

1157 Forest Ave – Development Summary

Forest Hill Commercial (C-FH) | Conceptual Unit Yield + Development Envelope

Parcel Overview	1157 Forest Ave APN: 006-713-023-000 Lot Size: ~0.53 Acres (23,087 SF)
Zoning	Forest Hill Commercial (C-FH) Mixed-use encouraged
Density Range	30–45 units/acre Excellent site for 23 Units Estimated yield: 16–23 units City inventory reference: ~17 units
Building Envelope	Height: 35 ft max Lot Coverage: 75% Front setback: 0–20 ft
Stepbacks for upper levels	Front: 8 ft Rear: 30 ft Applies above 25 ft height
Development Insight	Ground-floor retail + residential above ideal Bonus density possible depending on design

Investment Takeaway: Strong mixed-use opportunity with flexible density and favorable zoning envelope in a high-demand Pacific Grove location.

APPLY FOR INCENTIVES, CONCESSIONS AND WAIVERS such as a DENSITY BONUS or other benefits.

Property is on the site inventory at the City of Pacific Grove.