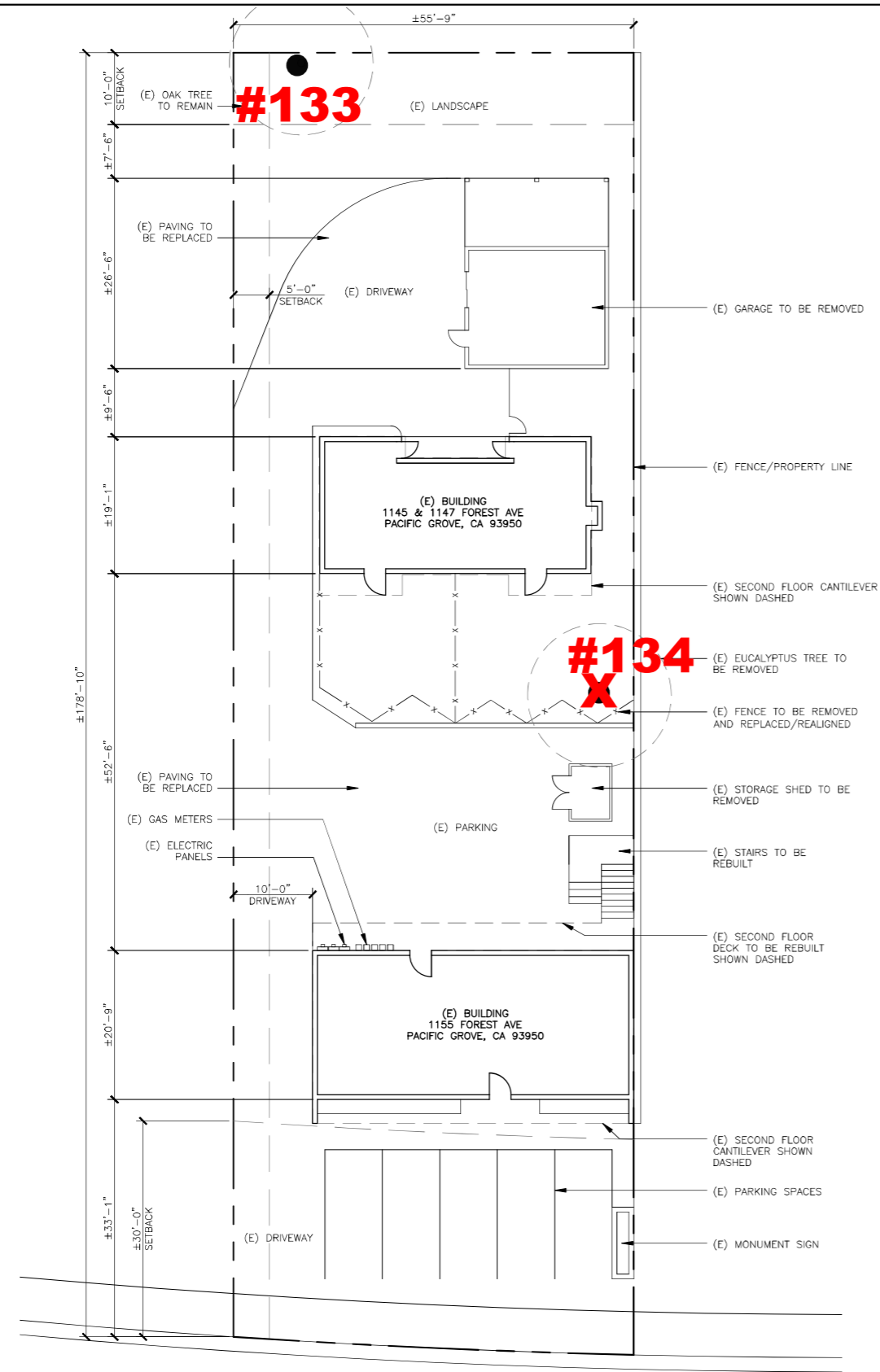


Base of tree #134

# RESIDENTIAL REMODEL AND ADDITION

## 1149 FOREST AVE (1145, 1147 & 1155 FOREST AVE)

### PACIFIC GROVE, CA 93950



PROJECT DATA SHEET

PROJECT DATA SHEET				
Project Address:	1149 FOREST AVENUE	Submittal Date:	07/12/2017	
Applicant(s):	MARK ABRAHAMS	Permit Type(s) & No(s):		
	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		C-FH	C-FH	
Building Site Area		±9,399	±9,399	
Density (multi-family projects only)	30/ACRE	4 UNITS	6 UNITS	
Building Coverage		24%	34%	INCLUDES COVERED STAIR
Site Coverage	75%	72%	71%	
Gross Floor Area		±3,971	±6,381	INCLUDES GARAGES
Square Footage not counted towards Gross Floor Area		N/A	400	COVERED STAIR STRUCTURE
Impervious Surface Area Created and/or Replaced		±6,765	±6,129	TURF-BLOCK PAVING
Exterior Lateral Wall Length to be demolished in feet & % of total*			93/27%	
Exterior Lateral Wall Length to be built			230'	
Building Height	35'	±22'	±22'	
Number of stories	2	2	2	
Front Setback	0'	30'	30'	
Side Setback (specify side)	0'	0'	0'	
Side Setback (specify side)	5'	10'	10'	
Rear Setback	10'	18'	10'	
Garage Door Setback		140'	140'	
Covered Parking Spaces		2	6	
Uncovered Parking Spaces		8	5	
Parking Space Size (Interior measurement)	9' x 20'	9'x20'	9'x20'	
Number of Driveways	1	1	1	
Driveway Width(s)		10'	10'	
Back-up Distance		25'	25'	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections		3'-10"	3'-10"	
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	N/A
Accessory Building Setbacks		N/A	N/A	N/A
Distance between Buildings		9'-6"	4'-0"	
Accessory Building Heights		N/A	N/A	N/A
Fence Heights		6'	6'	

\*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.  
[Rev. 01/14/14]

CONTACT

<b>OWNERS REPRESENTATIVE:</b>	<b>DRAWN BY:</b>
KA RESIDENTIAL, LLC. 50 WOODSIDE PLAZA #313 REDWOOD CITY, CA 94061 CONTACT: MARK ABRAHAMS TEL: 707.815.9324 EMAIL: MABRAHAMS@KARESIDENTIAL.COM	GATHER MANAGEMENT, LLC. 4405 BROOKSHIRE CIRCLE SANTA ROSA, CA 95405 CONTACT: ERNEST WUETHRICH TEL: 707.494.8857 EMAIL: ERNEST@WEAREGATHER.COM

SHEET INDEX

A0	COVER SHEET
SP1	PROPOSED SITE PLAN
<b>1145, 1147 &amp; 1155 FOREST AVENUE</b>	
A1	PROPOSED FLOOR PLANS
A2	PROPOSED ELEVATIONS
A3	PROPOSED ELEVATIONS
A4	PROPOSED ELEVATIONS
<b>NEW BUILDING 1</b>	
A5	PROPOSED ADDITION PLAN
A6	PROPOSED ADDITION ELEVATIONS
<b>NEW BUILDING 2</b>	
A7	PROPOSED ADDITION PLAN
A8	PROPOSED ADDITION ELEVATIONS

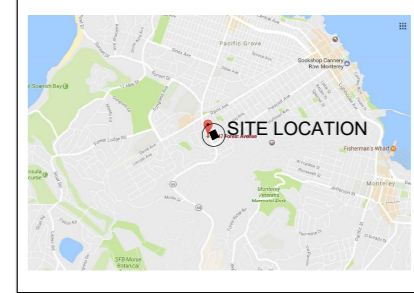
SCOPE OF WORK

- SITE WORK:**
- REPLACE EXISTING PAVING
  - NEW TURF-BLOCK PAVERS
- 1145 & 1147 FOREST AVENUE:**
- REPLACE EXISTING WINDOWS
  - REPLACE EXISTING PLUMBING FIXTURES
  - REPLACE EXISTING ELECTRICAL
  - NEW WASHER/DRYER
  - REALIGN BACKYARD FENCE LINES
- 1155 FOREST AVENUE:**
- REPLACE EXISTING WINDOWS
  - REPLACE EXISTING PLUMBING FIXTURES
  - REPLACE EXISTING ELECTRICAL
  - REPLACE EXISTING STAIRS AND DECK
  - NEW STUCCO WALL FINISH AND TRIM WORK
- NEW BUILDING 1:**
- NEW 2 STORY STRUCTURE:
    - LOWER 3 CAR GARAGE SERVING NEW APARTMENT, AND 1155 FOREST AVENUE
    - UPPER 770 S.F. APARTMENT
- NEW BUILDING 2:**
- NEW 2 STORY STRUCTURE:
    - LOWER 3 CAR GARAGE SERVING NEW APARTMENT, AND 1145/1147 FOREST AVENUE
    - UPPER 700 S.F. APARTMENT

PROJECT INFORMATION

PROJECT LOCATION:	1149 FOREST AVE PACIFIC GROVE, CA 93950
PROPERTY USED FOR TWO BUILDINGS - 1145/1147 FOREST AVE & 1155 FOREST AVE	
ASSESSOR'S PARCEL NUMBER:	006713024000
ZONING:	C-FH FOREST HILL COMMERCIAL
USE:	COMMERCIAL/RESIDENTIAL MIXED USE
CONSTRUCTION:	VB, 2 STORY STRUCTURES
PROJECT DESCRIPTION:	RESIDENTIAL REMODEL AND APARTMENT ADDITIONS
SITE AREA:	±9,399.41 S.F.
<b>1145 &amp; 1147 FOREST AVE</b>	
EXISTING STRUCTURE:	±1,417 S.F.
<b>1155 FOREST AVE</b>	
EXISTING STRUCTURE:	±2,024 S.F.
EXISTING GARAGE:	±530 S.F.
<b>PROPOSED BUILDING 1</b>	
PROPOSED LOWER GARAGE:	770 S.F.
PROPOSED UPPER APARTMENT:	770 S.F.
TOTAL BUILDING 1:	1,540 S.F.
<b>PROPOSED BUILDING 2</b>	
PROPOSED LOWER GARAGE:	700 S.F.
PROPOSED UPPER APARTMENT:	700 S.F.
TOTAL BUILDING 2:	1,400 S.F.

VICINITY MAP



# 134



A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

# TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 1149 FOREST AVE  
 Map/Location: SOUTH SIDE OF 1147-1155 STRUCTURE  
 Owner: public  private  unknown  other   
 Date: 7/18/17 Inspector: OND  
 Date of last inspection: \_\_\_\_\_

**HAZARD RATING:**

Failure Potential	+	Size of part	+	Target Rating	=	Hazard Rating
2	+	3	+	4	=	9

Immediate action needed  
 Needs further inspection  
 Dead tree

## TREE CHARACTERISTICS

Tree #: 134 Species: EUCALYPTUS  
 DBH: 21.1/512 # of trunks: 4 Height: 50 Spread: 40  
 Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed  
 Crown class:  dominant  co-dominant  intermediate  suppressed  
 Live crown ratio: 45 % Age class:  young  semi-mature  mature  over-mature/senescent  
 Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  cabled/braced  
 none  multiple pruning events Approx. dates: \_\_\_\_\_  
 Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

Foliage color:  normal  chlorotic  necrotic Epicormics? Y N  
 Foliage density:  normal  sparse Leaf size:  normal  small  
 Annual shoot growth:  excellent  average  poor Twig Dieback? Y N  
 Woundwood development:  excellent  average  poor  none  
 Vigor class:  excellent  average  fair  poor  
 Major pests/diseases: \_\_\_\_\_

## SITE CONDITIONS

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest  
 Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break  
 Irrigation:  none  adequate  inadequate  excessive  trunk wetted  
 Recent site disturbance? Y N  construction  soil disturbance  grade change  line clearing  site clearing  
 % dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y N  
 % dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%  
 % dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%  
 Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_  
 Obstructions:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_  
 Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow  
 Prevailing wind direction: NW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines  
 Can target be moved? Y N Can use be restricted? Y N  
 Occupancy:  occasional use  intermittent use  frequent use  constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

# 134

**TREE DEFECTS**

**ROOT DEFECTS:**

Suspect root rot: Y  N  Mushroom/conk/bracket present: Y  N  ID: \_\_\_\_\_

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: 10' distance from trunk Root area affected: \_\_\_\_\_% Buttress wounded: Y  N  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN 0-20 deg. from vertical  natural  unnatural  self-corrected Soil heaving: Y  N

Decay in plane of lean: Y  N  Roots broken: Y  N  Soil cracking: Y  N

Compounding factors: MULTIPLE STEM W/LEANS Lean severity:  severe  moderate  low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks		<u>S</u>		
Multiple attachments		<u>S</u>		
Included bark				
Excessive end weight			<u>S</u>	<u>S</u>
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

**HAZARD RATING**

Tree part most likely to fail: ROOTS

Inspection period: \_\_\_\_\_ annual \_\_\_\_\_ biannual \_\_\_\_\_ other \_\_\_\_\_

Failure Potential + Size of Part + Target Rating = Hazard Rating

2 + 3 + 4 = 9

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe  
 Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);  
 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)  
 Target rating: 1 - occasional use; 2 intermittent use;  
 3 - frequent use; 4 - constant use

**HAZARD ABATEMENT**

Prune:  remove defective part  reduce end weight  crown clean  thin  raise canopy  crown reduce  restructure  shape

Cable/Brace: \_\_\_\_\_ Inspect further:  root crown  decay  aerial  monitor

Remove tree: Y  N  Replace? Y  N  Move target: Y  N  Other: \_\_\_\_\_

Effect on adjacent trees:  none  evaluate

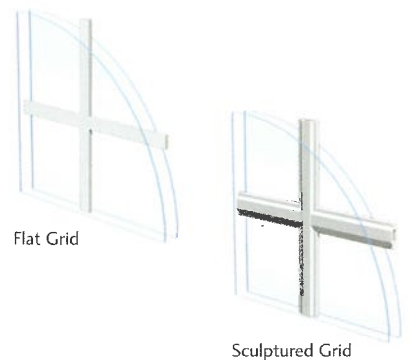
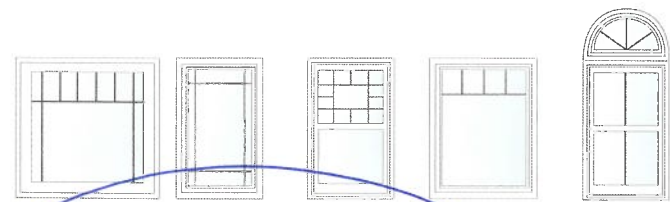
Notification:  owner  manager  governing agency Date: 7/19/17

**COMMENTS**

Make it your own.

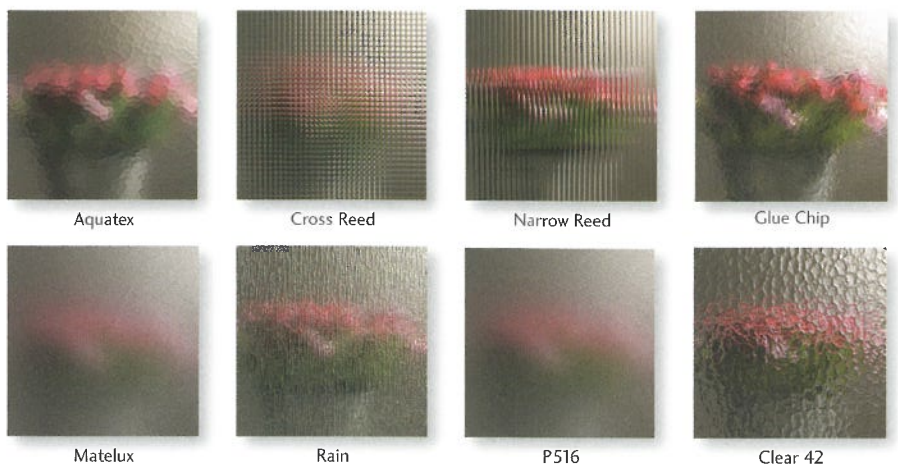
### Grids

Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. They are placed inside the glass unit for easy cleaning.



### Decorative Glass

Decorative glass can add privacy or design to any room. The decorative glass of your choice can be tempered, which turns it into safety glass for applications such as a shower or over a bathtub. Decorative glass is available in these and many more styles and tints.



### Premium Exterior Vinyl Finishes

Style Line Series gives you design flexibility with eight premium and two standard exterior colors.

**Standard**  
Matching interior



**Premium**  
White interior only



Review from milgard.com -

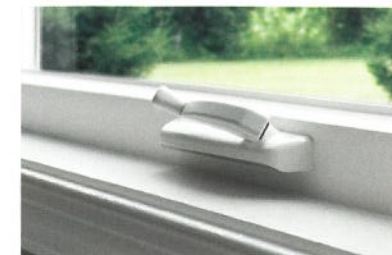
*The product line is beautiful, with slim frames and smooth mechanisms. They control heat loss/transfer and I hear NOTHING when cars pass by. The sound insulation quality has exceeded expectations. I have casement and horizontal sliders and they both operate effortlessly. The overall design of this product is brilliant, tight, smart, elegant and designed for a very fussy buyer/homeowner.*

-Palm Springs, CA

### Positive Action Lock



With its simple operation, the Milgard Positive Action Lock is window hardware you can count on to perform. Made to close and lock the window securely in one action, it eliminates any guessing. If the window is closed, it's locked. Plus, it meets and exceeds the toughest residential forced entry codes in the nation, making your windows beautiful and safer.



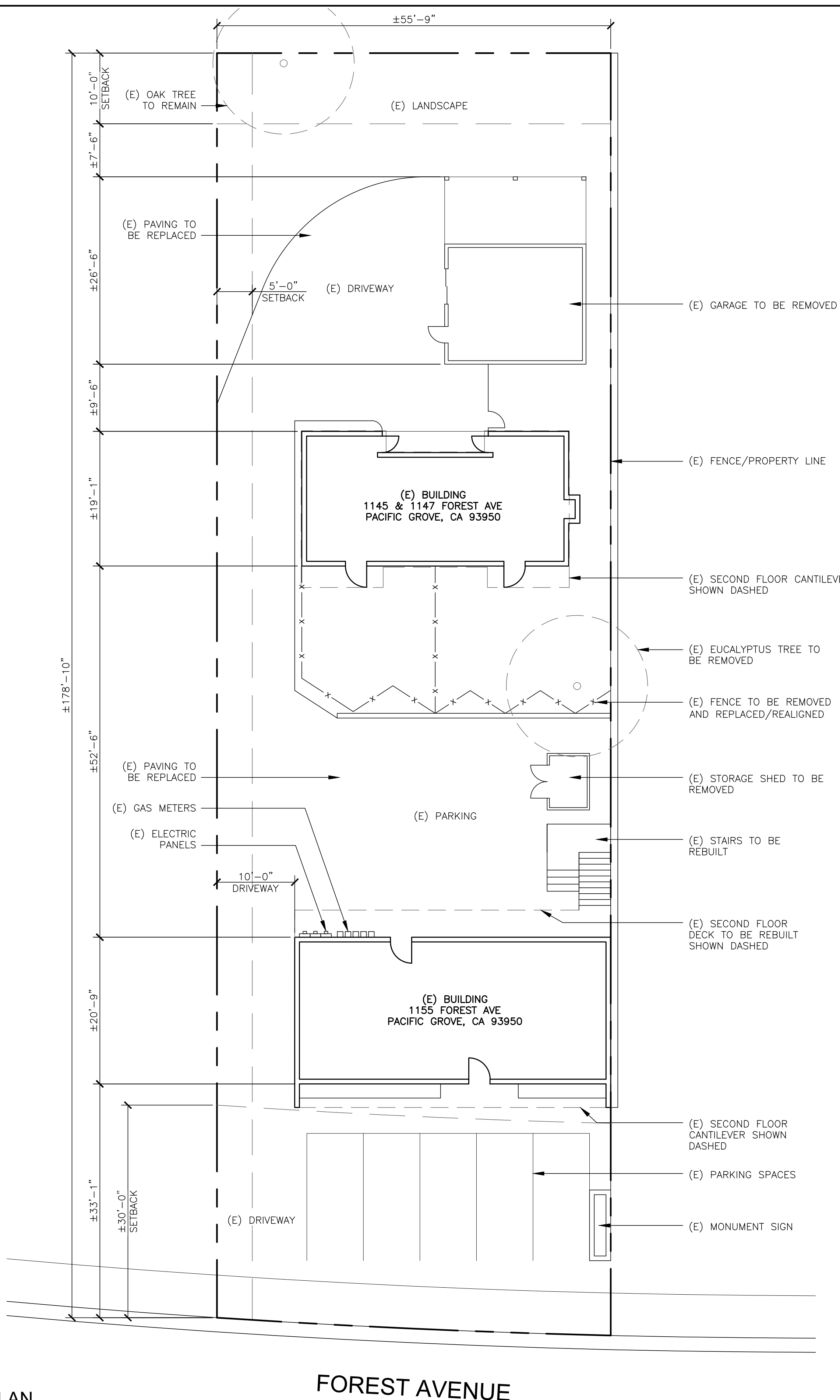
### Casement and Awning Hardware

The operating hardware for casement and awning styles is an innovative folding handle that tucks out of the way with the locking hardware designed for smooth, easy-to-operate action.

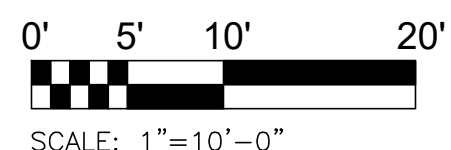
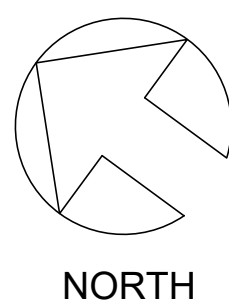
Colors shown are approximate due to printing limitations.



# RESIDENTIAL REMODEL AND ADDITION 1149 FOREST AVE (1145, 1147 & 1155 FOREST AVE) PACIFIC GROVE, CA 93950



FOREST AVENUE



## PROJECT DATA SHEET

PROJECT DATA SHEET				
Project Address:	1149 FOREST AVENUE	Submitted Date:	07/12/2017	
Applicant(s):	MARK ABRAHAMS	Permit Type(s) & No(s):		
	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		C-FH	C-FH	
Building Site Area		±9,399	±9,399	
Density (multi-family projects only)	30/ACRE	4 UNITS	6 UNITS	
Building Coverage		24%	34%	INCLUDES COVERED STAIR
Site Coverage	75%	72%	71%	
Gross Floor Area		±3,971	±6,381	INCLUDES GARAGES
Square Footage not counted towards Gross Floor Area		N/A	400	COVERED STAIR STRUCTURE
Impervious Surface Area Created and/or Replaced		±6,765	±6,129	TURF-BLOCK PAVING
Exterior Lateral Wall Length to be demolished in feet & % of total*			93 ft/27%	
Exterior Lateral Wall Length to be built			230'	
Building Height	35'	±22'	±22'	
Number of stories	2	2	2	
Front Setback	0'	30'	30'	
SOUTH Side Setback (specify side)	0'	0'	0'	
NORTH Side Setback (specify side)	5'	10'	10'	
Rear Setback	10'	18'	10'	
Garage Door Setback		140'	140'	
Covered Parking Spaces	6	2	6	
Uncovered Parking Spaces	6	8	5	SEE NOTE BELOW
Parking Space Size (Interior measurement)	9' x 20'	9'x20'	9'x20'	
Number of Driveways	1	1	1	
Driveway Width(s)		10'	10'	
Back-up Distance		25'	25'	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections		3'-10"	3'-10"	
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	N/A
Accessory Building Setbacks		N/A	N/A	N/A
Distance between Buildings		9'-6"	4'-0"	
Accessory Building Heights		N/A	N/A	N/A
Fence Heights		6'	6'	

\*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.  
[Rev. 01/14/14]

NOTE:  
ONE (1) PARKING SPACE SHALL BE SHARED PARKING, WITH A SIGN THAT WILL STATE "NO PARKING BETWEEN \_\_\_PM - \_\_\_AM, EXCEPT FOR RESIDENTS."

## CONTACT

**OWNERS REPRESENTATIVE:**  
KA RESIDENTIAL, LLC,  
50 WOODSIDE PLAZA #313  
REDWOOD CITY, CA 94061  
CONTACT: MARK ABRAHAMS  
TEL: 707.815.9324  
EMAIL: MABRAHAMS@KARESDENTIAL.COM

**DRAWN BY:**  
GATHER MANAGEMENT, LLC,  
4405 BROOKSHIRE CIRCLE  
SANTA ROSA, CA 95405  
CONTACT: ERNEST WUETHRICH  
TEL: 707.494.8857  
EMAIL: ERNEST@WEAREGATHER.COM

## SHEET INDEX

- A0 COVER SHEET
- SP1 PROPOSED SITE PLAN
- 1145, 1147 & 1155 FOREST AVENUE**
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- A2 PROPOSED ELEVATIONS
- A3 PROPOSED ELEVATIONS
- A4 PROPOSED ELEVATIONS
- NEW BUILDING 1**
- A5 PROPOSED ADDITION PLAN
- A6 PROPOSED ADDITION ELEVATIONS
- NEW BUILDING 2**
- A7 PROPOSED ADDITION PLAN
- A8 PROPOSED ADDITION ELEVATIONS

## SCOPE OF WORK

### SITE WORK:

1. REPLACE EXISTING PAVING
2. NEW TURF-BLOCK PAVERS

- 1145 & 1147 FOREST AVENUE:**
1. REPLACE EXISTING WINDOWS
  2. REPLACE EXISTING PLUMBING FIXTURES
  3. REPLACE EXISTING ELECTRICAL
  4. NEW WASHER/DRYER
  5. REALIGN BACKYARD FENCE LINES

- 1155 FOREST AVENUE:**
1. REPLACE EXISTING WINDOWS
  2. REPLACE EXISTING PLUMBING FIXTURES
  3. REPLACE EXISTING ELECTRICAL
  4. REPLACE EXISTING STAIRS AND DECK
  5. NEW STUCCO WALL FINISH AND TRIM WORK

### NEW BUILDING 1:

1. NEW 2 STORY STRUCTURE:
  - a. LOWER 3 CAR GARAGE SERVING NEW APARTMENT, AND 1155 FOREST AVENUE
  - b. UPPER 770 S.F. APARTMENT

### NEW BUILDING 2:

1. NEW 2 STORY STRUCTURE:
  - a. LOWER 3 CAR GARAGE SERVING NEW APARTMENT, AND 1145/1147 FOREST AVENUE
  - b. UPPER 700 S.F. APARTMENT

## PROJECT INFORMATION

PROJECT LOCATION: 1149 FOREST AVE  
PACIFIC GROVE, CA 93950

PROPERTY USED FOR TWO BUILDINGS - 1145/1147 FOREST AVE & 1155 FOREST AVE

ASSESSOR'S PARCEL NUMBER: 006713024000

ZONING: C-FH  
FOREST HILL COMMERCIAL

USE: COMMERCIAL/RESIDENTIAL MIXED USE

CONSTRUCTION: VB, 2 STORY STRUCTURES

PROJECT DESCRIPTION: RESIDENTIAL REMODEL AND APARTMENT ADDITIONS

SITE AREA: ±9,399.41 S.F.

**1145 & 1147 FOREST AVE**  
EXISTING STRUCTURE: ±1,417 S.F.

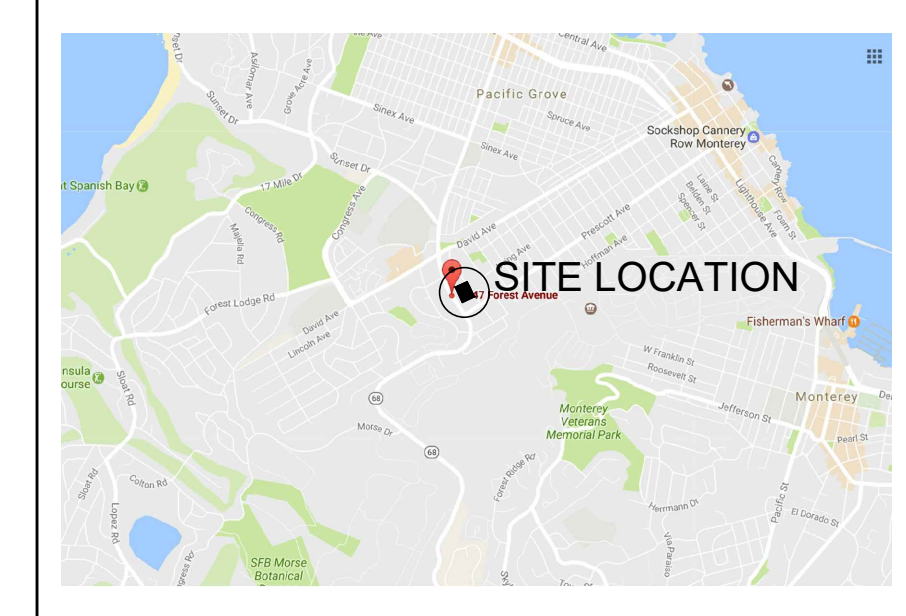
**1155 FOREST AVE**  
EXISTING STRUCTURE: ±2,024 S.F.

EXISTING GARAGE: ±530 S.F.

**PROPOSED BUILDING 1**  
PROPOSED LOWER GARAGE: 770 S.F.  
PROPOSED UPPER APARTMENT: 770 S.F.  
TOTAL BUILDING 1: 1,540 S.F.

**PROPOSED BUILDING 2**  
PROPOSED LOWER GARAGE: 700 S.F.  
PROPOSED UPPER APARTMENT: 700 S.F.  
TOTAL BUILDING 2: 1,400 S.F.

## VICINITY MAP

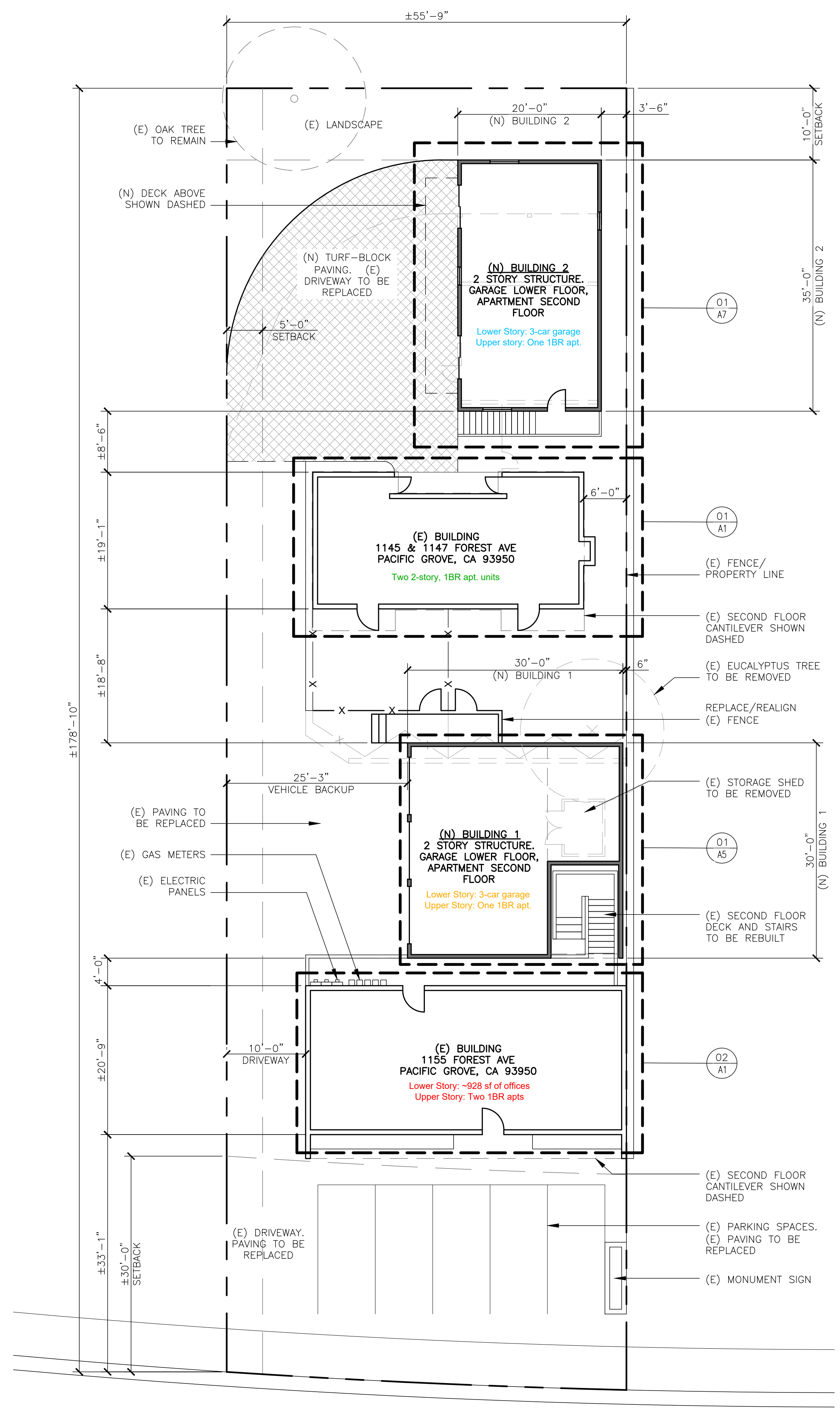


DRAWING ISSUANCE	
07/13/17	ISSUED FOR PLANNING

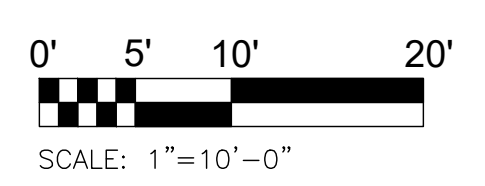
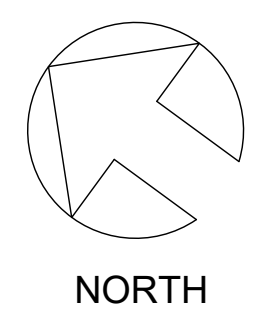
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**1145, 1147 & 1155 FOREST AVE**  
**PACIFIC GROVE, CA 93950**

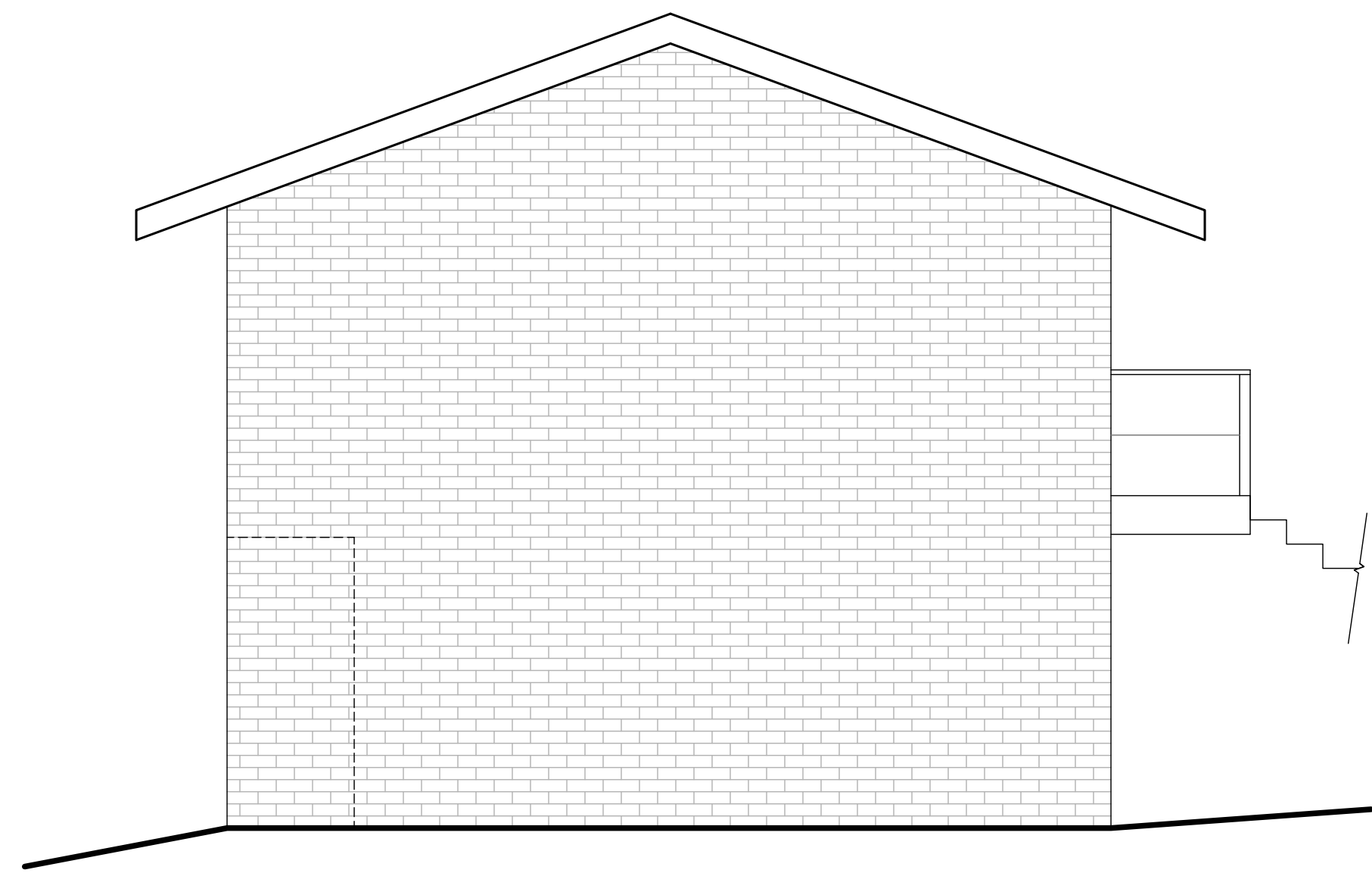
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**SP1**  
Site Plan

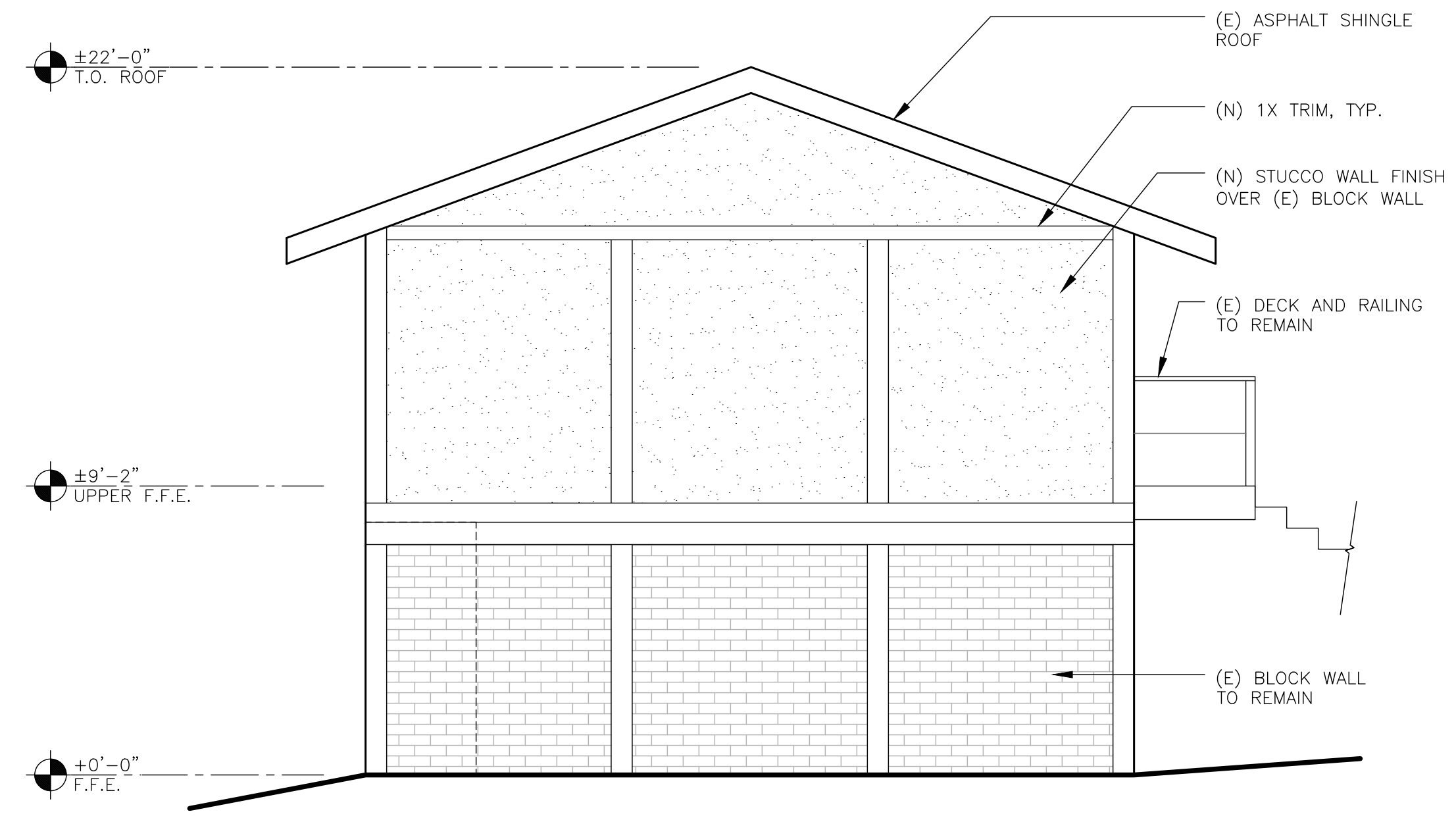


FOREST AVENUE





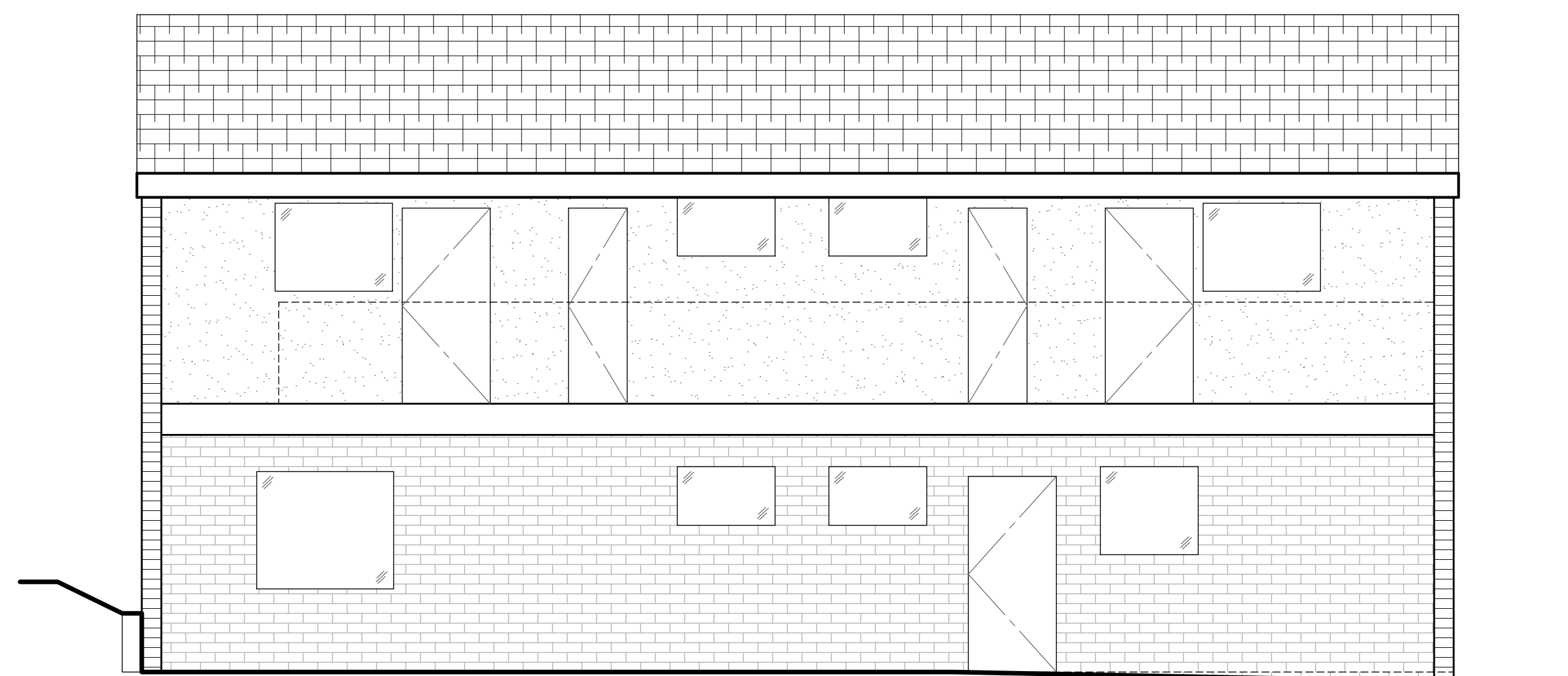
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(FOR REFERENCE ONLY)



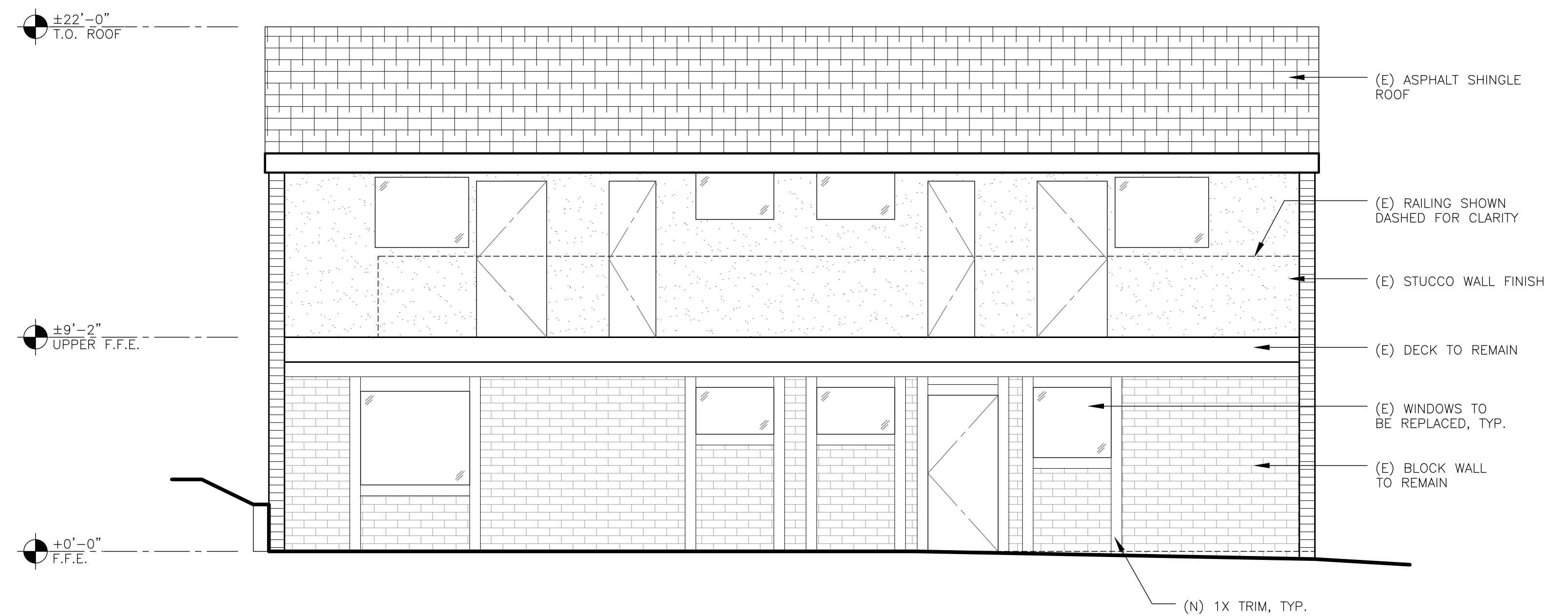
PROPOSED

02 1155 FOREST AVENUE - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

1155

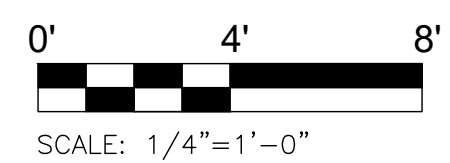


EXISTING  
(FOR REFERENCE ONLY)



PROPOSED

01 1155 FOREST AVENUE - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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MARK ABRAHAMSON  
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EMAIL: MABRAHAM@KARESIDENTIAL.COM

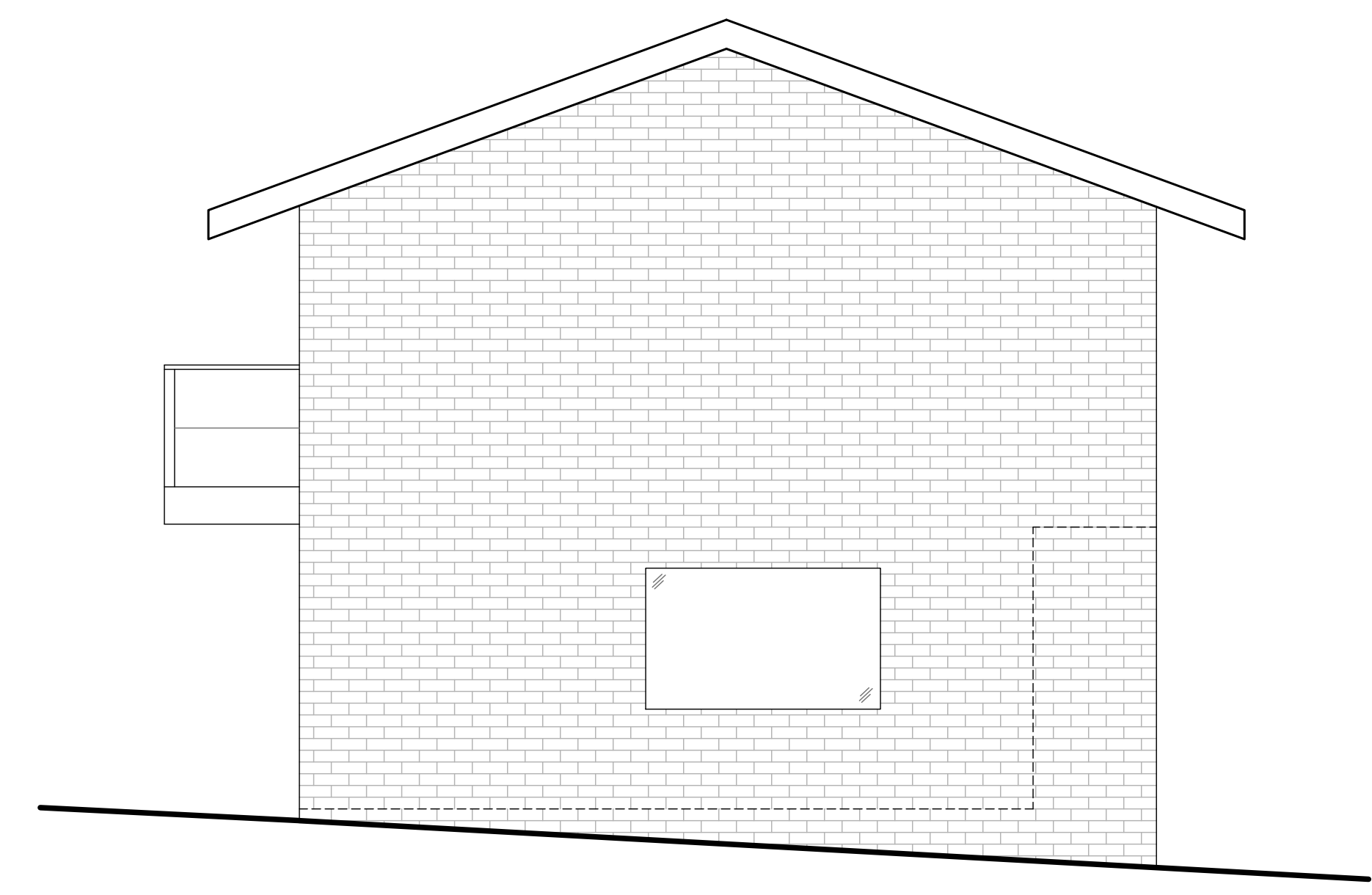
DRAWING ISSUANCE

07/13/17	ISSUED FOR PLANNING
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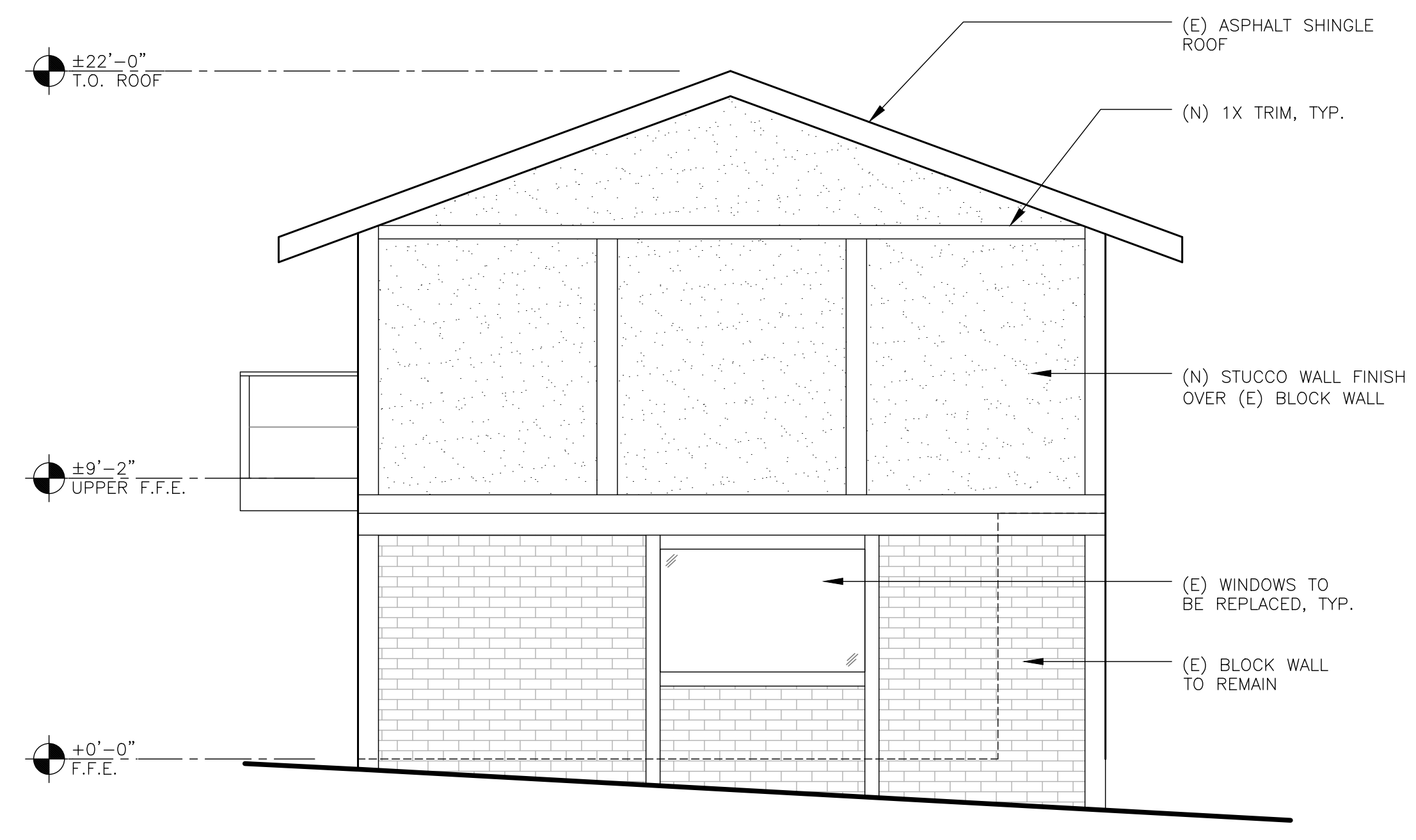
**RESIDENTIAL REMODEL**  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

SHEET NUMBER

**A2**  
Elevations



EXISTING  
(FOR REFERENCE ONLY)



PROPOSED

02 1155 FOREST AVENUE - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

1155

DRAWING ISSUANCE	
07/13/17	ISSUED FOR PLANNING

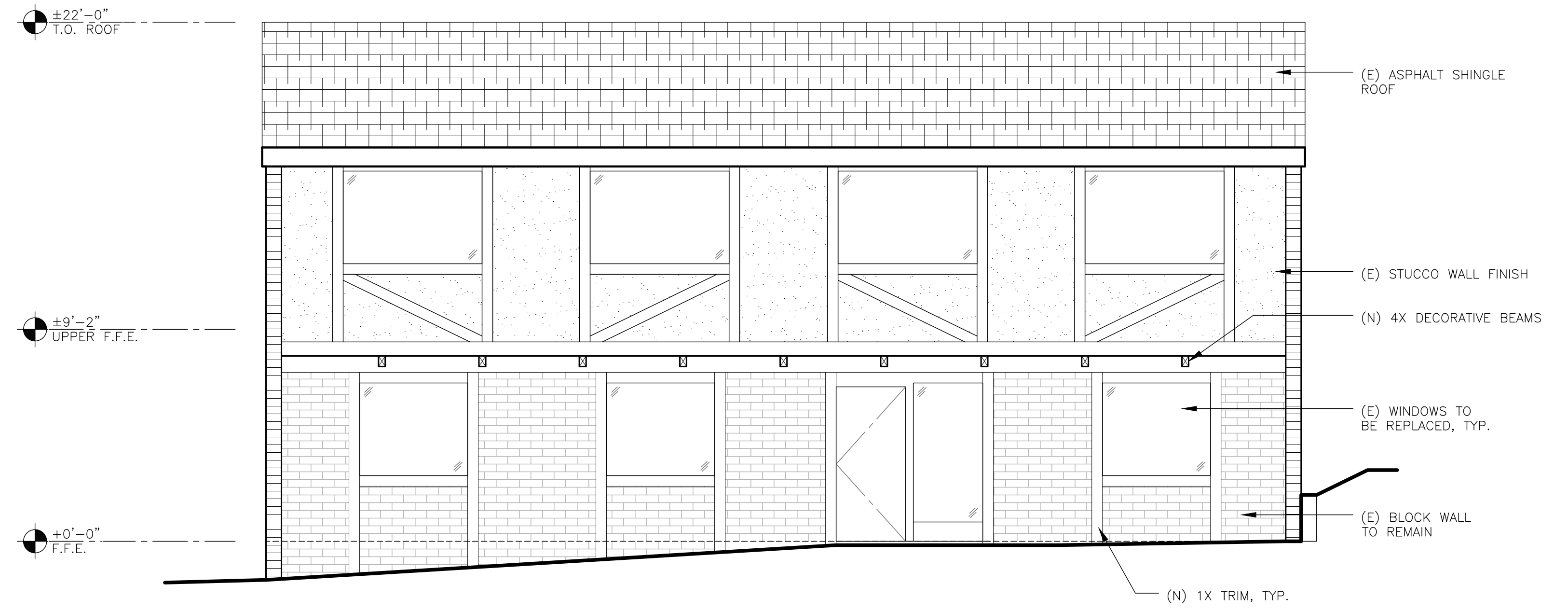
RESIDENTIAL REMODEL  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

SHEET NUMBER

**A3**  
Elevations

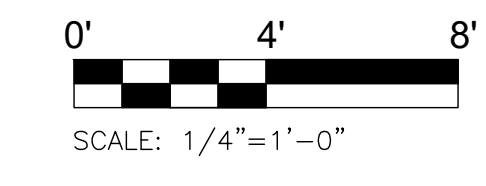


EXISTING  
(FOR REFERENCE ONLY)



PROPOSED

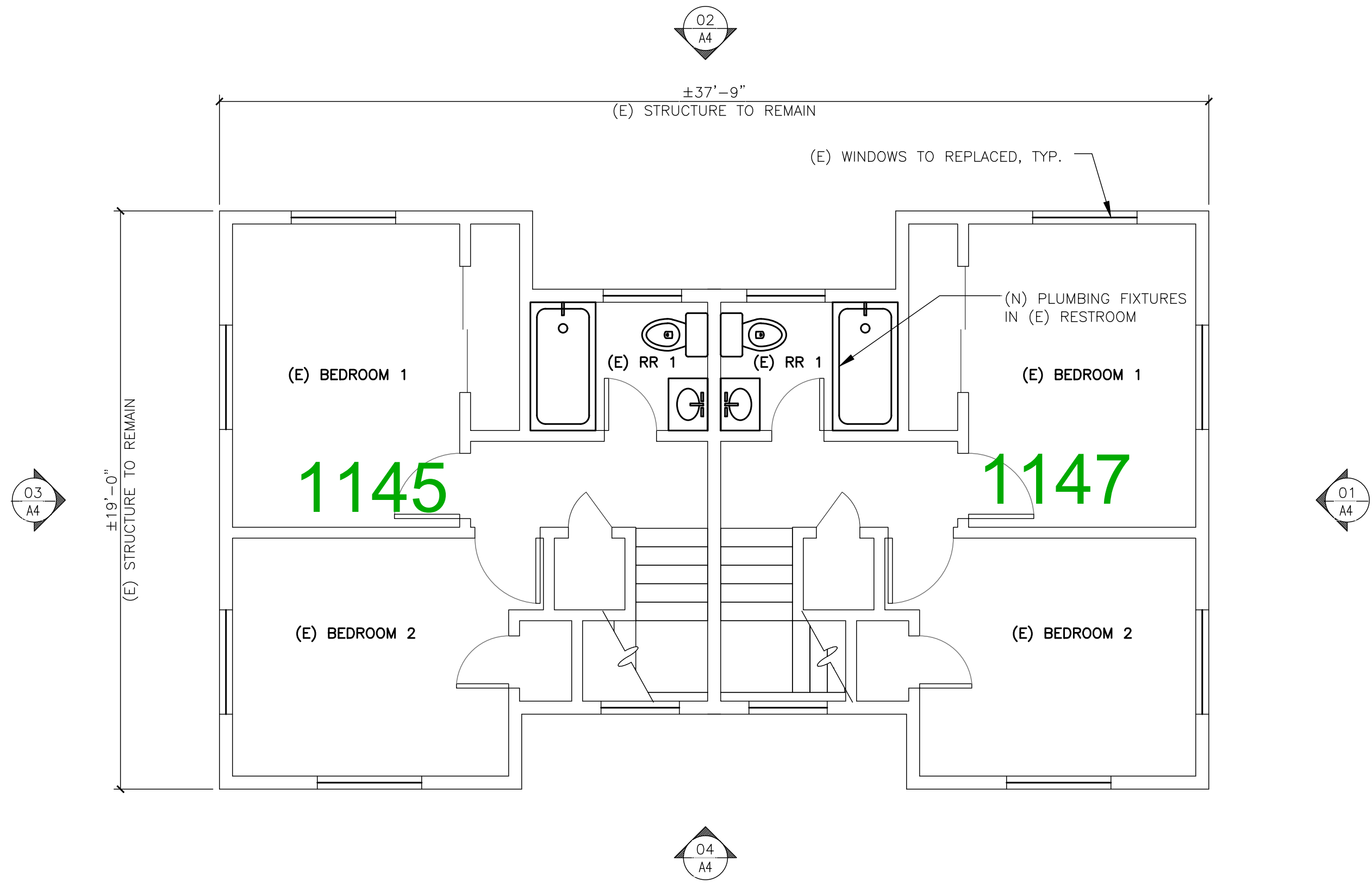
01 1155 FOREST AVENUE - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



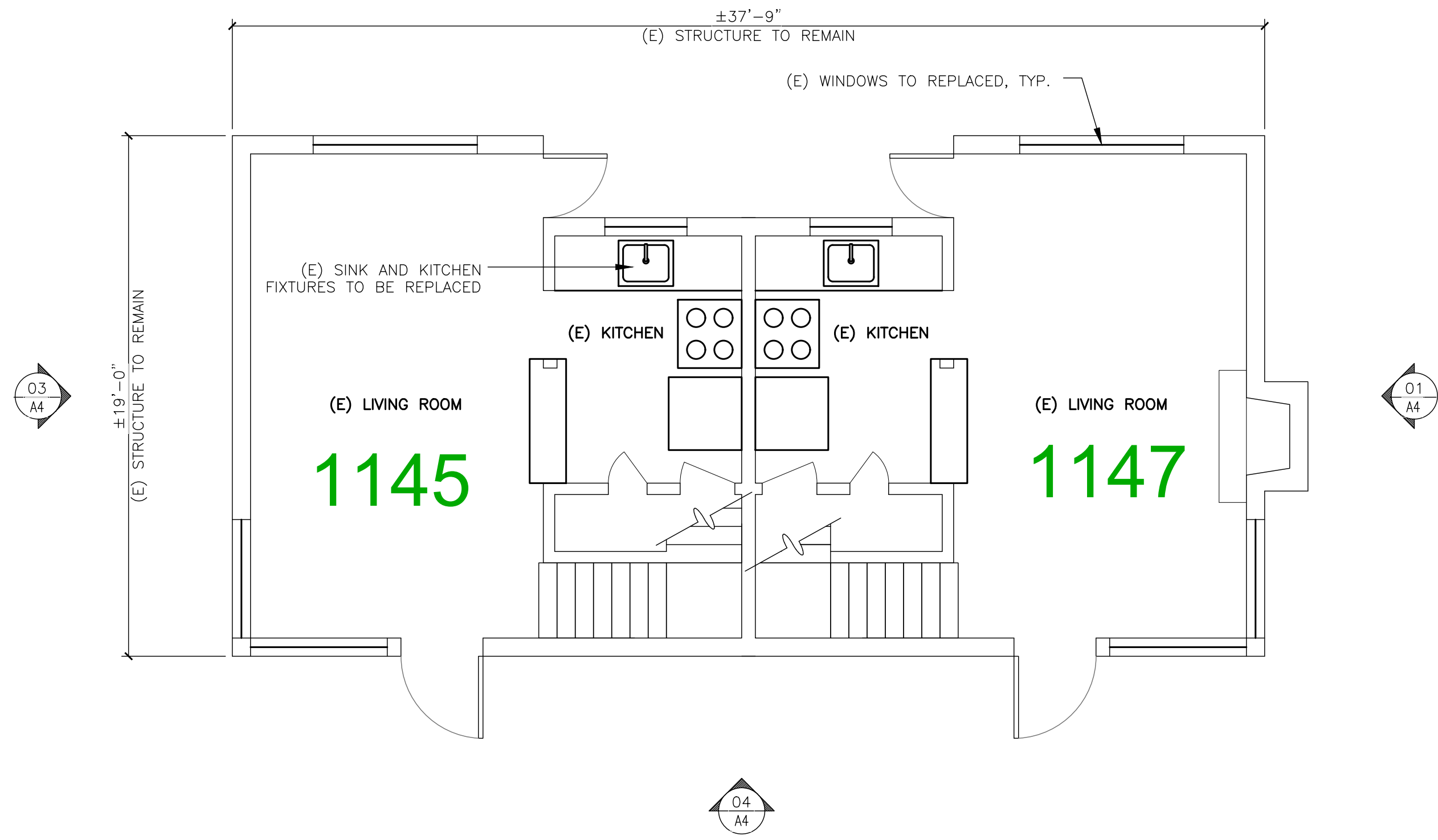
DRAWING ISSUANCE	07/13/17	ISSUED FOR PLANNING

**RESIDENTIAL REMODEL**  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

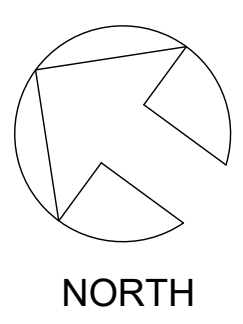
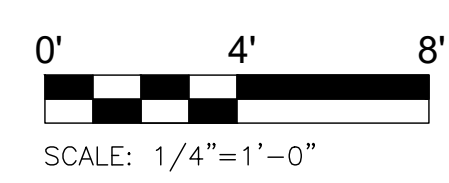
SHEET NUMBER  
**A1**  
Floor Plan



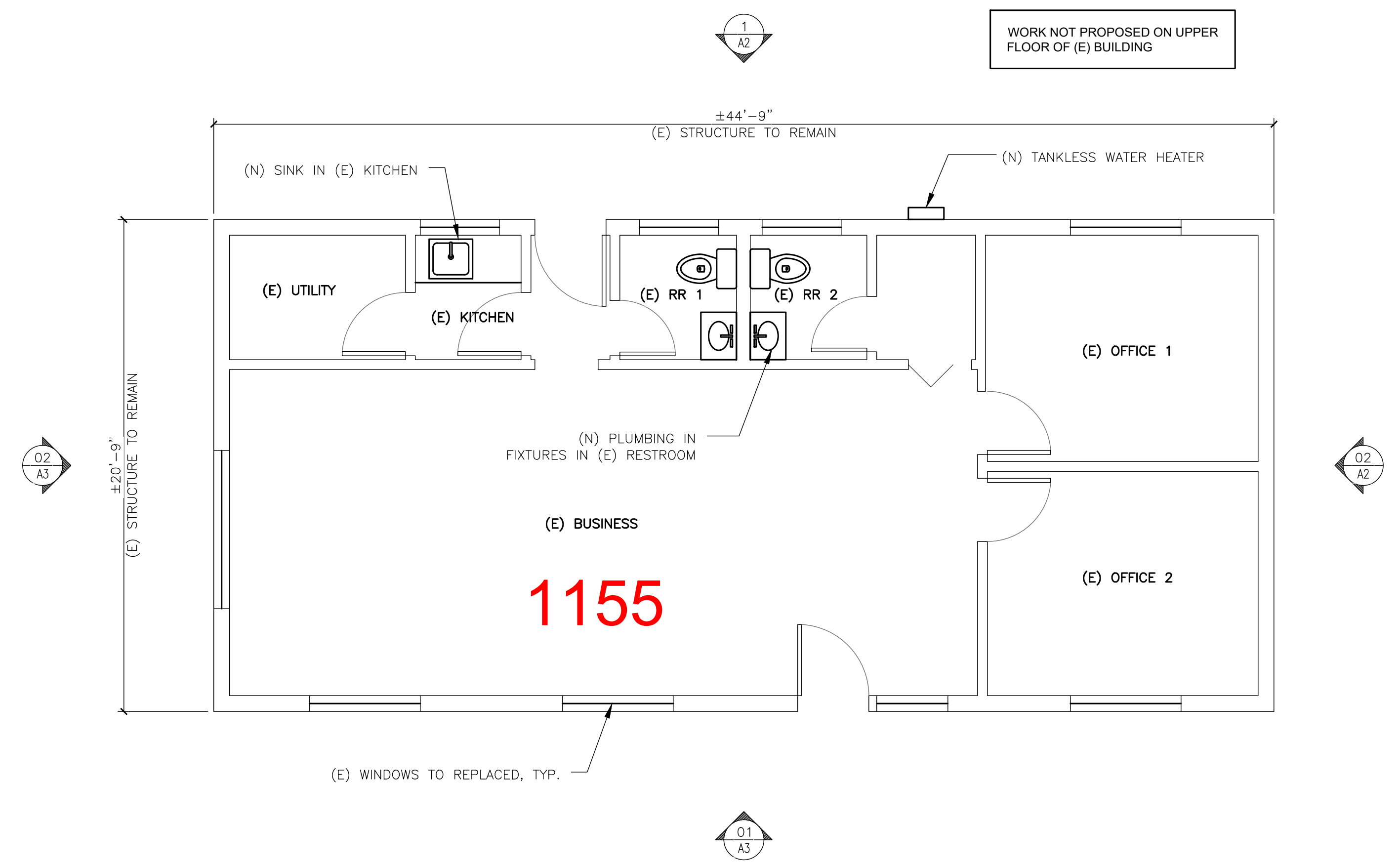
1145 FOREST AVE UPPER LEVEL      1147 FOREST AVE UPPER LEVEL



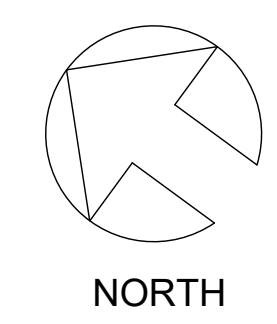
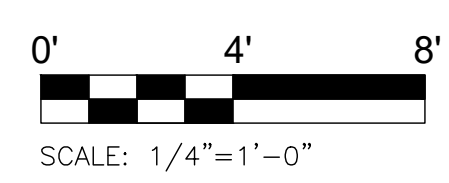
1145 FOREST AVE LOWER LEVEL      1147 FOREST AVE LOWER LEVEL



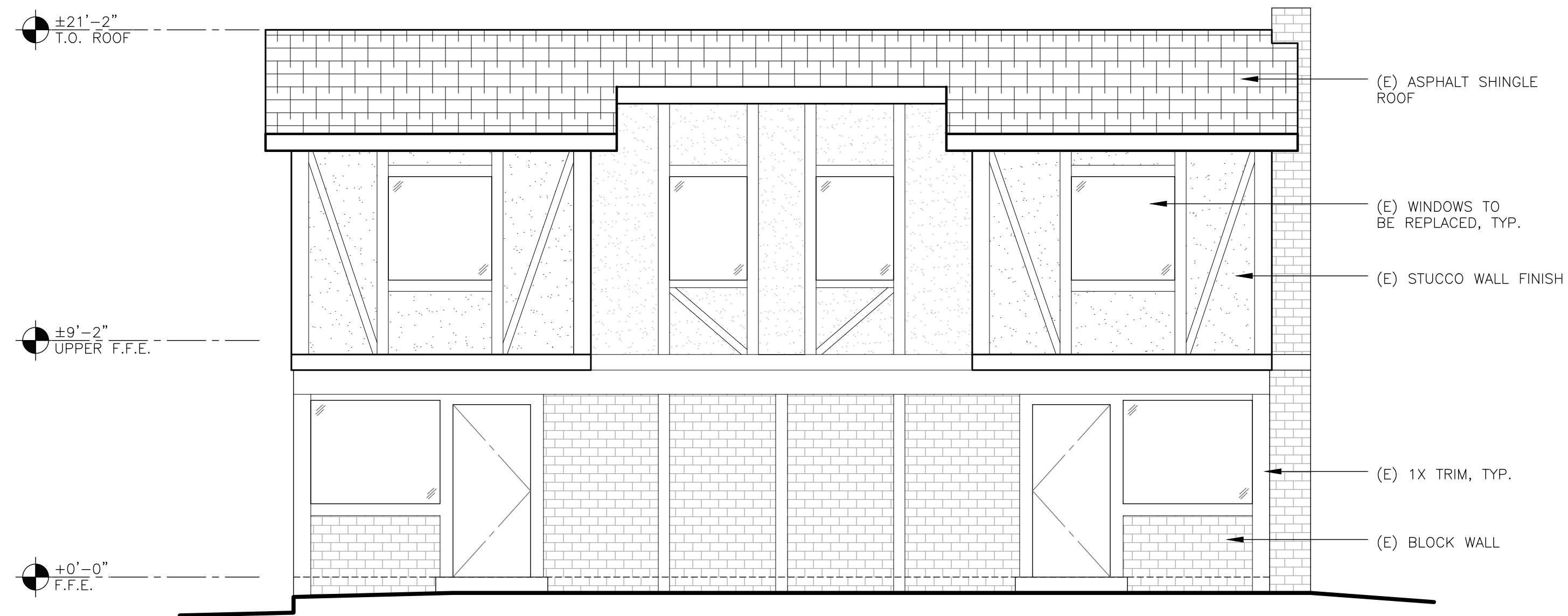
**01** 1145 & 1147 FOREST AVE - PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LOWER LEVEL

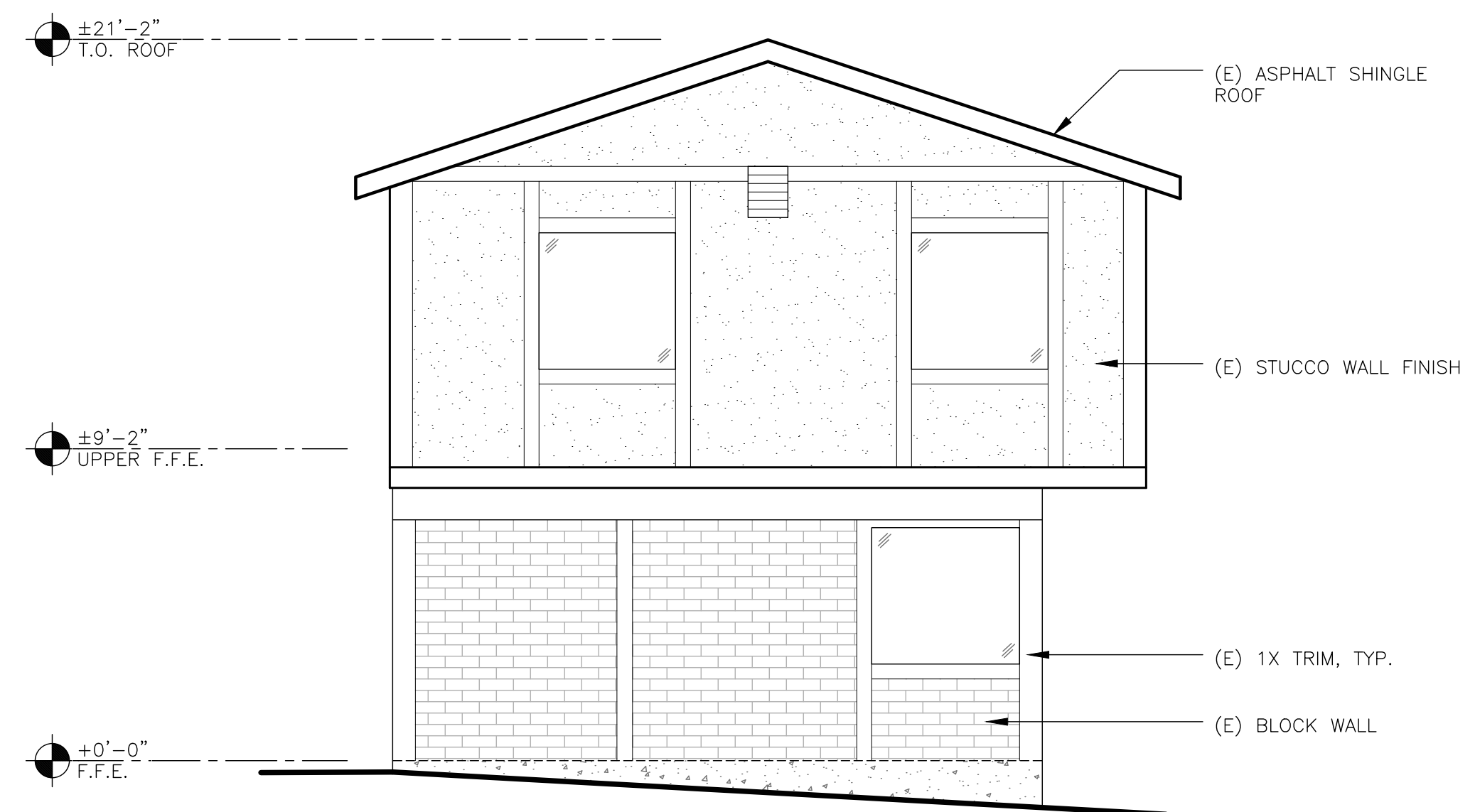


**02** 1155 FOREST AVE - PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING  
(FOR REFERENCE ONLY)

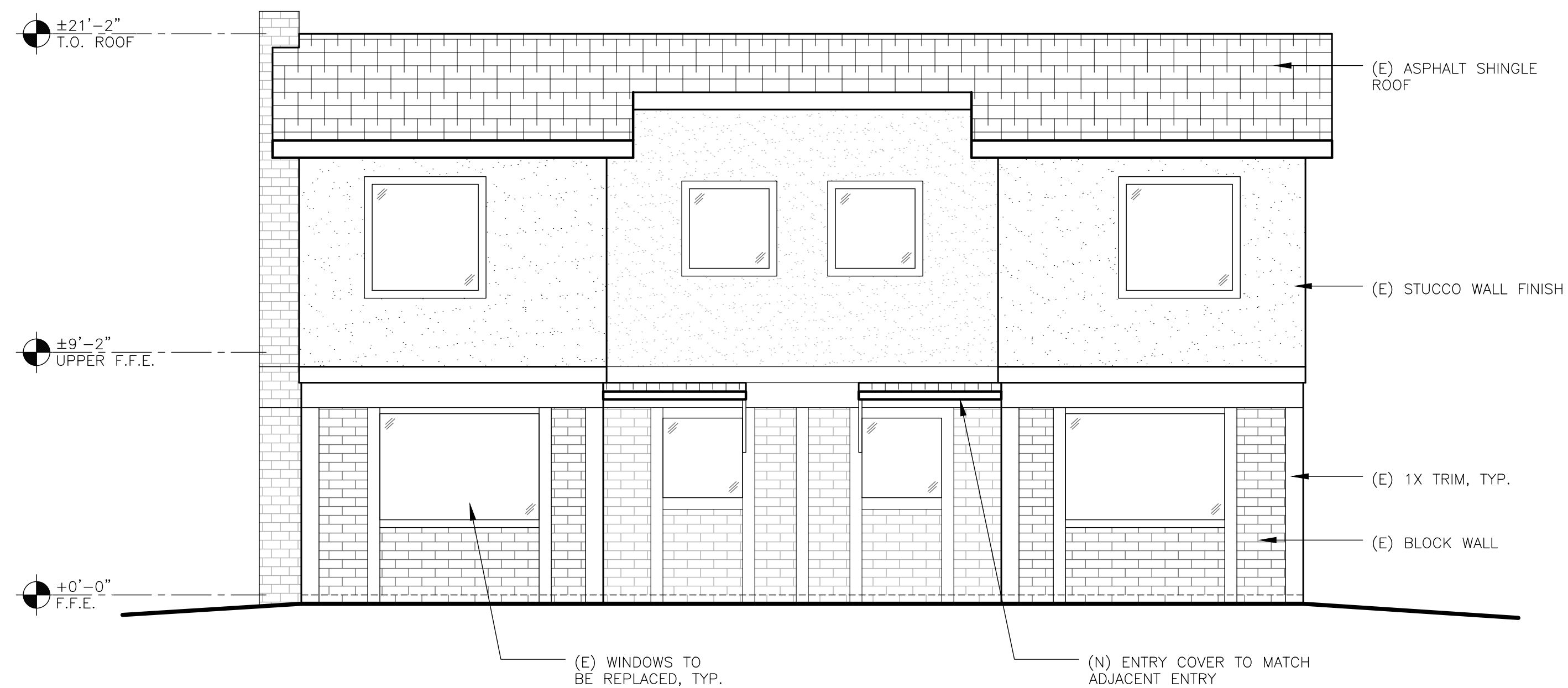
04 1145 & 1147 FOREST AVENUE - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING  
(FOR REFERENCE ONLY)

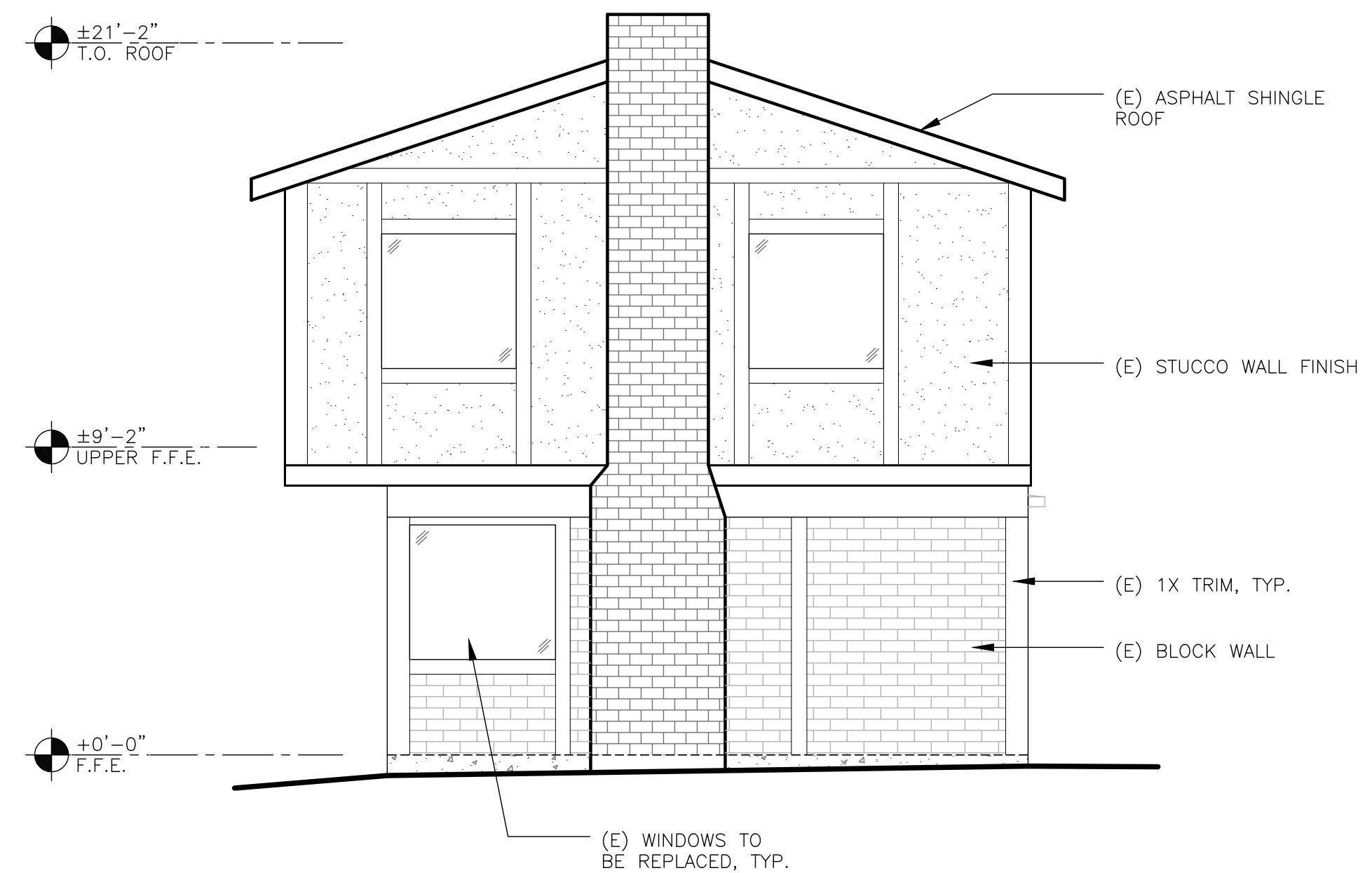
03 1145 & 1147 FOREST AVENUE - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

# 1145 & 1147



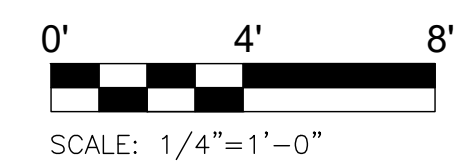
EXISTING  
(FOR REFERENCE ONLY)

02 1145 & 1147 FOREST AVENUE - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING  
(FOR REFERENCE ONLY)

01 1145 & 1147 FOREST AVENUE - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



DRAWING ISSUANCE

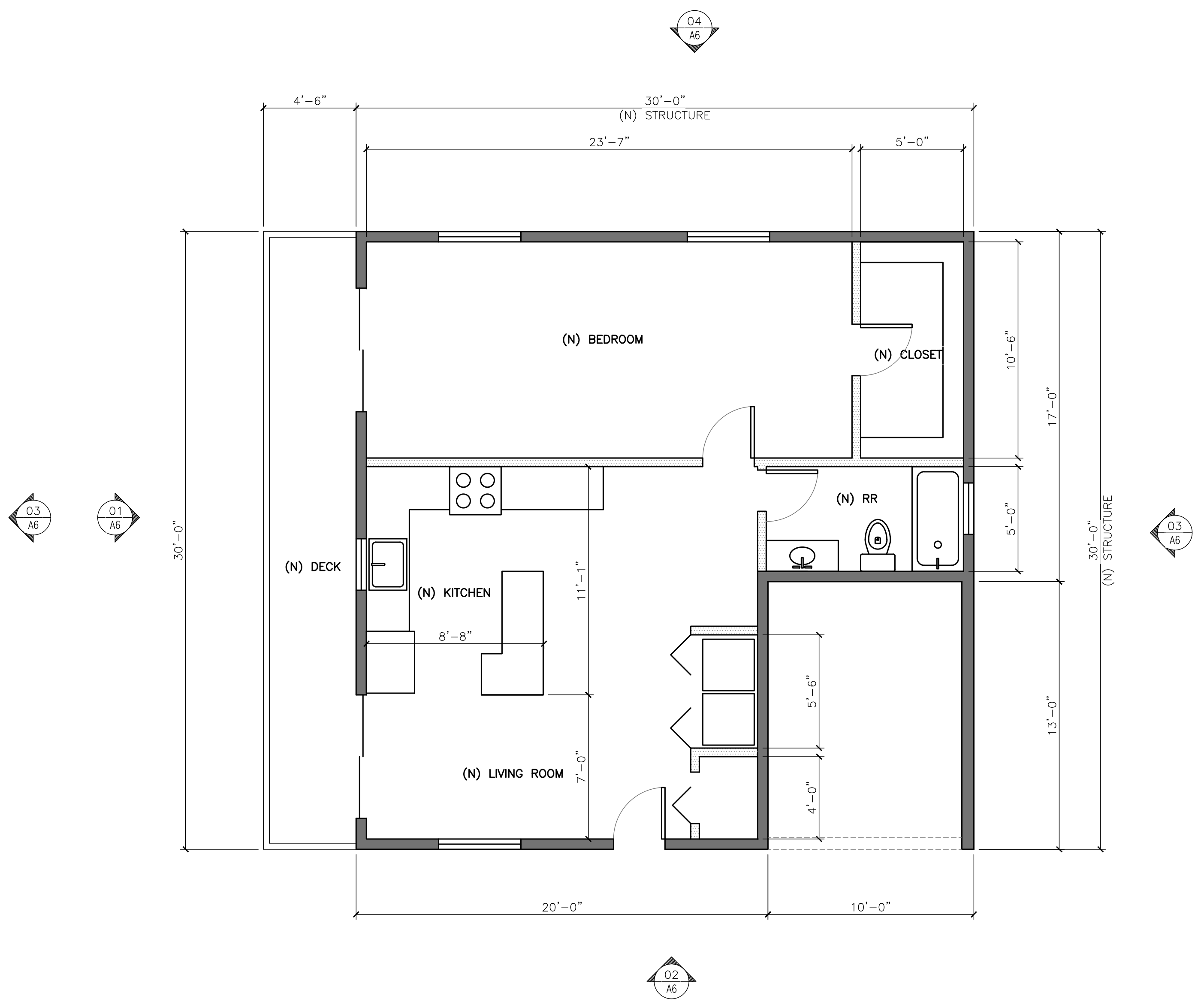
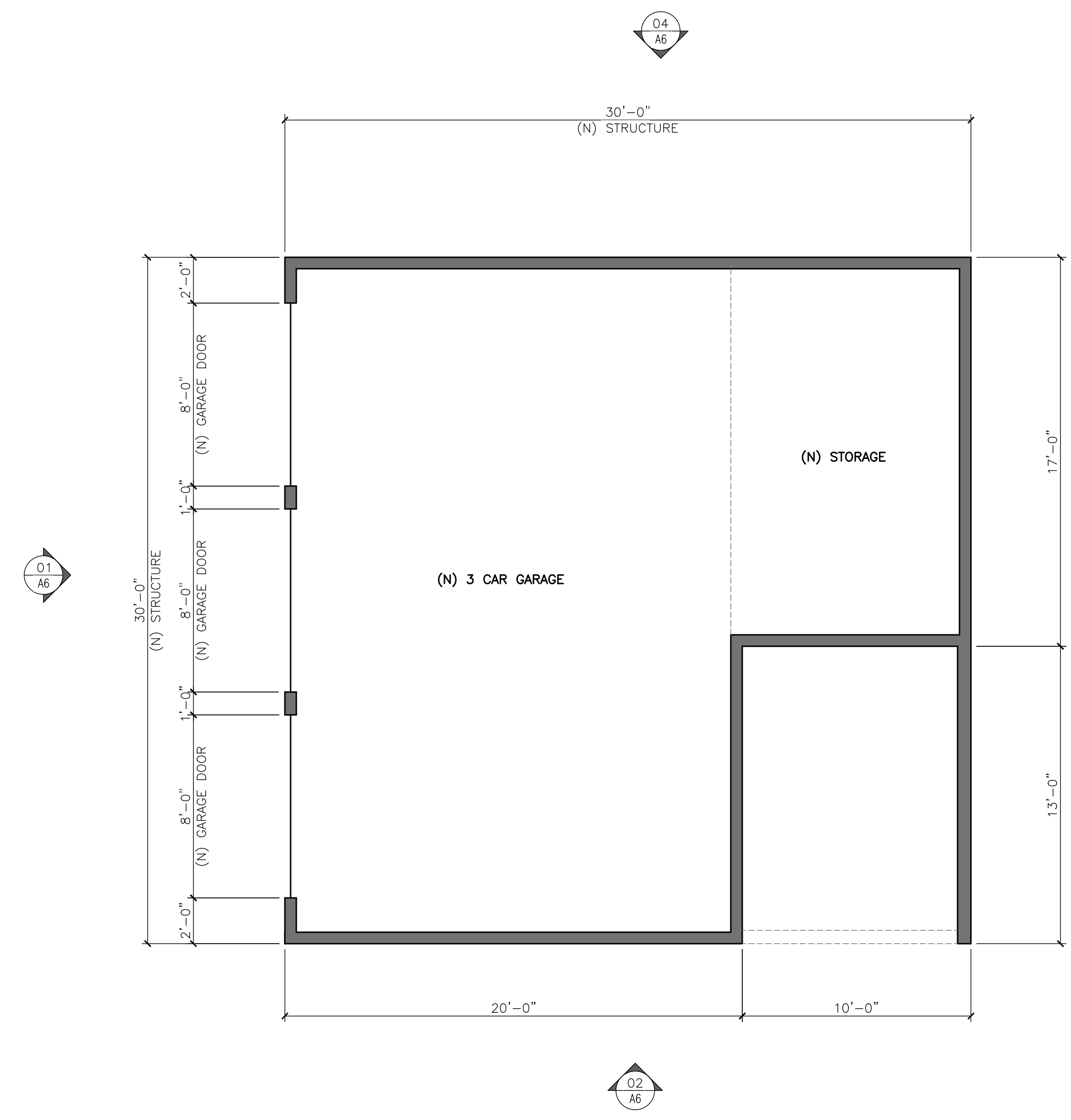
DATE	ISSUED FOR
07/13/17	ISSUED FOR PLANNING

**RESIDENTIAL REMODEL**  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

SHEET  
NUMBER  
**A4**  
Elevations

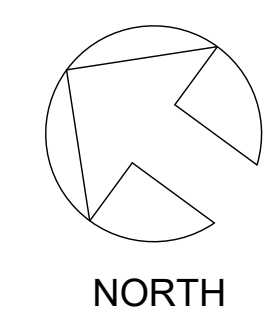
**LEGEND**

- (N) WALLS WHERE NO WALLS CURRENTLY EXIST  
(N) 2X WOOD STUD WALL W/ 5/8" GYP. ON INTERIOR SIDE, AND STUCCO O/ METAL LATH O/ BUILDING PAPER O/ 1/2" PLY ON EXTERIOR SIDE.
- (N) INTERIOR WALLS  
(N) 2X WOOD STUD WALL W/ 5/8" GYP. BD. EA. SIDE
- EXISTING WALL TO REMAIN



# New Building #1

01 PROPOSED ADDITION PLAN  
SCALE: 1/4" = 1'-0"



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DRAWING ISSUANCE

07/13/17	ISSUED FOR PLANNING

**RESIDENTIAL REMODEL**  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

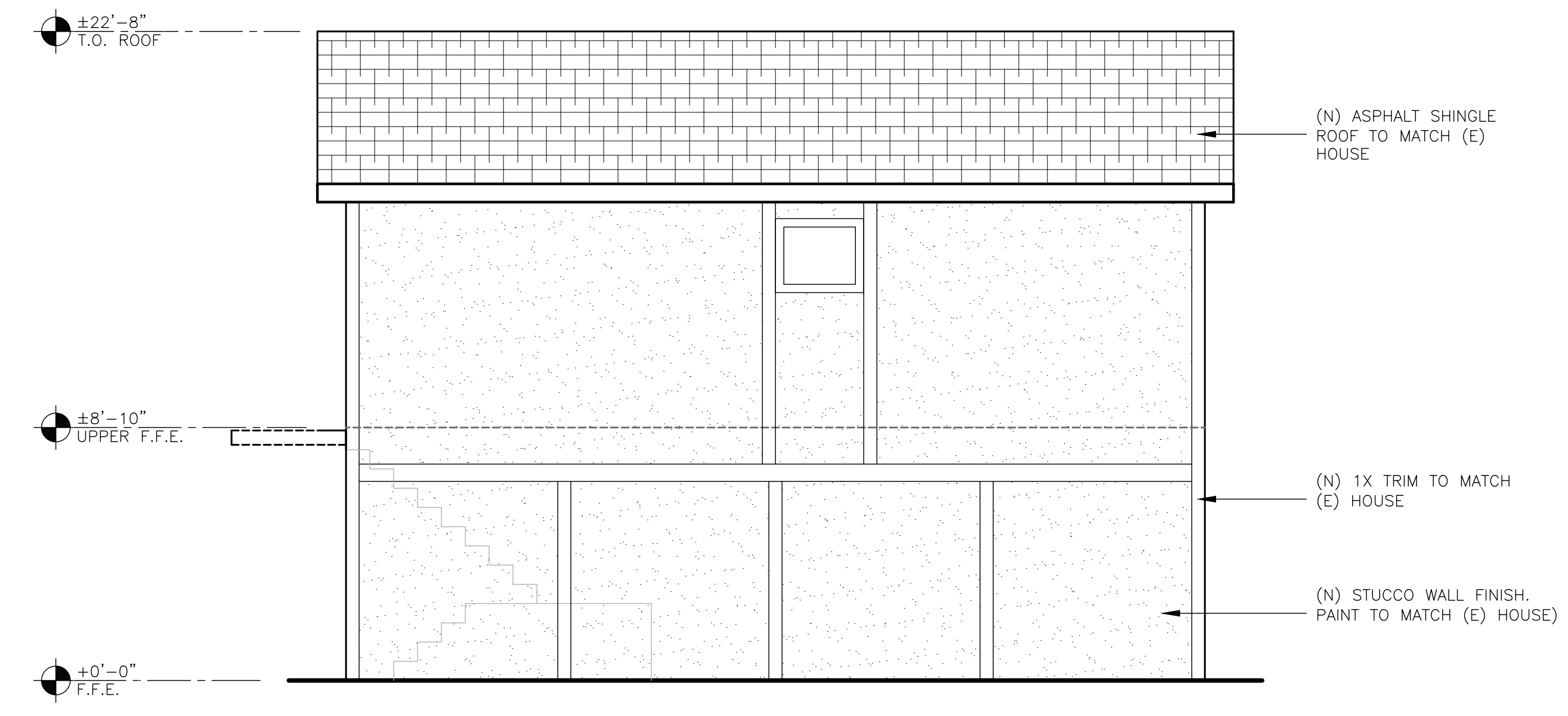
SHEET NUMBER  
**A5**  
Building 1

DRAWING ISSUANCE	07/13/17	ISSUED FOR PLANNING

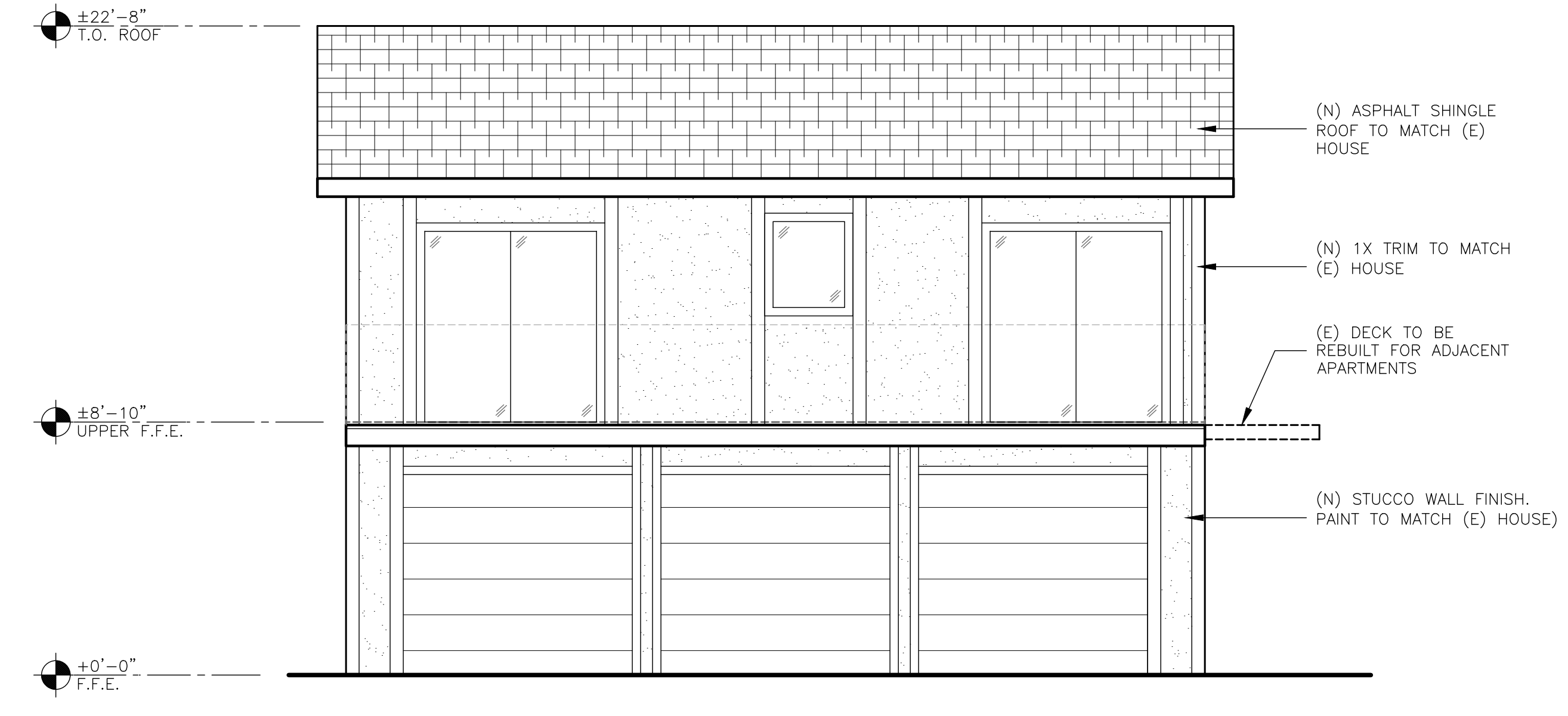
**RESIDENTIAL REMODEL**  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

SHEET NUMBER

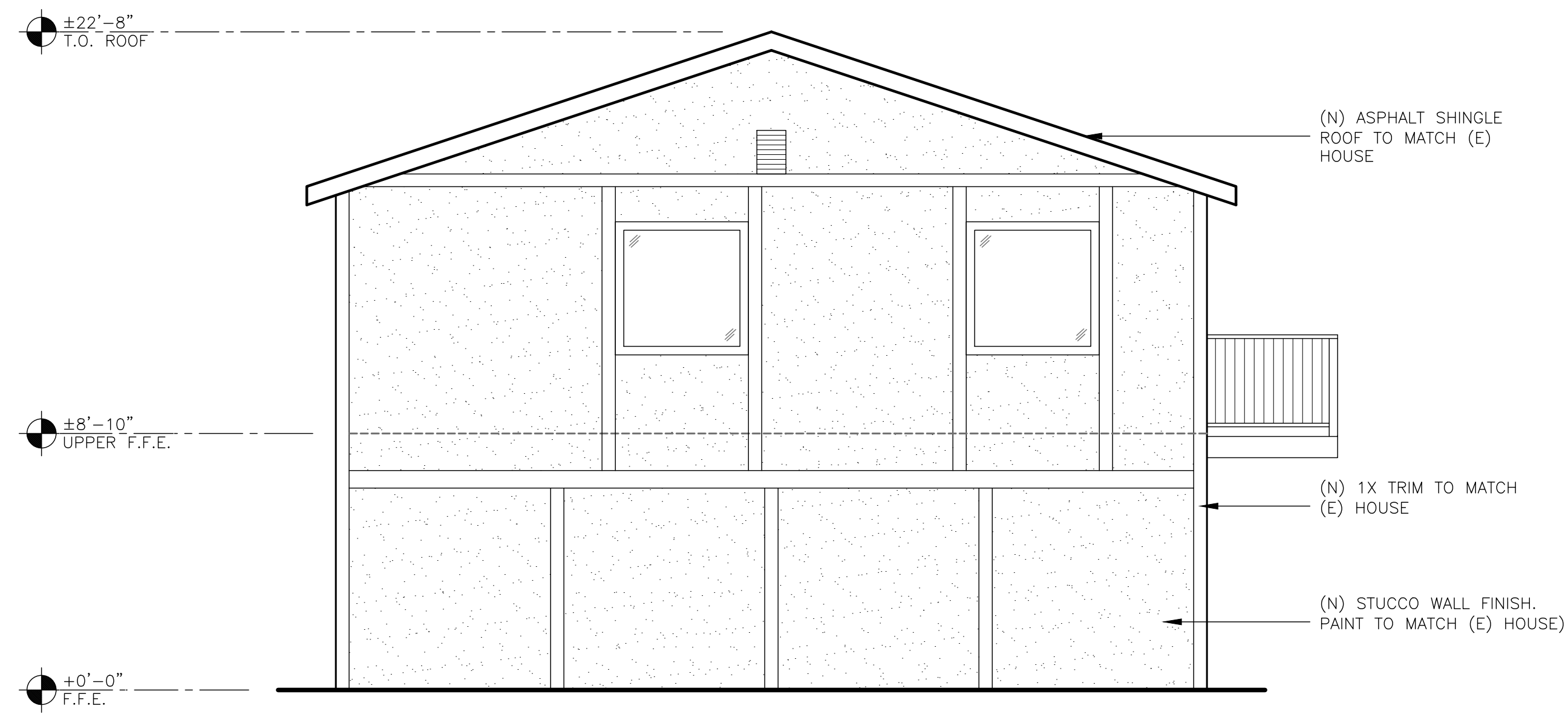
**A6**  
Building 1



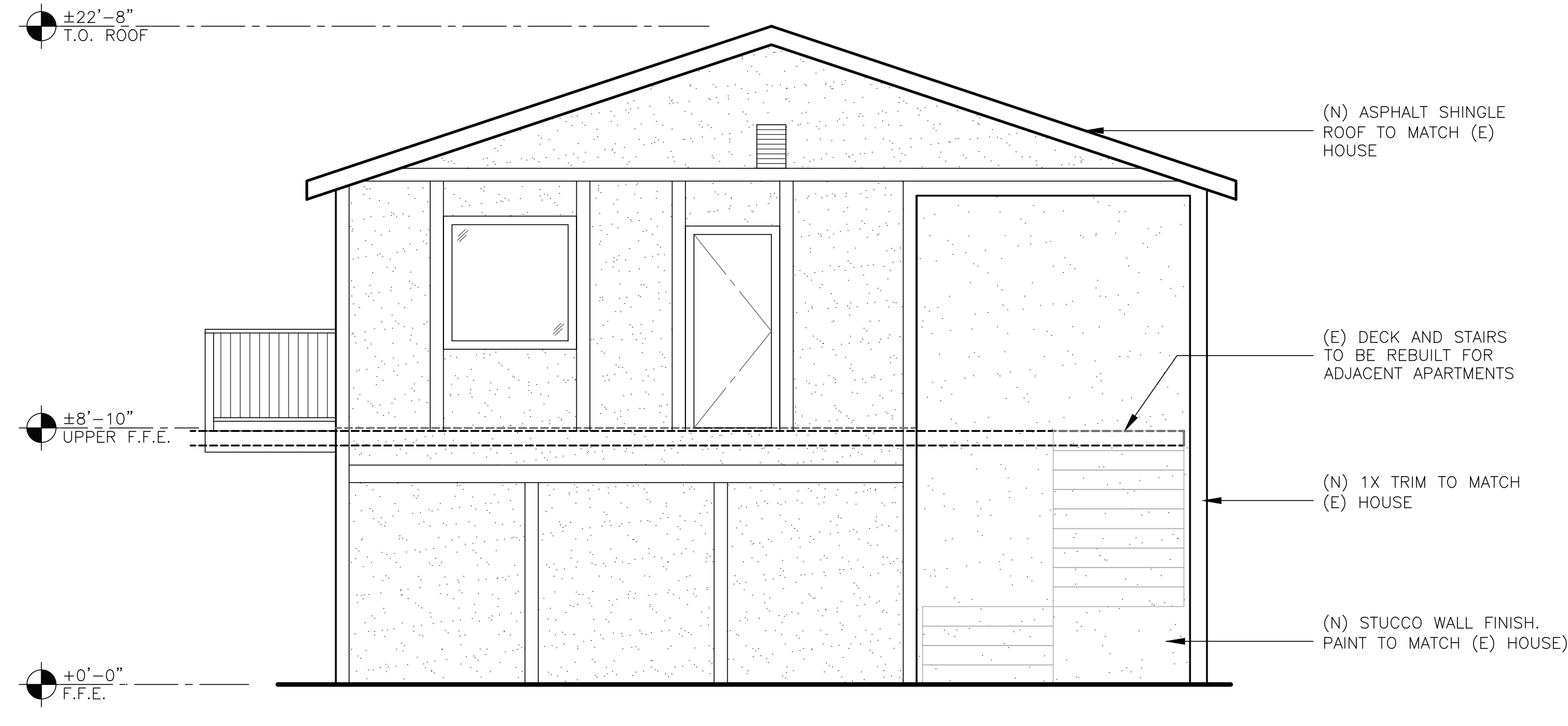
**03 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**04 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"






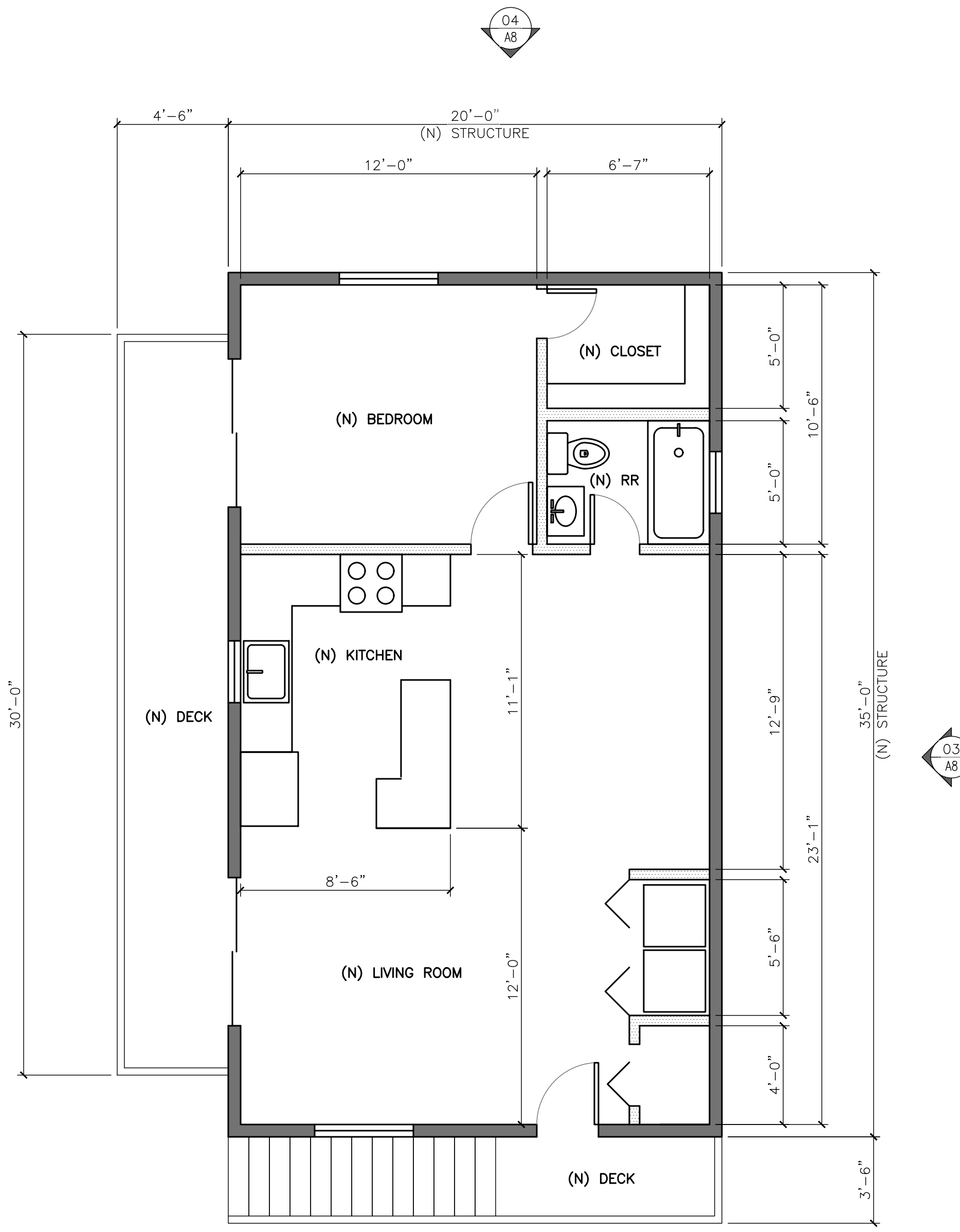
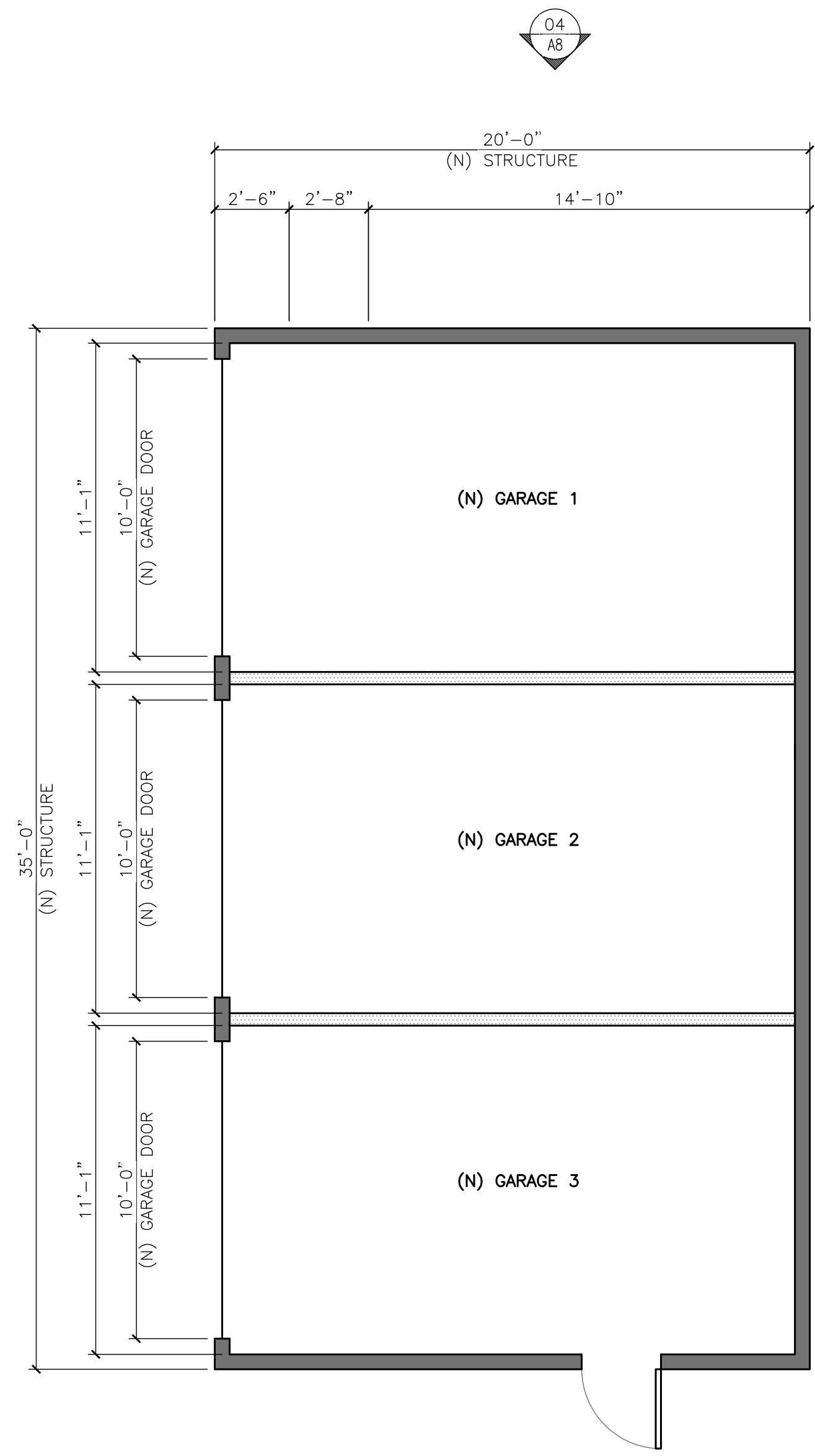
**02 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**New Building #1**



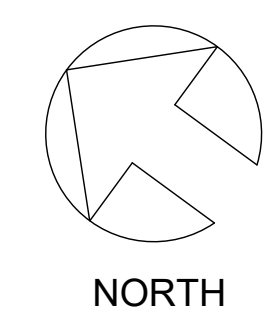
**LEGEND**

-  (N) WALLS WHERE NO WALLS CURRENTLY EXIST  
(N) 2X WOOD STUD WALL W/ 5/8" GYP. ON INTERIOR SIDE, AND STUCCO O/ METAL LATH O/ BUILDING PAPER O/ 1/2" PLY ON EXTERIOR SIDE.
-  (N) INTERIOR WALLS  
(N) 2X WOOD STUD WALL W/ 5/8" GYP. BD. EA. SIDE
-  EXISTING WALL TO REMAIN



# New Building #2

01 PROPOSED ADDITION PLAN  
SCALE: 1/4" = 1'-0"



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 ERNEST@GATHER.COM 707.494.8857

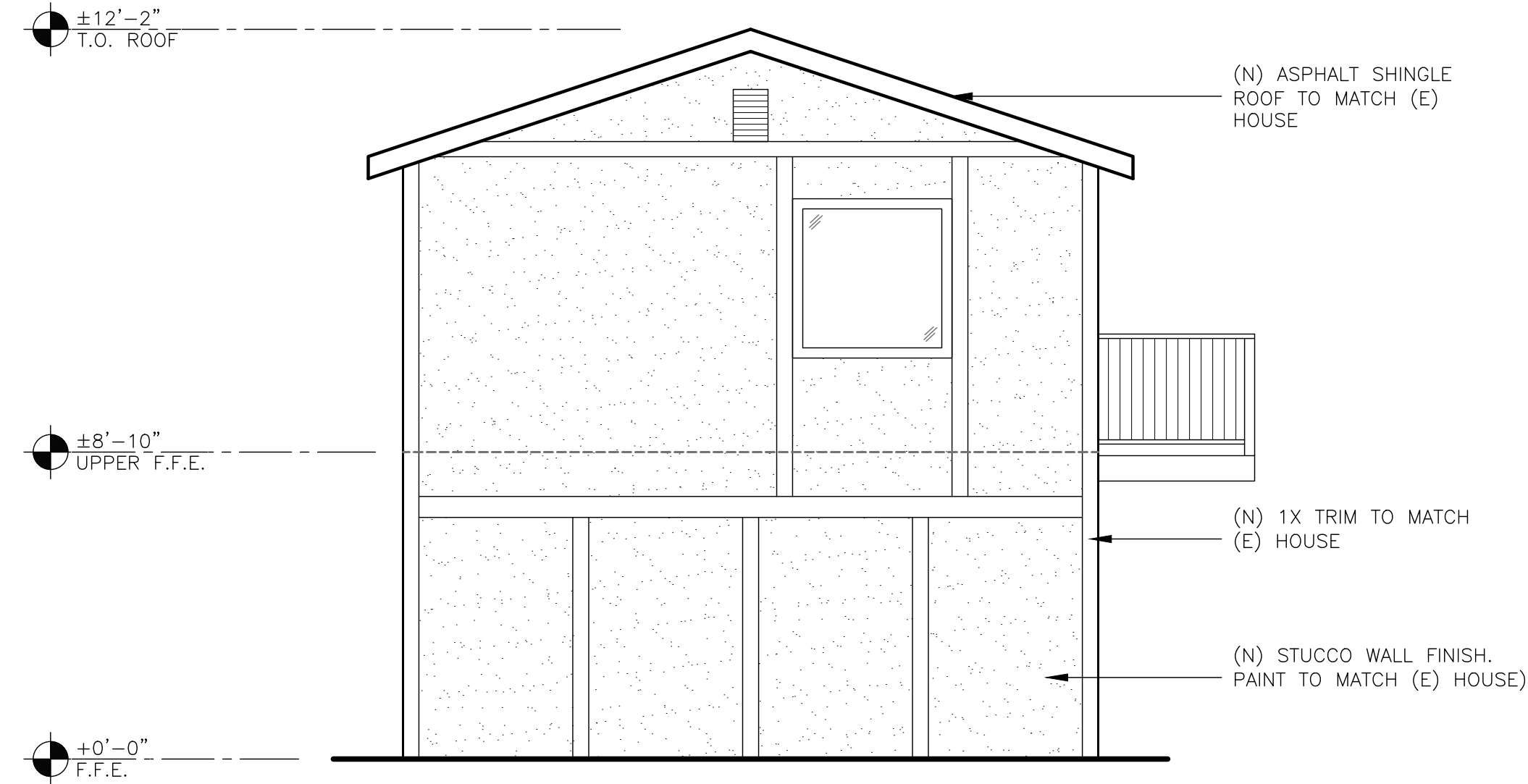
CLIENT:  
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 MARK ABRAHAMSON  
 TEL: 650.815.9324  
 EMAIL: MABRAHAM@KARESIDENTIAL.COM

DRAWING ISSUANCE

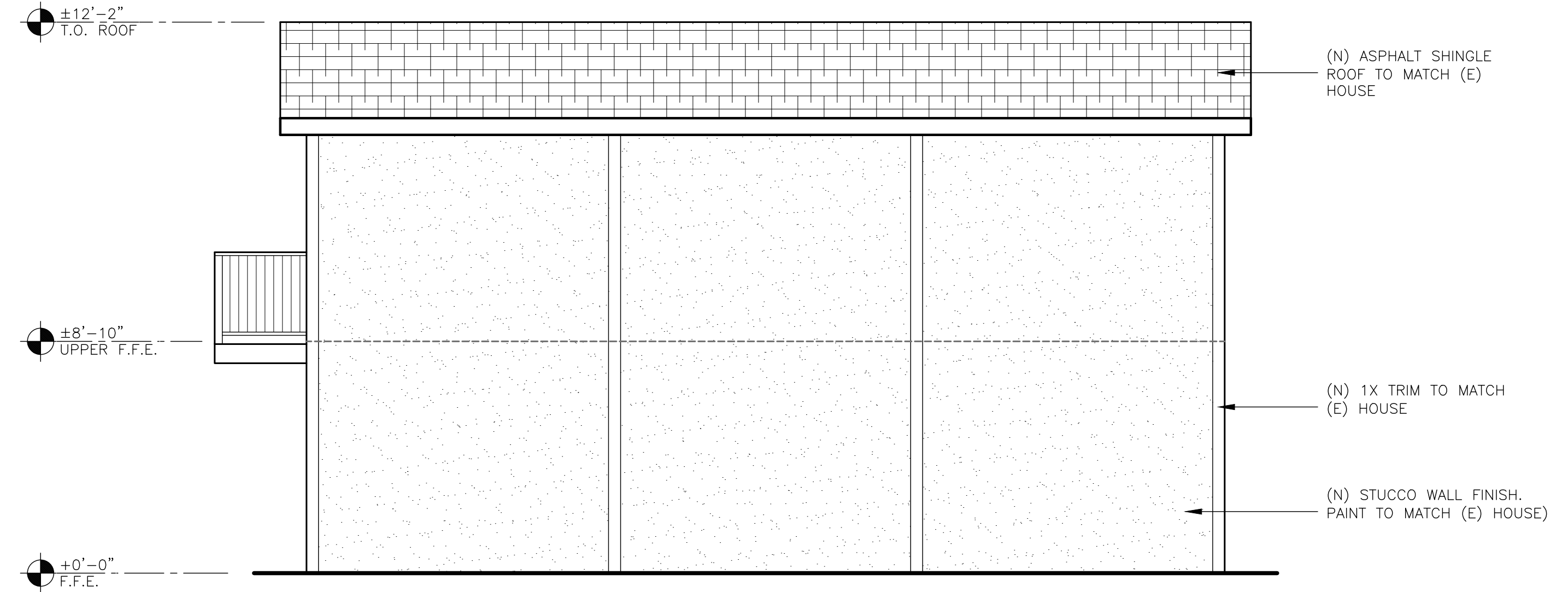
DATE	ISSUED FOR
07/13/17	ISSUED FOR PLANNING

**RESIDENTIAL REMODEL**  
 1145, 1147 & 1155 FOREST AVE  
 PACIFIC GROVE, CA 93950

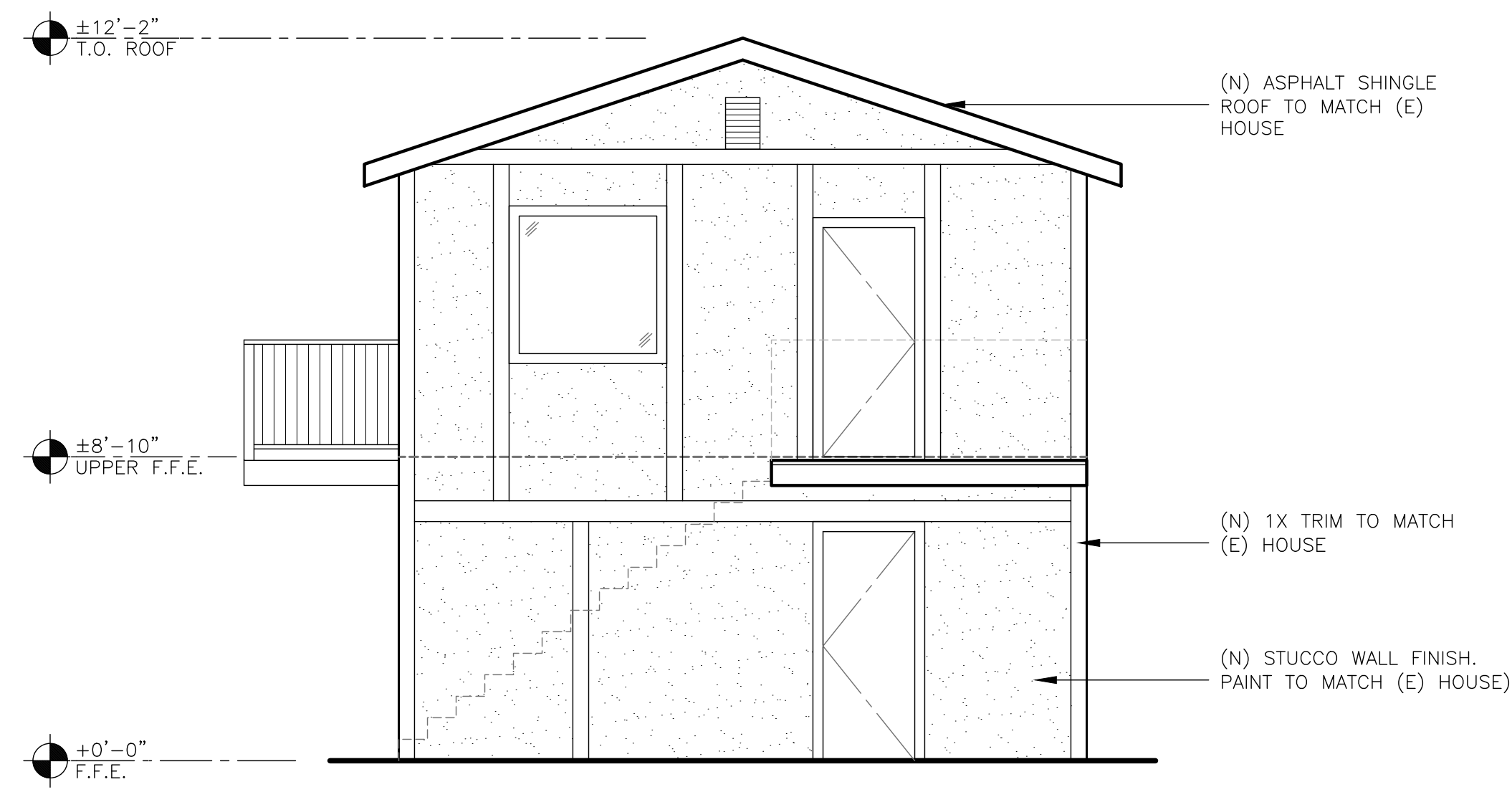
SHEET NUMBER  
**A7**  
 Building 2



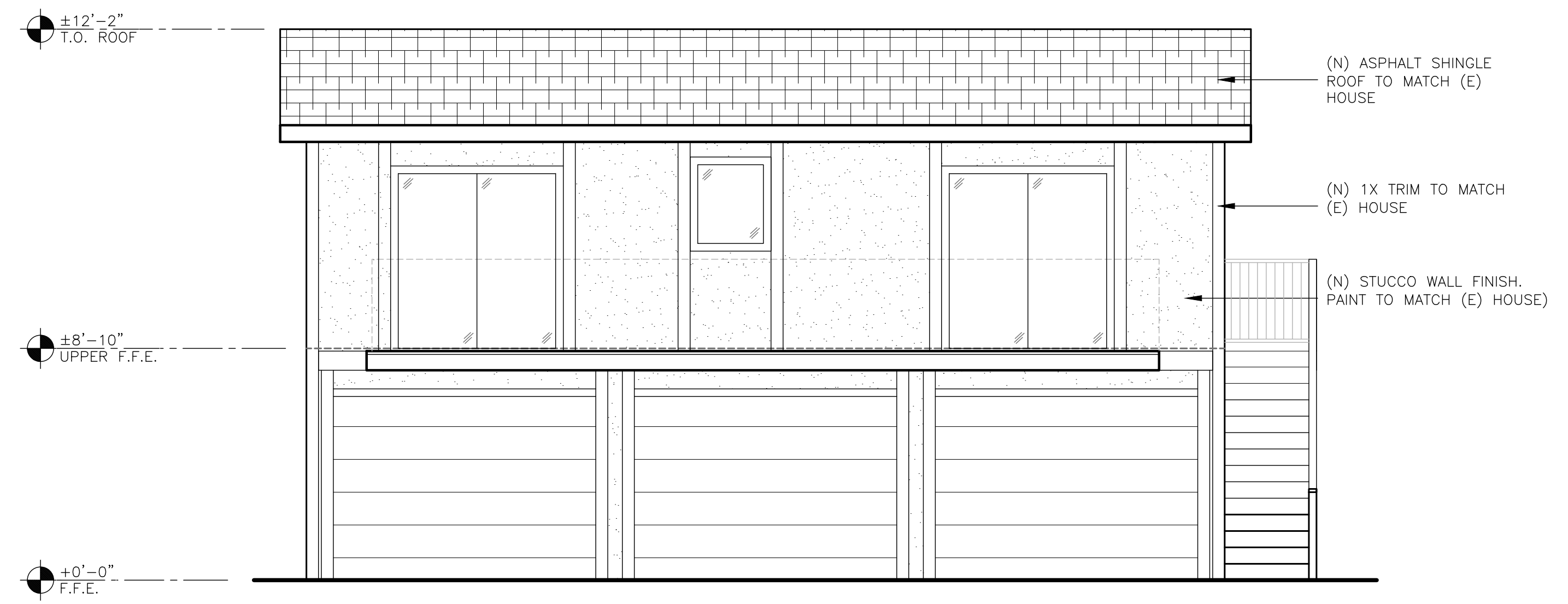
04 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



02 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

New Building #2

Item 8a  
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DRAWING ISSUANCE

DATE	ISSUED FOR
07/13/17	ISSUED FOR PLANNING

**RESIDENTIAL REMODEL**  
1145, 1147 & 1155 FOREST AVE  
PACIFIC GROVE, CA 93950

SHEET NUMBER  
**A8**  
Building 2