



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

AGENDA REPORT

TO: Honorable Mayor and Members of City Council
FROM: Thomas Frutchey, City Manager
MEETING DATE: May 6, 2015
SUBJECT: Request by Councilmember Miller to Discuss 147 11th Street
CEQA: Does not Constitute a “Project” per California Environmental Quality Act (CEQA) Guidelines

RECOMMENDATION

Receive report and provide any desired direction.

DISCUSSION

The Planning Commission approved the removal of an ancillary structure at the “Steinbeck House,” on 147 11th Street, in October 2014.

As shown in the attached e-mail (Attachment 1), Councilmember Miller asked that aspects of this matter be brought to Council for consideration. There is a wide range of aspects that can be addressed, substantive and procedural, specific and general, as well as previously having occurred and prospective.

Some of the key documents that relate to the Planning Commission’s action and prior City actions regarding this parcel are attached.

The recommended action does not constitute a “Project” as that term is defined under the California Environmental Quality Act (CEQA) Guideline Section 15378, as it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

OPTIONS

1. Do nothing.
2. Provide alternative direction.

FISCAL IMPACT

No direct impact.

ATTACHMENTS

1. Councilmember Miller’s e-mail, 4-17-15
2. Planning Commission packet, 10-16-2014
3. Tree Removal Appeal packet, 10-18-2006
4. Other relevant materials

RESPECTFULLY SUBMITTED,

THOMAS FRUTCHY

Thomas Frutchey
City Manager



Thomas Frutchet <tfrutchet@cityofpacificgrove.org>

Steinbeck House

1 message

danmiller39@comcast.net <danmiller39@comcast.net>

Fri, Apr 17, 2015 at 12:22 PM

To: "frutchet, tom" <tfrutchet@ci.pg.ca.us>

Tom,

I have reviewed the documents you forwarded. I believe this needs to be examined by the council to exam whether it was done correctly and to look at if there needs to be more training for the Commission.

In revieing I am perplexed as to why this was on consent. Why, when it was ponited out that the plans were inadquate the hearing was allowed to continue. Why a garage that was turned into living space without permits was allowed to remain living space. Why a nonconformity was allowed to be removed and replaced. My understanding is if it nonconforming and destrpoyed you don't get to rebuild it.

How does this project not have a single car port or garage. How they were able to go eight years without upkeep of a major historic building then complain that they need special treatment to fix something they never fixed when fixable (which, as I remember it, was one reason they wanted to remove the tree eight years ago.) Shades of the calAm pump station, gold course clubhouse and the house in the Butterfly Sanctuary.

How does Matt Feske figure into this as I see he signed off on the plans. Did he make a mistake? And on another note where is the report from the company that we paid to look into what he did?

I feel that more of this was demolished then should have been and that needs to be examined as well as the actions of staff and the pC. I'm not sure how you get a historic report that says how historic it is then allow them to proceed with removing the historocity. Though I am no Steinbeck I have earned a living as a writer from time to time and the chances are very good that he wrote in very room of the house, as do I, and the outside. Unless I see a note, in his writing, that specifically says he didn't write in the destroyed portion I am going to assume he did and that is was destroyed for what? Mr. Travaille, who filed an appeal on the tree, is a well known preservationist and from his appeal it is obious he was concerned what was going on at the time of the tree. Our process needs to be looked at, our Planning Commission needs to be looked at and this project needs to be looked at now and I would appreciate it if it is agendized for the next meeting. Thank you, Dan.



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

AGENDA REPORT

TO: Planning Commission

FROM: Mark Brodeur, Community and Economic Development
Director

MEETING DATE: October 16, 2014

ADDRESS: 147 11th Street, Pacific Grove, CA 93950
APN: 006196001000

SUBJECT: Use Permit (UP) and Historic Preservation Permit (HPP)
Application No. 14-524 to allow the construction of a single
story addition to the Steinbeck House, listed on the City's
Historic Resources Inventory and removal of 29% of the exterior
lateral walls of the existing dilapidated garden shed and storage
room with similar size bedroom and bathroom.

APPLICANT: Charles Huff, Architect

ZONING/LAND USE: R-3- PGR Multi Family Residential, Pacific Grove Retreat

CEQA: Categorical Exemption, Class 15331

RECOMMENDATION:

Hold a public hearing on Use Permit (UP) and Historic Preservation Permit (HPP) 14-524 and approve, subject to staff-recommended findings and conditions.

PROJECT DESCRIPTION

To allow the construction of a single story addition to an existing single-family residence listed on the City's Historic Resources Inventory and removal and reconstruction of 29% of the exterior lateral walls of the existing dilapidated garden shed and storage room. The addition does not increase the degree of legal non-conformity on the parcel. Also included are minor repairs to existing window and chimney, replacement of exterior board and batten siding and some windows.

BACKGROUND

The subject site is approximately 3,900 square feet (SF) and is developed with an existing approximately 1,000 SF building, originally built in 1915. No record of any additions or significant modifications to the house.

The property is located on the southeast corner of 11th Street and Doc Ricketts Row. The site is surrounded by similarly sized residential buildings. The surrounding buildings are one and two stories in height. The subject property is one-story.

Architecturally, the new addition is very complimentary of the existing structure and will be an enhancement to the neighborhood. The North elevation will be the most visible from the public street and as such, the architecture is consistent with the Secretary of the Interiors "Standards and Guidelines for Rehabilitating Historic Buildings". The other elevations are quite handsome and reflect the intent of the original design in every way. In the 1950's asphalt shingle was applied over the original board and batten exterior of the garden shed. Those shingles are being removed and replaced with new board and batten to match the original. A new roof is badly needed on the dilapidated garden shed and it is being replaced with a new hip and gable to be complimentary to the existing home. Window locations in the old garden shed will be similar to the existing and wood windows are being employed to maintain the historic appearance of the house. The existing wood casement windows are being repaired in place and will keep the original look of the diamond grids.

DISCUSSION

Applicable General Plan Goals and Policies

The 1994 General Plan contains many Goals and Policies in Chapter 7 relating to the rehabilitation and restoration of existing historic resources. This building has been neglected for several years and this project is firmly supported by the General Plan. This project will add new life to the structure and make the house more livable as a viable residence. This review is predicated on the General Plan policy to allow for flexibility in accommodating improvements to structures to facilitate and maintain neighborhood character.

Applicable Zoning Code Regulations

PGMC §23.26 (R-3-R.P.G District) governs the use and development standards for this property. The subject property meets the Use, Height Limit (30'), Allowed Building Coverage Maximum (50%), Allowed Site Coverage (60%), and Allowed Gross Floor Area (2,500sq.ft. for parcel of 3,900 sq.ft.). The yard setbacks in this district require side and rear setbacks which are not met but which are protected as a legal non-complying structure that has been in existence for nearly a century. With buildings of this vintage, it is not uncommon for various non-compliances to exist and this structure is no exception. A Use Permit is required on this project because more than 25% of the existing structure is being demolished. While close at 29%, staff felt it was not in their purview to issue any permits administratively.

FINDINGS

Staff recommends approval of UP & HPP 14-524, subject to the recommended findings (see Attachment 1, Draft Resolution).

CONDITIONS

Staff recommends approval of UP & AP 14-369, subject to the recommended conditions (see Attachment 1, Draft Resolution).

CEQA

In reviewing this action the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found exempt under the CEQA Guidelines Section 15331.

OPTIONS

1. Approve the application, with the recommended conditions.
2. Approve a modified project, citing evidence to support findings.
3. Deny the application, citing evidence why findings cannot be made.

ATTACHMENTS

1. Draft Resolution
2. Application materials
3. Project Plans

RESPECTFULLY SUBMITTED:

Mark Brodeur

Mark Brodeur
Community and Economic Development Director



RESOLUTION NO. 14-05

USE PERMIT (UP) AND HISTORIC PRESERVATION PERMIT (HPP) NO. 14-524 TO ALLOW THE CONSTRUCTION OF A SMALL ONE STORY ADDITION WHICH REPLACES A LEGAL NON-COMPLYING ADDITION OF APPROXIMATELY THE SAME SIZE (208 SQUARE FEET), FOR PERMANENT PLACEMENT IN THE SIDE AND REAR YARD OF 147 11TH STREET (STEINBECK HOUSE)

FACTS

1. The subject site is located at 147 11th Street., Pacific Grove, 93950 APN 006196001000
2. The subject site has a designation of High Density Residential on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3- PGR Multi Family Residential, Pacific Grove Retreat zoning district.
4. The subject site is approximately 3,900 square feet.
5. The subject site is developed with a residence listed on the City's Historic Resources Inventory and is approximately 1,033 square feet.
6. A Phase 2 Historic Report was prepared by Elizabeth Moore on October 24, 2012.
7. This project has been determined to be CEQA Exempt under CEQA Class 31.

FINDINGS

8. The proposed 208 square foot addition, also referred to as the garden shed, and associated storage room are allowed with a use permit within the applicable zoning district and complies with all applicable provisions of the zoning code regulations, because a single family house is a permitted use in the R-3-PGR zoning district per PGMC §23.26. The proposed 208 square foot addition, while not in compliance with the Development Regulations, is the same footprint as the legal non-complying garden shed it replaces, thus the degree of non-compliance is not exacerbated.
9. A combined Use Permit and Historic Preservation Permit governs and addresses uses and associated building improvements and new structures including building configuration, design, and location per PGMC §23.72.020 (Concurrent permit processing) the Community and Economic Development Director may determine that all of the applications shall be reviewed, and approved or disapproved, by the highest-level review authority assigned by Table 23.70.012-1 to any of the required applications. In this case, Community and Economic Development Director determined the Planning Commission is the appropriate approval body to review both the Use Permit and Historic Preservation Permit.
10. The proposed 208 square foot addition is consistent with the General Plan and Zoning Ordinance, because a single family use are permitted. The site is not located in the coastal zone; therefore, the Local Coastal Program Land Use Plan is not applicable.

11. The establishment, maintenance, and operation of the 208 square foot residential structure, will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
12. The location, size, and design of the proposed addition is compatible with the existing and future land uses in the vicinity.
13. In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. Should UP and HPP 14-524 be approved, the action would be Categorically Exempt under CEQA Guidelines Class 31.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

1. The foregoing Findings are adopted as findings of the Planning Commission as though set forth fully herein.
2. Use Permit and Historic Preservation Permit 14-524 is hereby approved, subject to the findings and conditions herein.
3. A building permit shall not be issued until a resolution signed by the Permittee, acknowledging receipt of the Use Permit and acceptance of the terms and conditions is returned to the Community Development Department.
4. All activities must occur in strict compliance with the proposal as set forth in the application for Use Permit, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval as a use permit amendment.
5. This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit, if needed, must be made prior to the expiration date.
6. These terms and conditions shall run with the land, and it is the intention of the Planning Commission 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 the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
7. This resolution shall become effective upon the expiration of the 10-day appeal period.
8. 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.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 16th day of October, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

WILLIAM FREDRICKSON, 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.

Virginia St. Jean
Owner

Date



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

Permit & Request Application

Project Permit(s) & Fees			App. #:	<u>14-524</u>
Permit:	Fee:	Multiple Permit Discount:	Date:	<u>10/02/14</u>
<u>Historic Pres Use</u>	<u>[initials]</u>	<u>—</u>	Received By:	<u>M. Borden</u>
			Total Fee:	<u>0</u>

Project/Property Information

Project Address: 147 11TH ST. PACIFIC GROVE APN: 006-196-001
 Lot: 1+3 Block: 27 Tract: Retreat
 ZC: P-3-PGR GP: HDR 29.00UIM Lot Size: 3600 S.F.

Project Description: REPAIR/REPLACE EXIST. SIDING W/ IN-KIND MATERIALS. REPAIR/REPLACE ALL WINDOWS W/ NEW WOOD WINDOWS. RESTRUCTURE EXIST. ROOF AT REAR ADDITION TO PROPERLY DRAIN. CURRENTLY NO FOUNDATION EXISTS. PROVIDE NEW FOUNDATION FOR ENTIRE HOME.

Applicant Name: CHARLES HUFF, ARCHITECT Phone #: 925/462-9226
 Mailing Address: 441 RAILROAD AVE, SUITE B PLEASANTON CA 94566
 Email Address: CHARLES@CHARLESHUFFARCHITECT.COM

Owner Name: VIRGINIA ST. JEAN Phone #: 925/963-5690
 Mailing Address: 180 MORAGA WAY BRINDA, CA. 94563
 Email Address: _____

Permit(s)/Request(s)

<input type="checkbox"/> QRD: Counter Determination	<input checked="" type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input checked="" type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input checked="" type="checkbox"/> JAAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input checked="" type="checkbox"/> NPC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input checked="" type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

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. ***If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Applicant Signature: [Signature] Date: 10/8/14 Owner Signature (Required): [Signature] Date: 10/8/14

PROJECT DATA SHEET

Project Address: 147 11TH ST., P.G. Submittal Date: 10/8/14
 Applicant(s): CHARLES HUFF, ARCHITECT Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3-PGR	R-3-PGR	R-3-PGR	
Building Site Area	—	3600 S.F.	3600 S.F.	
Density (multi-family projects only)	—	—	—	
Building Coverage $50\% \times 3600 = 1800$	1800	1094 SF	1094 SF	
Site Coverage $60\% \times 3600 =$	2160 SF	1094 SF	1094 SF	
Gross Floor Area	2400 S.F.	1094 S.F.	1094 S.F.	
Square Footage not counted towards Gross Floor Area	—	N/A	N/A	
Impervious Surface Area Created and/or Replaced	—	45 S.F.	2A S.F.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	135.5	* 48 ft / 135.5 = 35% ∴ O.K.	* DEMOLISHED & REBUILT
Exterior Lateral Wall Length to be built	—	—	48 FT.*	* REBUILT
Building Height	30'/24' PL.	14'-0"/10'-0" PL	14'-0"/10'-0" PL	
Number of stories	—	1	1	
Front Setback	8'-0"	6'-0"	6'-0"	
<u>NORTH</u> Side Setback (specify side)	6'-0"	3'-0"	3'-0"	
<u>SOUTH</u> Side Setback (specify side)	0'-0"	30'-0"	30'-0"	
Rear Setback	5'-0"	0'	0'	
Garage Door Setback	N/A	N/A	N/A	
Covered Parking Spaces	0 COVERED	0 COVERED	0 COVERED	
Uncovered Parking Spaces	0	0	0	
Parking Space Size (Interior measurement)	9' x 20'	N/A	N/A	
Number of Driveways	0	0	0	
Driveway Width(s)	—	N/A	N/A	
Back-up Distance	—	N/A	N/A	
Eave Projection (Into Setback)	3' maximum	1'-0"	1'-0"	
Distances Between Eaves & Property Lines	3' minimum	2'-0"	2'-0"	
Open Porch/Deck Projections	—	NO DECK	8'-0" NEW DECK	
Architectural Feature Projections	—	—	—	
Number & Category of Accessory Buildings	—	0	0	
Accessory Building Setbacks	—	N/A	N/A	
Distance between Buildings	—	N/A	N/A	
Accessory Building Heights	—	N/A	N/A	
Fence Heights	6'-0"	6'-0"	6'-0"	

*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.



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
NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 147 11TH St., Pacific Grove, CA 93950

Project Description: Historic Preservation Permit (HPP) and Architectural Permit (AP) No. 14-524

to construct a single-story addition to an existing single-family residence listed on the City's Historic Resources Inventory and removal and reconstruction of 29% of the exterior lateral walls of the existing structure. The proposed addition is the same footprint as the existing structure proposed for removal. The new addition does not increase the degree of legal non-conformity on the parcel. Also included are repair of existing window and chimney, replacement of exterior siding, doors and some windows.

APN: 006-196-001

ZC: R-3-PGR GP: HDR 29.0 DU/AC

Lot Size: 3,589 SQUARE FEET

Applicant Name: Charles Huff Phone #: (925) 462-9226
 Mailing Address: 4441 Railroad Ave, Pleasanton, CA
 94566

PORTION BELOW TO BE COMPLETED BY A PLANNER:

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial Project (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Section 15331. Class 31 Categorical Exemption

Statutory Exemptions

Type and Section Number: _____

- Other: _____

Exemption Findings: No significant environmental impacts or effects are anticipated. The project consists of maintenance, repair, stabilization, rehabilitation of an historical resource in a manner consistent with the Secretary of the Interior Standards..

Contact Person, Title: Mark Brodeur, Director

Contact Phone: 831-648-3189

Signature: *Mark Brodeur*

Date: October 9, 2014

Mail to: Monterey County Clerk
P.O. Box 29
Salinas, CA 93902-0570

PHASE I and II HISTORIC ASSESSMENTS

NAME AND ADDRESS OF THE PROPERTY

WILTSHIRE RESIDENCE - BUILT IN 1903
147 11th Street
Pacific Grove, CA 93950

APPLICANT

Virginia St. Jean
188 Moraga Way
Orinda CA 94563

OWNER

James Wiltshire, Catherine Bridges and Virginia St. Jean
188 Moraga Way
Orinda CA 94563

Oct 24, 2012
Revised Sept. 13, 2013

PHASE I and II HISTORIC ASSESSMENTS

WILTSHIRE RESIDENCE - BUILT IN APPROXIMATELY 1903
147 11th Street, Pacific Grove CA 93950

INTRODUCTION

The following Phase I and II Historic Assessments for the residential property located at 147 11th Street, (APN 006-196-001-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

PHASE I HISTORIC ASSESSMENT

HISTORIC CONTEXT

The period of historical significance for this property is from 1903 to 1926.

In the United States in this period, the Theodore Roosevelt presidency gave way to that of William Taft and then Woodrow Wilson. Private automobiles appeared, triggering a profound change to the pace of life and to the built environment. Einstein proposed the General Theory of Relativity. The Panama Canal was completed. In 1920, the 19th Amendment gave women the right to vote.

In Pacific Grove, tourism, commercial development of Lighthouse Avenue, and the advent of new construction materials and construction types marked a change. At the beginning of this period, shortly after the subject house was constructed, the Pacific Grove Library was established, and both The Mayflower Church and The Mammoth Stables burned down. Pacific Grove High School was built (it is now the Jr High School), and Asilomar opened its doors to guests.

The facet of history associated with this particular property is significant in regard to the change in Pacific Grove from a quiet tented retreat to a busy commercial and tourist town. Vernacular buildings continued to be built, though there was a shift toward a greater variety of architectural styles including a range of Victorian styles, Italianate, Gothic Revival, Arts and Crafts, and Prairie or Bungalow styles to name a few. It is a period that saw changes and important trends in art, design and culture as well as architecture, and a quickening of the pace of life worldwide.

The residence on the subject property was originally built with elements of a Craftsman Bungalow or Vernacular Cottage style. Additions and alterations have been made to the house, that are old but lacking in integrity. The original construction appears to have been of good quality, the additions and alterations range from fair to low quality.

The building retains much original design integrity though it was altered in the early 1930s by closing off the front porch and inclusion of that floor area into the living room, as well as changing the entry, and thus the orientation of the house, from the west facing/11th Street orientation, to the south facing/garden orientation. The period of significance of this house should be considered 1930-1936 when John Steinbeck lived and worked in the house. The original portion of the house has little changed since John Steinbeck's tenure there. However, having no foundation and inadequate maintenance, it is now in medium to poor

condition. Substandard and poorly maintained construction exists at the additions on the east end. This includes the 1920's garage, which has been converted into very poor quality/hazardous living space, and a porch that was added to connect the garage space to the house and subsequently enclosed, also very poor quality, and now unsafe construction.

When considered in the neighborhood as a whole, the property has sufficient significance character to convey the aspect of history with which that style is associated. The neighborhood itself retains many historic properties. There are also a few newer buildings, as well as altered older buildings, which also make reference to the historic context. Thus, the neighborhood is important in illustrating the historic context.

HISTORICAL BACKGROUND

The City of Pacific Grove and Monterey County Assessor's records show the house at 147 11th Street, Pacific Grove, CA was constructed on Lot 1 of a property consisting of Lots 1 and 3 of Block 27 of the Pacific Grove Retreat Association subdivision in Monterey County, as surveyed by St. John Cox in July 1875. The property was purchased in 1903 and it is estimated the building was constructed in or around 1903. Per the Sanborn Maps, the lot was vacant in 1897 but the house was present in 1905. Per the Monterey County Assessors Office, as of 1900 this house does not show on the county assessors records, the first taxes for the building were assessed in 1903.

HISTORICAL BACKGROUND – SOCIAL AND CONSTRUCTION

The title history shows the property was sold by the Sperry Flour Company on August 31, 1903 to John E Steinbeck, Sr., father of John Steinbeck and manager at Sperry Flour Company, for ten dollars in gold coin. The house was constructed soon after. It was used as a summer retreat for the Steinbeck Family, whose primary residence was in Salinas. John and his siblings inherited the cottage in 1935 when their parents passed away. John Steinbeck eventually became sole owner.

No building permit is on file at the Pacific Grove Community Development Department for the original construction of the house. Tax documents, Sanborn Maps, and research conducted by the Steinbeck family descendants suggest 1903 as the year of original construction. Permits on file for alterations to the property include: permit # 750 dated September 6, 1921 for the instillation of plumbing, permit # 1044 on August 5, 1969 for a sidewalk on 11th street, a tree removal permit on September 2, 1975, and permit # 98-0155 for new electrical service on May 15 1998

Occupancy Timeline:

1903-1930	Steinbeck Sr. family summer/vacation home
1930-1936	John and Carol Steinbeck primary residence
1936-1948	Various renters, John Steinbeck stayed intermittently
1948-1950	John Steinbeck primary residence
1951-1956	Various renters while John Steinbeck resided on East Coast
1956-1989	Elizabeth (Beth) Steinbeck Ainsworth primary residence (older sister)
1989-2010	Steinbeck nieces inherit from Elaine Steinbeck, use as vacation house
2010-present	Owned and used as vacation house by descendants of Beth Ainsworth

John Steinbeck lived in the house 1930 - 1936. Renovations by John and his father in that period expanded the living space by converting the front porch into interior living space, enlarging the living room to make the house more comfortable for permanent occupancy. While living in the house during that period Steinbeck wrote *Pastures of Heaven*, *The Red Pony*, *Tortilla Flat*, *In Dubious Battle*, *To a God Unknown*, *Of Mice and Men* and many of the short stories that were published in *The Long Valley*.

From 1936 through 1948 Steinbeck used the cottage frequently for brief stays. In 1941 he purchased an additional home in Pacific Grove at 425 Eardley Street. In 1942 Steinbeck moved to New York. He returned to live from 1948–1950. Steinbeck's older sister Elizabeth (Beth) Steinbeck Ainsworth occupied the cottage 1956-1989. John's wife, Elaine Steinbeck, became the legal owner of the property upon his death in December of 1968. The house was gifted to the next generation of Steinbeck nieces in 1989. In 2010 ownership passed to James F. Wiltshire (nephew of John Steinbeck by marriage) and his daughters, Virginia W. St. Jean and Catherine W. Bridges, granddaughters of Beth Ainsworth and great nieces of John Steinbeck.

DESCRIPTION OF THE HISTORIC RESOURCE



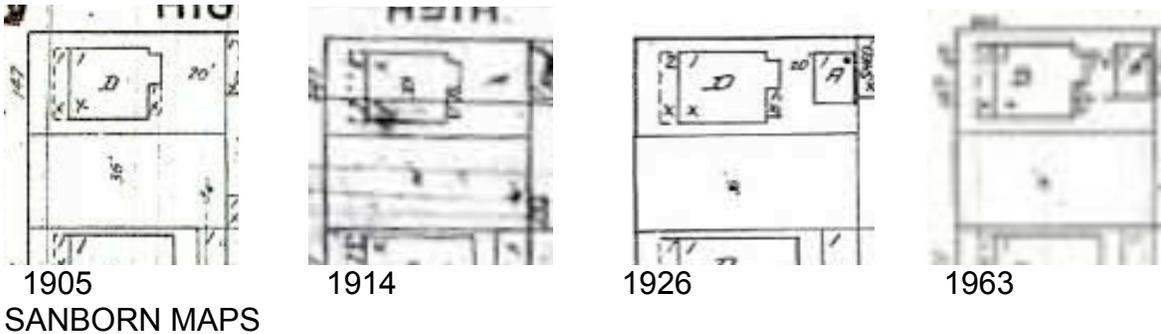
Circa 1903 - Façade/West Elevation Facing 11th street - South Elevation.

The property at 147 11th Street consisted of two lots, the house is on the northern corner of Lot 1, while Lot 3 serves as a garden.

The house was originally built as a small, one story, single-family dwelling with 3 room including a living room, kitchen and bedroom. It faced 11th Street, located on the southeast corner of 11th Street and High Street (now Ricketts Row). It was a wood frame structure with no foundation. It originally had a rectangular plan, a large porch with three arched openings facing 11th Street sheltered by the main roof form, a shingled hip roof and shingle siding.

The 1905 Sanborn map shows a large front porch and a small back porch. The maps indicate no other structures on the property at that time.

The 1926 Sanborn map shows that a garage was added between 1914 and 1926. The 1963 Sanborn map indicates that the house and garage had been connected by a porch in the intervening years.



When John and Carol Steinbeck came to reside at the property, minor modifications were made to expand the interior living space. Renovations consisted of enclosing the front porch by framing over the arches and adding shingles to match the rest of the house. The entry way was relocated to the southwest garden side of the house and was constructed of a simply framed French door and two adjacent side lites (fixed doors with lites to match French door). The diamond lite windows that previously faced 11th Street were moved to the adjacent sides of house, next to the existing diamond lites on the alley facing and the garden facing sides of the house. A fireplace, with a metal hood constructed by local metal blacksmith artist Francis Whittaker, was added in the living room by Steinbeck.

The subject property at 147 11th Street is part of a neighborhood of one and two story houses of varying sizes and styles but the majority were built in the 1st quarter of the last century. The neighborhood is tidy. Most of the houses are there are in good condition. The subject house is in need of maintenance, and while the additions are in keeping with the character of the original construction, they are of very poor quality materials and construction, are in bad condition and are not habitable.



NORTH ELEVATION – 147 11TH STREET

The subject building is modest in form and size. The main building element is rectangular. It has a hip roofed with an enclosed soffit and trim over the rafter tails, giving a tailored look. There shingle siding on that element. Two added, gable roofed, smaller elements sitting to the rear are of smaller scale, and have a variety of siding types, mostly covering old board and batten siding. The portions of the house that face the street are quite plain but the elevations within the garden are more varied and detailed, though much of that detail is not original.

The interior is pleasant and comfortable, with the mark of a house that has belonged to one family for a very long time.

The windows and doors are a variety of wood and metal sash types. Windows and doors also come singly or in pairs or groups. Head and sill heights vary significantly.

With alterations to the building in the 1930s came an entry alcove made of French door panels, and diamond lite windows on the original facade on the porch were relocated to the sides. In the 1950s the double hung wood kitchen window was replaced with a large steel casement. Enclosed porches at the east end of the south elevation have a very haphazard appearance and limited function.

The building is charming because it has a lived-in and well-used feeling, but has fallen into disrepair. There is no foundation, and hence there is settling and movement to the house. Very large trees growing near the house, now removed, have caused a lot of uplifting to the eastern portion of the building. The ridge beam there changes elevation radically. Portions of the interior there have become un-inhabitable.

There is sweet sunny and shady garden, including a perimeter fence, large rocks, flowering plants and a variety of shrubs, hedges and small trees.

EVALUATION FOR HISTORIC SIGNIFICANCE

The following assessment considers the subject property for historic significance and integrity based on the specific evaluation criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), and the Pacific Grove Historic Resources Inventory (HRI). Each of the three resource inventories' evaluation criteria asks more specific, increasingly local questions of concern. A resource that does not qualify for listing based on the National Criteria may still demonstrate significant integrity for California or Pacific Grove listing.

National Register of Historic Places Sec. 60.4 Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) that are associated with events that have made a significant contribution to the broad patterns of our history;

No. The site is not associated with events significant to the broad patterns of our history.

(b) that are associated with the lives of persons significant in our past;

Yes. John Steinbeck, considered an important American author, stayed in this family vacation house commissioned by his father, for periods in his childhood as well as periods in the productive years of his adult life. The house was critical to the inspiration of his work. While staying there in 1930-1936 Steinbeck wrote Pastures of Heaven, The Red Pony, Tortilla Flat, In Dubious Battle, To a God Unknown, Of Mice and Men and many of the short stories that were published in The Long Valley.

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

No. This property does not possess individual distinction, nor does it represent the work of a master or possess high artistic values. It does not represent a significant and distinguishable entity.

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

No. The property has not, and is not likely to yield information important in prehistory or history.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1

CEQA requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for significance in PRC Sec. 5024.1(a) asks;

1. Did any event of importance to the region, state or nation occur on the property?

No such event is associated with this house.

2. Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives?

Yes. American author John Steinbeck stayed in this house during the productive years of his life. While staying there in 1930-1936 Steinbeck wrote Pastures of Heaven, The Red Pony, Tortilla Flat, In Dubious Battle, To a God Unknown, Of Mice and Men and many of the short stories that were published in The Long Valley.

3. Does the building represent an important architectural type, period, method of construction, or is it a good example of a noted architect or master-builder?

No. It is not an exemplary representation of an important architectural style, period or method of construction, nor is it the work of a noted architect or master builder.

4. Is the property is likely to yield information significant to the understanding of the areas history?

No. It is unlikely to yield information significant to the area's history.

The City of Pacific Grove Municipal Code, Sec. 23.76.025, evaluation criteria includes consideration of the following;

(a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

Yes. Though altered from the original, it was altered during its period of context. The house possesses significant character to convey the aspect of history with which it is associated.

(b) Whether it is the site of a significant historic event;

No record found shows this was the site of a significant historic event.

(c) Whether it is strongly identified with a person who, or an organization, which significantly contributed to the culture, history or development of the city of Pacific Grove;

Yes. It is strongly identified with author John Steinbeck, who contributed significantly to the culture, history or development of Pacific Grove, as well as the state and nation.

(d) Whether it is a particularly good example of a period or style;

No. The house has been altered significantly.

(e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

No. There are many such buildings remaining in Pacific Grove.

(f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

No reference to an architect or builder could be found.

(g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

No. It does not embody a significant architectural innovation.

(h) Whether it has representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

Yes. It has become familiar because it is known for having had a famous resident so people seek it out and know it for its connection to John Steinbeck.

- (i) Whether it retains the integrity of the original design;

Yes. The property retains integrity, as the basic form and much of the historic fabric remains. The house was altered for John Steinbeck at the time he lived and worked there, the important contextual period for this property. Those historically significant changes include: enclosing of the large front porch and incorporation of that space into the living room, as well as relocation of the entry to the south elevation.

- (j) Whether it contributes to the architectural aesthetics and continuity of the street;

Yes. As it is similar in scale, massing, materials and age to nearby buildings, it does contribute to the architectural aesthetic and continuity of the street.

- (k) Whether it is located within a geographically definable area possessing a concentration of historic properties, which visually contribute to each other and are unified aesthetically.

Yes. It is in a geographically definable area where the neighborhood retains historic context, and possesses a concentration of historic properties that visually contribute to each other and are unified aesthetically, mostly based on the modest size and form of the vernacular buildings there.

The Subject Property is listed in the following inventories of historic significance:

Pacific Grove Historic Resources Inventory

The Subject Property is not listed in any of the following inventories of historic significance:

California Register of Historic Places,
National Register of Historic Places,

Evaluation of this property includes use of the above as well as the following resources:

National Register Federal Program Regulations,
Part 60 – National Register of Historic Places.
California Environmental Quality Act (CEQA), PRC Sec. 21084.1
Matt Bischoff – State Historian III, California Department of Parks and Recreation
Monterey County Assessors and Records Offices
Pacific Grove Planning Department
City of Pacific Grove Historic Resources Inventory
The Heritage Society of Pacific Grove
Family records and research thanks to Virginia St. Jean

SUMMARY

Based on this evaluation, the building on the subject property at 147 11th Street in Pacific Grove, California:

Does appear to meet the national criteria of significance used for determining eligibility for the listing of resources, as it demonstrates historic significance when evaluated using NRHR Criteria. Further, it demonstrates, as stated in the NRHP Guidelines, a “quality of significance in American History, architecture, archeology, engineering or culture”;

Does appear to meet the state criteria for listing, as it demonstrates historic significance when evaluated using CRHR Criteria;

Does retain sufficient overall integrity to convey historical significance and qualify for listing in the National or California Registers. It demonstrates sufficient historic integrity, based on evaluation of location, design, setting, workmanship, materials, feeling and association. The building design, materials, and workmanship are not exemplary as they relate to construction methods and architectural details, the context of the building has not changed dramatically since its period of significance. Changes made to the 1903 and by the person of significance to the building were made during its period of significance, while the additions of a garage and porch were not;

Appears to meet the Pacific Grove criteria of significance used for determining eligibility for the listing of resources, when evaluated using the HRI criteria

PHASE I ASSESSMENT CONCLUSION

Based on the above analysis, the subject property located at 147 11th Street, Pacific Grove CA., meets the criteria for historic significance per:

The National Register of Historic Places Sec. 60.4 Criteria for Evaluation, based on evaluation criterion b.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1, based on Criteria for significance in PRC Sec. 5024.1(a), criterion 2.

The City of Pacific Grove Municipal Code, Sec. 23.76.025, based on evaluation of criteria a, c, h, i, j and k.

PHASE II HISTORIC ASSESSMENT

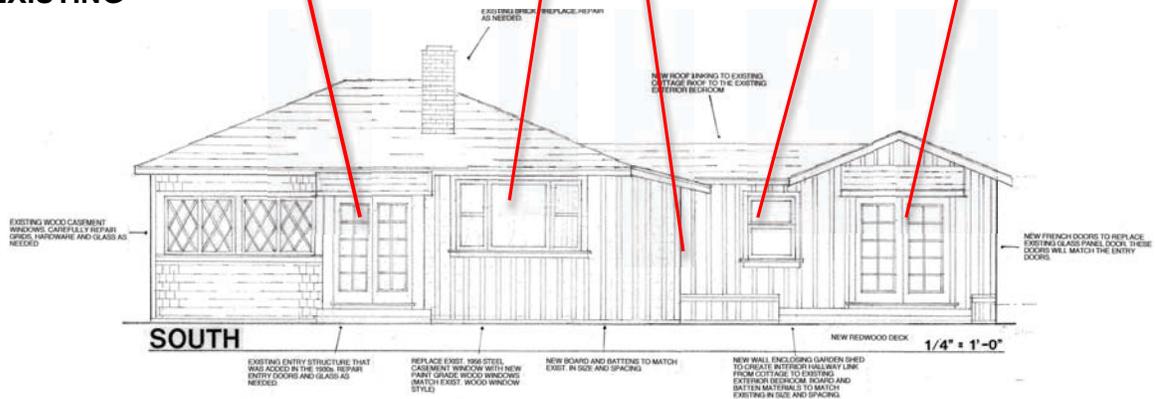
The following is an analysis of the proposed alterations to the historically significant structures at 147 11th Street, Pacific Grove, CA, for the purpose of evaluating of their compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995: Rehabilitation.

A remodel for the subject property has been designed with the owner by architect Charles Huff. The intent is to preserve the existing historically significant features and materials while creating a reasonable, functional living space which meets modern health and safety requirements, in keeping with the spirit of the property. The project design appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards for Treatment of Historic Properties.

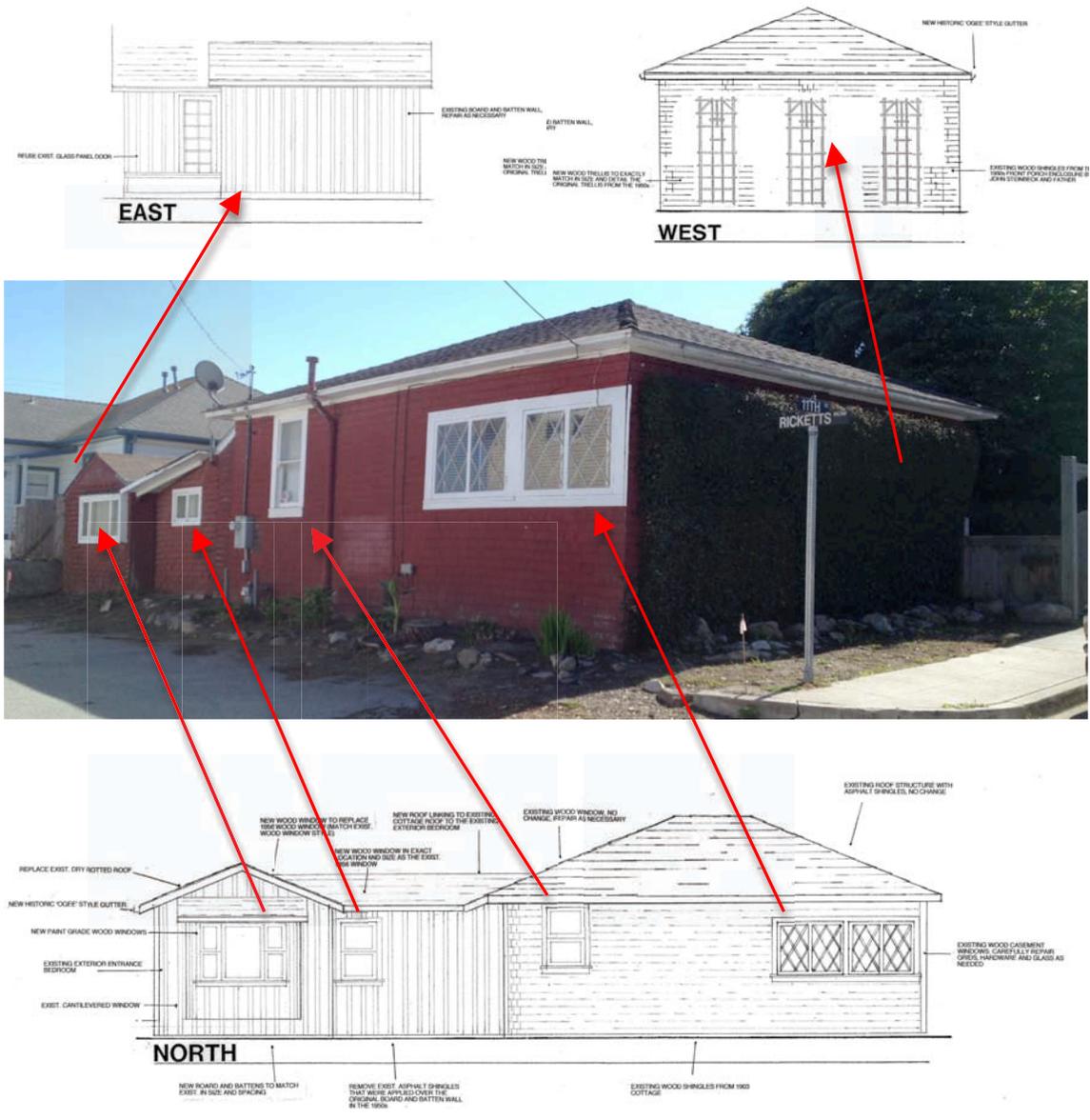
This proposed project includes restoration and rehabilitation of the existing 1903 portion of the structure. A perimeter foundation will be added, raising the floor height a minimal amount. The original 1903 portion of the house will be renovated in keeping with the current/historically significant John Steinbeck 1930s design, reflecting this property's period of historical significance. New construction will replace the unsound 1920s converted garage/enclosed porch addition. The elevations of new construction will have floor elevations raised to match floor height of the 1903 portion of the building. The roofline will be simplified. The elevations make reference to the existing design in terms of mass and design. The existing wall of ivy that covers that entire west side of the house will be removed in order to install the new foundation wall and repair any damage to the shingled siding.



EXISTING



PROPOSED



The double hung window on the north elevation lacks a header, so one will be added, reducing the window head height slightly and making the opening less tall. The new double hung wood sash installed there will match the existing in material and detail but will not be as tall, to fit in the altered opening. Most if not all of the diamond lite windows are decayed beyond repair. What cannot be repaired will be replaced with replicated single pane diamond sash to match the existing. A more historically appropriate wood window sash, making visual reference to one on the garage, will replace the 1950s steel kitchen window. The adjacent door will be relocated to the adjacent small east facing elevation.

The new construction at the east end of the cottage and at the kitchen wall on the south elevation will be sheathed in board and batten siding, differing from but complementing the shingle on the 1903 portion of the house, and similar to that which exists under asphalt roof shingles used as siding on the garage end of the building.

Evaluation per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995:

REHABILITATION

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Yes. The property will continue to be used as a single-family residence and it will be more suitable for a modern lifestyle. The project proposes to preserve distinctive materials, features and spaces. Spatial relationships will be mostly unaltered. The badly decayed converted garage and porch, of flimsy construction and in direct contact with the earth, will be replaced with an element of similar the massing and detail of the existing there.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Yes. The historic character and spatial relationships of the 1903 portion of the house will be preserved as they are currently. A concrete foundation will be added so the house may be raised slightly to accommodate modern structural requirements.

The greatest proposed alterations are limited to the garage and enclosed porch at the east end of the house. These areas were not originally constructed as living space, as they are currently used. They are of very poor design and construction and badly damaged. They possess neither distinctive materials nor features, spaces, or spatial relationships that characterize the property.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Yes. The design preserves 1903 historic material. Proposed changes to the east end of the structure are in keeping with the 1903 design. Material and detail are subtly but visibly different in the new construction than the historic portion of the house. The new construction references the historic forms and materials, consistent with the period of significance and historic context.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Yes. The historically significant and visible 1903 original historic portion of the house will remain unaltered in its 1930s format. The alteration of the east end will be attached to the original portion of house replacing the existing decayed porch and garage. The attachment will be similar to the existing, though the floor and plate heights will match those of the original house.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Yes. Distinctive elements characterizing the property will be preserved. A concrete foundation will be added to further preserve historic construction.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Yes. Per the proposed plan, any treatment of historic materials will be undertaken with care.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable to this project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Yes. Addition of a concrete foundation and creating a more habitable living space at the east end of the building will help to preserve, not destroy, historic materials, features or special relationships characteristic of the property. New construction will be differentiated from, but compatible with, the historic in an effort to protect the integrity of property and environs.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Yes. Proposed alteration will occur outside the historic 1903 footprint. The proposal specifies that the historically significant roof, floor and wall structures will remain intact, with minimal disruption to the original portions of the building associated with the addition of the concrete foundation. The fabric, essence, and integrity of the property should remain intact.

SUMMARY

The proposed plan for the historic property at 147 11th Street in Pacific Grove, including restoring the 1903 portion and replacing the 1920's section with similar, consistent with the existing, when evaluated per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation section, is consistent with applicable criteria # 1, 2, 3, 4, 5, 6, 7, 9, & 10, # 8 is not applicable to this project.

Respectfully Submitted

Elizabeth Moore

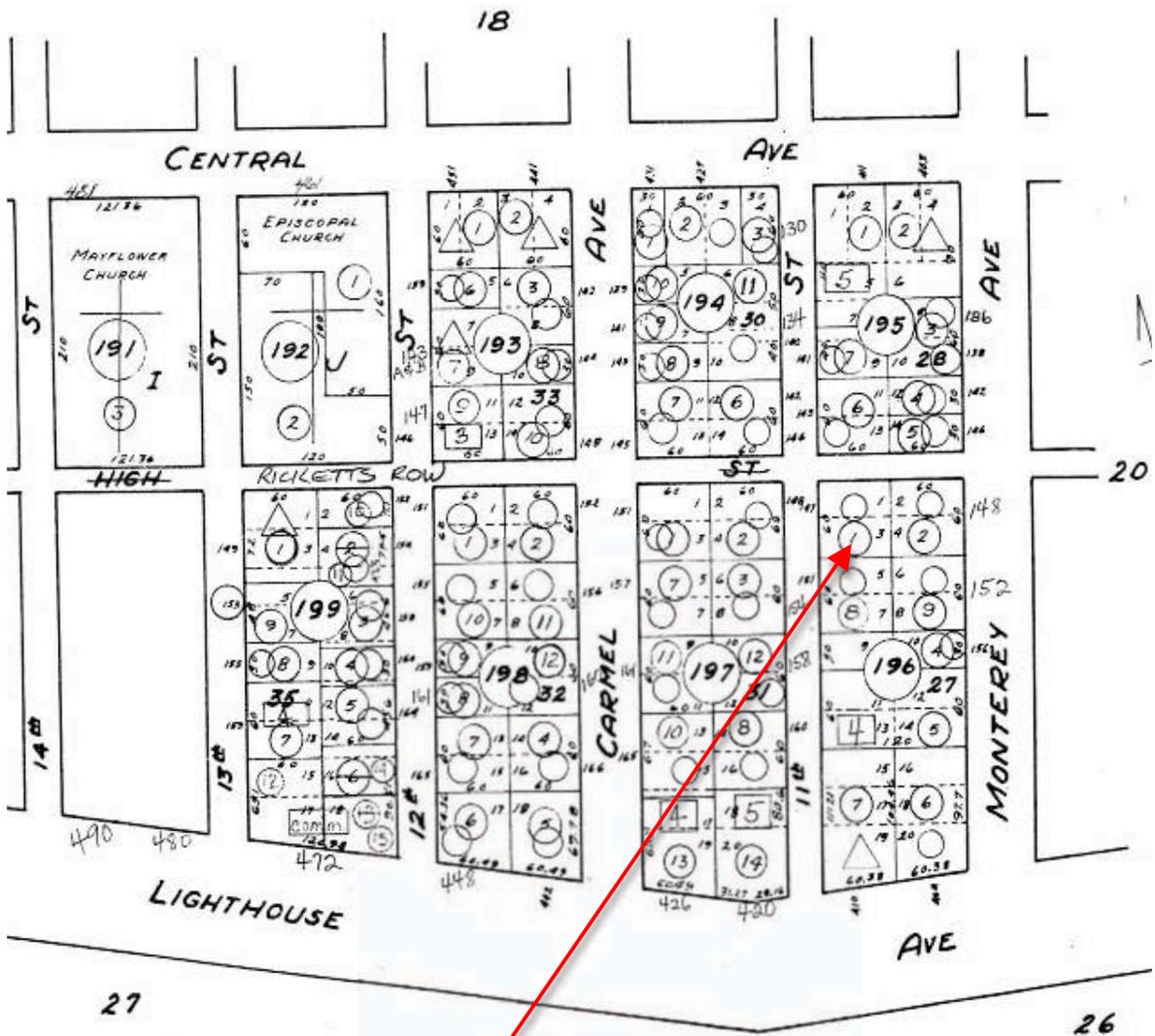


Location Map



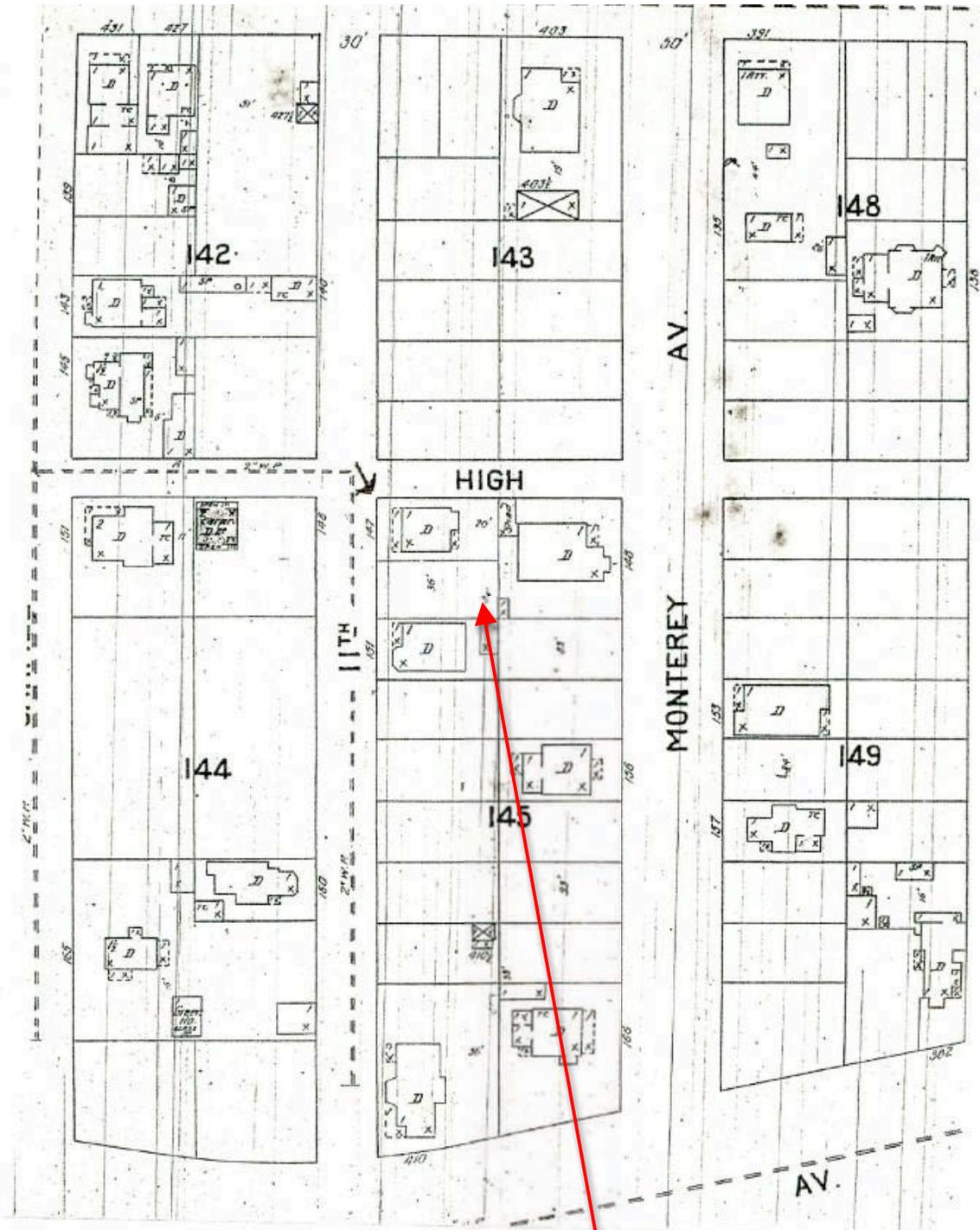
Vicinity Map

TAX CODE AREA 400

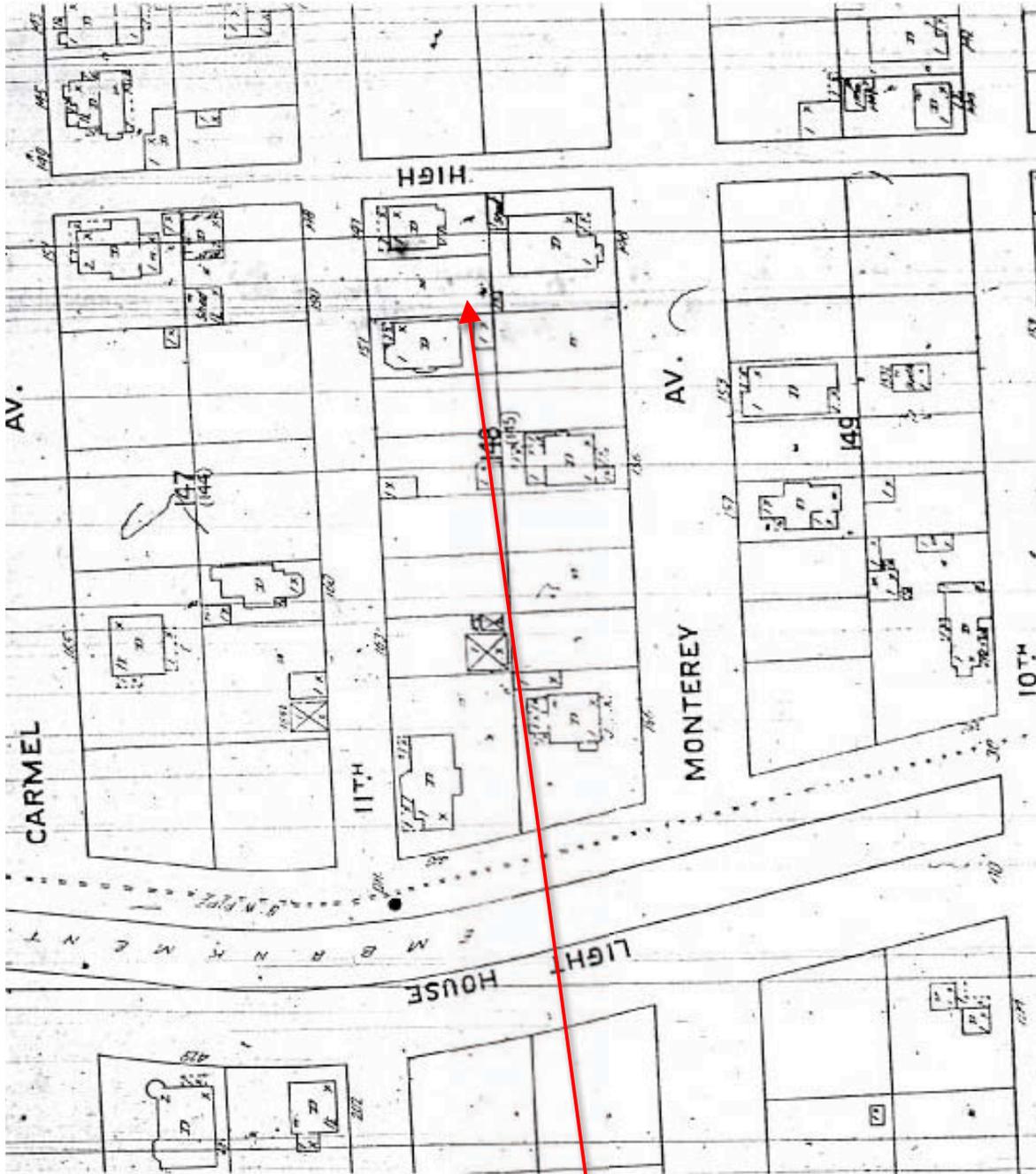


O = Requires a use permit. PACIFIC GROVE RETREAT
BLKS 27, 28, 30, 31, 32, 33, 35, I, & J

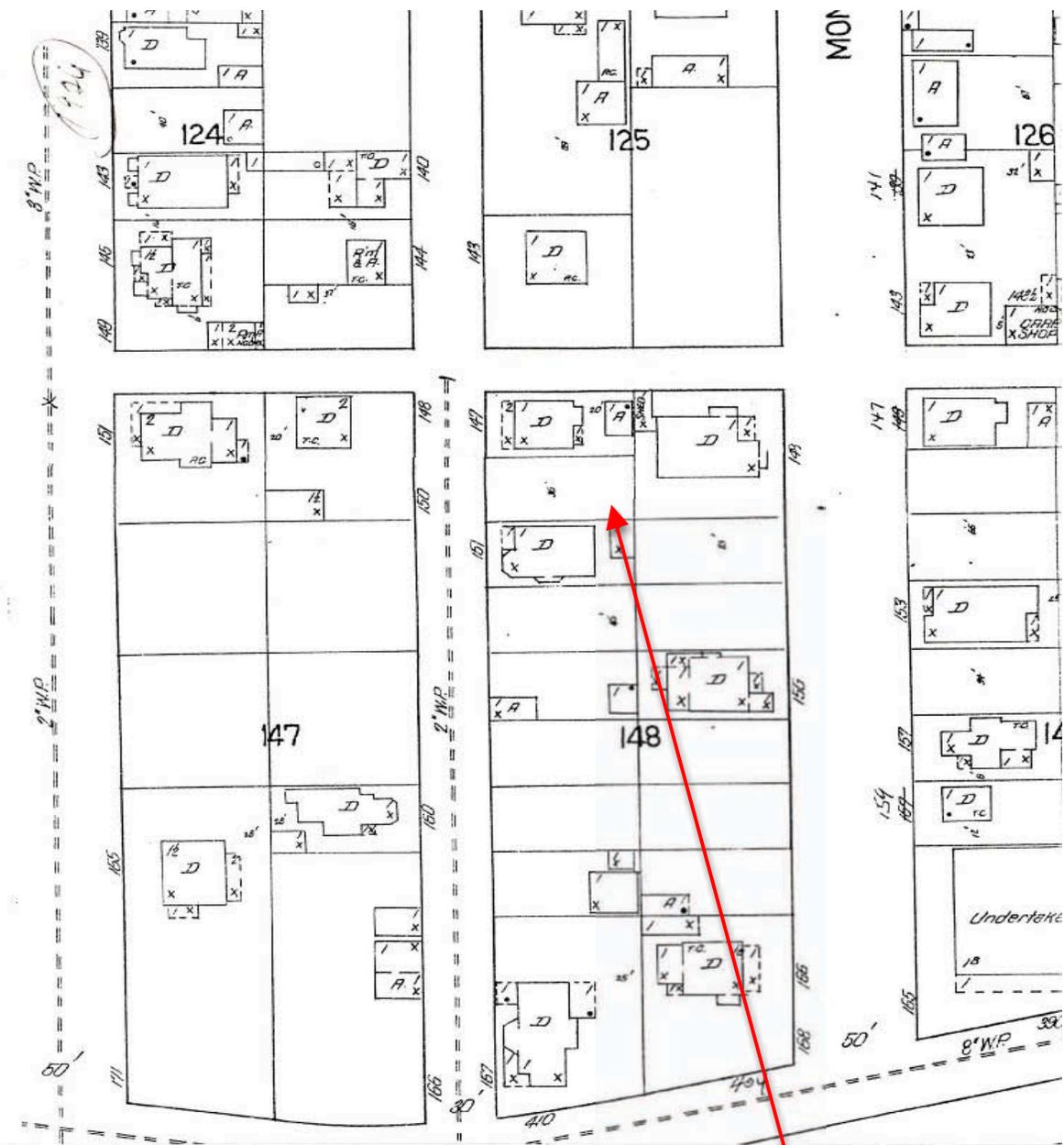
Assessor's Parcel Map



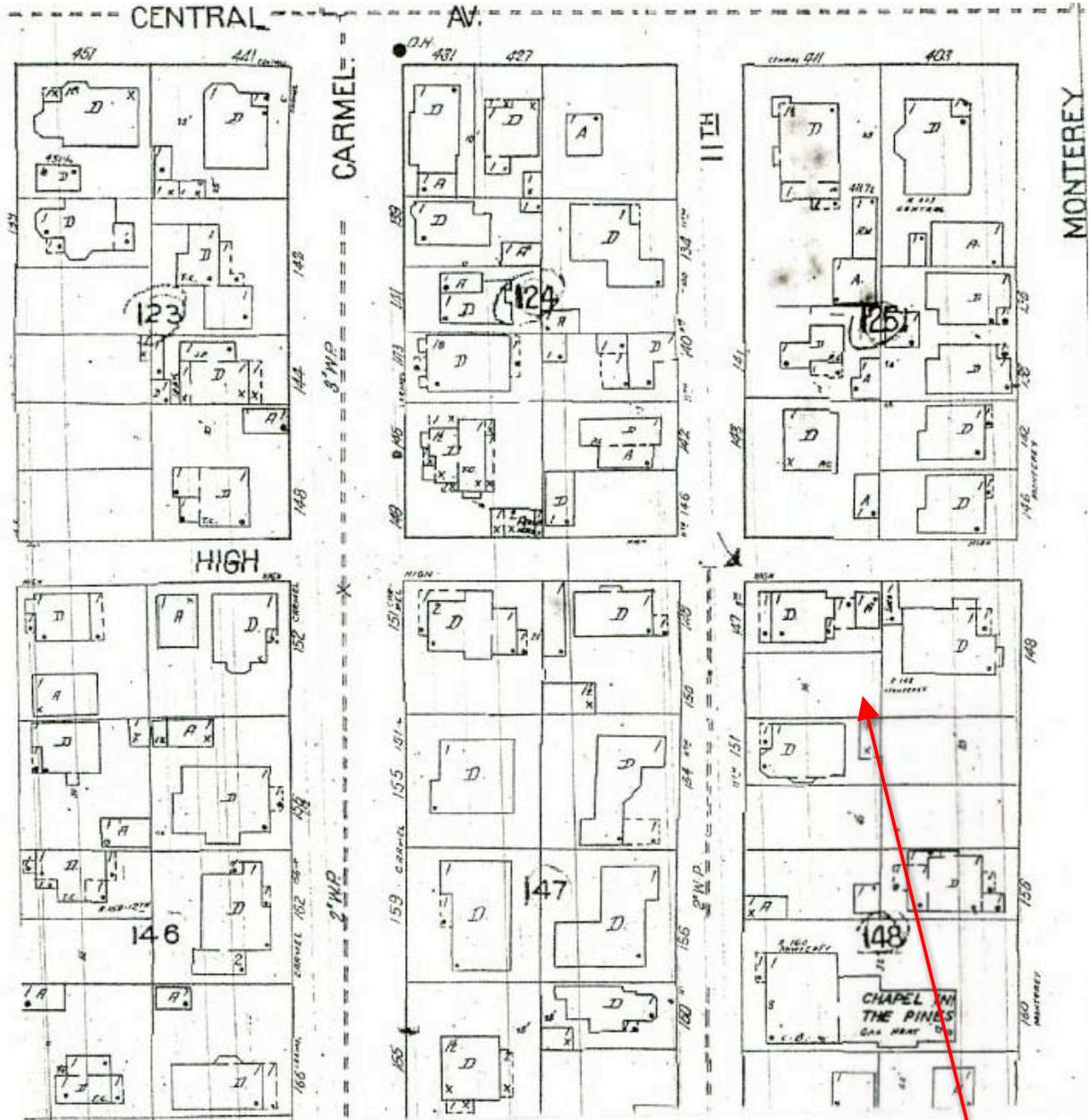
1905 Sanborn Map



1914 Sanborn Map



1926 Sanborn Map



1963 Sanborn Map



North Elevation – East End



North Elevation – West End

I West Elevation



South Elevation - Entry 1930 and Kitchen 1950



South Elevation – West End - Composite



South Elevation – East End - Composite



**Examples of Construction at Additions – East End
NEIGHBORHOOD CONTEXT**



HISTORIC PHOTOS



Circa 1906 – West and South Elevations



Circa 1908 – West Elevation



1915 – West Elevation - Front Porch



Circa 1954 – North and West Elevations



Circa 1956 – South Elevation at Kitchen



Circa 1958 – South Elevation at Kitchen – Steel Window Sash



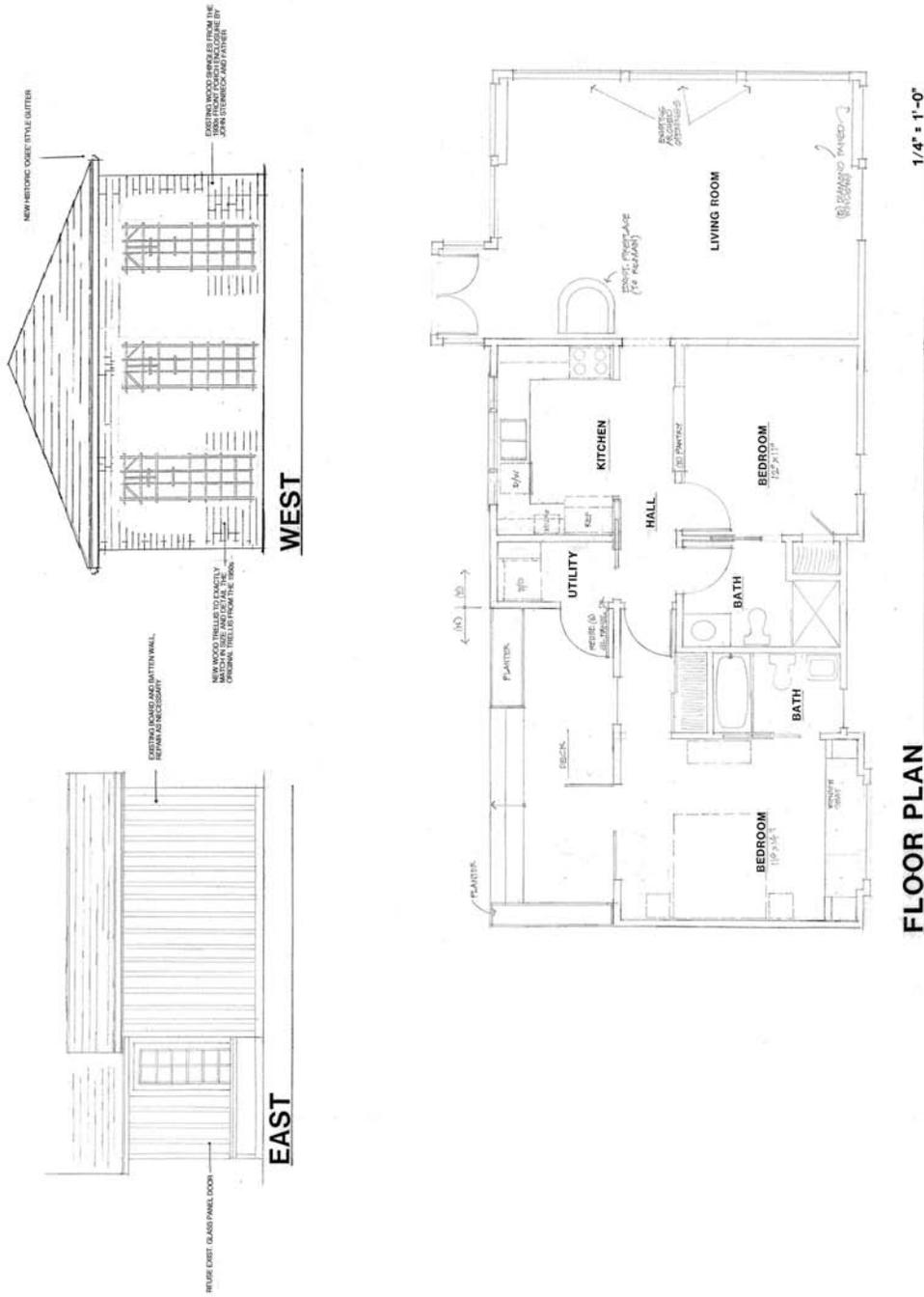
1940s - Garden



1975 – Living Room Interior

PROPOSED PROJECT ARCHITECTURAL PLANS

<p>CHARLES HUFF, A.I.A. ARCHITECT</p> <p>Pacific Grove 4441 Railroad Ave., Suite B Pleasanton (925) 462-0228 (925) 462-0228</p>	<p>Check Lib. 750 Drawn Revisions</p>		<p>Sheet No.</p>
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Proposed 2012 – Floor Plan, East and West Elevations

BUILDING CLASSIFICATION AND COMPUTATION RECORD

MONTREY REEVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29
Authorized by City Council, City of Pacific Grove

Block 27 M Lot 1-3 No. 147-1127-16 Ave. St. Class: 1, 2, 3, 4

Owner J. E. Stangor

VALUATION RECORD

REAL ESTATE \$ 630

IMPROVEMENTS \$ 1130

FILED BY McLouch DATE 2-21-28

PRICED BY McLouch DATE 2-21-28

EXTERIOR DESCRIPTION		STREET FRONT		INTERIOR DESCRIPTION				
Use — Commercial	Construction	Roof		Inside Finish	Plumbing	Lighting	Basement	
Stories	Wood Frame	Gable		Rooms	Special	No. Fixtures	Lamps	None
Office	Steel Frame	Hip		Fine	Ornamental	Good	Electricity	Full
Apartment	Reinfd. Concrete	Mansard		Hardwood	Paint	Medium	Fixtures	Concrete
Theatre	Masonry	Dormers		Marble	Hardwood	Cheap	Gas	Brick
Hotel		Plats		Tile	Panelled		Medium Cheap	Floor
Garage		Cut Up		Rubber Tile	Wainscote	Bath Rooms	Heating	Unfinished
Hospital		Roofing		Cement	Paper	Rooms	Fireplaces	Elevators
School		Tile		Dirt	Plaster Board	Number	Stoves	Travel
Residence		Shingles		Comp.	Asbestos Tile	Good	False Mantle	Light
Rooming House		Composition		Canvas Sanitas	Medium	Hot Air Furnace	Electric	
Out Buildings		Tar & Gravel		Beamed Ceiling	Cheap	Pipes	Hydraulic	
Garage		Metal		Unfin.	Shower	Steam	Pump	
Shed		Exterior Trim		Good Med. Plin	Tile Floor	Hot Water	Automatic	
Stables		Plumb-Ornamental		Tile Wall	%	Floor Furnace	Speed H.	
		Tile		%	%		Occupancy	
		Masonry		Built-in Features			Owner	
		Plastic		Built-in Features			Tenant	
		Store Front		Bath Rooms			Not Home	
		Plated Metal		Plat. Beds				
		Sheet Glass		Ref.erator				
				Lookers				
				Miscellaneous				
				Fireplaces				
				Sidewalk Light				
(A) 22 x 32 x	704	sq. ft. @ \$	2.50	1760	1130	Age 20	Remodeled Age	
(B) X X X		cu. ft. @ \$				Condition: New Good Medium Poor		
(C) X X X		cu. ft. @ \$				Obsolescence Yes No		
(D) X X X		cu. ft. @ \$				Depreciation % Good 60.		
Basem't	X	cu. ft. @ \$						
Garage	16 X	cu. ft. @ \$	190	130				
Stables		cu. ft. @ \$						
HEIGHT: <u>11</u> FT.		Replacement Total	\$ 1890	\$ 1130				

THE MODERN ANALYTIC METHOD OF REALTY VALUATION—JAMES G. STAFFORD & ASSOCIATES, INC., OAKLAND AND SAN FRANCISCO, CALIF. COPYRIGHT—1928

1928 Monterey County Building Classification and Computation Record

K 27/1,3 0-190-1
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. _____ Yr. _____
UTM _____ Q _____ NR 3D SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59729/405311

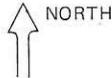
IDENTIFICATION

- Common name: _____
- Historic name, if known: _____
- Street or rural address 147 11th St.
City: Pacific Grove, Ca ZIP: 93950 County: Monterey
- Present owner, if known: Elaine Steinbeck Address: Same (c/o Mrs Ainsworth)
City: _____ ZIP: _____ Ownership is: Public Private
- Present Use: Private Residence Original Use: Private Residence
Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
This is a single story house, expanded at some time -- probably to connect with garage and change this to living area. The original section displays a square plan with hipped roof; plain boxed cornice; windows segmented 1/1 or divided in diamond pattern; enclosed porch with segmented glass doors on one side; adjoining wing and altered section also have shingle siding, but shingles are more widely spaced. The roof is a combination of shed and gable with close eaves. Windows are grouped together, vertically sashed. There is board and batten siding on one side of what was probably the carriage house at one time. There is one small chimney -- off-center.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



DPR 523 (Rev. 7/75)

- Approximate property size:
Lot size (in feet) Frontage 60'
Depth 60';
or approx. acreage _____.

Condition: (check one)

- Excellent b. Good c. Fair
Deteriorated e. No longer in existence
Distinctive feature a. Altered? b. Unaltered?

Surroundings: (Check more than one if necessary)

- Open land b. Scattered buildings
Densely built-up d. Residential
Commercial f. Industrial
Other

Threats to site:

- None known b. Private development
Zoning d. Public Works project
Vandalism f. Other

Date(s) of enclosed photograph(s): 1977

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1905 This date is: a. Factual b. Estimated
As of 1900 this house does not appear on the assessor's records.
17. Architect (if known): 1905 _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This is a simple square plan bungalow -- similar to those nearby on Monterey Street. The original structure has been expanded at one time. It is rustic, as the style called for, but now difficult to discern its original ground plan.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education
22. Sources: List books, documents, surveys, personal interviews, and their dates:

Walking Survey

23. Date form prepared: _____ By (name): _____
Address: _____ City: _____ ZIP: _____
Phone: _____ Organization: _____

(State Use Only)

Joe Olan...

Petition for Building Permit Under Ordinance No. 149 of the City of Pacific Grove, California

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California
Application is hereby made for a permit to install plumbing a building on
Lot No. 1 in Block No. 27 Cox Addition to Pacific
Grove Retreat Grounds, at No. 147 11th Street, according to Plans
and Specifications herewith presented, as follows:
(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk
with this petition).

Size _____ Size of flues _____
Stories _____ Fireplaces _____
Foundation _____ Toilets _____
Basement _____ Baths _____
Sides _____ Outside Finish _____
Roof _____ Inside Finish _____
Floors _____ Time necessary to do the work _____
Number of Rooms _____ Estimated Cost \$ 75.00
Chimneys _____

To properly carry on said work it will be necessary to partially obstruct _____
Street _____ for a period of _____ days. I therefore ask permission to obstruct said
Street _____ during the period necessary for doing said work, diligently prosecuted, under the conditions and re-
straints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated Sept 6 - 1921 W. L. May
Petitioner.

750

on list

750

1921 Permit - Plumbing

CITY OF PACIFIC GROVE
STREET DEPARTMENT PERMIT

N^o 1044

Date August 5, 1909

Permit required for
Pavement Cuts
Street Trenches
Driveway Construction
Curb and Gutter Construction
Sidewalk Construction

Permission is given to MIKE MOORE

For 147 11th, SIDEWALK Size 60'
Location Fee Paid \$ 6.00 Charge for Replacement

The applicant agrees to safeguard the convenience and safety of the public in use of the public street.
The applicant is responsible for the restoration of the street to its original condition.

Signature of Applicant [Signature]

1969 Permit - Sidewalk

CITY OF PACIFIC GROVE

APPLICATION FOR PERMIT TO CUT OR REMOVE

A TREE ON PRIVATE PROPERTY

Name of Applicant: Hugh Smith & Co Smith Tree Service
 Location: Street Address 147 17th St Airbourne
 Lot Block Subdivision

Assessor's Number 25582 Moral Dr Carmel Telephone: 624-3339
 Reason for cutting or removal: garden, and neighbor's house

Dated: 9/2/75 Signed: Hugh Smith

Please sketch below the location of the tree on the building site. Alley



City Manager's recommendations: O.K. to remove as is
tree on tree service property not required.
Bot Note Feb 5, 08

GARY W. SALES
City Manager

1975 Tree Removal Permit

Phone: 648-3183 Permit No. 98-0155
 POST THIS CARD AT OR NEAR FRONT OF BUILDING
 CITY OF PACIFIC GROVE
 COMMUNITY DEVELOPMENT DEPT.
 Building Division
 INSPECTION RECORD

Job Address: 147 11th
 Name of Work: REPAIR NEW SERV.
 Use of Building: REPAIR
 Owner: BARBARA LITTLESHIRE
 Contractor: RAY B. BECT
 Date Issued: 5-15-86

Inspector must sign all spaces pertaining to this job
 INSPECTION DATE INSPECTOR

Foundations:	
Setback	
Trench	
Reinforcing	
Foundation Wall and	
Site Work	
Four no concrete until above has been signed	
Concrete Slab Floor	
Electrical (Groundwork)	
Plumbing (Groundwork)	
Gas Piping (Groundwork)	
Do not pour floor until above has been signed	
Rough Electrical	
Rough Plumbing	
Rough Gas Piping	
Rough Heating and Ventilation	
(framing in place)	
Framing	
Cover no work until above has been signed	
Lath and Plaster (Interior)	
Lath	
Scratch Coat	
Brown Coat	
Finish Coat	
Wallboard	
Lath and Plaster (Exterior)	
Lath	
Scratch Coat	
Brown Coat	
Finish Coat	
Masonrywork	
Roofing	
Shear	
Sidewalk	
Excavated Underground	
Excavation	
Drainwork	
Electrical Final	
Plumbing Final	
Gas Piping Final	
Heating and Ventilation Final	
Fire Safety Work Final	
Final Inspector	<u>5-23-86 HOBBS</u>
Occupancy Granted	

FORM 392.2

1998 Permit - Upgrade Electrical Service

PROPERTY HISTORY BY VIRGINIA ST. JEAN

The house at 147 11th Street, Pacific Grove, CA was constructed on Lot 1 of a property consisting of Lots 1 and 3 of Block 27 of the Pacific Grove Retreat Association subdivision in Monterey County, as surveyed by St. John Cox in July 1875. Total property size is 60' X 60'. Title history shows the property was sold by the Sperry Flour Company on August 31, 1903 to John E Steinbeck, Sr., father of John Steinbeck and manager at Sperry Flour Company for ten dollars in gold coin. No records are available to indicate exactly when the house was constructed, but surviving Steinbeck family members recall being told that John Steinbeck, Sr. had the three room cottage constructed shortly after purchasing the adjoining lots. Sanborn Fire Insurance maps corroborate this timeframe: an 1897 map indicates a vacant lot, a 1905 map shows one building on Lot 1. The property was used as a summer retreat for the Steinbeck Family, whose primary residence at the time was in Salinas.

The cottage remained a family summer retreat until John Steinbeck and his first wife Carol came to reside at the family cottage in August, 1930. They were destitute and were permitted to stay at the cottage by the Steinbeck family. Renovations were conducted by John and his father to expand the living space and make the house more comfortable for permanent occupancy. John and Carol Steinbeck remained at the cottage through the summer of 1936, although they stayed intermittently at the Steinbeck family home in Salinas between 1933 and 1935 to nurse John's ailing parents. During the period between 1930 and 1936 Steinbeck wrote *Pastures of Heaven*, *The Red Pony*, *Tortilla Flat*, *In Dubious Battle*, *To a God Unknown*, *Of Mice and Men* and many of the short stories that would later be published in *The Long Valley*. John and his siblings inherited the cottage along with other holdings after their parents passed away in 1934 and 1935. Steinbeck eventually became sole owner of the cottage after assets were further dispersed among the siblings.

Steinbeck was researching *The Grapes of Wrath* when he and Carol moved to Los Gatos in 1936 to seek more privacy. There he finished his research and completed the novel, which earned him a Pulitzer Prize in 1940. Steinbeck retained the 147 11th Street cottage and returned to it frequently during this period for short stays to conduct research and visit with friends. In 1941 he purchased an additional home in Pacific Grove at 425 Eardley Street when he and Carol were struggling to save their marriage. The marriage ultimately ended in divorce in 1942. Steinbeck remarried shortly thereafter and moved to New York City with his new wife Gwyn. He remained in New York until he again returned to the cottage to live in 1948 during and after his divorce from Gwyn. The house remained in John's ownership while he lived in New York City and was rented out to various people until 1948, and then again after December of 1950, when he returned to New York to live out the rest of his years with his third wife, Elaine Scott. Steinbeck's older sister Elizabeth (Beth) Steinbeck Ainsworth moved into the cottage in 1956 and stayed until 1989. At age 94 she was no longer able to stay at the cottage without assistance. The house, which remained under Elaine Steinbeck's ownership since her husband's death in 1968, was gifted to the next generation of Steinbeck nieces. In 2010 the house eventually became jointly owned by James F. Wiltshire (nephew of John Steinbeck by marriage) and his daughters, Virginia W. St. Jean and Catherine W. Bridges, granddaughters of Beth Ainsworth and great nieces of John Steinbeck.

Occupancy Timeline

1903-1930	Steinbeck Sr. family summer/vacation home
1930-1936	John and Carol Steinbeck primary residence
1936-1948	Various renters, John Steinbeck stayed intermittently when house was vacant
1948-1950	John Steinbeck primary residence
1951-1956	Various renters while John Steinbeck resided on East Coast
1956-1989	Elizabeth (Beth) Steinbeck Ainsworth primary residence (older sister)
1989-2010	Steinbeck nieces inherit from Elaine Steinbeck, use as vacation house
2010-	Owned and used as vacation house by descendants of Beth Ainsworth

The single story house originally faced northwest on the southeast corner of 11th Street and of what was then known as High Street (now Ricketts Row). It stood on the northern corner of Lot 1 of the double lot, while Lot 3 served as a garden. 1905 Sanborn maps show the original house was comprised of 3 rooms: a living room, kitchen and bedroom. The map shows a small room off of the bedroom, which was likely a washroom. There was a large front porch along the 11th Street side of house and a small back porch adjacent to the washroom and kitchen. The maps indicate no other structures on the property at that time.

The 1903 cottage was designed as a simple rectangular plan bungalow of shingled redwood framed construction with a hipped roof. It was built directly onto beach rock with no engineered foundation. Three large arches ran along the front of the house that defined the large front porch and entry way. In the center of the front porch, steps led up to the front door and the side ends of the porch functioned as an extra sleeping area. The earliest photo found of the house was taken circa 1905 or 1906 and confirms this construction design. No original construction permit records were on file at the Pacific Grove or Monterey County Building Departments. The earliest record found was a permit pulled to install plumbing in the bathroom and kitchen in 1921. 1926 Sanborn maps show a garage that was added to the property sometime between 1914 and 1926, as confirmed by 1914 Sanborn maps which show only the cottage. At some later point, the garage and main house were conjoined.

When John and Carol Steinbeck came to reside at the property, minor modifications were made to expand the interior living space. Renovations consisted of enclosing the front porch by framing over the arches and adding shingles to match the rest of the house. The entry way was relocated to the southwest garden side of the house and was constructed of a simply framed French door and two adjacent side lites (fixed doors with lites to match French door). The diamond lite windows that previously faced 11th Street were moved to the adjacent sides of house, next to the existing diamond lites on the alley facing and the garden facing sides of the house. A fireplace, with a metal hood constructed by local metal blacksmith artist Francis Whittaker, was added in the living room using the existing chimney from the wood burning stove that was in the kitchen. An outdoor fireplace/grill constructed from native rock was built by John Steinbeck and his father in the garden outside of the small kitchen. It has visible markings impressed in the curing concrete that reads "JOHANNI PATER ET FILIUS FECERUNT, AD GLORIUM STOMACHORUM A.D. MCMXXX".

Based on family knowledge and letters written by Steinbeck and/or his friends and acquaintances, no other significant modifications were made to the house until the garage was converted to a bedroom and an additional bathroom was added that conjoined the

1903 structure with the garage. No records are on file with the Building Department to confirm when this conversion took place but the family recalls this modification was made after Steinbeck returned to the cottage to live briefly in 1948 and 1949. In letters, Steinbeck wrote about a companion named Neale who assisted Steinbeck and helped with the care of his two young boys before and after his divorce. Neale moved out to California and stayed with Steinbeck at the cottage after his divorce. Steinbeck wrote of preparing the cottage for the visitation of his two young sons in the summer of 1949. It is assumed the garage was converted to a bedroom at this time and the additional bathroom was constructed between the garage and the original 1903 house. Somewhere in this time period a garden shed and sundeck were added to the NE corner of the property. These two structures were later demolished and removed after they were heavily damaged by a large Monterey Pine tree that has since been removed.

The garage conversion and second bathroom were constructed with substandard materials and construction methods. The siding is comprised of simple single walled board and batten construction with exterior asphalt shingle roof tiles that were later added by Beth Ainsworth (the occupant at the time). The floor of the garage/bedroom and bathroom lie directly on native soil one foot below the floor height of the 1903 structure. There is substantial deterioration both structures due to inadequate moisture control, ventilation, drainage, and rainwater diversion. The main house bathroom elevation is six inches below the main house floor height with no access and was originally the back porch floor. This floor height is approximately 4 inches above native soil. The southeast corner of this bathroom floor has rotted and has sunk approximately four inches, now lying directly on soil.

While the main house roof is a simple hipped design, the garage conversion is a simple gable design and a separate shed roof that conjoin the main house with the garage conversion. All roofs are in need of repair, with major deterioration visible due to lack of rainwater gutters and downspouts. The back add-ons are in significantly worse condition due to uplifting of the garage and bathroom which has affected the functionality of any cricket. The building has no functional gutters or downspouts, with most now missing or in disrepair.

Fenestration is comprised of single pane wooden windows with the one exception of a large single pane aluminum framed window in the kitchen. There are four sets of XO out swing diamond lite windows in the living room facing the garden and alley. The entryway is constructed with a simply framed out swing French door and two fixed doors that function as side lites, and pops out from the existing 1903 building frame the width of the side lites, approximately three feet. There is a large double hung window in the original 1903 bedroom that faces the alley. There is one large out swing aluminum XOX casement window in the kitchen and one nine lite out swing exterior wooden door, both facing the garden and installed by Beth Ainsworth circa 1958. There is one 6 lite casement out swing window in the main house bathroom that faces the garden, likely added in 1949 when the garage conversion took place. In the same bathroom, one large, protruding fixed window was added above the bathtub in late 1950s by Beth Ainsworth, now boarded up due to extensive deterioration of the poorly constructed wood frame. The garage conversion bedroom has one large out swing XOX casement window that protrudes out approximately 8 inches into the alley (similarly framed as the main house fixed bathroom window) and one out swing XO casement window that faces the garden. The back house bathroom has one large out swing XO casement window that faces the alley. Based on photos of the house and family recollection, it was verified that Beth Ainsworth added

these windows circa 1958 and they were constructed by a local handyman. The exterior entry door to garage conversion/bedroom is comprised of wood with a single pane window in top third of door. This door likely dates to when the garage was converted to a bedroom and access from the alley enclosed. This door is the only in swing exterior door on the property. All interior doors are wooden and of various construction and design.

Significant deterioration is apparent where the structure is not protected by redwood construction and where insufficient ground to floor elevations caused damage especially to the structure's south side. The original 1903 house has crawl space of approximately 2-3 feet between ground and floor. The 1930 entryway addition is in poor condition with a deteriorated floor due to moisture problems and extreme dry rot around window lites. The main house diamond lite windows are in need of rehabilitation with the garden facing windows in worse condition than alley facing windows. The main house bathroom exterior walls also have significant dry rot especially around windows and wall to floor interface. Insufficient drainage from yard likely contributed to its poor condition exacerbated by insufficient clearance from native soil. The entire garage conversion has been damaged due to insufficient floor elevation and also by the uplifting from a large Monterey Pine tree that was previously planted about one foot from the south side of the structure. In addition to the deteriorating floor, the walls have split, the entry door frame is barely functional, no longer plumb or level. The floor height drops approximately one foot from the south side to the north side of the structure due to the tree upheaval. The backhouse bathroom was constructed with a five foot doorway, a very low ceiling and plumbing below proper elevations. This bathroom also has significant roof/ceiling damage due to poor design and upheaval from garden side of the structure.

Since the house was significantly modified over many years, the primary historic significance lies in the fact that it was John Steinbeck's home, and that he became famous and did a significant amount of writing in the home. Little remains of the pre-1930 structure to illustrate its period of architecture, which was once a shingled bungalow cottage. Features of the house that retain Steinbeck historic significance and that are planned to be rehabilitated are:

- The living room as the Steinbecks renovated it in 1930

- The fireplace that was installed by the Steinbecks in 1930

- The diamond lite windows, which were part of the original 1903 structure, two of which were later relocated to sides of the house when front porch was enclosed in 1930

- Front entryway from 1930 constructed with one French door and two fixed window panel doors as side lites

Yard features that include:

- Outdoor fireplace/grill constructed by John Steinbeck and his father in 1930



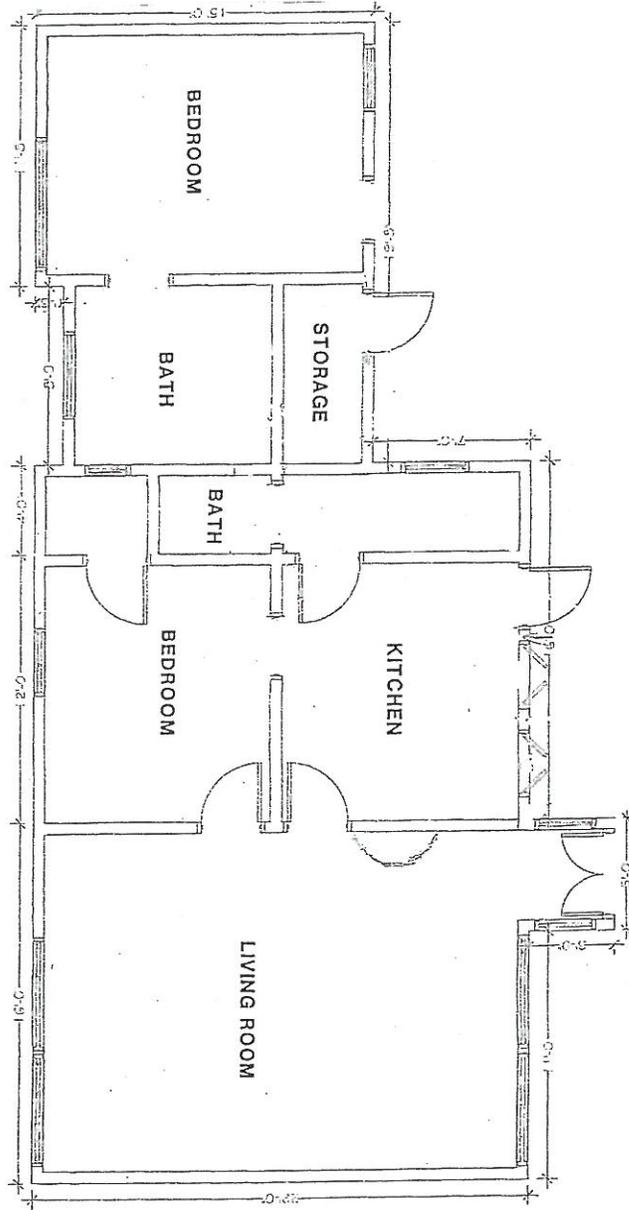
- Rock garden with a pond (now dry) constructed by Carol and John in early 1930s

SPERRY FLOUR CO. * WHEREAS, The President and Secretary, on behalf of this Corpor-
 -To- * *
 J.E.STEINBECK * * *
 ***** * * *
 J.E.Steinbeck, a deed of conveyance of lots one (1) and three (3) in
 Block twenty-seven (27) in Pacific Grove Retreat, in the County of
 Monterey, State of California, RESOLVED: That the said deed of conveyance by the Presi-
 dent and Secretary on behalf of this Corporation and delivery of the same be, and hereby
 is ratified and confirmed. I hereby certify that the foregoing is a full, true and
 correct copy of a Resolution adopted by the Board of Directors of Sperry Flour Company
 at a regular monthly meeting held on September 21st, 1903. IN WITNESS WHEREOF I have
 hereunto set my hand and affixed the Seal of said Corporation, this 21st. day of September
 1903. D.B.Moody, Secy. (Corporate seal.)

THIS INDENTURE, made this 31st. day of August, A.D.1903, between Sperry Flour Company,
 a corporation duly organized under the laws of the State of California, having its prin-
 cipal place of business in San Francisco, the party of the first part, and J.E.Steinbeck,
 of Salinas City, County of Monterey, State aforesaid, the party of the second part: WIT-
 NESSETH: That the said party of the first part, for and in consideration of the sum of ten
 dollars, Gold Coin of the United States of America, to it in hand paid by the said party
 of the second part, receipt whereof is hereby acknowledged, has granted, bargained and
 sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey
 and confirm, unto the said party of the second part, and to his heirs and assigns forever,
 all those certain lots, pieces and parcels of land situate, lying and being in the county
 of Monterey, State aforesaid, described as follows, to wit:

Lots one (1) and three (3) in Block twenty-seven (27) in Pacific Grove Retreat in
 said Monterey County, as per survey and map made by St.John Cox, in July, 1875, which map
 is now of record in the office of the County Recorder of said County. Together with all
 and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any
 wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues
 and profits thereof. TO HAVE AND TO HOLD all and singular the said premises, together
 with the appurtenances, unto the said party of the second part and to his heirs and assigns
 forever. IN WITNESS WHEREOF, the said party of the first part has caused this indenture
 to be executed by its President and Secretary, the day and year first above written.
 Sperry Flour Company By Horace Davis President. and D.B.Moody, secretary. (Corporate
 Seal.)

STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO.)SS. On this 1st. day of Sept-
 ember, in the year One Thousand Nine Hundred and three, before me, Geo.T.Knox, a Notary
 Public, in and for said City and County, residing therein, duly commissioned and sworn, per-
 sonally appeared Horace Davis & D.B.Moody known to me to be the president and Secretary
 respectively of Sperry Flour Company the Corporation that executed the within and fore-
 going instrument, and to be the officers who executed the said instrument on behalf of
 said Corporation therein named, and they severally acknowledged to me that said Corporation
 executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
 seal, at my office, in the said City and County of San Francisco, the day and year last
 above written. Geo.T.Knox Notary Public in and for the City and County of San Francisco,
 State of California. (Notarial Seal.)



EXISTING FLOOR PLAN

APPROVED

BY Matthew Feske

PERMIT # 13-327 DATE 9/24/13

X _____

PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

Sheet No.
2

RESTORATION AND INTERNAL REMODEL EOD.
147 11th St. — PACIFIC GROVE

9/24/13
Job No.
Drawn
Revisions

GOOD CHARLES HUFF, A.I.A.
ARCHITECT
122 9th St. Pacific Grove (831) 655-1492
4441 Railroad Ave., Suite B Pleasanton (925) 482-9226

Treatment of the historic portion of the project shall include the following Applicable Criteria from The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

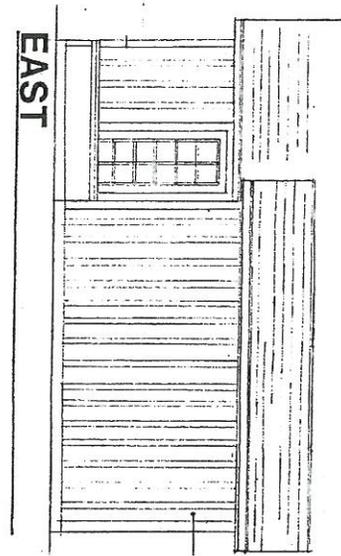
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that are significant to the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, site, scale and proportion, and massing to protect the integrity of the property and its environment.

APPROVED

BY Matthew Feske

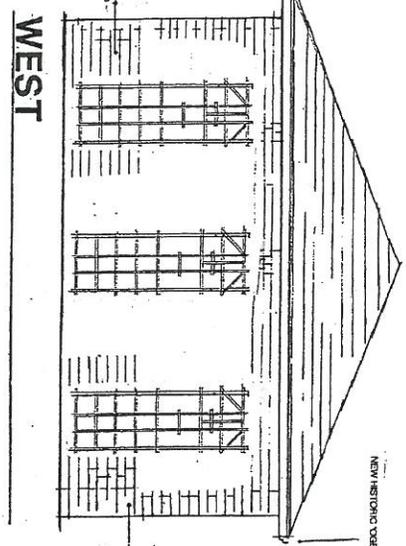
PERMIT # 13-327 DATE 9/24/13

PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT



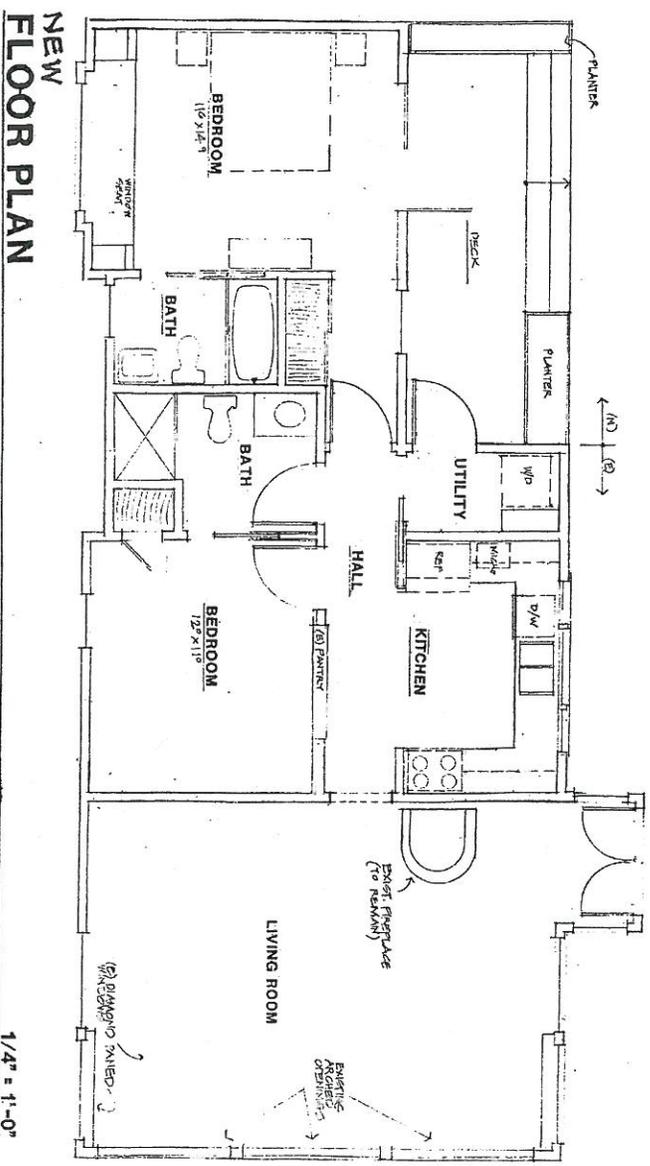
EXISTING POUND AND GUTTER WALL
REMAIN AS NECESSARY

NEW WOOD TRELLIS TO EXACTLY REPLICATE ORIGINAL TRELLIS FROM 1850



NEW HISTORIC COBE STYLE GUTTER

EXISTING WOOD SHINGLES FROM THE 1850 FRONT PORCH REMAIN FROM JOHN STINNECK AND FATHER



C RESTORATION AND INTERNAL REMODEL FOR:

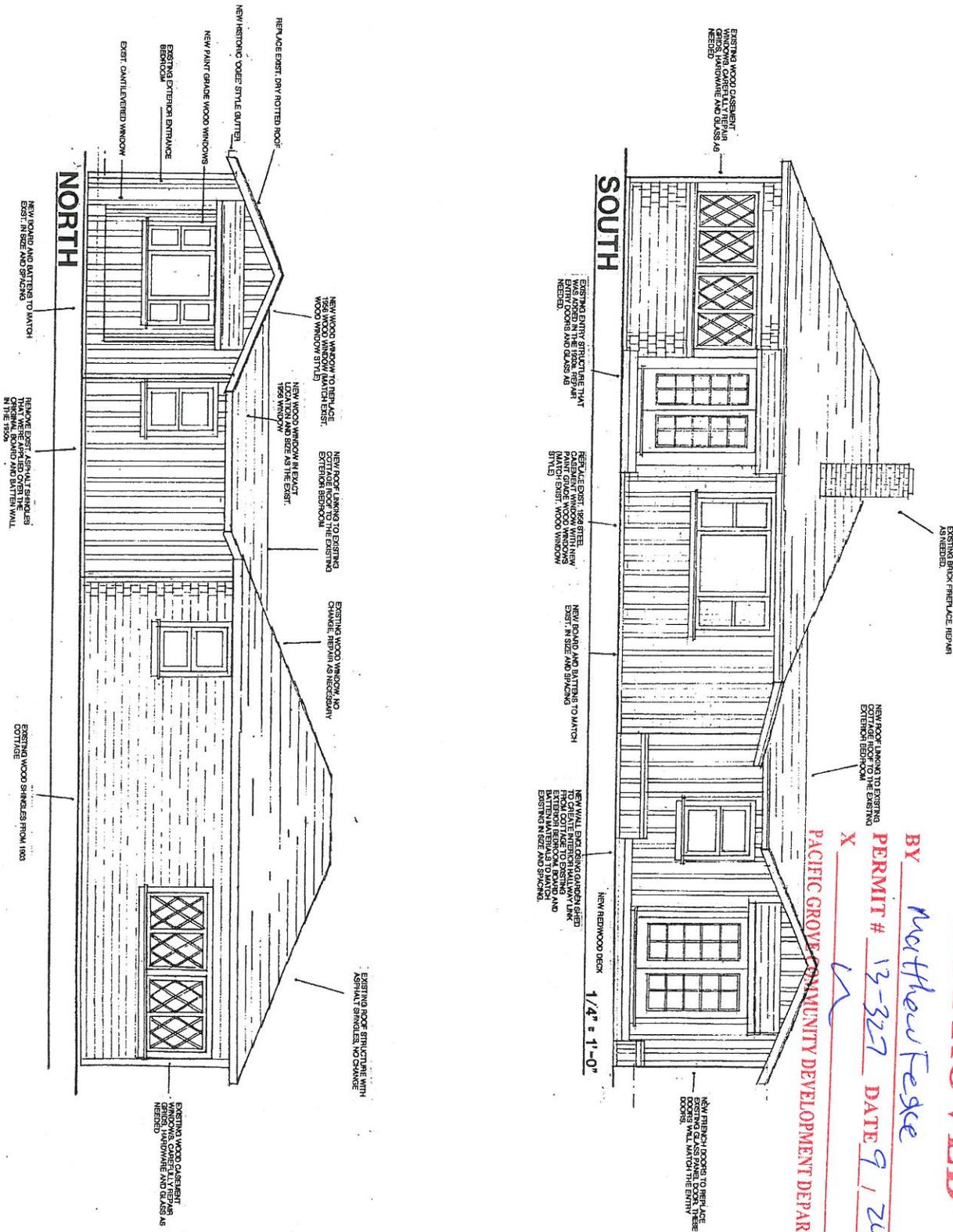
147 11th St. PACIFIC GROVE

Date	9/24/13
Job No.	
Drawn	DF
Revisions	

CHARLES HUFF, A.I.A.
ARCHITECT

122 9th St. Pacific Grove (831) 655-1492
4441 Railroad Ave., Suite B Pleasanton (925) 462-9226

Sheet No. **3**



APPROVED

BY Matthew Feske

PERMIT # 13-327 DATE 9/24/15

PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

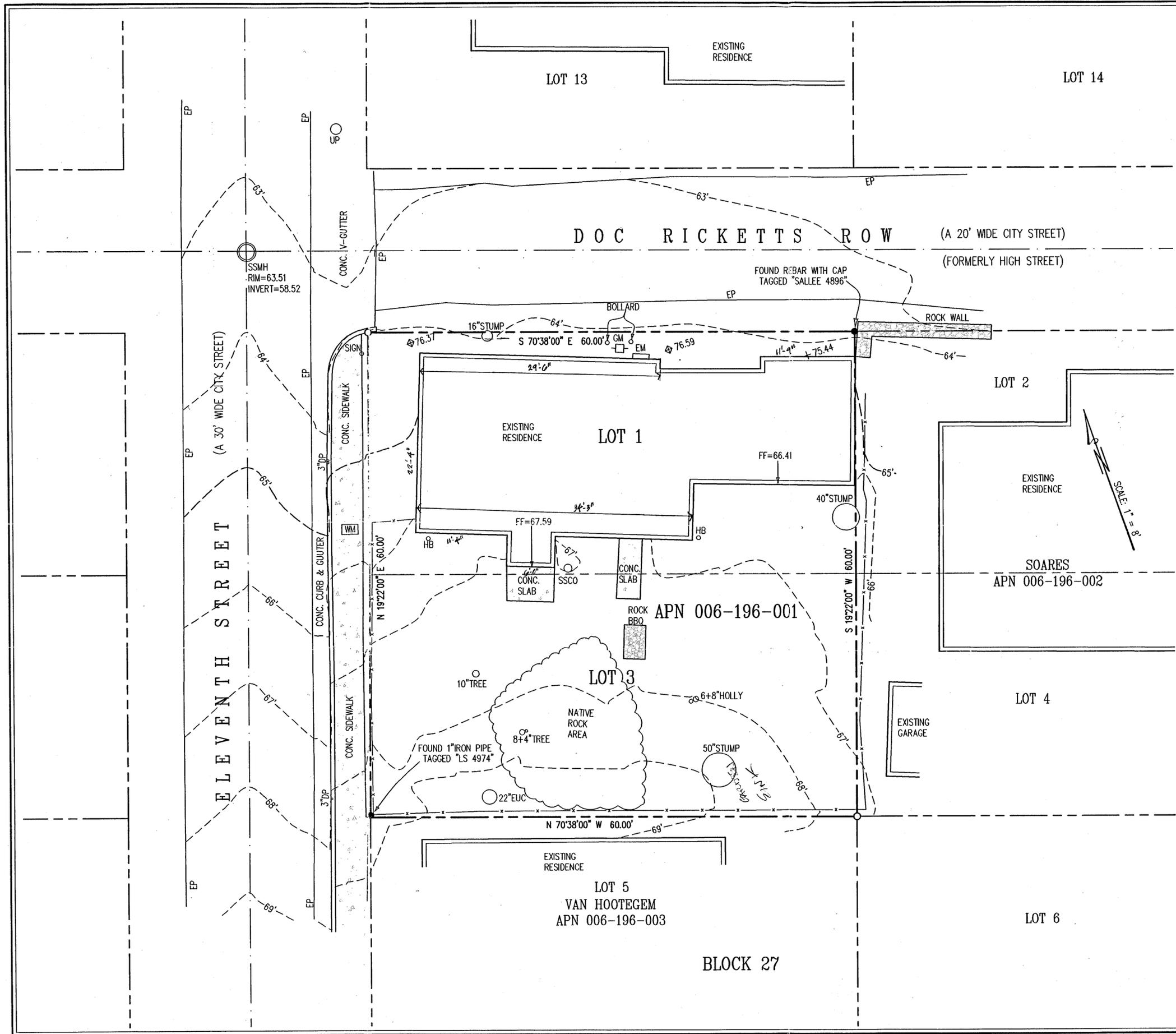
RESTORATION AND INTERNAL REMODEL FOR:
147 11th St. PACIFIC GROVE

Date	9/17/15
Job No.	
Drawn	CH
Revisions	

CHARLES HUFF, A.I.A.
ARCHITECT

122 9th St. Pacific Grove (831) 655-1492
4441 Railroad Ave., Suite B Pleasanton (925) 482-9226

Sheet No.
4



- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. BOUNDARY DATA WAS COMPUTED FROM VOLUME 1, CITIES & TOWNS, PAGE 10
 - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS A STANDARD BRONZE DISK SET IN A DRILL HOLE IN A LARGE FLAT TOPPED ROCK ON THE NORTH SIDE OF MUSSEL POINT, STAMPED "MUSSEL 1932". ELEVATION = 22.4'.
 - CONTOUR INTERVAL = 1 FOOT.
 - +99.99 DENOTES ROOFPEAK ELEVATIONS AS SHOWN.
 - ⊕99.99 DENOTES ROOF OVERHANG ELEVATIONS AS SHOWN.
 - DENOTES A FOUND MONUMENT, AS NOTED.
 - DENOTES A SET 3/4" IRON PIPE TAGGED "LS 7771".
 - A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

- LEGEND:**
- FENCE LINE
 - BBQ BARBECUE
 - CONC. CONCRETE
 - DP DRAIN PIPE
 - (E) EXISTING
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - EUC EUCALYPTUS
 - FF FINISHED FLOOR ELEVATION
 - GM GAS METER
 - HB HOSE BIB
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMH SANITARY SEWER MANHOLE
 - UP UTILITY POLE
 - WM WATER METER



TOPOGRAPHIC SURVEY

OF
LOTS 1 & 3, BLOCK 27
PACIFIC GROVE RETREAT
VOLUME 1, CITIES & TOWNS, PAGE 10

CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
VIRGINIA ST. JEAN

BY
MONTEREY BAY ENGINEERS, INC.
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

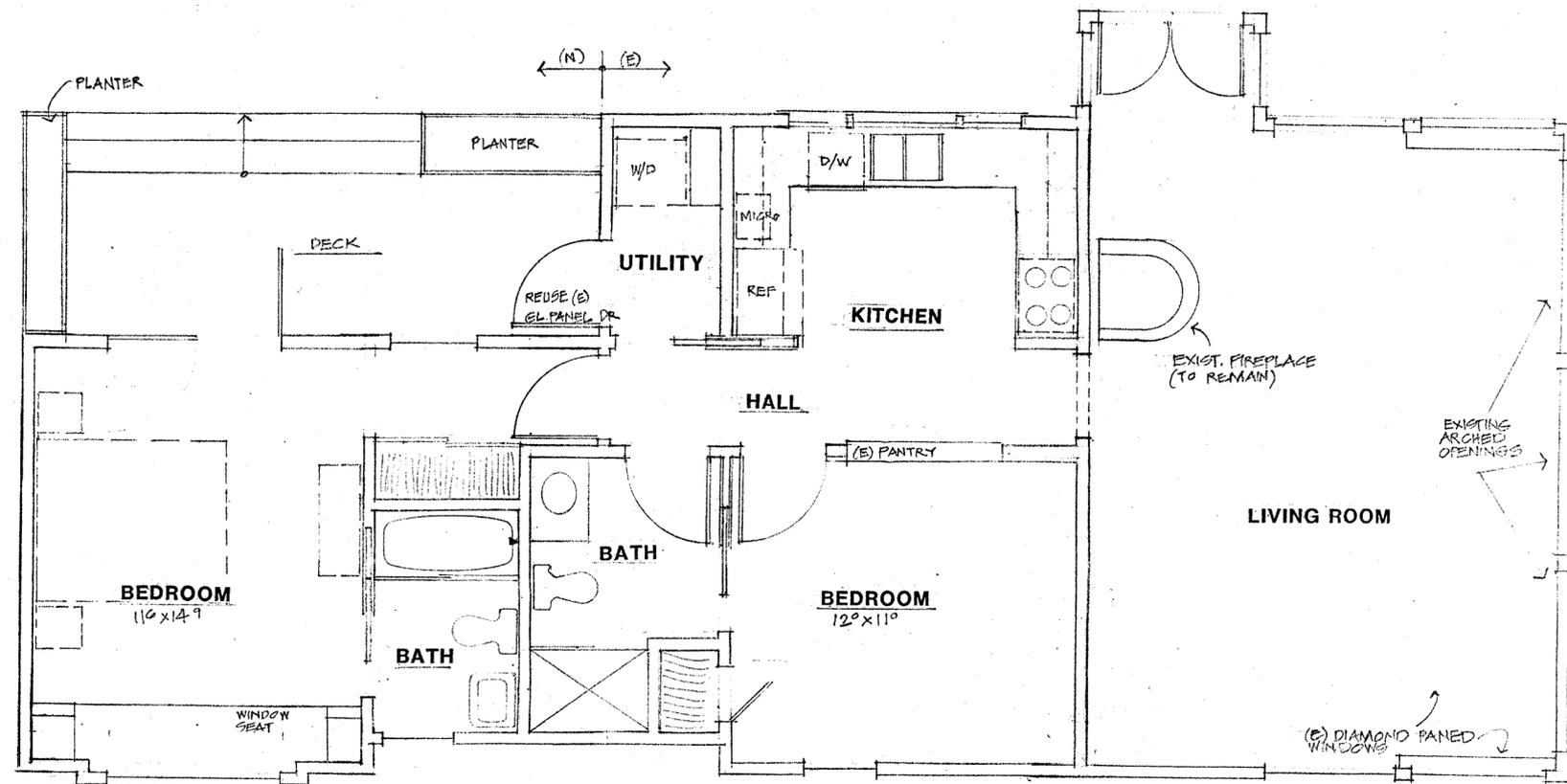
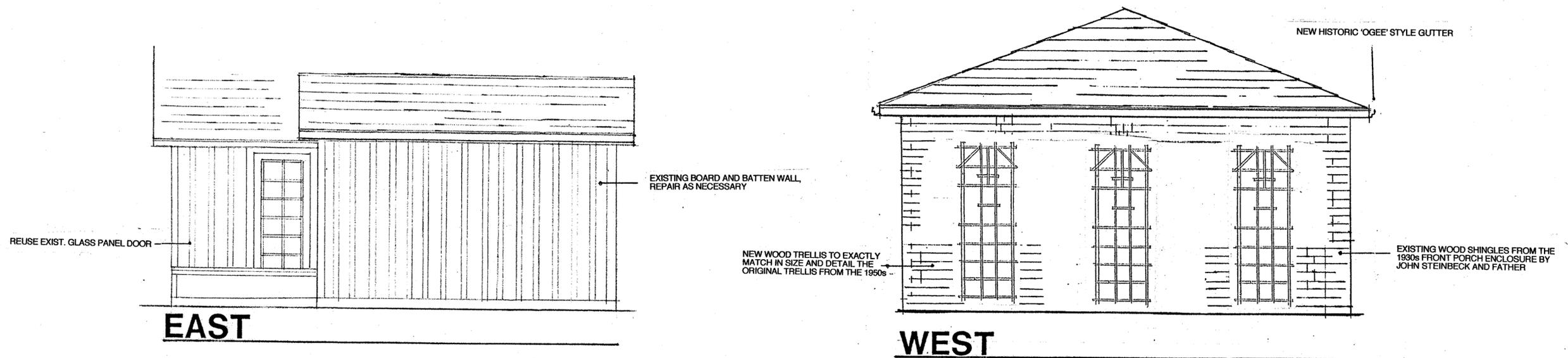
SCALE: 1" = 8' JOB No. 12-003 FEBRUARY 2012
FIELD: AL & JMS DRAWN BY: AL

Treatment of the historic portion of the project shall include the following Applicable Criteria from The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation:

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New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



FLOOR PLAN

1/4" = 1'-0"

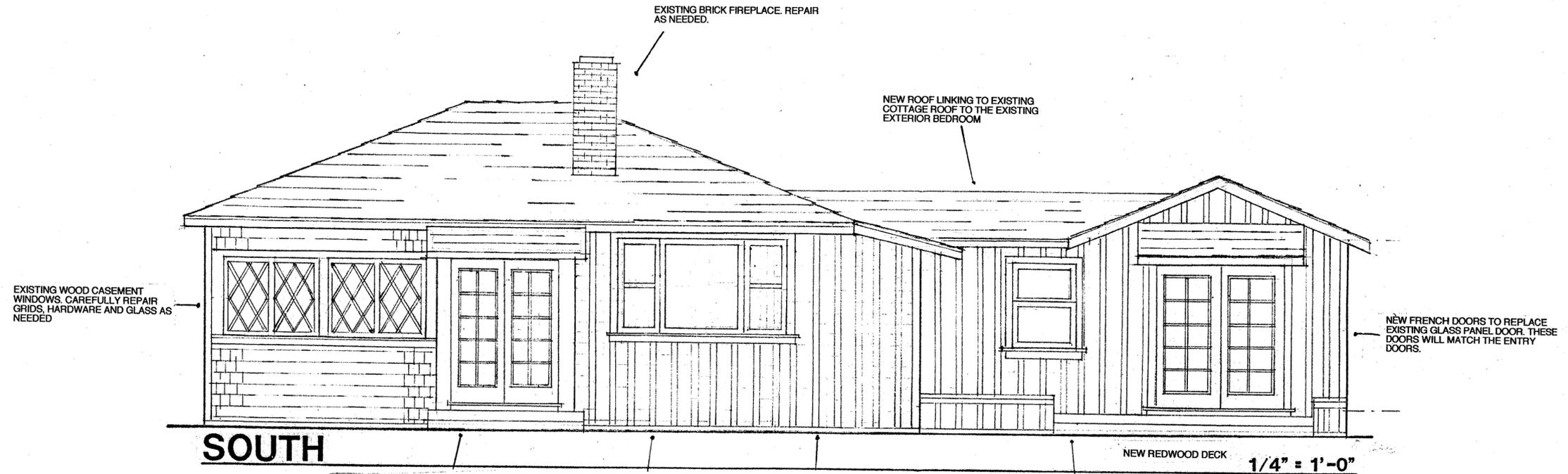
CHARLES HUFF, A.I.A.
ARCHITECT

122 9th St.
4441 Railroad Ave., Suite B
Pleasanton
(831) 655-1492
(925) 462-9226

9/18/13	Job No.	Drawn	Revisions
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Sheet No.



SOUTH

EXISTING ENTRY STRUCTURE THAT WAS ADDED IN THE 1930s. REPAIR ENTRY DOORS AND GLASS AS NEEDED.

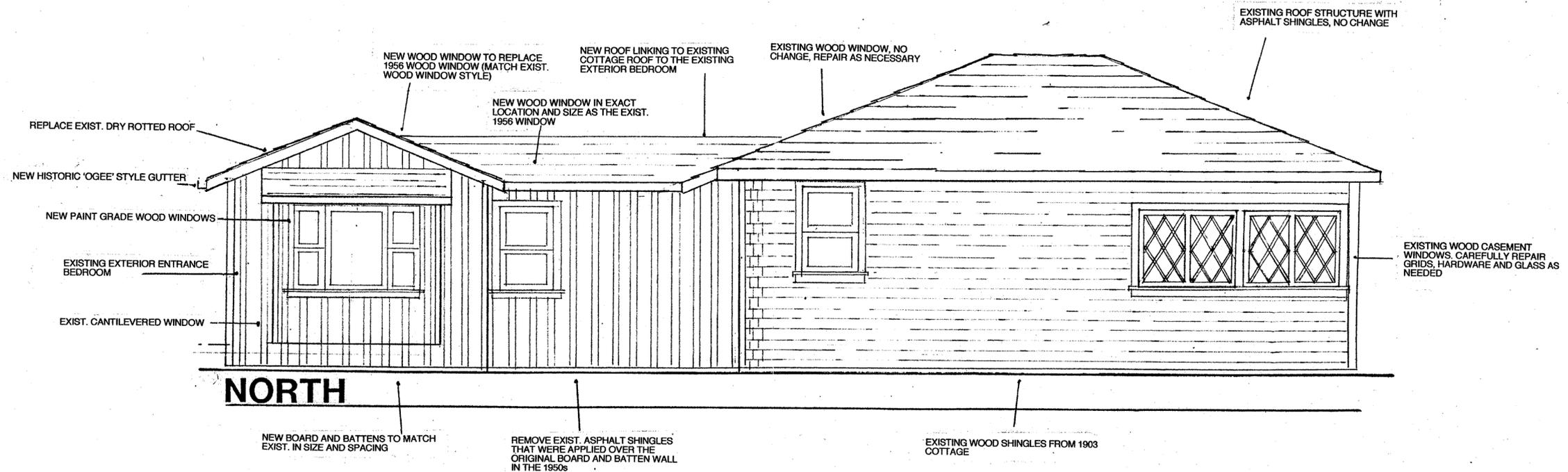
REPLACE EXIST. 1956 STEEL CASEMENT WINDOW WITH NEW PAINT GRADE WOOD WINDOWS (MATCH EXIST. WOOD WINDOW STYLE)

NEW BOARD AND BATTENS TO MATCH EXIST. IN SIZE AND SPACING

NEW WALL ENCLOSING GARDEN SHED TO CREATE INTERIOR HALLWAY LINK FROM COTTAGE TO EXISTING EXTERIOR BEDROOM. BOARD AND BATTEN MATERIALS TO MATCH EXISTING IN SIZE AND SPACING.

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(931) 655-1492

9/27/13	Job No.	Drawn	Revisions



NORTH

NEW BOARD AND BATTENS TO MATCH EXIST. IN SIZE AND SPACING

REMOVE EXIST. ASPHALT SHINGLES THAT WERE APPLIED OVER THE ORIGINAL BOARD AND BATTEN WALL IN THE 1950s

EXISTING WOOD SHINGLES FROM 1903 COTTAGE

Sheet No.



DRAFT MINUTES
CITY OF PACIFIC GROVE
PLANNING COMMISSION
REGULAR MEETING AGENDA
6:00 p.m., Thursday, October 16, 2014

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.ci.pg.ca.us/pc. Recordings of the meetings are available upon request. Materials can also be requested of staff during the PC hearing. Structures listed on the City's Historic Resources Inventory are denoted on the agenda with an "(HRI)" next to their project address.

1. Called to Order - 6:00 p.m.

2. Roll Call

Commissioners Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Donald Murphy (Secretary), Nicholas Smith

Commissioners Absent: Bill Fredrickson, Mark Chakwin

3. Approval of Minutes

a. Commissioner Aeschliman made a motion to send the September 18, 2014 minutes back to staff for corrections discussed. Commissioner Murphy seconded the motion. Motion passed 5-0-2; with Commissioner Fredrickson and Commissioner Chakwin absent.

4. Public Comments

a. Oral Communications

Barbara Thomas commented on a remodel on 1036 Egan, that she received no notice regarding this work going on in her neighborhood. She requests list of new projects approved over the counter be made available. Sally Moore commented that the streamlining process needs to be addressed. Luke Coletti commented about administrative approvals of the Beach House and Café Arianna.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

a. 147 11th Street moved from consent to regular agenda item 7a. As requested by Commissioner Byrne and Commissioner Murphy.

7. Regular Agenda

a. Address: 147 11th St, Pacific Grove, 93950

APN: 006-196-001

Permit Application: Use Permit (UP) and Historic Preservation Permit (AP) 14-524 to allow the construction of a single-story addition to an existing single-

family residence listed on the City's Historic Resources Inventory and removal and reconstruction of 29% of the exterior lateral walls of the existing structure. The proposed addition is the same footprint as the existing structure proposed for removal. The new addition does not increase the degree of legal non-conformity on the parcel. Also included are repair of existing window and chimney, replacement of exterior siding, doors and some windows.

Applicant/Owner: Charles Huff/Virginia St. Jean
Zoning/Land Use: R-3-PGR/High Density Residential 29.0 DU/AC
CEQA: Class 15 Categorical Exemption
Staff Reference: Mark Brodeur, Director
Recommended Action: Final Approval

Commissioner Byrne has looked through all approvals; cannot see on the site plan what will be approved.

Charles Huff, architect for the project offered explanation of plans and project. Public comment: Sally Moore asked if any trees were to be removed. Public comment closed.

Commissioner Aeschliman asked if the project went to the ARB. Director Brodeur pointed out that it is a HPP permit not an Architectural permit therefore the Planning Commission is the approval authority.

Commissioner Byrne made a motion to approve the project at 147 11th Street with all matching wood windows and siding incorporated Commissioner Murphy seconded; Motion passed 5-0-2; with Commissioner Fredrickson and Commissioner Chakwin absent.

b. Postponement of 631 Ocean View Blvd UP/AP 14-442

c. Address: 1123 Ocean View Blvd

APN: 006-196-001

Permit Application: Variance (VAR) 14-523

Description: Variance Application No. 14-523 to extend a room addition into the side yard setback where a previous non-conforming structure once stood.

Applicant/Owner: Charles Huff

Zoning/Land Use: R-1-H/MDR 17.4 DU/AC

CEQA: Class 1 Categorical Exemption

Staff Reference: Mark Brodeur, Director

Recommended Action: Final Approval

Commissioner Bluhm recused himself from this item due to conflict of interest. Anthony Lombardo representing owner Mr. Rudy Estrada, property owner, made a presentation in favor of the variance.

Christine Kemp, representing Julie Burford neighbor, made a presentation opposed to the variance.

Lois Svalya neighbor 1129 Ocean View Blvd commented on safety issues and is opposed to the variance.

Phil Svalya neighbor 1129 Ocean View Blvd commented on the owner's responsibility to follow the zoning code; no noticing.

Julie Burford neighbor 1124 Beacon commented on her view diminished due to the project is opposed to it.

Luke Coletti commented on nonconforming use permits; administrative permits and approvals.

Mr. Lombardo presented a rebuttal.

Rudy Estrada, property owner, commented that work was stopped on project at the City's request; was able to tarp roof; install windows; and internal work not related to the project.

Charles Huff, Architect for the project commented that he went through the process, and that no views are impacted by the project.

Commissioner Byrne posed questions for Charles Huff regarding whether the plans showed existing masonry walls and height of masonry wall; and asked where the dimensions of the wall on the south elevation are? Was there a survey done?

Commissioner Byrne commented it was not easy to read the site plans with no dimensions of masonry wall, recommends to continue the item and ask Building Official to give feedback as to fire safety issues regarding building on the property line.

Commissioner Aeschliman commented that aside from the mistakes, and second guessing the intent of applicant, the proposed structure unnecessarily and insensitively impacts the neighbors and a decision could have been made to remove the non-conformity so she would vote against the variance.

Commissioner Smith made a motion to continue the item to the next meeting, November 6, 2014 and asked the applicant to provide a survey including the dimensions from the masonry wall to property line, and to make the site plan accurate to the survey, and to have the Building Official provide a statement regarding what fire proof measures are required for this project. Commissioner Murphy seconded. Motion passed 4-0-1-2; Commissioner Bluhm recused himself; with Commissioner Fredrickson and Commissioner Chakwin absent.

8. Acceptance of Minutes from Other Bodies

- a. ARB – July 22, 2014, August 12, 2014, September 23, 2014

Commissioner Byrne moved accept the ARB Minutes for July 22, August 12 and September 23, 2014, Commissioner Murphy seconded. Motion passed 5-0-2 with Commissioner Fredrickson and Commissioner Chakwin absent.

9. Reports of PC Subcommittees

None.

10. Reports of PC Members

Commissioner Byrne asked how projects are being processed; and is the Director making decisions as to what body the applications are to be heard at; requested a definitive review of permit streamlining to be brought before the Commission to see if it is a plus or minus.

Commissioner Bluhm commented that is planned for future meetings. Director Brodeur

concluded that this is needed it is just a matter of finding a time to get it on agenda. Commissioner Byrne recommended conducting a Special Meeting; Director Brodeur concurs it would be more like a work session with no public input but focusing on issues that have been brought up. Tentative date for the joint meeting of PC and CC on the updating and certification of the Local Coastal Plan is December 10, 2014; more information will follow.

11. Reports of Council Liaison

Councilman Rudy Fischer reported on the City Council Meeting last night and the discussion about the alcohol application for Point Pinos Grill. City Council decided to conduct a separate public hearing on the matter. Also the effectiveness of tree ordinance has been discussed and the Planning Commission is encouraged to look at areas of the Zoning Code that would benefit from clean up or clarification. Councilman Fischer reported that a dedicated Heritage Society and Planning Department volunteer Gretchen Leffler passed away recently. Commissioner Byrne requested that the City do something to recognize Ms. Leffler's contribution to the City.

12. Director's report

a. Update on Interpretation of Measure U

Presentation by Lynn Burgess.

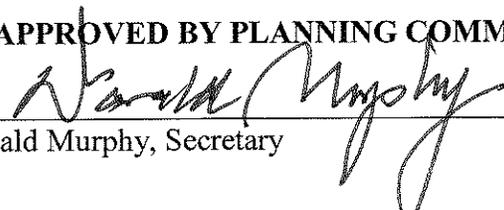
Moe Ammar commented that the only property that conforms to the current interpretation of Measure U is the Andril Motel. When Greg Zimmerman proceeded to develop under Measure U new interpretations by Planning made the project difficult to get approved. Moe Ammar urged Commissioners to consider the economic impact of decisions made by the Planning Commission.

Lynn Burgess asked if the Commissioners had any comments they would like included in the item going to City Council on November 5th 2014.

Commissioner Byrne commented that if the hotels are happy with the interpretation then she is happy. Commissioner Aeschliman commented that the change appropriately addresses the concern. Commissioner Smith commented that it appears the report accurately assesses the issue and the draft language is appropriate.

13. Adjourned at 8:07pm

APPROVED BY PLANNING COMMISSION:



Donald Murphy, Secretary



Date



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

AGENDA REPORT

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: Public Works Director/City Engineer Stephen J. Leiker
MEETING DATE: October 18, 2006
SUBJECT: REQUEST TO REVERSE APPEAL GRANTED FOR 147 11TH STREET THAT DENIED REMOVAL OF A PINE TREE

RECOMMENDATION:

Allow the property owner at 147 11th Street to remove a pine tree destroying the foundation. This tree permit was submitted by Virginia St. Jean, dated July 31, 2006 (Permit No. 59080).

DISCUSSION:

The applicant, Virginia St. Jean, one of the owners of 147 11th Street applied to have three trees removed from the property. The application was reviewed by the City Arborist at the time, Ron Blecha. Mr. Blecha met with the applicant on August 7, 2006, documented damage caused by the trees and authorized removal of the three trees. Two pines are heaving the foundation; a third tree is dying with significant loss of crown due to pitch canker. Due to the size of the lot and the existing trees and shrubs, replanting was not required and left to the owner's discretion. On August, 2006, Mark Travaille filed an appeal contesting the removal of one of the trees, a Monterey Pine, causing the majority of the damage to the house. Mr. Travaille's position was if the house was to be saved, please show 'plans' with that intention, and if not, let the tree remain.

The house is owned by family members, two of whom are Ms. St. Jean and her sister. It generates tremendous interest in the community, as John Steinbeck lived there during the time he wrote some of his most successful and classic books. When he left the community in 1941, he allowed his sister Elizabeth Steinbeck Ainsworth to live in the house. At his death his widow, Elaine Steinbeck deeded the house to Mrs. Ainsworth. Ms. St. Jean is the granddaughter of Elizabeth Steinbeck Ainsworth. The family has every intention of restoring the home but at this time the trees must be removed so an assessment can be made of the best course to take, as recommended by family friends who are the principals of the local construction firm Daniels and House Construction.

The applicants have a permit to remove the pine tree dying of pitch canker and the pine tree in the alley that is causing foundation problems. They are seeking to remove all three trees as originally intended.

Page 2
October 18, 2006

Our Municipal Code reads:

Section 12.16.200 Removal or alteration – Not related to development

(c) The City forester shall inspect the tree or trees and the surrounding area to determine whether or not, and under what conditions, the permit should be granted. The standards to be observed in granting a permit under this section are as follows:

(1) , (2), (3) (4), (a complete copy of the section is attached to this report)

(5) Trees which are dangerous to public safety, causing significant damage to private property (e.g. cracking of a house foundation), or which by reason of disease constitute a danger to other forms of vegetation, shall be removed, pruned or treated, as appropriate.

The Public Works staff erred in reviewing this appeal. In discussions with the City Attorney, where the findings are clearly in accordance with the Ordinance, the appeal in itself should not be heard. Within the purview of the committee is the ability to: **affirm, reverse or modify the action of the city forester, and in so acting shall apply the standards set out in subsection (c), above.**

FISCAL IMPACT:

NONE.

ATTACHMENTS:

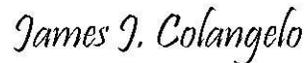
Tree Permit No.59080; Section 12.16.190 and Section 16.200 of the Pacific Grove Municipal Code; Appeal by Mark Travaille; Photos

RESPECTFULLY SUBMITTED:



Stephen J. Leiker
Public Works Director/City Engineer

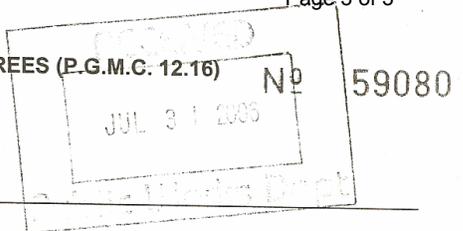
REVIEWED BY:



Digitally signed: I have reviewed this document

James J. Colangelo
City Manager

CITY OF PACIFIC GROVE
APPLICATION FOR PERMIT TO TRIM/REMOVE TREES (P.G.M.C. 12.16)



APPLICANT INFORMATION:

Name of Property Owner: St. Jean Virginia
Property Street Address: 147 11th St
Owner Mailing Address: _____
Applicant (if other than property owner) Mailing Address: Urban Forest Care 376 Corral de Tierra Rd
Owner Phone Number: /Applicant Phone Number: 373-- 0149 Salinas 95108

TREE INFORMATION:

Number of Tree(s): 3 Species: My Pine
Tree(s) Located: Private Property: X Public Property: _____
Number of Tree(s) for trimming: _____ Number of Tree(s) for removal: 3
Reasons: Over Mature, lifting foundations - noticeably

THE FOLLOWING CONDITIONS MUST BE MET:

1. All permits required by the City of Pacific Grove must be obtained before any tree is trimmed or removed.
2. The City Forester must be contacted several days before the tree work commences.
3. All trees to be removed will be appropriately marked by the City Forester. Trees that are not marked must not be removed.
4. Tree replacement, if required, will be specified as to location and species by the City Forester. The owners agree to do the planting under the direction of the City Forester within one (1) year of removal of the tree(s). 30 days
5. All tree trimming and removal activity shall comply with the provisions of Pacific Grove Municipal Code Chapter 12.16, including, but not limited to, the posting and notice requirements contained therein.
6. Pruning must be in accordance with standards set forth by the International Society of Arboriculture. Do not use heading cuts unless written permission is granted by City Forester.
7. Any other conditions imposed by the City Forester as set forth below.
8. Permits are valid for 60 calendar days.

Owner's Signature _____
[Signature]
Agent for Owner Signature

Date _____
07-31-06
Date

Do Not Write Below This Line

Action: Approved Denied Trimming Removal Root Pruning Crown Reduction Thinning Weight Reduction
 Dead/Dying Property Damage Public Hearing I.D. #: _____
Replant: Yes No Number: _____ Size: _____ Species: _____

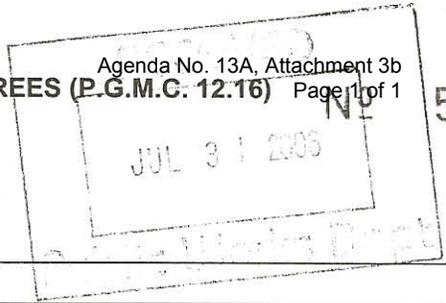
Findings/Comments: 2 MONTEREY PINES AFFECTING THE STEINBECK HOUSE - ROOTS HEAVING FOUNDATION / HOUSE.
3RD MONTEREY PINE - SIGNIFICANT LOSS OF CROWN TO PINE PITCH CANKER.
LOT IS SMALL AND HAS EXISTING TREES AND SHRUBS. OWNERS CAN USE THEIR DISCRETION AS WHAT/WHERE TO PLANT, BUT NOT REQUIRED.

Other Department Information: _____ Ronald P. Blechta WICGHA
Date: 8/7/06 AUTHORIZED CITY PERSONNEL: R.P.B. PACIFIC GROVE CITY ARBORIST
Application Fee: 755 Received by: _____ Date: _____

D-5T

CITY OF PACIFIC GROVE
APPLICATION FOR PERMIT TO TRIM/REMOVE TREES (P.G.M.C. 12.16) Page 1 of 1

Agenda No. 13A, Attachment 3b



59080

APPLICANT INFORMATION:

Name of Property Owner: St. Jean, Virginia
Property Street Address: 147 11th St.
Owner Mailing Address: _____
Applicant (if other than property owner) Mailing Address: Urban Forest Care 376 Corral de Tierra Rd
Owner Phone Number: /Applicant Phone Number: 373-0149 Salinas 93908

TREE INFORMATION:

Number of Tree(s): 3 Species: My Pine
Tree(s) Located: Private Property: X Public Property: _____
Number of Tree(s) for trimming: _____ Number of Tree(s) for removal: 3
Reasons: Over Mature, lifting foundations - noticeably

THE FOLLOWING CONDITIONS MUST BE MET:

1. All permits required by the City of Pacific Grove must be obtained before any tree is trimmed or removed.
2. The City Forester must be contacted several days before the tree work commences.
3. All trees to be removed will be appropriately marked by the City Forester. Trees that are not marked must not be removed.
4. Tree replacement, if required, will be specified as to location and species by the City Forester. The owners agree to do the planting under the direction of the City Forester within one (1) ~~year of removal of the tree(s).~~ 30 days
5. All tree trimming and removal activity shall comply with the provisions of Pacific Grove Municipal Code Chapter 12.16, including, but not limited to, the posting and notice requirements contained therein.
6. Pruning must be in accordance with standards set forth by the International Society of Arboriculture. Do not use heading cuts unless written permission is granted by City Forester.
7. Any other conditions imposed by the City Forester as set forth below.
8. Permits are valid for 60 calendar days.

Owner's Signature _____
[Signature]
Agent for Owner Signature

Date _____
07-31-06
Date

Do Not Write Below This Line

Action: Approved Denied Trimming Removal Root Pruning Crown Reduction Thinning Weight Reduction
 Dead/Dying Property Damage Public Hearing I.D. #: _____
Replant: Yes No Number: _____ Size: _____ Species: _____

Findings/Comments: 2 MONTEREY PINES AFFECTING THE STEINBUCK
HOUSE - ROOTS HEAVING FOUNDATION / HOUSE.
3RD MONTEREY PINE - SIGNIFICANT LOSS OF CROWN
TO PINE PITCH CANKER.
LOT IS SMALL AND HAS EXISTING TREES AND SHRUBS.
OWNERS CAN USE THEIR DISCRETION AS WHAT/WHERE
TO PLANT, BUT NOT REQUIRED.

Other Department Information: RONALD P. BLECHA WICG11A
Date: 8/7/06 AUTHORIZED CITY PERSONNEL: R/PB PACIFIC GROVE CITY ARBORIST
Application Fee: 755 Received by: _____ Date: _____

D-5T

12.16.190 Removal, alteration -- Permit required and exceptions.

(a) Permit Required. No person shall cut down, remove, prune substantially, encroach into the root zone, top or relocate any tree meeting any of the following criteria and growing in the City of Pacific Grove unless a valid tree permit has been issued by the city pursuant to the provisions of Sections [12.16.140](#), [12.16.200](#) or [12.16.210](#):

- (1) Four inches or greater in trunk diameter when measured at a point four feet six inches above ground;
- (2) Ten feet or greater in height;
- (3) Five or more trees, regardless of size; within one-year (12 months) period.
- (4) Live replacement trees, regardless of size.

(Ord. [02-13](#) § 3 (part), 2002).

12.16.200 Removal or alteration -- Not related to development.

(a) This section shall govern requests for removal or alteration, as defined in Section [12.16.190](#), of trees in all cases where removal or alteration is not for the purpose of erecting or adding to a structure, providing parking, grading or lot clearance, or any other activity requiring a building permit or any discretionary land use entitlement.

(b) Application for a permit shall be made to the city forester, on forms provided by the city, accompanied by a fee established by resolution of the council. (No fee shall be charged for a permit for removal of a dead tree.)

(c) The city forester shall inspect the tree or trees and the surrounding area to determine whether or not, and under what conditions, the permit should be granted. The standards to be observed in granting a permit under this section are as follows:

(1) A tree shall not be removed or substantially altered for the primary purpose of securing or improving a view, for acquiring more sunlight or air, or to reduce litter.

(2) A tree, which serves as part of a windbreak system, or assists in drainage or the avoidance of soil erosion, or serves as a component of a wildlife habitat, is to be preserved if at all feasible.

(3) A tree should not be removed solely because it is diseased if the disease is readily curable or is not spreading. In cases where an applicant for a tree permit feels that the tree is diseased, the city forester may require an analysis of the tree to determine the type, extent, and degree to which the disease directly affects the tree. Such testing shall be performed by an independent expert chosen by the city forester. Costs for the analysis shall be borne solely by the applicant.

(4) Trees which contribute aesthetic beauty to an area are to be preserved if at all feasible.

(5) Trees which are dangerous to public safety causing significant damage to private property (e.g. cracking of a house foundation), or which by reason of disease constitute a danger to other forms of vegetation, shall be removed, pruned or treated, as appropriate.

(6) No tree shall be pruned to an extent which destroys its identity as a tree, unless the conditions for its removal exist.

(7) All work done under a permit shall be performed according to the standards of the International Society of Arboriculture.

(8) To the extent feasible, every tree which is removed, shall be replaced on site by a minimum of two trees, of a comparable use and size as determined by the city forester. Replacement shall be at the owner's expense. Replacement and maintenance of trees shall be the responsibility of the property owner(s). Replacement trees shall be planted within thirty days after a tree removal permit is issued. Maintenance of replacement trees is required. Replacement trees that die shall be replaced. Failure to replant trees within the specified time shall be subject to penalties contained in Section [12.16.270](#). Removal of any replacement tree shall require a tree permit, regardless of the size of the tree.

(9) Native Species shall be preferred as replacement trees where feasible. Trees should be selected from *Landscape Trees for Pacific Grove*, available from the city.

(10) In order to maintain the existing coniferous tree cover, particularly in the area between Sunset Drive and 17 Mile Drive, replacement planting shall be with pitch canker resistant Monterey pines if available. Otherwise, Monterey cypresses and other species of pines as recommended by the city forester, shall be used.

(11) The city forester shall impose such conditions on a permit as are necessary to fulfill the standards set out herein.

(12) The city forester may refer permit applications to the natural resources committee for review and recommendation.

(d) A permit approved pursuant to this section shall not be effective until the tenth day following the date of posting the property, on which the tree or trees subject to the permit are located, with a notice stating that the permit approval may be appealed by any interested person during the ten-day posting period. The notice shall be posted on site by city personnel, and in a location clearly visible to the public. Two identical notices shall be posted within two hundred feet of the property on which the subject tree or trees are located.

(e) Appeals of the city forester's action hereunder shall proceed as follows:

(1) Any applicant or interested person may, upon payment of a fee established by the council, appeal a permit decision to the natural resources committee within ten days of the decision. Such appeal shall suspend a permit approval pending natural resources committee hearing on the appeal.

(2) Within sixty days of receipt of an appeal the natural resources committee shall hold a public hearing on the appeal unless such time is continued for good cause demonstrated. At least ten days prior to the hearing, the property on which the tree or trees subject to the appeal are located shall be posted with a notice of the date and time of the public hearing. Two identical notices shall be posted within two hundred feet of the property on which the subject tree or trees are located. The party appealing shall be notified by mail of the date and time of the hearing.

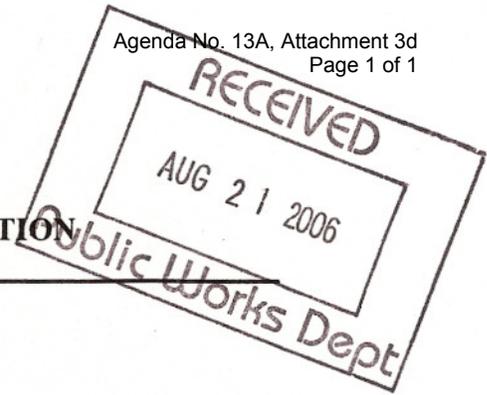
(3) The natural resources committee may affirm, reverse or modify the action of the city forester, and in so acting shall apply the standards set out in subsection (c), above.

(4) The action of the natural resources committee may be appealed to the city council according to the procedure in Section [12.16.140](#)(e).

(5) Once the council has considered an application for removal or alteration of a tree, all further applications relating to that tree shall be made directly to the council.

(Ord. [02-13](#) § 3 (part), 2002).

CITY OF PACIFIC GROVE
CITY FORESTER
APPEAL OF ~~BUILDING OFFICIAL~~ ACTION



SECTION I - PROJECT INFORMATION

Applicant: OWNER OF HOUSE AT 11

Project Address: ROBNER LOR 142 11TH STREET
STEINBECK HOUSE

SECTION II - BUILDING OFFICIAL ACTION

Specific ~~Building Official~~ ^{FORESTER} Decision which is being appealed: TA TO
REMOVE 3 TREES + NOT REPLACE
REPLANT ANY

SECTION III - APPEAL INFORMATION

Appellant: MARK TRAVAILLE

Grounds for Appeal: Please explain why you *disagree* with the ~~Building Official's~~ ^{FORESTER'S} decision. (If necessary, use additional pages)

THE TREE IS HEALTHY AND IS ONLY A THREAT TO A BUILDING THAT IS NOT BEING TAKEN CARE OF ANYWAY. EITHER SHOW PLANS TO PROTECT BUILDING, OR SAVE THE TREE. THE OTHER TWO TREES ARE NOT ^{part of} my concern

Appellant's Signature: Mark Travaille

Date: 8/17/06

Attach appeal fee

From: "Renata Yundt" <nattie.hulse@gmail.com>
To: "Bill Kampe" <bkampe@mindspring.com>, "Robert Huitt" <huitt@comcast.net>, "Casey Lucius" <caseypg@yahoo.com>, "Ken Cuneo" <kencun17@sbcglobal.net>, "Rudy Fischer" <rudyfischer@earthlink.net>, "Dan Miller" <danmiller39@comcast.net>, "Bill Peake" <billpeakepg@gmail.com>
Cc: "tfrutchey@ci.pg.ca.us dave@laredolaw.net" <tfrutchey@ci.pg.ca.usdave@laredolaw.net>
Sent: Wednesday, April 8, 2015 10:38:08 AM
Subject: To whom it may concern:

To whom it may concern:

It has come to my attention that yet another important part of Pacific Grove and indeed National History has been destroyed at the corner of Ricketts Row and Eleventh Street. I refer to the building extension which Steinbeck hand built and penned many of his worldwide famous stories.

According to the Draft Minutes of October 16 2014, when asked if the project went before the ARB, "Director Brodeur pointed out that it is a HPP permit not an Architectural permit therefore the Planning Commission is the approval authority." I thought I would look up what HPP means and then I thought what does it matter, the house extension still completely **destroyed**. It's just a legal dodge that could affect all future projects. How many more times will Brodeur use this legal but frightening permit loophole. I don't believe that anyone who disregards our history should have such an all-powerful job in our local government. I believe that if he cared or wanted to he would have found a way to save this unassuming National treasure. Clearly he didn't care and won't in the future unless you stop him.

You can't keep hiring newcomers then allow them to do what they want and hope that we, the public, won't notice. We notice. And if you, the council didn't know about the building destruction, then shame on you. It's your job to know. History will remember your names when they talk about losing these rooms, not Brodeur's or those on the Planning Commission.

Where is the HPP report with its ten day waiting period? Have any of you seen it, or did Mr. Brodeur eliminate that part of our process as well?

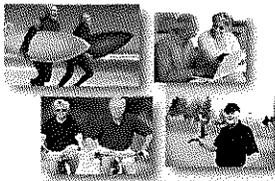
It has also come to my attention that Mr. Brodeur and the Chamber of Commerce are concerned that we have too many thrift stores in Pacific Grove. Do they imagine that Macy's, Saks Fifth Avenue, Tiffany and Company are anxiously chomping at the bit to occupy places like The Church Mouse? Good luck with that.

Renata Yundt-Hulse



*Under your
watch*





The Carmel Pine Cone

Volume 101 No. 15

On the Internet: www.carmelpinecone.com

April 10-16, 2015

TRUSTED BY LOCALS AND LOVED BY VISITORS SINCE 1915

SLANT WELL SALINITY NOT THERE YET

■ But it's moving in the right direction, Cal Am says

By KELLY NIX

A WEEK after California American Water said its desalination test well in Marina was producing the volume of water it was intended to, the company said Thursday that the facility has completed an important five-day continuous operation of the well, with promising results.

During the test at the Marina site, groundwater levels and salinity values were recorded and collected in each of the project's monitoring wells positioned around the test well, Cal Am said.

"The well ran continuously 24 hours per day at 2,000 gallons per minute for the five days and was flawless in terms of pump and motor performance, well performance, electrical reliability and overall operation," according to a Cal Am press release.

At one of the monitoring wells, Cal Am said the drop in groundwater levels and salinity changes were much better than limits set by the California Coastal Commission. The goal of the roughly \$4 million test well is to produce as much saltwater as possible and to avoid pumping fresh water from inland wells used by farmers and residents of the Salinas Valley.

During the test, the salinity of the shallow monitoring well located between the ocean and the test slant well increased from about 26,000 parts of dissolved minerals per million parts of water to nearly 30,000 parts. Ocean water is about 35,000 parts.

Similarly, Cal Am said, the salinity of the water from the test well itself increased from 23,000 parts before the test, to 26,000 parts at the conclusion of the five-day run.

"Given the large volume of water located within the shallow dunes sand and the relatively small pump volume," the company reported, "these two trends are very positive and

See DESAL page 10A

Concours Week events capped at two

By MARY SCHLEY

WITH THE decision of the Pacific Grove Auto Rally to bypass the city rather than pay \$12,386.65 for a permit to drive through town, major Concours Week events held in downtown Carmel dropped to two. And on Monday night, the city council decided it should stay that way.

"Two events in this town during Car Week is enough — I suggest we put a cap on it," councilman Ken Talmage said during the evening's discussion of the city's busiest week of the year, when thousands of people converge on the town's one square mile for the Concours on the Avenue and the Pebble Beach Tour d'Elegance.

At the April 6 meeting, the council also directed Carmel Police Cmdr. Paul Tomasi and community services director

Janet Cabbage to implement several recommendations they and members of the community activities and cultural commission made to improve operations during Concours Week each August.

Specifically, council members decided city staff should:

- identify choke points where parking affects traffic and restrict parking to one side of the street in those areas;
- fence off the Ocean Avenue median so people don't climb through it, and rope off the center median on Junipero, so people don't park in it;
- shuttle downtown workers and spectators to and from the Mission and Larson Field parking lots, which the Diocese of Monterey agreed to make available for a nominal fee;

See CARS page 35A

Fire ring plan gets another crucial OK

By MARY SCHLEY

THE PLAN to limit fires on Carmel Beach received official approval Wednesday, when the planning commission OK'd it on a 4-0 vote.

Installation of 26 fire rings on the beach between 10th Avenue and Martin Way — including various designs to see which works best — will now begin next month, according to public services director Sharon Friedrichsen, assuming no one appeals the April 8 vote. The change will end the tradition of casual, spontaneous (and unlimited) fires on Carmel Beach — a tradition that goes back to the city's founding.

While in the past the fire-ring program had been described as a one-year experiment, the plan approved this week will run three to five years.

Friedrichsen said a multiyear approach would allow city staff to evaluate the program and make any necessary adjustments. It would also spread out the costs of the fire rings, estimated at \$800 to \$1,200 apiece.



An example of a metal fire ring being considered for Carmel Beach. Chair not included.

See FIRES page 26A

NOAA closes fisheries office

By KELLY NIX

ABOUT FIVE years after the National Oceanic and Atmospheric Administration installed a set of expensive and controversial light poles in the parking lot of its oceanfront office in Pacific Grove, the building has been vacated.

Beginning last fall, NOAA closed its Southwest Fisheries Science Center laboratory at 1352 Lighthouse Ave. where it has operated for more than 20 years. The last of the NOAA employees recently left the building and have been relocated to offices in Monterey and Santa Cruz. President Barack Obama in February 2012 proposed closing the fisheries office and others to help trim the federal budget.

Now that NOAA is no longer using the structure — which offers scenic views of the Pacific Ocean, the city's golf course and its historic lighthouse — it has teamed up with another federal agency to find new occupants.

"NOAA is now working with the General Services Administration on the next step of transferring the building to a new occupant," NOAA spokesman Michael Milstein told The Pine Cone this week.

Senior Pacific Grove planner Anastazia Aziz said the city has requested to be on the list of parties interested in using the building. However, P.G. won't have first dibs, since there's a pecking order that the GSA recognizes in deciding who should occupy "surplus" government buildings. In fact, the city may be the last on the list of those considered.

See NOAA page 36A

Anger over demolition of Steinbeck's 'writing room'

By KELLY NIX

A LARGE piece of the Pacific Grove house where author John Steinbeck wrote "Of Mice and Men," "Tortilla

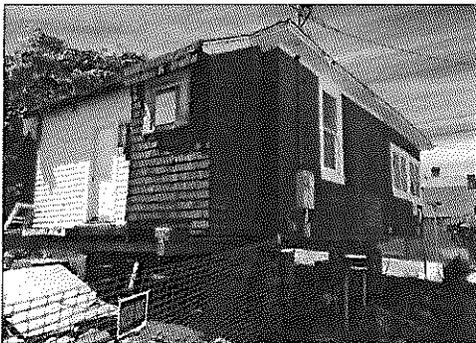


PHOTO: KELLY NIX

John Steinbeck's house at 11th Street and Ricketts Row in Pacific Grove is being remodeled, but some residents are upset that the city allowed a portion of the historically important structure to be demolished.

Flat," and numerous other novels and stories has been demolished, and local historians and preservationists are crying foul.

When Steinbeck and his wife, Carol, lived at the modest home at 147 11th St. from 1930 to 1936, he penned those two famous novels and others, such as "In Dubious Battle," "To a God Unknown," and many other stories, according to a historic assessment. The author's father built the house, and both men renovated it throughout the years.

"The house was critical to the inspiration of his work," according to an Oct. 24, 2012, historic report of the home prepared by Pacific Grove architect Elizabeth Moore, who detailed Steinbeck's ties to the house.

So when a group of Steinbeck enthusiasts recently caught wind that the owners of the house — Steinbeck's descendants — demolished nearly 30 percent of the home, and maybe even the very room in which the author wrote some of his best known stories, they were not pleased.

"By allowing the writing room addition to be torn down," P.G. resident and architectural preservationist Sally Aberg told The Pine Cone, "they lost a big piece of the literature tourism potential of Pacific Grove."

See STEINBECK page 27A

STEINBECK

From page 1A

"What a tragedy!" Esther Trosow, a former P.G. resident and Steinbeck historian, said about the demolition of the home, which

Steinbeck used on and off for a long time after vacating it as a permanent residence.

James Wiltshire, a nephew of Steinbeck's by marriage, owns the 1903 house with daughters Virginia W. St. Jean and Catherine W. Bridges, Steinbeck's great nieces, according to Moore's report. They applied to the

city for permits to tear down nearly a third of the small house so they could build an addition of about the same size. In October 2014, the planning commission approved the project, noting the new addition will "be an enhancement to the neighborhood."

While the supposed loss of Steinbeck's writing room in the house has riled Steinbeck lovers, the city's community and economic development director, Mark Brodeur, told The Pine Cone that there's no evidence that the portion of the house being demolished was the area in which he wrote his stories.

"My guess, after reading the history of the home," Brodeur said, "would be that [Steinbeck] sat near the fireplace that was installed by the Steinbecks in 1930, but that is only a supposition, not fact."

The portion that was demolished, Brodeur said, was built as a garage and later converted to "rudimentary living space."

"So who can say where he sat?" he added. "There is nothing in the [historic] assessments that suggest where he sat."

Sixth generation P.G. resident Renata Yundt-Hulse told The Pine Cone that she would be surprised if the idea of a writing room in the house was in "any official" city record.

"If that had been admitted," she said, "our eagle-eyed citizens would have rallied and we would have stopped the demolition."

Trosow said Steinbeck had writing rooms in every house he lived in, including the attic in his childhood home in Salinas, and in the house at 222 Central in P.G., even though he never lived there.

Trosow also said she's "heard" Virginia St. Jean "refer to that back room as the writing room numerous times." A 1984 book about Steinbeck also refers to a "workroom"

in the house. "It has been brought before the city's architectural review board," Trosow said, "questions about whether this was in fact a writing room could have been asked."

However, Brodeur said a review by the city's ARB wasn't necessary. The project required a use permit because of the amount of the home that was to be demolished, and a historic preservation permit.

"Normally a free-standing historic preservation permit would only go to the architectural review board, with an appeal to the planning commission," he said. "Since a use permit was required, and only the planning commission can approve a use permit, both permits are sent to the highest authority for approval."

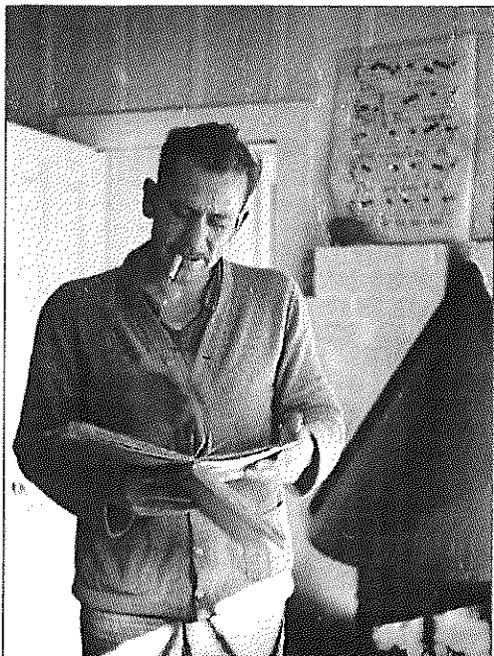
The planning commission approved the permits and a 10-day appeal period went into effect, and "no appeals were filed against the approval," he said.

Furthermore, renovating the home, Brodeur said, was a matter of "health and safety." The home was poorly constructed and in bad shape — a contention largely undisputed — and the portion torn down had "numerous structural deficiencies."

The project's architect, he added, designed the new structure to "look as much a part of the original house as possible."

Regardless, critics of the teardown consider it a blemish on Pacific Grove's Steinbeck legacy.

"I can only trust that the homeowner will ask for permission to erect an historic plaque," Aberg said, "so passersby and Steinbeck fans worldwide will have an opportunity to stand on Ricketts Row and read about the property and its claim to literary fame, even if the writing room addition has now been erased."



This photo of John Steinbeck, likely shot between 1930 and 1936, shows the author in the Pacific Grove house his father built. Part of the home was recently demolished and is being replaced with new construction, to the ire of local preservationists.

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Editorial

Your chance is coming soon

SUDDENLY THERE are parking meters on Ocean Avenue, fire rings are about to appear on Carmel Beach, and a major re-do has already been approved for the Forest Theater? Pardon us while we look for our Dramamine ...

Around here, we're not used to problems ever coming to an end, and it's discombobulating when they do.

The water shortage? That's been going on for decades, with no end in sight.

Flanders Mansion has been kicked around on city council agendas since the 1970s, and it's still nowhere near a solution.

The Hatton Canyon controversy may have been put to rest in the early 2000s — but not until it had been debated for almost 50 years.

In Carmel, the speed of light may be the same as everywhere else, but nothing else has ever seemed to move faster than a three-toed sloth crossing a glacier in low gear.

Back in the 1940s, The Pine Cone reported that Carmel was expected to grow — a lot — with a population of as much as 10,000 by 1950, and with most growth in the entire Monterey Peninsula expected to happen on this side of Carmel Hill. Instead, very little of that growth happened at all, and the population of Carmel-by-the-Sea is now the same as it was in 1940. Talk about standing still. California has boomed, but the only thing that's zoomed around here is the value of property.

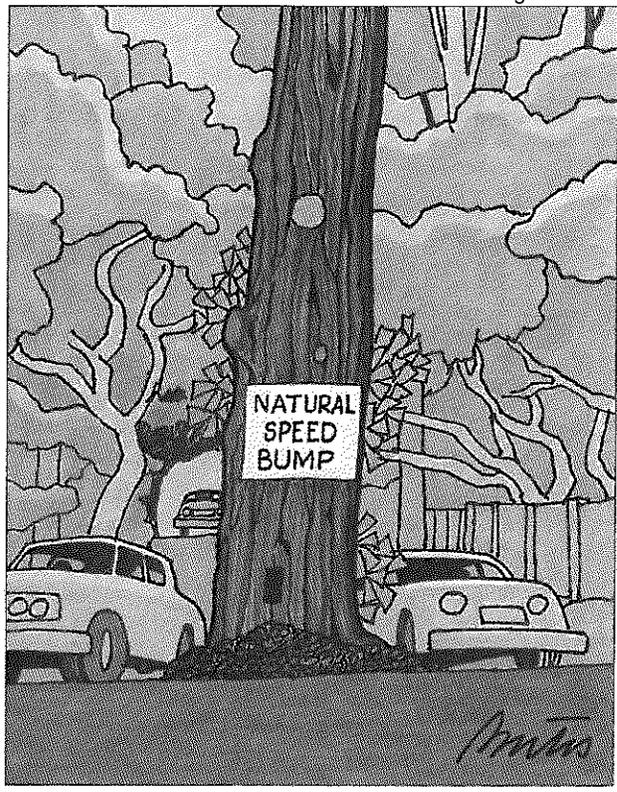
The beautiful thing about the glacial pace of change in Carmel is that it happened because the people wanted it that way. San Jose and Los Angeles wanted lots and lots of new housing, and that's why they got it — here, you need a permit just to hang a small sign, and you can't expect it to be granted easily, either. Why? Because your fellow citizens want it that way.

And that's where the answer lies, as well, for people who think change is suddenly coming too soon to the beach, the theater and Ocean Avenue.

Don't like the parking meters? Want the fire rings sold for scrap? Think the new plan for Forest Theater is a disaster? The solution is to speak your mind to the city council and persuade them of the error of their ways.

And if that doesn't work, all you have to do is run for city council yourself, and get a elected on a "Free parking," "Bonfires for Everybody" and "Preserve the Theater" platform. If people agree with you, they'll vote for you. It only takes a few hundred votes to win a seat on the Carmel City Council.

And you won't have to wait long, either — election day for mayor and two council seats is less than a year away.



Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. Letters cannot exceed 350 words, and must include the author's name, telephone number and street address. Please do not send us letters which have been submitted to other newspapers. We reserve the right to determine which letters are suitable for publication and to edit for length and clarity.

The Pine Cone only accepts letters to the editor by email. Please submit your letters to mail@carmelpinecone.com

Coverage 'amazingly disrespectful'

Dear Editor,
I noted that in your coverage of the Easter Sunday protests of the possible canonization of Junipero Serra by a native American group that the font in the entire article was minimized to the size of a photo caption text.

If intentional, this was amazingly disrespectful. You may disagree with the timing of the protest, and you may disagree with the message, but the free speech rights of people who feel they and their ancestors were colonized should be respected. Their protest should at least be the same font as the Sandy Claws dog article.

American history is fascinating and much of it is an inspiration to the world. Some of American history is very ugly, including our collective colonization of the indigenous peoples, slavery, Jim Crow, and internment of Japanese-Americans to

name a few.
The study of history reveals the duality that one might view Nelson Mandela or Menachem Begin, or Samuel Adams as freedom fighters, or terrorists. Both are in fact correct.
It is perfectly reasonable, to assume that the protesters view that the agents of European colonization of North America like Junipero Serra were important historical figures, but not "saints."

Matt King, Carmel

Where Steinbeck wrote

Dear Editor,
John Steinbeck wrote several books in the living room and in the kitchen of the Pacific Grove house on 11th Street, the house that is now floating in the air while a new foundation is built.

But it's the house itself that is of historic significance, not a "writing room" where the writer possibly wrote a few pages of "Of Mice and Men" in the spring of 1936, when he finally had money to enclose the porch, panel the walls, and build a room to write in.

To clarify Steinbeck's compositional record, 1930-36.

As Steinbeck told George Albee, he wrote at the kitchen table of the 11th Street house, or on a portable table in the living room: "It is not good for her [his wife Carol] to be housed here with me all day. I am too impatient of movements or noise in the house." In those two rooms he wrote drafts of "To a God Unknown," the whole of "The Pastures of Heaven" and most of the short stories in "The Long Valley" (note the reference to dia-

See LETTERS page 30A

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LITTLEFIELD

From page 29A

Francisco sent Littlefield a small formal notice that he was being awarded the French Legion of Honor. On March 3, he and eight other veterans were awarded the medal for their service in the liberation of France.

From Lt. Littlefield to Joseph Robert, and ultimately to Lt. Col. Littlefield, his years of service to his country and his efforts to make sure his comrades' sacrifices were not forgotten make him someone we'd remember by any name.

To suggest someone for this column, email elaine@carmelpinecone.com.

Hats off to CPY

LADIES AND gents will don their favorite chapeaux for the 12th Annual Hats Off to You! Fashion Show & Silent Auction benefiting Community Partnership for Youth Saturday, April 18, from 11:30 a.m. to 3:30 p.m., in the Monterey Marriott Hotel.

CPY was created in 1991 following the death of a promising Seaside High School athlete during an alleged drug deal, and is "a prevention program providing positive alternatives to gangs, drugs and violence while reinforcing individual strengths." CPY works with children and their families, schools and communities to build on each child's success.

The show will feature lunch and wine, a fashion show and an auction, as well as music by Illuminati, and tickets are \$55, with proceeds benefiting CPY. Visit 12hatsfashion-show.eventbrite.com or call (831) 394-4279 for more information. The Marriott is located on 350 Calle Principal.

RENTALS

From page 5A

or what Carmel Valley wants," said Beretti, who took over as the county's special programs manager in January. "We're trying to start with a broad approach. The goal of this group is to take our best shot and come up with a consensus."

During last year's public hearings on short-term rentals, some residents in Big Sur asked if their community could be excluded from the ordinance.

They argued the business is not appropriate in the steep, rugged and scenic area, which has its own strict land use controls and an abundance of private, gated dirt roads.

While Beretti said the goal of the ongoing meetings is to come up with a blanket ordinance for the county, she said there will be an opportunity in the public process for residents to make their case to county supervisors that a particular area, such as Big Sur, could be excluded from it.

The subject of regulating short-term rentals on private roads will soon be discussed by the group.

"We haven't gotten there yet," Beretti said. "That's one of the big issues we want to look at. We want to bring in the county's counsel to help us."

Beretti said the county hopes to have the draft of the ordinance completed by the end of June and available for the public to comment on sometime in the summer.

Lee told The Pine Cone the talks are encouraging. "We appreciate the effort everyone is putting into the working group, by taking the time to really walk through the details of this challenging issue with people who are representing different viewpoints on the topic. We remain optimistic that a solution can be reached."

The county permits short term rentals of seven to 29 days in inland areas. A similar ordinance for coastal areas was

never OK in Big Sur. The Coastal Attachment to county ordinance specifically prohibits short-term rentals.

In recent years, the short-term rental business has boomed in Monterey County, fueled in large part by the success of websites like airbnb.com, vrbo.com and homeaway.com.

Opposition group forms

The Big Sur Local Coastal Program Defense Committee — with members including prominent longtime residents Kirk Gaffill, Ken and Mary Wright, Mary Trotter, Barbara Woyt, Steve Beck and Magnus Toren — is taking the stance that by permitting short-term rentals, the county is violating policies of the Big Sur Local Coastal Plan and the Monterey County General Plan.

"Monterey County, rather than enforcing the prohibition of short-term rentals, is currently taking taxes from them," a statement reads on its website. "By doing so, the county is encouraging and tacitly approving an activity that is illegal."

The group contends the practice will "negatively impact the community, its housing, its culture, and public access to the coast," and says it "cannot passively stand by while urban patterns, commercialization, and degradation of the environment take over."

LETTERS

From page 28A

mond shaped windows in "The White Quail" — just like the ones he too was gazing through in the 11th Street living room). He wrote most of "Tortilla Flat" in Salinas, as his mother was dying and he was helping to care for her. In Salinas he also wrote "The Red Pony" and "The Chrysanthemums."

By April 1935, "In Dubious Battle" was complete — that book was also written in the 11th Street house itself.

The first mention of his building a work room is in a May 1935 letter, where he thanks his godmother for \$10 which will allow him to buy materials. But since he and Carol go to Mexico from September to December 1935, he doesn't build anything until the spring of 1936 (or have anything built — by early 1936 he had money after the success of "Tortilla Flat").

By late May of 1936 he moved to Los Gatos, where he completed two-thirds of "Of Mice and Men" and, of course, all of "The Grapes of Wrath."

While John Steinbeck may have written a small part of "Of Mice and Men" in a workroom he had built in the spring of 1936, it couldn't have been many pages. And when he returned to live in the Pacific Grove house in the fall of 1948, he was devastated by his separation and subsequent divorce from his second wife. He wrote very little during that time.

What the town of Pacific Grove will soon appreciate is a restored 11th Street cottage that was beloved by the writer's father (who had the house built), by John himself, and by the Steinbeck relatives who inherited the house.

Nothing was torn down that John Steinbeck valued or that had significant literary or cultural importance. What Steinbeck valued was the cottage and the garden, both intact.

Nor have I found any contemporary references to Steinbeck writing a word in the house on Central Avenue, once owned by his grandmother.

To my mind, all parties involved in the approval process for the 11th Street house restoration did their jobs very well.

Susan Shillinglaw,
Pacific Grove

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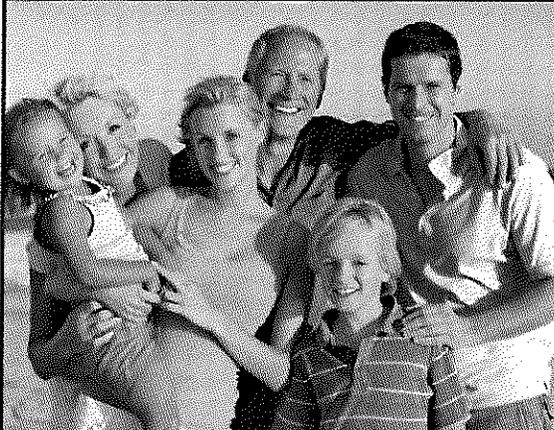
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Shillinglaw, Steinbeck and a sense of place

SHE READ John Steinbeck's "The Red Pony" in junior high school and hated it. She actually hates any story where an animal suffers or dies. So, Susan Shillinglaw swore off Steinbeck, vowing never to read him again. Yet Shillinglaw, a professor of English and comparative literature at San Jose State University, later served 18 years as director of San Jose State's Center for Steinbeck Studies. She also is a scholar-in-residence at the National Steinbeck Center in Salinas and is considered one of the top Steinbeck scholars in the world.

As a child, Shillinglaw was encouraged to read, and got to choose a book to take home each year at the school book fair. She was most interested in anything Oz, Nancy Drew, The Bobsey Twins, The Borrowers, Little House on the Prairie, Beezus and Ramona, Black Beauty, and Winnie the Pooh.

She did succumb to Steinbeck in high school, when she was assigned to read, "The Grapes of Wrath." Today she considers it a story worth reading and then re-reading later, with a little more life experience. She particularly appreciates Ma Joad, whom she finds empathetic and patient, generous and adaptable, and whom she calls, "the family bulwark who keeps the Joads rolling along Route 66 and beyond."

According to Shillinglaw, Ma is also "a feminist — feisty, strong, loving, resilient — and the kind of leader, then and now, who might guide the nation's jolopy through difficult times."

America needs a Ma Joad in the White House, she says.

A woman of similar substance, perhaps she sees a bit of herself in the strength and fortitude of Ma Joad. Raised in Colorado, Shillinglaw received her bachelor's degree in art and English from Cornell College in Mt.

in San Jose."

Thirty years later, Shillinglaw says, "I have been very lucky to hang onto his coattails and make a life and a career of John Steinbeck."

She never gets tired of teaching or reading his works, she says.

"He is so interesting in so many layers, and he is the focal point from which radiate all sorts of issues that are relevant today," Shillinglaw observes.

In 2004, Shillinglaw even took a voyage to the Gulf of California, retracing Steinbeck's route during a similar trip in the spring of 1940. His had been a six-week expedition to collect marine specimens with his friend, marine biologist Ed Ricketts.

In addition to the fascination of actually experiencing what Steinbeck had chronicled in "The Log from the Sea of Cortez,"

giving his readers insight into the relationship and perspectives of the author and the marine biologist, it was on this journey that Shillinglaw met William Gilly, a marine biologist with the Hopkins Marine Station in Pacific Grove.

"Bill and I were married on May 14, Ed Rickett's birthday, at Hopkins, where Steinbeck had taken a biology class during the summer of '23," she says. "We even had quotes from 'Cannery Row' on the invitation."

Shillinglaw has two grown children, living vibrantly on their own; one is teaching in Istanbul, and the other works with fisheries in Colorado. She and her husband make their home in Pacific Grove, where Steinbeck lived briefly with first wife, Carol Henning, in a house that has been the subject of some recent controversy. Apart from her devotion to Steinbeck, Shillinglaw thinks about getting back into art, perhaps pottery. Otherwise, she likes to read, write, teach, wander the shore and cook, and she longs for more time for each.

Her life's portfolio includes various edited books and scholarly essays, five introductions for Penguin Classics, and a 2006 book, "A Journey Into Steinbeck's California," which is a blend of art and biography and looks at how the landscape and its development influenced Steinbeck's perspective, and how his legacy influences contemporary thought. She also wrote "Carol and John Steinbeck: Portrait of a Marriage," a biography that focuses on Henning, the creative inspiration in Steinbeck's life who allowed her own life to be absorbed into his until their divorce after 12 years.

Although Shillinglaw never met Henning, who died in 1983, she did meet Steinbeck's third wife, Elaine Scott Steinbeck; his sons,

See LIVES next page



Susan Shillinglaw

Great Lives

By LISA CRAWFORD WATSON

Vernon, Iowa, and her master's and doctorate in American literature from the University of North Carolina, Chapel Hill. After teaching at Wake Forest University, Canisius College, Buffalo Seminary and Santa Clara University, in 1984, she joined the faculty at San Jose State.

In 1987, Shillinglaw was asked to resurrect the Center for Steinbeck Studies, established in 1973 by a professor who believed there should be a center for research, education and recognition of the author at the university closest to his hometown haunts. Since CSU Monterey Bay had yet to be established, San Jose State was it.

"I was appalled," says Shillinglaw. "I was the least likely person to have such a charge thrust upon me. When I studied in North Carolina, I had read 19th century American literature, not 20th. But I took it as a challenge, to see if I could make Steinbeck thrive

A Diamond in the rough

Agenda No. 13A, Attachment 4b
Page 5 of 6

THE BIG Sur Marathon is sold out except for the 5K and the 3K. My luck. I've been training all week for the 26-mile race, and now I can't get in. Oh well, maybe next year (I should live and be well). Incidentally, are motorized scooters allowed in the contest? Just asking.

Which brings up the late comedy writer Selma Diamond. Why is a top-flight marathoner like a salty, chain-smoking, gravel-voiced, wisecracking funny woman?

Dedication, focus, guts and determination for starters. What Diamond achieved in her generation was the comedy equivalent of winning a world-class marathon.

Her first credits were cartoons and humor pieces for "The New Yorker." She wrote for Groucho Marx, Goodman Ace, and Ozzie and Harriet on radio. Then television called — Sid Caesar's landmark show. She joined a legendary stable of writers that included Mel Brooks, Carl Reiner and Neil Simon. Diamond was the only woman at the top of the male-dominated world of comedy writing.

Years later, when Carl Reiner created "The Dick Van Dyke Show," he based the character of Sally Rogers, the unmarried, quick-witted comedy scribe, on Diamond.

She was often asked why she never married. She said, "The only reason for getting married is to have someone get up in the middle of the night to get you a drink of water." She credited her ambition and drive to her grandmother, who had been a suffragette.

Asked why so few women writers ever made it in the early days of radio and television, she said, "Male chauvinism. I can't stand that crap about women not having a sense of humor. I always say if women didn't have a sense of humor, they'd never marry men."

Her caustic wit, feisty personality and a voice she once described as sounding like Brillo made her a popular guest on TV talk shows. With deadpan delivery, she could turn a mildly amusing line into a scream.

A female college reporter once asked her how old a girl ought to be before she should go to a prom in a strapless dress. Diamond answered, "If it stays up, you're old enough."

In later years, she appeared in cameos and small acting parts in movies and on television. "I think young," she said. "The problem is, all the time I'm thinking young, I'm getting older. In this country, everyone wants to stay young. On the Continent, a woman ages like wine. Here, the minute you stop fizzing, they open another bottle."

Her was the ear-piercing phone voice of Spencer Tracy's wife in the movie, "It's a Mad, Mad, Mad, Mad World." Her last role,

as the tough-talking bailiff on the sitcom "Night Court," was cut short by her death in 1985 at age 64.

My memories of Diamond go back to the late 1970s, when I interviewed her for my book, "How the Great Comedy Writers Create Laughter." She was casual, gracious and unpretentious. From that interview, here's Selma Diamond in her own words:

"I came out to Hollywood, went to a producer and showed him some comedy material. He wasn't too impressed with me or the material. He said, 'No, we have plenty of writers.' Then I remembered that I had once met someone from the William Morris Agency who said if I ever came to the coast I should look him up. So I did and he sent me back to the same producer and I got a job.

Wilde Times

By LARRY WILDE

"Good comedy writing is a reflection of our times. It has to be based on truth ... about something the audience can identify with, what they read in the paper that morning or the weather ..."

"I think being a woman has given me a slight edge. I become aware of new fashions and trends before fellows do. There have been many occasions when I'd come up with jokes that the comedians and writers backed away from because they didn't know what I was talking about. So you get down on your knees and you say, 'Please try it!' And then they're surprised when it works.

"That's why comedians surround themselves with talented writers. At best you're guessing. If you're an expert, you're just guessing a little better than somebody who's not an expert.

"As a female, there were things you had to overcome to be a comedy writer. The hostility between men and women is a natural thing. At first I couldn't understand it. Then I noticed that men working with each other are hostile. So I don't think it's because I was a woman. It's because I was another writer. A woman should keep in mind that men aren't that nice to each other."

Selma Diamond ran a great race, setting the pace for future generations of women in comedy. We miss her. Fortunately the laughter lives on.

Larry Wilde is a former standup comedian and author of 53 humor books with sales of over 12 million copies. The New York Times has dubbed him "America's Best-Selling Humorist." E-mail larry@larry-wilde.com.

Don't miss "Scenic Views," by Jerry Gervase, every week in the Real Estate Section.

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Come play at MEarth Day

THE THIRD annual MEarth Day will take place Saturday, April 25, from 10 a.m. to 4 p.m. at the Hilton Bialek Habitat adjacent to Carmel Middle School on Carmel Valley Road. The day-long celebration will showcase the community's sustainability efforts and raise money for the nonprofit habitat project through a silent auction.

Attendees are urged to "create a garden for pollinators and other local wildlife by purchasing native plants at our plant sale," and edible and floral seedlings will be available, too. The outdoor exhibition area will contain one-stop shopping for all things

related to "renewable energy, conscious living, sustainable foods, local art and green products."

Forrest Eggleston and his mobile silkscreening equipment will allow participants to customize their own shirts, handbags or whatever else they bring with them.

Casanova Restaurant will provide treats made with fresh produce from the habitat's garden, and kids will be allowed to make bike-powered smoothies and otherwise get busy in the Kiddie Fun Eco-Art Zone.

For more information, visit www.mearth-carmel.org.

EIR for recycled water project released

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THE ENVIRONMENTAL impact report for the water project that seeks to turn wastewater into drinking water was released this week.

The project, a collaboration between the Monterey Peninsula Water Management District and the Monterey Regional Water Pollution Control Agency, is officially called Pure Water Monterey.

The project "addresses the water supply needs of the Monterey Peninsula and the

Salinas Valley by not only delivering highly purified water for replenishment of the Seaside Groundwater Basin," according to the water district, "but also delivering additional tertiary treated water to the Salinas Valley for agricultural irrigation, thereby reducing groundwater pumping in that area."

The public comment period for the project began Wednesday and will last for 45 days, until June 5 at 5 p.m. To view the EIR, visit www.purewatermonterey.org.

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LIVES

From previous page

various relatives and many friends throughout her exploration of his life and works. In 2014, she published, "On Reading the Grapes of Wrath," a biography of the book she was forced to read in high school yet came to understand so differently through time, as she has, Steinbeck. Twice a year, she teaches an OLLI course (Osher Lifelong

Learning Institute) on Steinbeck at CSU Monterey Bay. And she is currently at work on a Steinbeck encyclopedia that will give a cultural context to his work.

"Steinbeck endures because he does not permit readers to complacently dig in, like the hermit crab," she says. "He embraces the fullness of life. With compassion, tolerance and humility, he surveys landscapes: of place, of spirit, of a nation."

To suggest someone for this column, email lcw@carmel@aol.com.



The SPCA for Monterey County

Kitties of the Week

Tippy is a sweet young lady who loves to explore! As a teenager, she still has all that playful kitten energy, with a little adult wisdom behind her. She would love to be adopted by a family with kids who can play with her all day!



Rosie is an older, wiser gal who loves the finer things in life. She is up for the occasional game of cat and mouse, but also appreciates the value of relaxing next to her special person. If you are looking for an affectionate, low key companion - Rosie is the one for you!

Call us at (831) 373-2631 for more information about adopting Tippy & Rosie

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