



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: 509 Lobos Ave. APN: 006-457-010
 Owner: Nicholas and Theresa Petredis Applicant: Same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 04/27/2016 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
 Mark Brodeur, CDD Director Date 4/20/16



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Permit Application

IHS Item 6c

Application # 16-0273
 Date: 4-11-16
 Total Fees: \$395.00
 Received by: DG AA

APPLICANT/OWNER:	Project Address: <u>509 LOBOS AVENUE</u> APN: <u>006-457-010</u>	
	Project Description: <u>Remodel to add approximately 800 square feet.</u>	
	Applicant Owner	
	Name: <u>Nicholas and Theresa Petredis</u>	Name: <u>Same</u>
	Phone: <u>(650) 533-5010</u>	Phone: _____
	Email: <u>nicholas@petredis.com</u>	Email: _____
Mailing Address: <u>181 South 13 Street</u>		
<u>San Jose, CA 95112</u>		

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

Property Information		
Lot: <u>9,10 Portion 7,8</u>	Block: <u>97</u>	Tract: <u>3rd Addition</u>
zc: <u>R-1</u>	GP: <u>MDR 17.4 DVIAC</u>	Lot Size: <u>47960</u>
<input type="checkbox"/> Historic Resources Inventory	<input type="checkbox"/> Archaeologically Sensitive Area	

Staff Use Only:	
APR 11 2016	<div style="border: 1px solid red; padding: 5px; display: inline-block;"> \$ PAID <u>395.00</u> <u>4-11-16</u> </div>
CITY OF PACIFIC GROVE COMMUNITY DEV DEPT	

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: Theresa A. Petredis **Date:** April 8, 2016

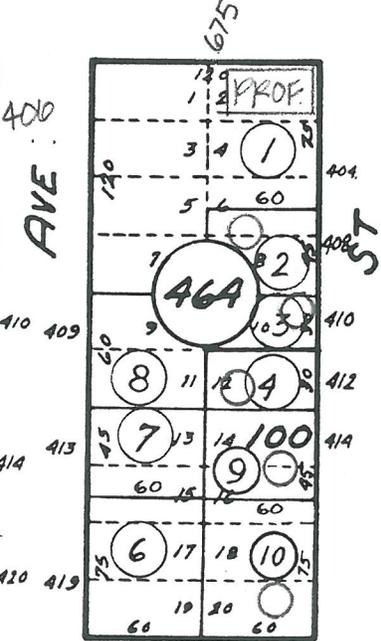
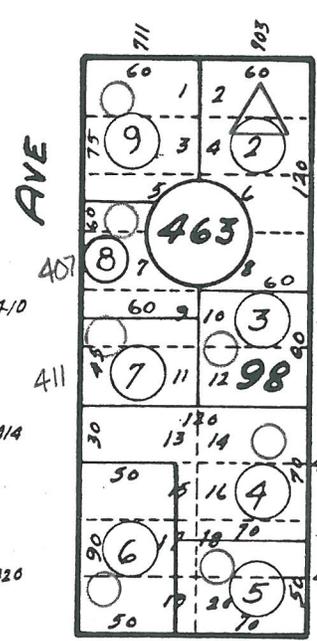
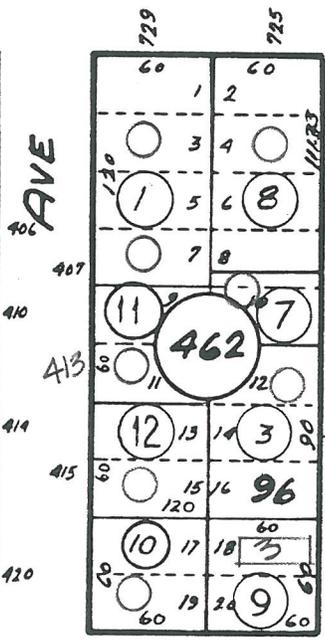
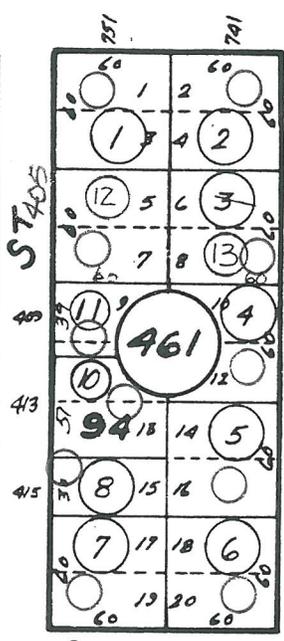
Owner Signature (Required): Theresa A. Petredis **Date:** April 8, 2016

ASSESSORS MAPS

THIS MAP IS INTENDED FOR
 PROPERTY TAX ASSESSMENT

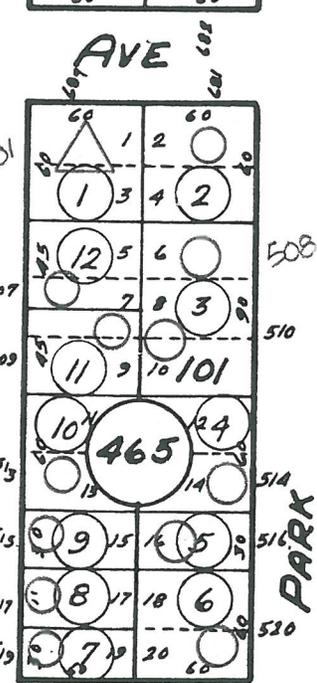
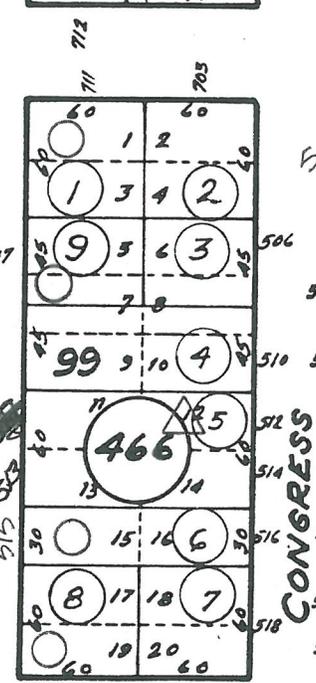
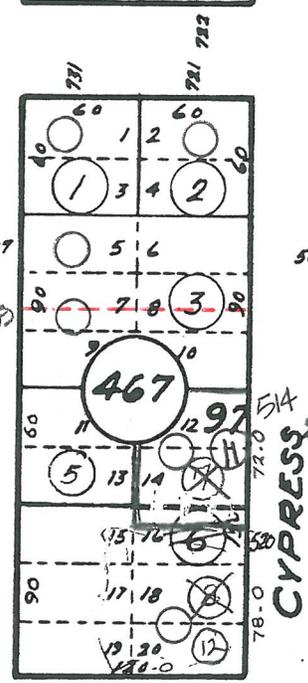
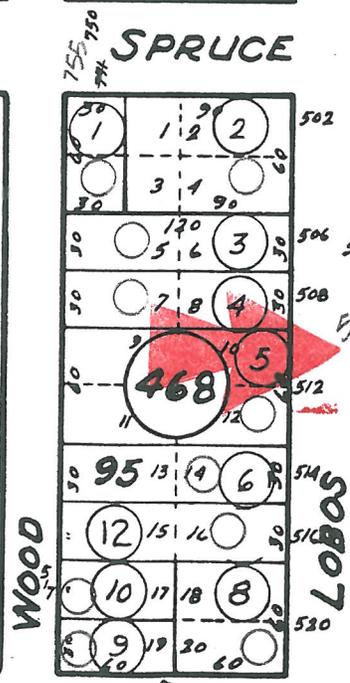
PINE

AVE



SPRUCE

AVE



JUNIPERO

AVE

SEE MAP
 BEHIND THIS
 SHEET

509 LOBOS 2011



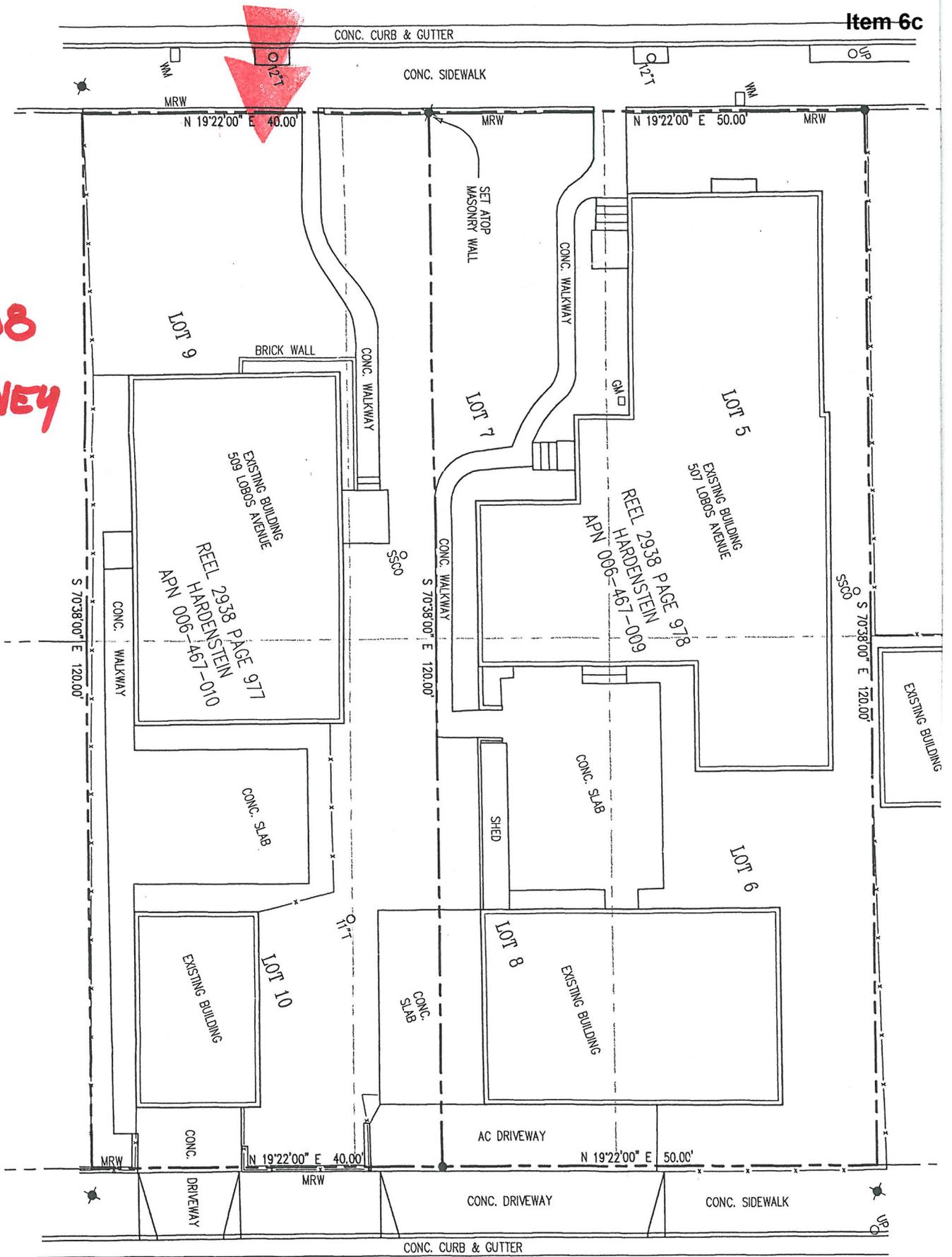
Item 6c

509 LOBOS (REAR) 2011



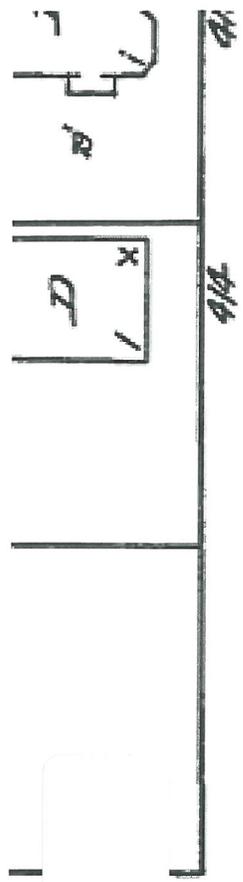
Item 6c

2008
SURVEY

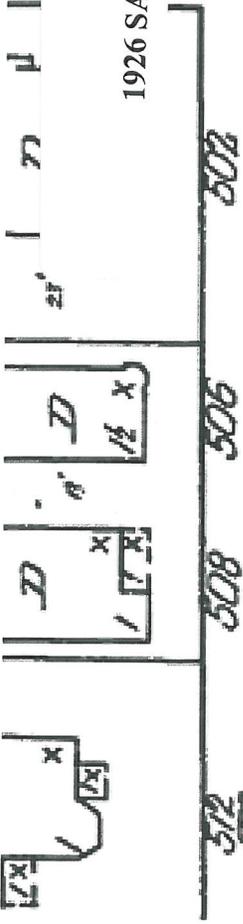


CYPRESS AVENUE

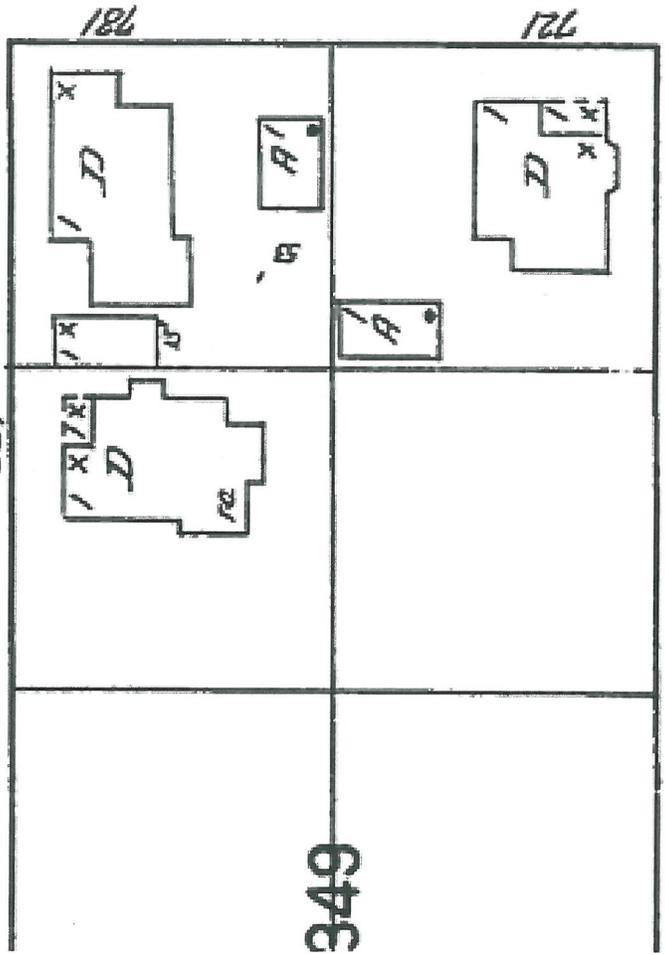
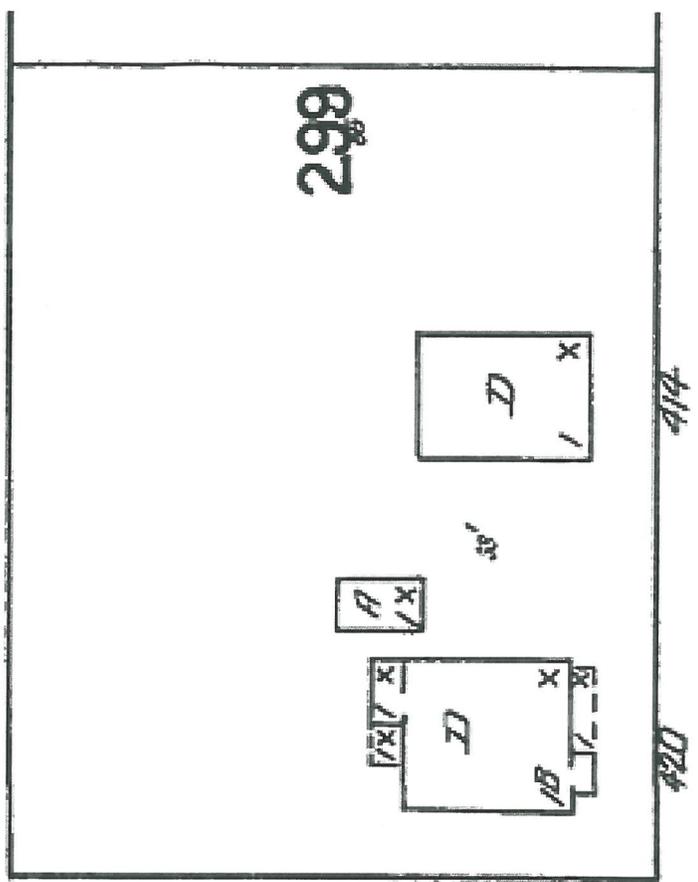
Date	Name	Address	Type	Value	Int #
					Item 6c
9/17/54	Hao, Herman	182 Central	Unit apt.	18,000.00	589
9/20/54	Henning, R.J.	1135 Ripple Ave.	J.V.A.	90.00	602
9/29/54	Hopkins, K.	822 Pine	J.V.A.	90.00	641
9/29/54	Hermann, D.	315 Monterey	J.V.A.	90.00	644
9/29/54	Drums, Ann	806 Maple	J.V.A.	90.00	64
10/19/54	J.A. Handley	? - Rock Court.	Dwelling	10,000. -	654
12/6/54	R.E. Henney	Add to dwelling	1063 Ripple	1,500	717
12/10/54	Head, Earl	219 Fountain	J.V.A.	50.00	721
12/31/54	Hodgkins	351 Stuart	J.V.A.	90.00	738
1/4/55	Houde	485 Hillcrest	J.V.A.	55.00	750
1/27/55	Holter	925 Maple	Single dwell	9500	774
1/31/55	Bishop, B.	916 Maple	" "	10,000	775
2/16/55	Hagstrom, L.	950 Crest	" "	11,000	790
2/24/55	Houde	155 Acacia	" "	9500	802
2/28/55	Holman's	Lighthouse -	Frame fr. door	350.00	806
3/4/55	Holman's	" "	Remove Stairway	500.00	811
3/24/55	Hagstrom -	960 Crest Ave	Dwelling	10,000.00	835
3/25/55	Earle Hughes	106 - 7th St.	add garage	5000.00	837
3/29/55	Hale, J.	864 Bayview	Foundation	350.00	840
3/30/55	Houde	232 Walnut	J.V.A.	90.00	841
4/12/55	Hudson	830 Jewell	J.V.A.	90.00	870
4/18/55	Horn, Frank	306 Grand Ave	Remodel	500.00	886
4/25/55	Hayward Lumber Co	18th Jewell Ave	Gas tank	350.00	893
5/5/55	Houde, Leo	149 Acacia	Dwelling	10,000	901
5/17/55	Heinrich	305 Forest Ave	Sign	?	920
6/16/55	Holman's	Remove Lighthouse	Permit to see Rep's have for Work.	?	952
6/24/55	Handley, W.R.	911 Ripple	Void - addition	3800.	(Void) 960
6/24/55	Hoyer, M.	112-18th	J.V.A.	90.00	961
6/24/55	Hilghausen, H.	292 Juniper	J.V.A.	90.00	963
8-10-55	Hardenstein	509 Hoban	dwelling	9500	996
8/20/55	Holt, F.E.	549 Spruce	J.V.A.	90.00	1029
12/5	Handley, Helen	501 Congress	J.V.A.	90.00	1104
12/29	Holman	769 N. K.	J.V.A.	90.00	1125
1/12/56	Hummer	1137 Seaside	J.V.A.	90.00	1141



1926 SANBORN MAP

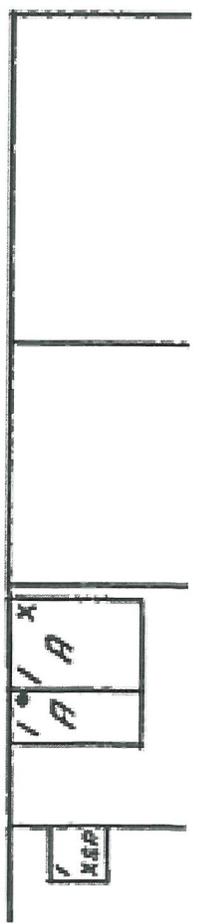
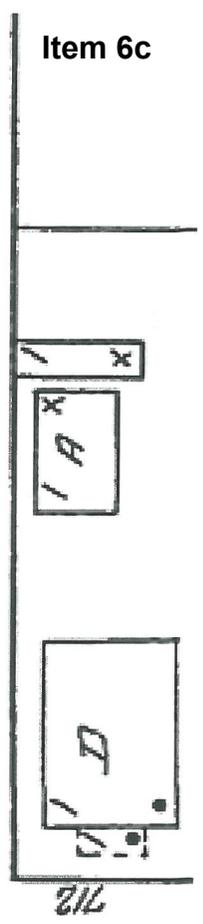


LOBOS



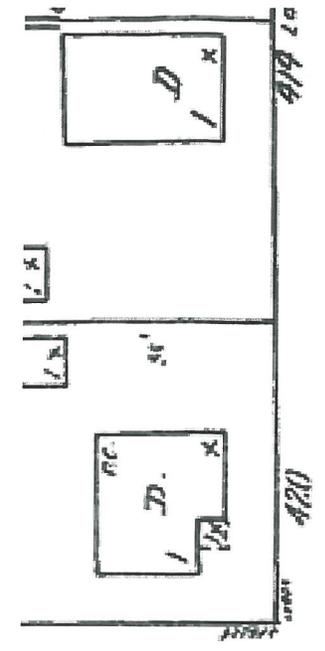
2' WP

CYPRESS

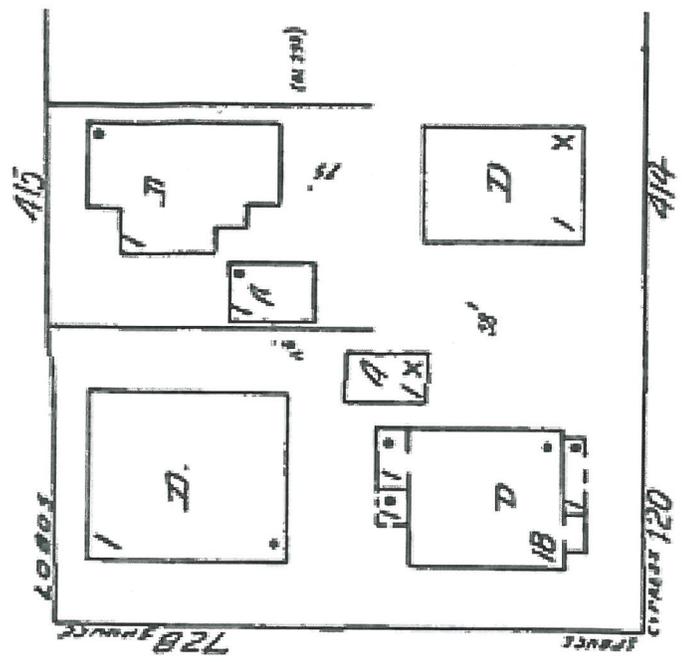


Item 6c

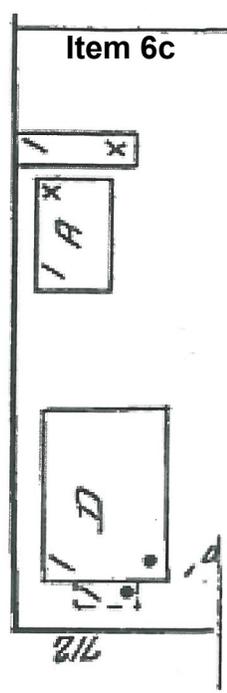
1926/62 SANBORN MAP



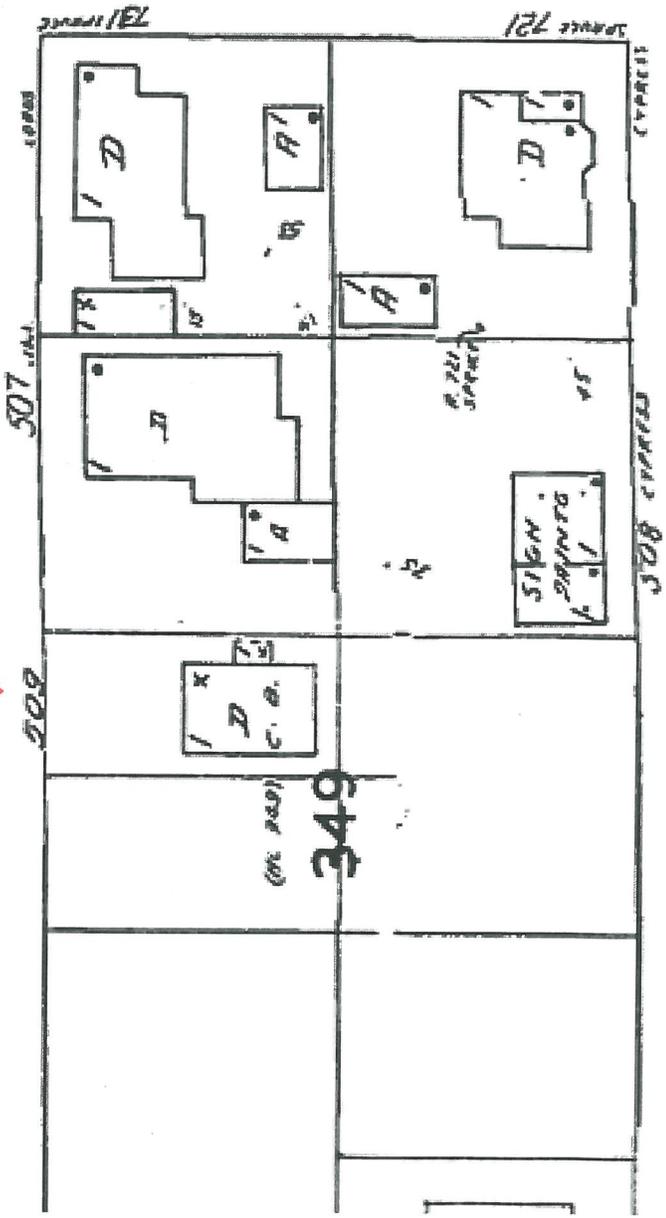
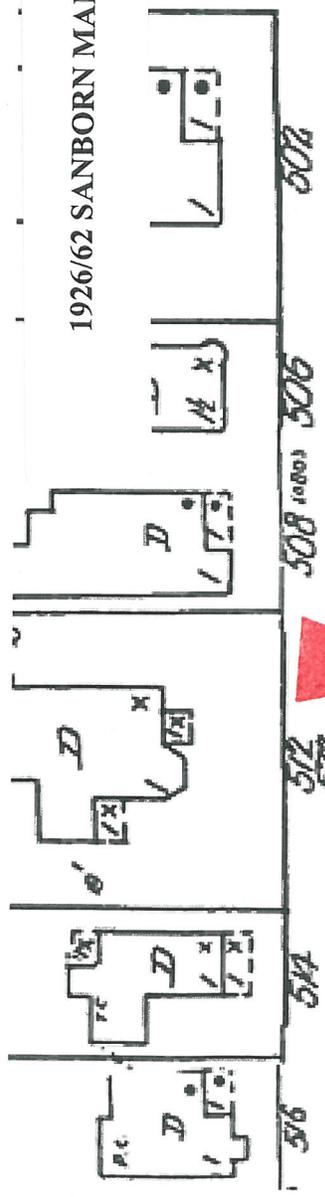
LOBOS



CYPRESS



Item 6c



6" MAP

2 1/2"

