



# CITY OF PACIFIC GROVE

## Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950  
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

### Initial Historic Screening Determination

Address: 404 Grove Acre Ave APN: 006-421-026  
 Owner: Richard and Leslie Llantero Applicant: N/A

#### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the October 26, 2016 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

\_\_\_\_\_  
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

\_\_\_\_\_  
Date



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## Permit Application

Application # IHS Item 80

Date: 10-3-16

Total Fees: \$407.00

Received by: Lawrence Halber

<b>APPLICANT/OWNER:</b>	<b>Project Address:</b> <u>404 GROVE ACRE AVE</u> <b>APN:</b> <u>086,421,026</u>
	<b>Project Description:</b> <u>RESIDENTIAL ADDITION AND REMODEL</u> <u>Initial Historic Screening</u>
	<b>Applicant</b>
	<b>Owner</b>
Name: <u>RICHARD LANTERO</u>	Name: <u>RICHARD + LESLIE LANTERO</u>
Phone: <u>831.372.2975</u>	Phone: <u>831.372.2975</u>
Email: <u>PELLANTERO@HOTMAIL.COM</u>	Email: <u>-</u>
Mailing Address: <u>404 GROVE ACRE AVE</u> <u>PG, CA 93950</u>	Mailing Address: <u>404 GROVE ACRE AVE</u> <u>PG, CA 93950</u>

**Permit Request:**

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

<b>PLANNING STAFF USE ONLY:</b>	<b>CEQA Determination:</b>	<b>Review Authority:</b>	<b>Active Permits:</b>	<b>Overlay Zones:</b>
	<input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Staff <input type="checkbox"/> ZA <input type="checkbox"/> SPRC <input type="checkbox"/> ARB	<input checked="" type="checkbox"/> HRC <input type="checkbox"/> PC <input type="checkbox"/> CC <input type="checkbox"/> _____	<input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____

**Property Information**

Lot: 2 Block: 326 Tract: PG Acres

ZC: R-1-B-3 GP: Low Den 5.4 du/acre Lot Size: 10,982 sf.

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

**PAID**  
407.00  
10-3-16

OCT 3 2016

**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.

**Applicant Signature:** [Signature] **Date:** 08/29/16

**Owner Signature (Required):** [Signature] **Date:** 08/29/16

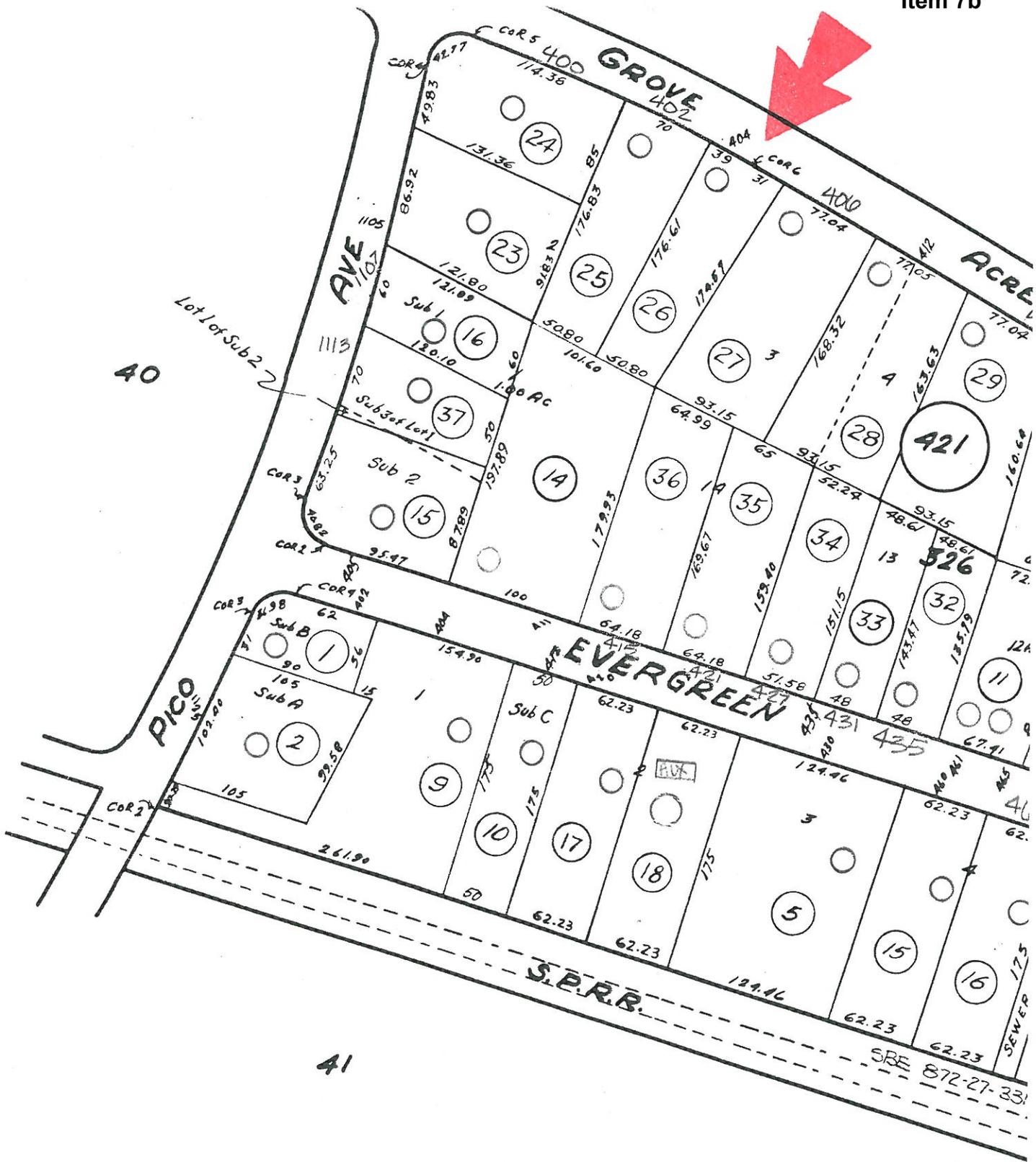




404 GROVE ACRES



Google



41



# CITY OF PACIFIC GROVE

## Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 404 GROVE ACRES Street \_\_\_\_\_

Lot 26 Block 421 Tract P.G. ACRES

Nature of Improvement ADDITION (FAMILY ROOM) Zone \_\_\_\_\_

No. Rooms ONE Out Buildings CARPORT ATTACHED

Dimensions 18' 6" x 23' 9"

Set Back—Front Street \_\_\_\_\_ Side Street \_\_\_\_\_ Side Yards EXISTING

No. Stories ONE Floors PLY

Foundation CONT Roof COMP.

Walls FRAME Chimneys \_\_\_\_\_

Outside Finish RUSTIC Toilets \_\_\_\_\_

Inside Finish SHEET ROCK Remarks \_\_\_\_\_

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.

This Permit may be revoked upon violation of any of said provisions.

Owner MR. + MRS. RICHARD HARVEY Builder JACK MILLER

Estimated Cost \$ 10,000 Date AUGUST 5 1965

Fee of \$ 33<sup>00</sup> Paid \_\_\_\_\_ No. 3563

*[Signature]*  
Building Inspector

APPLICATION FOR BUILDING PERMIT  
 PHONE: 648-3183 **CITY OF PACIFIC GROVE** No. 05-0037  
 ASSESSORS'S NO. 006-421-026

Applicant to complete numbered spaces which apply

JOB ADDRESS 1404 GROVE ACRES AVE Pacific Grove 93450 (831) 372-1135		1404 GROVE ACRES TERSOL			
OWNER 2 ELLAINE TERSOL 404 GROVE ACRES AVE 93450 (831) 372-1135	MAIL ADDRESS ZIP PHONE				
CONTRACTOR 3 K-DESIGNERS 3480 INVESTMENT BLVD HAYWARD CA 448806	MAIL ADDRESS PHONE LICENSE NO				
ARCHITECT OR DESIGNER 4	MAIL ADDRESS PHONE LICENSE NO				
ENGINEER 5	MAIL ADDRESS PHONE LICENSE NO				
USE OF BUILDING 6					
7 Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE					
8 Describe work: <u>INSTALL VINYL SIDING ON THE HOUSE TO REPLACE ALUMINUM</u>					
9 Change of use from: <u>PO</u>					
Change of use to:					
10 Valuation of work \$ <u>13,471.56</u>	PLAN CHECK FEE <u>N/A</u>	PERMIT FEE <u>292.96</u>			
SPECIAL CONDITIONS <u>ZONED R-1-B-3 / HISTORIC R.1</u>	Type of Const.	Occupancy Group	Division		
	Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load		
APPLICATION ACCEPTED BY: <u>M/S/1/10/05</u>	PLANS CHECKED BY: <u>N/A</u>	APPROVED FOR ISSUANCE BY: <u>DEC-1-18-05</u>	Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No
NOTICE THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.		No. of Dwelling Units	OFFSTREET PARKING SPACES	Covered	Uncovered
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: <u>T. TERSOL</u> (DATE) <u>1-18-05</u>		Special Approvals	Required	Received	Not Required
SIGNATURE OF OWNER (IF OWNER BUILDER) _____ (DATE) _____		ZONING		<u>S. Nelson</u>	
		HEALTH DEPT.			
		FIRE DEPT.			
		SOIL REPORT			
		VARIANCE NO.			
		ARCHITECTURAL APPROVAL NO.		<u>S. Nelson</u>	
		USE PERMIT NO.			
		COASTAL			
		TREE			
		TREE PERMIT			
		TREE PROJECT			
		ENCROACH PERMIT			

LICENSED CONTRACTORS DECLARATION  
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 License Class: C61, C17 License Number: 448806  
 Contractor: K-DESIGNERS

OWNER-BUILDER DECLARATION  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 — commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).  
 I am exempt under Sec. \_\_\_\_\_ B & P.C. for this reason \_\_\_\_\_

Applicant: T. TERSOL Date: 1-18-05

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.  
 This permit does not include any signs or flood lighting GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

You will be contacted by  
 MRWPCA Source Control Division

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

VALUATION	13,472.00
FEES	
PERMIT	292.96
PLAN CHK	0
SMIP	135
SEWER	0
DEPOSIT	0
TOTAL	294.31

1926 GROVE ACRES MAP

