



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: 150 Lighthouse Avenue APN: 006-239-012
Owner: Keith Rieken Applicant: Libby Barnes

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the July 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, CEDD Director _____
Date



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Permit Application

Application # IHS 16-580
 Date: 6/30/16
 Total Fees: 395.00
 Received by: W.L.

APPLICANT/OWNER:

Project Address: 150 LIGHTHOUSE AVE. APN: 006-239-012

Project Description: INITIAL HISTORIC SCREENING

Applicant
 Name: LIBBY BARNES
 Phone: 831-624-2165
 Email: libby@desolabarnes.com
 Mailing Address: PO BOX 223386
CARMEL, CA 93922

Owner
 Name: KEITH RIEKEN
 Phone: 408-805-0197
 Email: Keith-rieken@hotmail.com
 Mailing Address: 20633 LOMITA AVE.
SARATOGA, CA 95070

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:

- Exempt
 Initial Study & Mitigated Negative Declaration
 Environmental Impact Report

Review Authority:

- Staff
 ZA
 SPRC
 ARB
 HRC
 PC
 CC

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: 5 Block: 7 Tract: UNIVERSITY addition to PG
 ZC: R-4 GP: HIGH DEN. 2A DU/AE Lot Size: 3674.20
 Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

PAID
395.00
6-30-16
 RECEIVED
 JUN 30 2016
 CITY OF PACIFIC GROVE

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: 6/30/16

Owner Signature (Required): _____

Date: _____

1-

1-0

UNIVERSITY
BLKS 1,3,4,5,6



LIGHTHOUSE

24

AVE

AVE

FAROLEY

AVE

DEWEY

EVANS

SLOAT

AVE

AVE

CITY OF MONTEREY

COMM

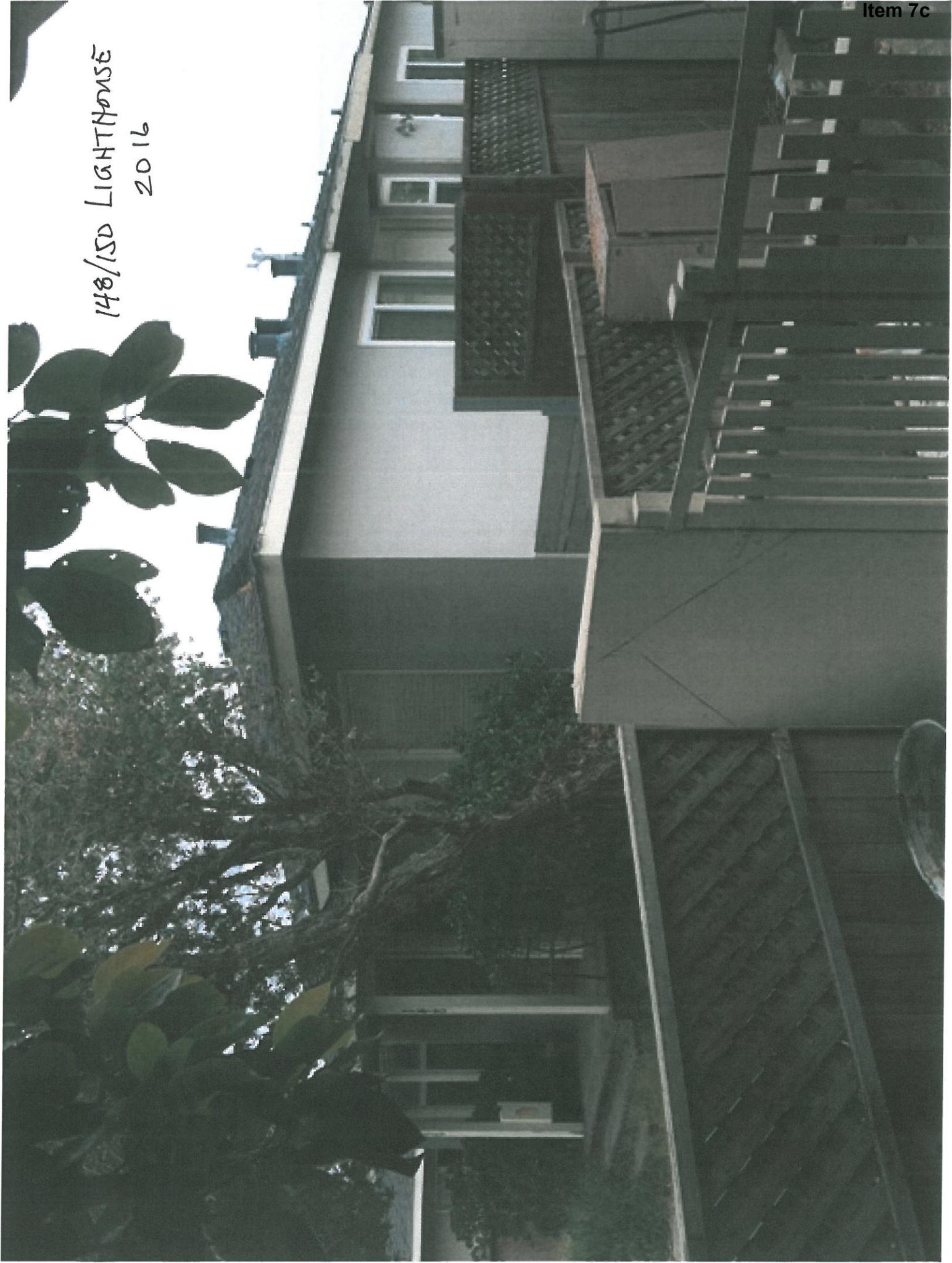
COMM, 7
GARAGE

COMM,
RETAIL

COMM,
COMM.

<

148/150 LIGHTHOUSE
2016



148/150 LIGHTHOUSE

2016



CITY OF PACIFIC GROVE BUILDING PERMIT

Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

Location 148-150 ~~Front~~ Lighthouse Street

Lot 5 Block 239 Tract

Nature of Improvement Deck Zone

No. Rooms 7⁺, 3 Bath Out buildings

Dimensions 32' x 38'

Set Back—Front Street 16' Side Street 26' Side Yds. 9' x 9'

No. Stories 2 Floors 1 deck

Foundation conc Roof Comp.

Walls Frame Chimneys

Outside Finish Stucco Toilets 3

Inside Finish Plaster 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. F. J. Allen Builder Steve Meredith

Estimated Cost \$ 12,875 Date Apr. 13 1950

Fee of \$ 28.00 Paid via check Building Inspector [Signature] Permit No. 3671

CT
N

Date Issued	Name	Type of Bldg.	Address	Valuation	Parcel #
4/24/49	Amaral, A. J.	Dwelling	244 Crocker ✓	8 000 00	243
11/2/49	Allhouse, G.	carport	345-17th Dr. ✓	700 00	353
11/9/49	Andrel, D. G.	Duplex	569 Ailomar ✓	6 000 00	353
12/22/49	Aldridge, W.	Dwelling	535 Ailomar ✓	8 000 00	356
3/7/50	Anderson, Lee	dwelling	353 Grove Ave ✓	7 000 00	363
3/7/50	"	"	349 " " ✓	7 000 00	363
3/14/50	Amaral, A. J.	shed	244 Crocker ✓	200 00	364
3/31/50	Atkinson, E. K.	dwelling	205 Walnut ✓	5 000 00	365
3/31/50	"	"	209 Walnut ✓	5 000 00	365
4/6/50	Allhouse, Geo.	Del. antenna	345-17th Dr ✓	100 00	366
4/13/50	Allen, Mrs. L. J.	duplex	148-150 L. H. ✓	12,875.00	367
6/16/50	Anderson, J. R.	dwelling	1115 Ocean View ✓	16,000 00	374
6/19/50	Alberty, Ruth	dwelling	828 Walnut ✓	6 500 00	374
8/21/50	Alderson, W. C.	Dwelling	717-17 th ✓	7 000 00	380
9/21/50	Ahrew, Mrs. L.	add. service porch	215 Cedar ✓	350.00	382
10/23/50	Alston, J.	add. garage	1070 Lighthouse ✓	750.00	384
12/23/51	Allhouse, G.	add. garage	345-17th Dr. ✓	250.00	396
3/12/51	Anderson, D.	antenna	600 Blk. Spozier ✓	165.00	397
5/31/51	Associated Oil Co.	gas tanks	530 Lighthouse ✓	1,000.00	405
8/7/51	Angle, J. A.	addition	1246 Del Monte ✓	1,500.00	502
8/16/51	Ames, Mrs.	foundation	242 Chestnut ✓	150.00	502
8/31/51	Alston, John K.	porch addition	1070 Lighthouse ✓	800.00	503
9/8/51	Alderson, W. C.	dwelling	1221 Shell ✓	9,000.00	504
11/13/51	Allen, J. E.	remove glass enclosure porch	721 Bayview ✓	300.00	513
11/21/51	American Can Co.	loading dock	Cardley ✓	9,000.00	514
12/13/51	Anderson	antenna	1131 Ripple ✓	85.00	516
1/21/52	Adams, R. B.	antenna	627 Congress ✓	90.00	520
2/9/52	Arguedo, J.	antenna	247 Pine ✓	85.00	522
2/9/52	Allen, W. J.	509 Willow duplex	✓	8,000.00	523
2/20/52	Andrew, Frank	dwelling	1298 Franklin ✓		

RECEIVED

JAN 26 1999

Joseph F. Pitta
Monterey County Recorder
Recorded at the request of
City of Pacific Grove

CRPATTI
1/08/1999
12:14:32

COMMUNITY DEV. DEPT.

Recording Requested by: City of Pacific Grove

When recorded mail to: City of Pacific Grove
300 16th Street
Pacific Grove, CA 93950

DOCUMENT: **9901844**



Titles: 1 / Pages: 3

Fees.... 14.00
Taxes...
Other...
AMT PAID 14.00

ASSESSOR'S PARCEL NO. 006-239-012

DEED RESTRICTION

Owner's Name: Michael George Gilles

Restriction: The property owner and all subsequent property owners agree to comply with the following terms and conditions shown on Attachment "A".

CONDITION AFFECTING REAL PROPERTY

LEGAL DESCRIPTION OF PROPERTY:

Lot 5 of Block 7 of University Addition

OWNER(S) SIGNATURES:

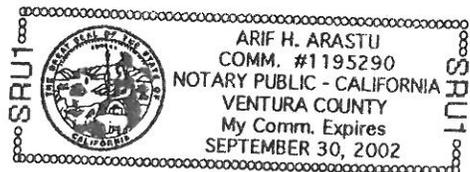
Dated: Dec 7, 1998 Susan F. Gilles
Dated: Dec 7, 1998 Michael G. Gilles

On this 7th day of DECEMBER in the year 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN F. GILLES AND MICHAEL G. GILLES, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Arif H. Arastu

Notary Public in and for said State.



ATTACHMENT "A"

CONDITIONS AFFECTING REAL PROPERTY

148/150 Lighthouse

Pacific Grove, California

APN: 006-239-012

The current use of record for the subject property is a duplex. A third residential unit may be maintained on the subject property conditioned upon the following:

1. The third unit shall be occupied by a household which shall qualify as low income income. The definition of low income shall be based on HUD income guidelines, as maintained by the City of Pacific Grove.
2. The initial rent level for the third unit shall be established in the amount of \$771 per month. This rent may be adjusted once annually by the property owner any time after the anniversary date that the tenant(s) took occupancy. The rent adjustment shall be no greater than the annual change in the Consumer Price Index (CPI) for the Oakland-San Francisco area for the quarter just prior to which said anniversary date occurs.
3. Except as provided in paragraph 2, no other rent or other form of consideration can be asked, required or paid as a condition of occupancy.
4. The City of Pacific Grove shall establish the qualification criteria and process to be used by the owner to qualify the tenant(s) of the third dwelling unit. However, the owner shall have the right to select or reject any tenant consistent with state and federal fair housing laws.
5. Certification and monitoring of the third unit shall be performed by the City once a year. Owner shall reimburse City for cost of reviewing and establishing a priority list of prospective tenants and for annual monitoring functions, at the rate of \$50 per household. These fees may be adjusted annually by the City but no greater than three percent (3%) per year.
6. These conditions are applicable for the life of the unit, that is, until the unit is demolished or otherwise ceases to exist as a third unit on the property.
7. In the event that any aspect of these conditions requires interpretation, the City's interpretation shall be final.
8. The property owner shall record a deed restriction to be prepared by the City specifying the conditions to allow the third unit. The property owner shall file the deed restriction

with the Monterey County Office of the Recorder prior to final approval of the building permit. The conditions of this deed restriction shall apply to all subsequent property owners.

9. Should a violation of the terms and conditions of this deed restriction occur, the property owner is required to pay for all of the costs expended by the City of Pacific Grove in enforcing its ordinances, regulations and the terms of this deed restriction.

10. In the event that the City's zoning regulations are modified subsequent to the recordation of this deed restriction, and said modifications permit a use or uses hereby restricted, said modifications shall prevail to the restrictions herein.

11. In the event that the third unit is removed or incorporated into the structure creating a duplex, the City will execute any and all documents necessary to expunge this deed restriction from the title.

END OF DOCUMENT