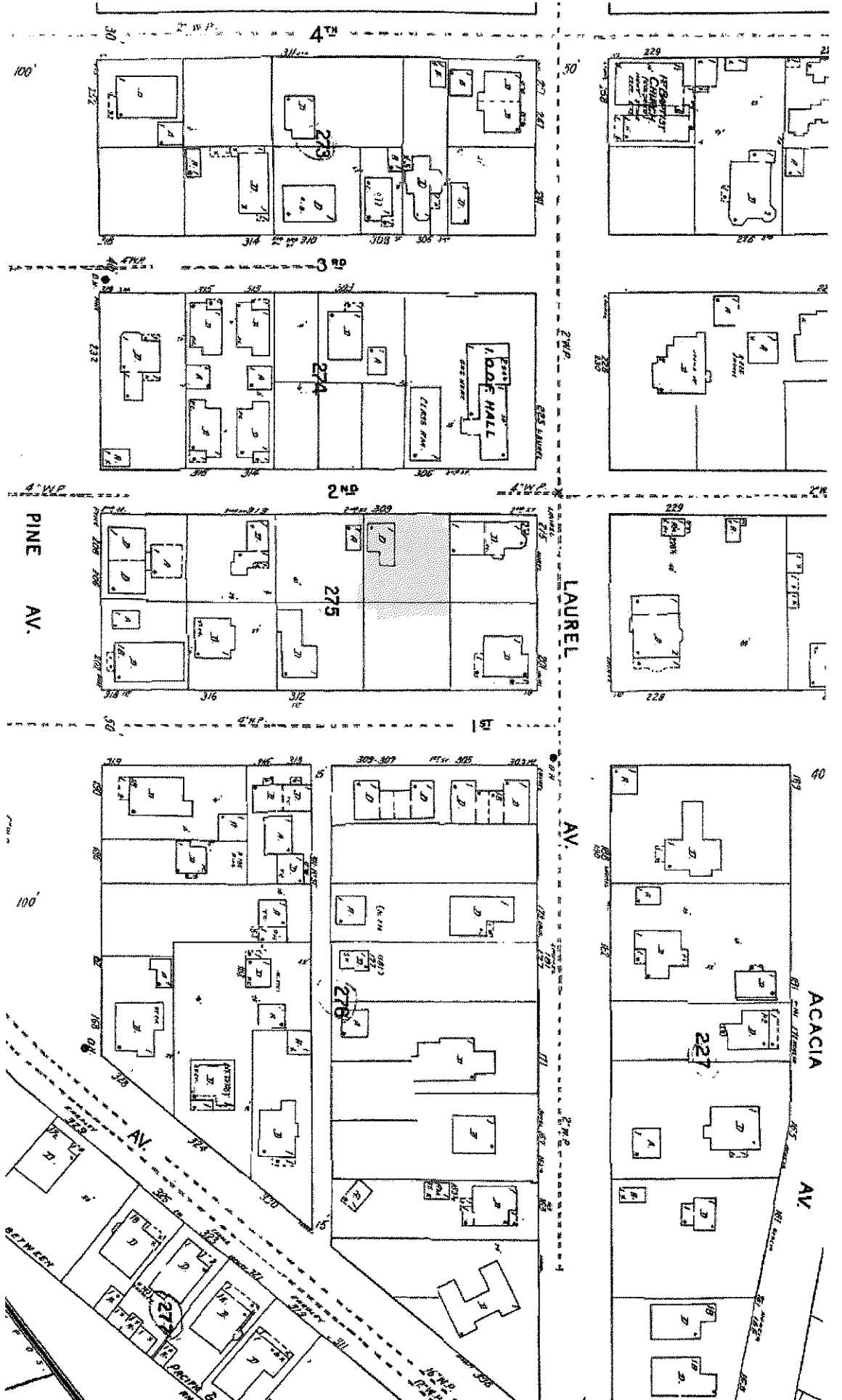


1962







Add. 1, 6-248-3 Lot 5-6-7-8 Block 2 Owner Sturt & Jean Montgomery

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
309-2 ^m St Owned by Julia S. Walker 1928 Built in	1941	120	120			240
	1942	120	120			240
	1943	120	400 120			240
	1944	120	240			360
	1945	120	240			360
	1946	120	240			360
	1947	120	360 240			480-360
	1948	120	360			480
	1949	580	880	40		1500
	1950	580	880	40		1500
	1951	580	880	40		1500
	1952	580	880	40		1500

District _____ Asst. No. _____ Original Amt. \$ _____ Int. _____ %

Year								
Principal								
Interest								
TOTAL								

Add. 1 Lot 7 Block 2 Owner Marion A. Lawson

Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
	1931	150				150
	1932	150				150
	1933	120				120
	1934	120				120
	1935	120				120
	1936	120				120
	1937	120				120
	1938	120			70	50
	1939	120	120		70	50
	1940	120	120		70	170
					70	170

District _____ Asst. No. _____ Original Amt. \$ _____ Int. _____ %

Year								
Principal								
Interest								
TOTAL								

District _____ Asst. No. _____ Original Amt. \$ _____ Int. _____ %

Year								
Principal								
Interest								
TOTAL								

6-248-3

CITY OF PACIFIC GROVE

LOT 5 to 8 inc

BLOCK 2

ADD. First

DATE	OWNER	ADDRESS
5/1/56	Stewart Stuart & Jean Montgomery	

6-248-3

CITY OF PACIFIC GROVE

LOT 5 to 8 inc

BLOCK 2

ADD. FIRST

DATE	OWNER	ADDRESS
	Julia S. Walker	115 W. Oak St., Lodi, Calif.
7/29/31	Laura A. Walker	709 Proderick St. S.F. 1247 Leavenworth St., San Francisco
7/ 2/36	Arthur H. & Mary E. Thompson	215 Laurel Ave., Pacific Grove
6/11/41	Marion N. Lawson	334 S. Cliffwood Ave., Brentwood Heights West Los Angeles, Calif.
2/4/44.	R.R. Flint	
	Beth Hawk	
7/15/46	Harry F. & Eva B. Mickelson	
8/15/51	Nelle R. Merrill	

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 309 - 2nd St. Street
Lot 5 Block 309^r Tract 1st add.
Nature of Improvement 1 car garage Zone _____
No. Rooms 1 Out buildings _____
Dimensions 10x18'
Set Back—Front Street _____ Side Street _____ Side Yds. _____
No. Stories 1 Floors gravel
Foundation concrete blocks Roof comp
Walls Board & batt. Chimneys _____
Outside Finish batts Toilets _____
Inside Finish none Remarks _____

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.
This permit may be revoked upon violation of any of said provisions.

Owner H. F. Nicholson Builder _____
Estimated Cost \$ 300.00 gravel Date Mar 27, 19 46
Fee of \$ _____ Paid value 100.00 Building Inspector _____ Permit No. 2536

6-248-3

CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 309 - 2nd St Street

Lot 6 Block A Tract 1st add

Nature of Improvement Guest Home Zone

No. Rooms 1 Out buildings

Dimensions 12 x 12'

Set Back-Front Street Side Street Side Yds

No. Stories Floors

Foundation Roof

Walls Chimneys

Outside Finish Toilets

Inside Finish Remarks

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings. This permit may be revoked upon violation of any of said provisions.

Owner H. F. Michelson Builder Owner

Estimated Cost \$ 575.00 Date 9-20, 19 48

Fee of \$ Paid Total assessed value 800 Permit No. 3140

Building Inspector

Date Issued	Name	Type of Bldg.	Address	Valuation	Permit No.
2/2/48	M. Marotta	Remodel porch add 1 room	712 Laurel	1000 00	2894
2/4/48	Marino, Sam	Store Bldg.	125 Central	7000 00	2898
2/1/48	Monterey Shetrone Co.	Coner concrete floor	Lighthouse Ave	500 00	2900
2/17/48	Merrill, M.	Asphalt stairs addition to house	211 Forest	1000 00	2910
2/1/48	Melke, James J.	garage	509-18	2000 00	2921
3/16/48	Mitchell, C. W.	garage	841 Grove Ave	500 00	2941
2/25/48	Milar, Mr.	Reporal	Zelen but Ct.	500 00	2955
3/25/48	Madison, Walt	Foundation	511-12	1000 00	2955
4/5/48	Merrill	Remodel stone front	211 Forest	400 00	2961
4/9/48	Malcolm	addition	851 Spruce	250 00	2967
4/23/48	Mays, J. W.	dwelling	365 Grove Ave	7800 00	2987
4/27/48	Meister, Miss	garage	415 Belmont	500 00	2999
5/26/48	Mitchell	add to garage	178-3rd	250 00	3023
6/4/48	Murray, Mrs	addition	542 Pine	500 00	3036
6/21/48	Miller, C. H.	chassis porch	615 Wood	250 00	3050
7/14/48	Miller, G. E.	dwg to replat	212-19	1000 00	3077
7/27/48	Miller, Leroy	Remodel garage	416 Monterey	400 00	3091
7/31/48	Miller, C. H.	dwelling	355 Bishop	8000 00	3091
8/12/48	Merrill, Mr	hnc floor	211 Forest	500 00	3100
8/3/48	Meadow, Alfred	10 ft fence	214 Park	100 00	3102
8/17/48	Trumford, Gene	dwelling	820 Sinex	4000 00	3110
8/10/48	Mitchell, C. W.	addition	839 Grove Ave	500 00	3114
9/20/48	Nickelson, H. E.	guest house	309-2nd	500 00	3140
9/23/48	Marotta, M.	Remodel	240 Congress	750 00	3142
10/13/48	Mitchell, C. H.	garage	169 Pacific	400 00	3169
11/16/48	Trumford, Gene	dwelling	822 Sinex	4000 00	3197
11/30/48	Miller, J. H.	"	"	20000 00	3218
12/17/48	Monterey Bldg Inc	"	956-14	18,000 00	3221
1/7/49	Meeker, Bob	to garage addition	931 Bayview	1200 00	3224
1/18/49	Keyser, Geo	garage	882 Bayview	700 00	3241
1/20/49	Murray, Russell	dwelling Remodel	525 Beaumont	14500 00	3251
2/3/49	Kann, Ray	upstairs	112-16	500 00	3261
2/12/49	Meyer, W.	dwelling	"	8500 00	3285
3/28/49	Ashin, E. & Robert H.	"	1022 Steel	8500 00	3339

Mr. and Mrs. Tony Davi
February 18, 1975

February 18, 1975

Mr. and Mrs. Tony Davi
1595 Kimball Avenue
Seaside, California 93955

Dear Mr. and Mrs. Davi:

On February 27, 1974, the Planning Commission granted Variance No. 74-149 to Tony and Sandy Davi to permit a lot split and a reduction in the minimum building site requirement from 4000 square feet to 3600 square feet for property located Lots 5, 6, 7, and 8, Block 2, First Addition (309 2nd Street) subject to the following conditions:

1. new electrical service at 309 2nd Street;
2. complete interior rewiring to be brought up to Health and Safety Code;
3. removal of accessory building on the lot;
4. two parking spaces being provided for 309 2nd Street, at least one covered.

On May 29, 1974, the Planning Commission granted Architectural Approval No. 300-74 with conditions for a duplex to be constructed on a new building site comprised of Lots 6 and 8 and fronting onto 1st Street which would be created by the variance.

Last week, Mr. Frank Aiello applied for a tree permit to remove an oak tree from Lots 6 and 8. He also submitted working drawings to obtain a building permit to construct a duplex on Lots 6 and 8.

An inspection of the property conducted last week to determine whether the conditions of the variance had been met indicated that these conditions have not been met. Furthermore, it appears that the accessory building on the lot is being used as a dwelling unit (309 1/2 2nd Street).

In view of the above stated findings, we have made the following determinations:

1. The conditions of Variance No. 74-149 have not been met, and unless the conditions are met by midnight, Thursday, February 27, 1975, the variance will be null and void.
2. If the variance is null and void, Lots 5, 6, 7, and 8, Block 2, First Addition constitute but one (1) building site. (See Section 23.24.040 of the Pacific Grove Municipal Code.)

CITY OF PACIFIC GROVE

Building Permit

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

Location..... 309-2nd Assessor's No. West 1/2 6-248-3

Lot..... 5, 7 Block 2 Tract..... P.G.R. 1st Add.

Nature of Improvement..... REMODEL No. of Buildings.....

Type Construction..... Dimensions.....

Occupancy Group..... I, I Set-Backs { Front Yard..... Left Side Yard..... Alley.....
Rear Yard..... Right Side Yard.....

Fire Zone..... II Use Zone..... R-4

Architectural Approval No..... Date Approved.....

Variance No..... 74-149 Date Approved..... 2-27-74

Use Permit No..... Date Approved.....

Required Parking Spaces..... 2 No. Family Units.....

Open Yard Area Required..... Bldg. Site Area.....

Sign Permit No..... Date Approved.....

Foundation..... Structural Frame..... No. Stories.....

Exterior Finish..... Roof..... Height.....

Interior Finish..... Floor..... No. Rooms.....

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all state and local laws and ordinances covering the location, construction and use of buildings. This Permit may be revoked upon violation of any of said provisions.

Signature of Permittee Frank Keller

Owner..... TOM DAVIS

Builder..... OWNER

Valuation..... \$2000.00

Permit Fee..... \$20.00 Plan Ck. Fee.....

SMIP 050

Total Fee..... \$20.50

Date..... 5-14-74

Issued By..... [Signature]
Building Department

No 1131

CITY OF PACIFIC GROVE

Building Permit

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

Location..... 309-2nd St. Assessor's No. 6-248-3
Lot..... 5, 7 Block 2 Tract Pacific Grove Retreat, 1st Add.
Nature of Improvement..... Carport No. of Buildings.....
Type Construction..... V-N Dimensions.....
Occupancy Group..... J Set-Backs { Front Yard..... Left Side Yard..... Alley.....
Fire Zone..... III Use Zone..... R-5 { Rear Yard..... Right Side Yard.....
Architectural Approval No..... Date Approved.....
Variance No..... Date Approved.....
Use Permit No..... Date Approved.....
Required Parking Spaces..... No. Family Units.....
Open Yard Area Required..... Bldg. Site Area.....
Sign Permit No..... Date Approved.....
Foundation..... Structural Frame..... No. Stories.....
Exterior Finish..... Roof..... Height.....
Interior Finish..... Floor..... No. Rooms.....

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all state and local laws and ordinances covering the location, construction and use of buildings. This Permit may be revoked upon violation of any of said provisions.

Signature of Permittee [Signature]

Owner Frank P. Aiello
Builder Owner
Valuation \$500.00
Permit Fee \$5.00 Plan Ck. Fee [initials]

Total Fee \$5.00
Date 2-18-75
Issued By [Signature]
Building Department

Nº 1263

CITY OF PACIFIC GROVE

Building Permit

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

Location..... 309 - 2nd St. Assessor's No. 6-248-3
Lot..... 5, 7 Block 2 Tract Pac. Grove Retreat, 1st Add.
Nature of Improvement..... Demolition Necessary Bldg. No. of Buildings..... 1
Type Construction..... Dimensions.....
Occupancy Group..... Set-Backs { Front Yard..... Left Side Yard..... Alley.....
Fire Zone..... Use Zone..... { Rear Yard..... Right Side Yard.....
Architectural Approval No..... Date Approved.....
Variance No..... Date Approved.....
Use Permit No..... Date Approved.....
Required Parking Spaces..... No. Family Units.....
Open Yard Area Required..... Bldg. Site Area.....
Sign Permit No..... Date Approved.....
Foundation..... Structural Frame..... No. Stories.....
Exterior Finish..... Roof..... Height.....
Interior Finish..... Floor..... No. Rooms.....

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all state and local laws and ordinances covering the location, construction and use of buildings. This Permit may be revoked upon violation of any of said provisions.

Signature of Permittee [Signature]

Owner Frank P. Aiello
Builder Owner
Valuation.....
Permit Fee 7.30 Plan Ck. Fee 0

Total Fee 83.00
Date 2-18-75
Issued By [Signature]
Building Department

No 1262



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

NOTICE OF ADMINISTRATIVE DECISION

Administrative Use Permit (AUP) 12-0145 for 309 2nd Street

Catherine Flynn has applied for AUP 12-0145 to allow a 96 square foot (SF) storage shed, accessory to an existing single-family dwelling with detached one-car garage. The proposed shed will be the second Category 1 accessory structure on the property.

The Chief Planner's Designee has found the application consistent with the City of Pacific Grove Municipal Code (PGMC) based on the following Findings:

1. The proposed development conforms to the applicable provisions of the General Plan, the Local Coastal Program, any applicable specific plan and the Zoning Code, because a single-family dwelling with accessory structures are typical in the R-2 zoning district and the High Density Residential designation; an additional Category 1 accessory structure may be allowed with an AUP pursuant to PGMC §23.64.180; the site is not in the coastal zone so the Local Coastal Program does not apply and there is no specific plan applicable to this area of the City;
2. The proposed development is located on a legally created lot;
3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of the Municipal Code, and all applicable zoning violation enforcement and processing fees have been paid, because the accessory structure will meet applicable regulations pursuant to PGMC §23.64.180, and there are no active code compliance cases associated with the property;
4. The proposed development is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination Systems (NPDES) Permit, because it will not significantly alter the current site drainage;
5. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of zoning regulations, per Findings #1 and #3 above;
6. The proposed use is consistent with the General Plan, the Local Coastal Program, and any applicable specific plan, per Findings #1 and #3 above;
7. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, because the project will not result in a change from the existing single-family dwelling use with accessory structures;
8. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, per Finding #1 above; and
9. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity, because the site is surrounded by other single-family dwellings, some with accessory structures, and the exterior materials will match the principle structure.

The Chief Planner's Designee has rendered a decision of approval subject to the following Conditions:

1. This permit shall be revoked if the use is not established within one year from date of approval. Application for extension of this approval must be made prior to the expiration date.
2. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the Chief Planner.
3. These terms and conditions shall run with the land, and it is the intention of the Chief Planner 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 approved, pursuant to the Zoning Code regulations.

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15303, New Construction or Conversion of Small Structures - Class 3, Categorical Exemption of the CEQA Guidelines.

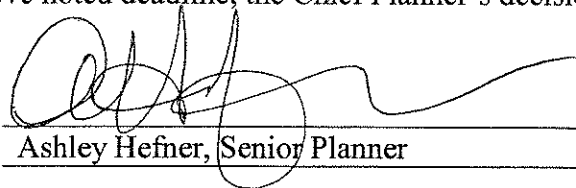
Pacific Grove Municipal Code §23.86.030(b)(5) allows for any person wishing to request a public hearing on this matter to do so through submittal of a request in writing to the Community Development Department. The department must receive a written request for hearing by 5:00 p.m. on August 2, 2012, which is 10 days from the date of this notice.

Written requests should be mailed to or dropped off for:

**Jill Miller, Associate Planner
City of Pacific Grove Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950**

If a written request for hearing is received by the above noted deadline, a public hearing will be held by the Zoning Administrator, and a separate notice will be mailed indicating when and where said hearing will take place.

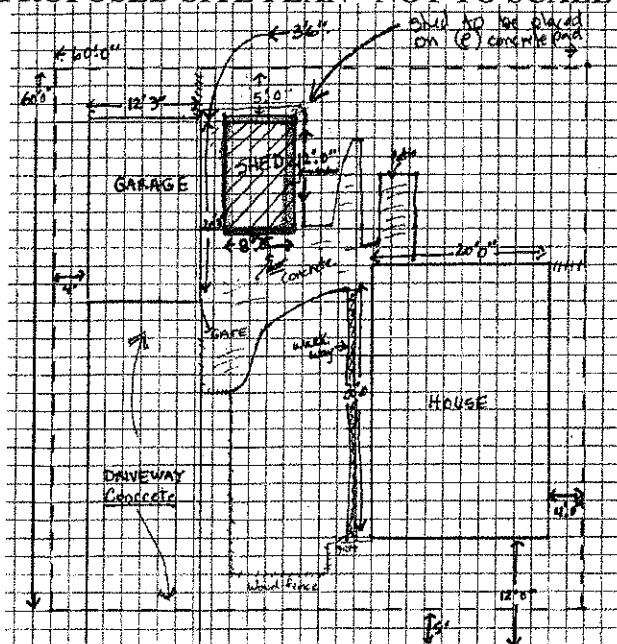
If a written request for hearing is not received by the above noted deadline, the Chief Planner's decision described above is final, and may not be appealed.



Ashley Hefner, Senior Planner

Date of Notice: July 23, 2012

PROPOSED SITE PLAN - NOT TO SCALE



PROPOSED STRUCTURE

