NOTICE OF MEETING

CITY OF PACIFIC GROVE

HISTORIC RESOURCES COMMITTEE

REGULAR MEETING AGENDA

3:00 p.m., Wednesday, October 23, 2019

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

Copies 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.cityofpacificgrove.org/hrc. Recordings of the meetings are available on the City website and upon request.

1. **Call to Order - 3:00 p.m.**

2. **Roll Call**
   HRC Members: Claudia Sawyer (Chair), Mark Travaille, Joseph Rock, Jill Kleiss (Secretary), Mimi Sheridan (Vice-Chair), Rick Steres, Geoff Welch

3. **Approval of Agenda**

4. **Committee Member and Staff Announcements (City-Related Items Only)**

5. **General Public Comment**
   General Public Comment must deal with matters subject to the jurisdiction of the City and the HRC that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by the HRC. Comments from the public will be limited to three minutes and will not receive HRC action. Comments regarding items on the Regular Agenda shall be heard prior to the HRC's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the HRC in advance of the meeting, to provide adequate time for its consideration.

6. **Reports of Council Liaison**

7. **Items to be Continued or Withdrawn -** None

8. **Consent Agenda**
   The Consent Agenda deals with routine and non-controversial matters, and may include action on public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Committee, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda.

   a. **Approval of September 25, 2019, HRC Minutes**
      Recommended Action: Approve minutes
      CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines §15378
      Staff Reference: Haroon Noori, Management Analyst

   b. **Initial Historic Screening Request No. IHS 19-0584 for 1044 Morse Dr.**
      Description: Initial Historic Screening
      Applicant/Owner: Anand Menon
      CEQA status: Not a project under CEQA
      Staff reference: Alyson Hunter, Senior Planner
      Recommended action: Determine ineligible for the Historic Resources Inventory

c. Initial Historic Screening Request No. IHS 19-0606 for 1306 Lawton Ave.
Description: Initial Historic Screening
Applicant/Owner: Claudia Perales
CEQA status: Not a project under CEQA
Staff reference: Alyson Hunter, Senior Planner
Recommended action: Determine ineligible for the Historic Resources Inventory

d. Initial Historic Screening Request No. IHS 19-0609 for 311 Crocker Ave.
Description: Initial Historic Screening
Applicant/Owner: Anna and Greg Mercer
CEQA status: Not a project under CEQA
Staff reference: Alyson Hunter, Senior Planner
Recommended action: Determine ineligible for the Historic Resources Inventory

9. Continued Items - None

10. Regular Agenda
For public hearings involving a quasi-judicial determination by the Committee, the proponent of an item may be given 10 minutes to speak and others, either in support or opposition to the project, may be given 3 minutes each.

a. Cancellation/Reschedule of the November 27 and December 25 HRC Meetings

11. Presentations and Trainings - None

12. Adjournment. Next meeting is date is to be determined.

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.

MINUTES
CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE
REGULAR MEETING

3:00 p.m., Wednesday, September 25, 2019
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. **Called to Order - 3:00 p.m.**

2. **Roll Call**
HRC Members Present: Claudia Sawyer (Chair), Mark Travaille, Joseph Rock, Jill Kleiss (Secretary), Mimi Sheridan (Vice-Chair)

HRC Members Absent: Rick Steres and Geoff Welch

3. **Approval of Agenda**

On a motion by Member Rock, seconded by Vice-Chair Sheridan, the Committee voted 6-0-2-0 (Members Steres and Welch absent) to approve the agenda. Motion passed.

4. **Committee Member and Staff Announcements (City-Related Items Only)**
Anastazia Aziz, Community Development Director, informed the Committee about the building services transition from City of Monterey to 4LEAF.

Vice-Chair Sheridan and Chair Sawyer stated that they attended the American Planning Association (APA) Conference in Santa Barbara, and shared their takeaways.

5. **General Public Comment**
Ms. Lisa Ciani, resident, thanked staff for adding a new field to the HRI database that captures documentation on historic structures.

6. **Reports of Council Liaison**
Councilmember Tomlinson provided an update on the September 4th and 18th City Council meetings.

7. **Items to be Continued or Withdrawn**
None.

8. **Consent Agenda**
   a. **Approval of August 28, 2019, HRC Minutes**
   Recommended Action: Approve minutes
   CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines §15378
   Staff Reference: Haroon Noori, Management Analyst

   b. **Initial Historic Screening Request No. IHS 19-0572 for 720 Congress Ave.**
   Description: Initial Historic Screening
   Applicant/Owner: Thomas & Natalie Descrochers
   CEQA status: Not a project under CEQA

DRAFT

Staff reference: Alyson Hunter, Senior Planner
Recommended action: Determine ineligible for the Historic Resources Inventory

On a motion by Member Rock, seconded by Member Travaille, the Committee voted 6-0-2-0 (Members Steres and Welch absent) to approve the Consent Agenda. Motion passed.

9. Continued Items
None

10. Regular Agenda
None

11. Presentations and Trainings

a. Overview of the City's Board & Commission Handbook
Staff Reference: Heidi Quinn, Assistant City Attorney
CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378

Heidi Quinn, Assistant City Attorney, provided an overview of the City's Board and Commission Handbook and answered Committee members' questions.

b. Viewing of the California Preservation Foundation's Webinar: Planning & Zoning – Part 4: Case Examples in Contextual Infill
Staff Reference: Alyson Hunter, Senior Planner
CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378

Staff played the pre-recorded California Preservation Foundation webinar on " Planning & Zoning – Part 4: Case Examples in Contextual Infill ".

12. Adjourned 4:45p.m.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

DRAFT

_____ _____
Jill Kleiss, Secretary 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

Initial Historic Screening Determination

Address: 1044 Morse Dr. APN: 006-702-009

Owner: Anand Menon Applicant: same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the October 23, 2019, HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

☒ Determined to be ineligible as an "Historical Resource," due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

- _____ (description of known alteration)
- _____ (type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or

☒2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair _____ Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director _____ Date

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # IHS 19-0584
Date: 09.19.2019
Total Fees: $452.00

APPLICANT/OWNER:

Project Address: 1044 MORSE DR. PACIFIC GROVE **APN:** 006-702-009.

Project Description: ADDITION OF 1 ROOM + BATHROOM TO EXISTING RESIDENCE. TRIM ONE BRANCH OF EXISTING TREE ON PROPERTY.

Will the project create, add, or replace impervious surface? ☑ Yes ☐ No

Will the project impact any tree(s) on site? ☑ Yes ☐ No

Applicant	Owner
Name: ANAND MENON	Name: ANAND MENON
Phone: 831.236.9283	Phone: 831.236.9283
Email: ANANDMENON101@GMAIL.COM	Email: ANANDMENON101@GMAIL.COM
Mailing Address: 1044 MORSE DR. PACIFIC GROVE, CA 93950	Mailing Address: 1044 MORSE DR. PACIFIC GROVE, CA 93950

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☑ IHS: Initial Historic Screening	☐ VAR: Variance
☐ AP: Architectural Permit	☐ UP: Use Permit	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ AAP: Administrative AP	☐ AUP: Administrative UP	☐ A: Appeal	☐ Stormwater Permit
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ TPD: Tree Permit W/ Dev't	☐ Other: _____
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ EIR: Environmental Impact	☐ Other: _____

CEQA Determination:
☐ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☐ ARB ☐ _____

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #: _____

Overlay Zones:
☐ Butterfly Zone
☐ Coastal Zone
☑ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 11 Block: 5 Tract: Country Club Heights
ZC: R-1 GP: _____ Lot Size: ~7355.65

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:

Received by: _____
Assigned to: _____

RECEIVED
SEP 19 2019
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

$ PAID
500.24 = 452+29+19.24
9-19-19

Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: _____ **Date:** 09.19.2019

Owner Signature (Required): _____ **Date:** 09.19.2019

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cdd

Application # IHS 19-0584

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	☐	$3,052
Administrative Architectural Permit	☐	$1,469
Architectural Design Change	☐	$1,469
Counter Review & Determination – no new square footage	☐	$212
Counter Review & Determination – new square footage	☐	$856
Initial Historic Screening	☒	$452
Sign Permit	☐	$2,241
Administrative Sign Permit	☐	$1,241
Use Permit and Amendments – Single Family	☐	$1,832
Major Administrative Use Permit	☐	$1,184
Minor Administrative Use Permit	☐	$1,199
Variance and Amendment	☐	$2,548
Administrative Variance and Amendment	☐	$1,425
Inquiry Fee	☐	$334
Historic Preservation Permit	☐	$1,735
Accessory Dwelling Unit Permit	☐	$1,783
Tree Permit with Development	☐	$272
Appeal	☐	25% of base permit fee or $1,045 whichever is greater plus noticing costs
Other	☐	

Additional Fees

General Plan Update Fee	**5% of Permit Fee**	☐	
CEQA Exemption Fee	**$278**	☐	
Butterfly Buffer Zone	5% of Permit Fee	☐	
Coastal Zone	25% of Permit Fee	☐	
Area of Special Biological Significance	5% of Permit Fee	☐	
Environmentally Sensitive Habitat Area	15% of Permit Fee	☐	
Noticing – Mailings	$0.55 * (# of Mailings)	☐	
Noticing – Herald Ad	$349	☐	
Stormwater Fee	Varies	☐	
County filing fee	Varies	☐	
File maintenance fee	Varies	☐	
Other	Varies	☐	

Total Fees: $452.00

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

ASSESSOR'S NO. 006-703-04 No. 87-0149

OWNER / JOB ADDRESS

Applicant to complete numbered spaces only.

JOB ADDRESS: 1044 Morse

1 LEGAL DESCR. — LOT NO.: #9 — BLK: MORSE TRACT — TRACT: Country Club Heights ☐ SEE ATTACHED SHEET)

2 OWNER: Sam + Hope Gradis — MAIL ADDRESS: 1044 Morse DR. P.G. — ZIP: 93950 — PHONE: 375-3080

3 CONTRACTOR: David Morrison — MAIL ADDRESS: 1174 Sosseyn Canyon Rd. — PHONE: 375-5215 — LICENSE NO.: 410-75-28

4 ARCHITECT OR DESIGNER: SAME AS 3 (MIKE MCNALLY) — MAIL ADDRESS — PHONE — LICENSE NO.

5 ENGINEER — MAIL ADDRESS — PHONE — LICENSE NO.

6 LENDER: None — MAIL ADDRESS — BRANCH

7 USE OF BUILDING: ~~Home~~ SFD

8 Class of work: ☐ NEW ☐ ADDITION ☒ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE

9 Describe work: enclosing part of porch TO ENLARGE DINING Room.

10 Change of use from /

Change of use to

Valuation of work: $ ~~App.~~ 5500 00

CITY OF PACIFIC GROVE
RECEIVED 3/31/87 2:30:20 PM TR# 3,207
RECEIPT # 1,371

PLAN CHECK FEE $ 00 SEP — PERMIT FEE $ 108.00

SPECIAL CONDITIONS:
SMOKE DETECTOR AS PER U.B.C. SECTION 1210-A IS REQUIRED

Type of Const. V-N	Occupancy Group R-M	Division 3-1	
Size of Bldg. (Total) Sq. Ft. 466	No. of Stories 1	Max. Occ. Load EXIST	
Fire Zone N.A	Use Zone	Fire Sprinklers Required ☐ Yes ☒ No	
No. of Dwelling Units 1	OFFSTREET PARKING SPACES: Covered EXIST.	Uncovered	$25.00

APPLICATION ACCEPTED BY: /

PLANS CHECKED BY:

APPROVED FOR ISSUANCE BY:

Special Approvals	Required	Received	Not Required
ZONING			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL APPROVAL NO.			
USE PERMIT NO.			
COASTAL			
ENGINEERING			

CHECK TENDERED $0.00 CHANGE THANK YOU

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

David S. Morrison 3/31/87

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B License Number 407528

Contractor David S. Morrison

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 — commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law)

☐ I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy No. _____ Company _____

☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department or

Applicant David S. Morrison Date 3-31-87.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner _____ Date _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

INSPECTOR:

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

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

3/31/87 Date

VALUATION	
	5500 00
FEES	
PERMIT	108.00
PLAN CHK.	70.20
SMIP.	.50
TOTAL	178.70
—	25.00 DEP
	$153.70 BAL

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 1044 Morse Dr. Street

Lot 11 Block 5 CC Tract Country Club

Nature of Improvement Single Family dwelling Zone

No. Rooms 5 & Bath Out buildings grape att.

Dimensions 45' x 49'

Set Back—Front Street 20' Side Street Side Yds. 5'5"

No. Stories 1 Floors Hdwd.

Foundation Concrete Roof Shingle

Walls Frame Chimneys 1

Outside Finish Stucco Brick Toilets 1

Inside Finish Plaster Remarks 1 hr fire rated garage

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 Sam Grastis Jr. Builder E.T. Hart

Estimated Cost $ 14000 Date Nov 3 19 48

Fee of $ 30.00 Paid Vic May Permit No. 3183

Building Inspector

CITY OF PACIFIC GROVE

Building Permit

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

Location 1044 Moore Drive Street

Lot 9 Block 702 Tract

Nature of Improvement Car Port Zone

No. Rooms Out Buildings

Dimensions 18' x 20'

Set Back—Front Street 15' Side Street 6- alley Side Yards

No. Stories Floors Conc.

Foundation Conc Roof Comp

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 Mr+Mrs. Sam Gradis Builder A. DeStefano

Estimated Cost $ 2000 Date Jan 3, 1962

Fee of $ 9.00 Paid A Page

Building Inspector

No 2788

CITY OF PACIFIC GROVE

Building Permit

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

Location 1044 Moore Drive Street

Lot _____ Block _____ Tract _____

Nature of Improvement Remodeling Zone _____

No. Rooms 1 Out Buildings 1 Car Port.

Dimensions _____

Set Back—Front Street Existing Side Street _____ Side Yards _____

No. Stories _____ Floors Conc

Foundation Conc Roof Comp.

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 Mr. & Mrs. S. Gradis Builder Owner

Estimated Cost $ 2000 Date Feb. 20, 1961

Fee of $ 9.00 Paid Cash

Building Inspector

No 2546

7/30 8/12 RM

E: 375-4196

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

ASSESSOR'S NO. 006-702-09

No. 87-

Applicant to complete numbered spaces only.

JOB ADDRESS: 1044 MORSE DR

1 LEGAL DESCR. — LOT NO. 11 — BLK 5 — TRACT COUNTRY CLUB HEIGHTS — ☐ SEE ATTACHED SHEET

2 OWNER: MR & MRS GRADIS — MAIL ADDRESS: 1044 MORSE DR. — ZIP: 93950 — PHONE: 3753080

3 CONTRACTOR: DAVID MORRISON — MAIL ADDRESS: 1172 JOSELYN CIR PG MTY — PHONE: 375525 — LICENSE NO.: (407530)

4 ARCHITECT OR DESIGNER — MAIL ADDRESS — PHONE — LICENSE NO.

5 ENGINEER — MAIL ADDRESS — PHONE — LICENSE NO.

6 LENDER — MAIL ADDRESS — BRANCH

7 USE OF BUILDING: NONE

8 Class of work: ☐ NEW ☐ ADDITION ☒ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE

9 Describe work: REPLACE EXISTING SINGLE GLAZE WOOD WINDOWS WITH ALUMINUM DUAL GLAZE

10 Change of use from

Change of use to

11 Valuation of work: $ 700.00

OWNER: GRADIS

JOB ADDRESS: 1044 MORSE

SPECIAL CONDITIONS:

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY
RM	RM	RM

PLAN CHECK FEE		PERMIT FEE	
Type of Const. V-N	Occupancy Group R-M		Division 3-1
Size of Bldg. (Total) Sq. Ft. 768	No. of Stories 1		Max Occ. Load EXIST
Fire Zone N.A.	Use Zone		Fire Sprinklers Required ☐ Yes ☐ No
No. of Dwelling Units 1	OFFSTREET PARKING SPACES: Covered EXIST.		Uncovered

Special Approvals	Required	Received	Not Required
ZONING			N/A
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL APPROVAL NO.			N/A
USE PERMIT NO.			
COASTAL			
ENGINEERING			

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License Number _____

Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 — commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law)

☐ I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy No. _____ Company _____

☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department or

Applicant _____ Date _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner _____ Date _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

INSPECTOR:

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

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

VALUATION	
	700.00
FEES	
PERMIT	19.00
PLAN CHK.	
SMIP.	.50
TOTAL	19.50

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Initial Historic Screening Determination

Address:	1306 Lawton Ave.	APN:	007-575-043
Owner:	Claudia Perales	Applicant:	same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the October 23, 2019 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

☒ Determined to be ineligible as an "Historical Resource," due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

- _____ (description of known alteration)
- _____ (type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or

☒2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair _____ Date _____

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director _____ Date _____

City of Pacific Grove
Community Development Department
300 Forest Ave., Pacific Grove, CA 93950

Report of Initial Historic Screening

Address 1306 Lawton APN 007-575-043

Block _____ Lot21 Date 10/16/2019

City of Pacific Grove CDD Office Data:

Assessors Maps	Yes	Historic Files	No
1978 Historic Inventory	N/A	1928 Block Files	No
Assessment files by APN	No	Alpha by owner	No
Mo. Co. Assessor File	_____	1947-1967 Building Permit register	No

Building Permit # 02731 Date 9/14/1979 Project Addition

Owner Joe & Kathy Lucido Builder Paquin Home Construction

Building Permit # 97-0298 Date 2-27-97 Project Addition

Owner Joe & Kathy Lucido Builder Owner

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

P:\Steve Honegger\My Documents\IHS

Heritage Society Barn Materials:

Sanborn Maps	No Records: ☒	1888: ☐	1892: ☐	1897: ☐			
	1905: ☐	1914: ☐	1926: ☐	1962: ☐			
Assessors files	N/A				Property Files by Address	N/A	
Name (and Topic) files	N/A				Board and Batten Index	No	
Photo Collection Index	N/A				P.G. Directory 1903	N/A	1906 N/A
Mo. Co. Census 1900	N/A				Polk Directory 1889	N/A	1907 N/A
Howard Research Books	N/A				Grove Acres Map (1926)	N/A	

Pacific Grove Library Data

Polk Directories 1926 to 1988	N/A	Historic Index Card File	N/A
Newspaper Microfilm	N/A	Mo. Co Directory 1875	N/A
Greater Register of Mo. Co 1875	N/A	Tuttle Photo Collection	N/A
Library Photo Collection	N/A		

Steve Honegger, Heritage Society of Pacific Grove

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # IHS 19-0604
Date: 10-02-19
Total Fees: _____

APPLICANT/OWNER:

Project Address: 1302 Lawton Ave **APN:** 007-575-043

Project Description: New windows (alike for alike)

Will the project create, add, or replace impervious surface? ☐ Yes ☒ No

Will the project impact any tree(s) on site? ☐ Yes ☒ No

Applicant	Owner
Name: Claudia Perales	**Name:** Claudia Perales
Phone: 831.229.0449	**Phone:**
Email: peralesclaudia@yahoo.com	**Email:**
Mailing Address: 1940 San Pablo Ave Seaside CA 93955	**Mailing Address:**

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☑ IHS: Initial Historic Screening	☐ VAR: Variance
☐ AP: Architectural Permit	☐ UP: Use Permit	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ AAP: Administrative AP	☐ AUP: Administrative UP	☐ A: Appeal	☐ Stormwater Permit
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ TPD: Tree Permit W/ Dev't	☐ Other: _____
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ EIR: Environmental Impact	☐ Other: _____

CEQA Determination:
☐ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☐ ARB ☐ _____

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #: _____

Overlay Zones:
☐ Butterfly Zone
☐ Coastal Zone
☐ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 19, 20, 21 **Block:** _____ **Tract:** Del Monte Park
ZC: R-1 **GP:** Medium Density **Lot Size:** 5979 ±
☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:
Received by: _____
Assigned to: AD

RECEIVED
OCT 02 2019
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

$ PAID 452.00 10-2-19

Page 1 of 2

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cdd

Application # IHS 19-066

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	☐	$3,052
Administrative Architectural Permit	☐	$1,469
Architectural Design Change	☐	$1,469
Counter Review & Determination – no new square footage	☐	$212
Counter Review & Determination – new square footage	☐	$856
Initial Historic Screening	☑	$452
Sign Permit	☐	$2,241
Administrative Sign Permit	☐	$1,241
Use Permit and Amendments – Single Family	☐	$1,832
Major Administrative Use Permit	☐	$1,184
Minor Administrative Use Permit	☐	$1,199
Variance and Amendment	☐	$2,548
Administrative Variance and Amendment	☐	$1,425
Inquiry Fee	☐	$334
Historic Preservation Permit	☐	$1,735
Accessory Dwelling Unit Permit	☐	$1,783
Tree Permit with Development	☐	$272
Appeal	☐	25% of base permit fee or $1,045 whichever is greater plus noticing costs
Other	☐	

Additional Fees

General Plan Update Fee	**5% of Permit Fee**	☐	
CEQA Exemption Fee	**$278**	☐	
Butterfly Buffer Zone	5% of Permit Fee	☐	
Coastal Zone	25% of Permit Fee	☐	
Area of Special Biological Significance	5% of Permit Fee	☐	
Environmentally Sensitive Habitat Area	15% of Permit Fee	☐	
Noticing – Mailings	$0.55 * (# of Mailings)	☐	
Noticing – Herald Ad	$349	☐	
Stormwater Fee	Varies	☐	
County filing fee	Varies	☐	
File maintenance fee	Varies	☐	
Other	Varies	☐	

Total Fees: 452.00

revised 6/28/2019

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROV

DATE 9/14/79
PERMIT NO. 92731
TRACT DMP

ASSESSOR'S NO. 7-575-18, pc. 17

Location Of Work 1306 Lawton Lot 21, pc. 19 & 20 Block 23

Owner Joe and Kathy Lucido Address 1306 Lawton Phone 372-5967

Contractor Paquin Home Construction Address 1340 Munras Phone 375-1628

Eng./Arch. Phone

Address Financed by

RECEIPT NO.	STORIES	TYPE	SITE DIMENSIONS & AREA
	2		30x97x112.5x46x82.5x83 7395 sq. ft.

SET BACKS IN FEET			
FRONT	SIDE	SIDE	REAR

COVERAGE DATA	
ALLOWED	35%
EXISTING	19%
NEW	~~8~~ 27%
TOTAL	27%

FIRE ZONE	USE ZONE	BLDG. TYPE
III	R-1	SFD

TYPE IMPROVEMENT
☐ BUILD ☐ REMODEL ☑ ADD TO ☐ REPAIR ☐ ALTER
☐ MOVE ☐ DEMOLISH ☐ OTHER

OWNER BUILDER SURCHARGE

A SURCHARGE OF 10% OR $3.00 WHICHEVER IS GREATER IS REQUIRED BECAUSE OF THE INCREASED NUMBER OF INSPECTIONS NECESSARY ON OWNER BUILDER PERMITS

VALUATION 45,000 ~~40,000~~

FEES

PERMIT	291.50
PLAN CK.	145.75
SUB-TOTAL	
SMIP	3.15
PENALTIES	-0-
TOTAL	440.40

DESCRIPTION OF WORK AUTHORIZED

DVWY. PERMIT NO.
ELE CONTR.
MECH. CONT.
PLUMB. CONT.
VARIANCE NO. DATE
ARCHITECTURAL APPROVAL NO. DATE
USE PERMIT NO. DATE
TREE PERMIT NO.
CURB GUTTER & SIDEWALK PERMIT NO.

THIS APPLICATION BECOMES A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED BY APPLICANT, AND APPROVED BY BUILDING INSPECTOR

Application Approved Kathy W Coby 9/14/79
BUILDING INSPECTOR Date

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

EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 120 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 120 DAYS OR ABANDONDED AFTER EXPIRATION. THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING INSPECTOR THE CERTIFICATES, DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4), OR (5) WHICHEVER IS APPLICABLE.

(1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS
(2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.

☐ (3) THE COST OF THE WORK TO BE PERFORMED IS $100 OR LESS.

☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.

☐ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT'S CALIFORNIA STATE CONTRACTOR'S.

HALF DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS

LICENSE NO. CLASSIFICATION IS IN FULL FORCE & EFFECT.

APPLICANT'S SIGNATURE Joe Lucido

PHONE: 648-3183

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

ASSESSORS'S NO. 007-575-43 No. 97-0098

Applicant to complete numbered spaces which apply

1 JOB ADDRESS: 1306 Lawton Ave Pacific Grove, 93950 372 5967

2 OWNER: Joe & Cathy Lucido MAIL ADDRESS: Above ZIP PHONE

3 CONTRACTOR: Steve Mickel MAIL ADDRESS: 19 Verba Buena Ct. Monterey PHONE: (619) 646-0068 LICENSE NO. 328916

4 ARCHITECT OR DESIGNER: OWN/BLD MAIL ADDRESS PHONE LICENSE NO.

5 ENGINEER: PLEX OTT MAIL ADDRESS PHONE LICENSE NO.

6 USE OF BUILDING: SFD Residential

7 Class of work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☒ MOVE ☐ REMOVE

8 Describe work: Extend dining area, enclose upper deck and add to outside deck area

9 Change of use from

Change of use to

10 Valuation of work: $ 15,000

OWNER JOB ADDRESS

SPECIAL CONDITIONS

APPLICATION ACCEPTED BY: TA 6-5-97

PLANS CHECKED BY: 8/14/97

APPROVED FOR ISSUANCE BY: 8-27-97

PLAN CHECK FEE (TA) 6-5-95 $198.86

PERMIT FEE

Type of Const.	Occupancy Group	Division
Size of Bldg. (Total) Sq. Ft.	No. of Stories 2	Max. Occ. Load
Fire Zone	Use Zone R-1	Fire Sprinklers Required ☐ Yes ☐ No
No. of Dwelling Units 1	OFFSTREET PARKING SPACES: Covered 2	Uncovered

Special Approvals	Required	Received	Not Required
ZONING		2 Decks	
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL APPROVAL NO.			C.O. Copy
USE PERMIT NO.			
COASTAL			
TREE			

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE RERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License Number _____

Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 — commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500]:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I am exempt under Sec. _____ B. & P.C. for this reason

Applicant _____ Date _____

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting

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CONSTRUCTION LENDING AGENCY

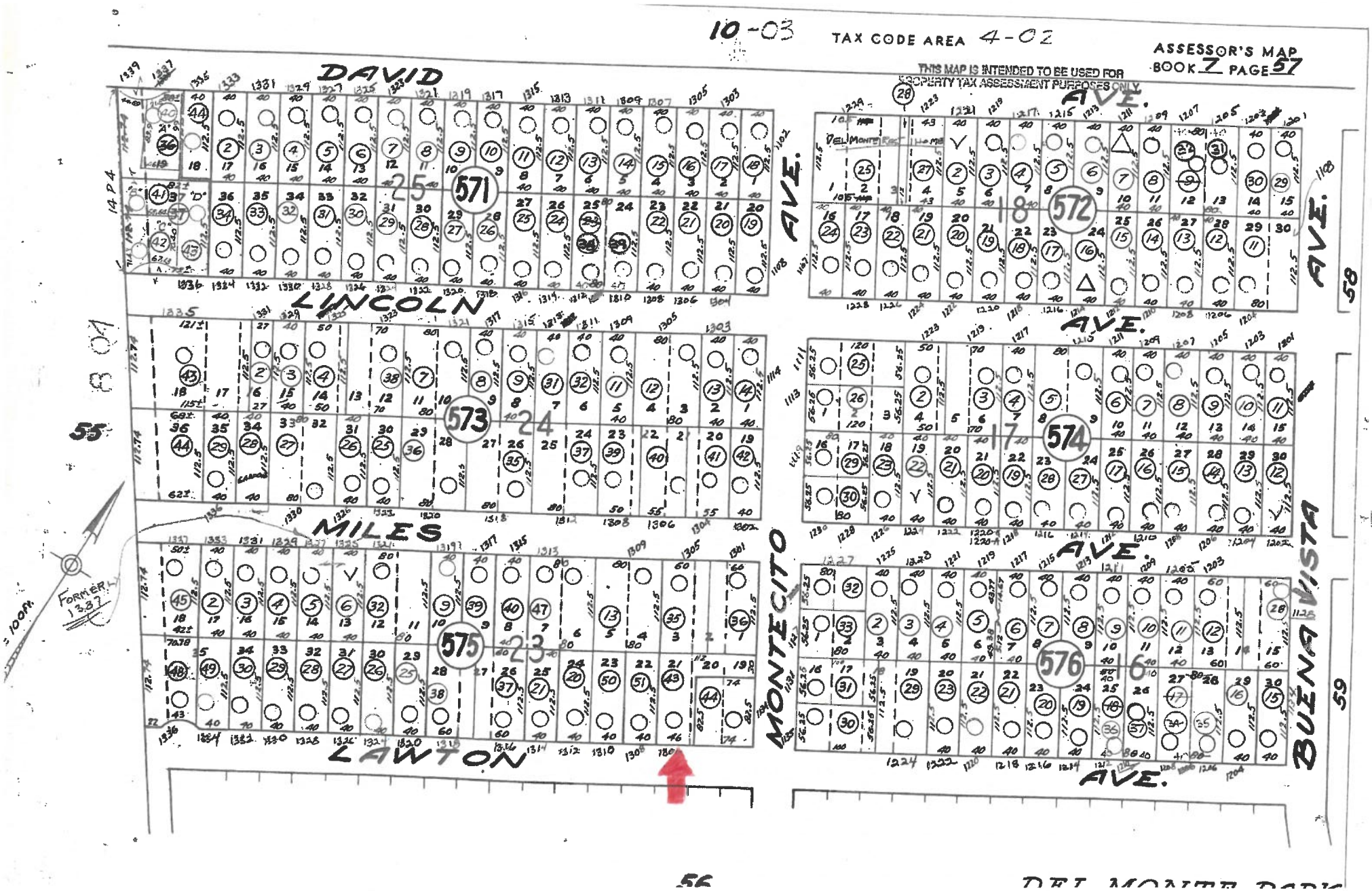
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

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

VALUATION	
	15,000.00
FEES	
PERMIT	216.15
PLAN CHK.	198.86
SMIP.	1.50
SEWER	---
DEPOSIT	---
TOTAL	417.65


10-03
TAX CODE AREA 4-02
ASSESSOR'S MAP
BOOK 7 PAGE 57
THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY
DAVID
LINCOLN
MILES
LAWTON
MONTECITO
BUENA VISTA
AVE.
571
572
573
574
575
576
25
18
24
17
23
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59
14P4
FORMER 1382
100FT.

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Initial Historic Screening Determination

Address:	311 Crocker Ave.	APN:	006-391-007
Owner:	Anna and Greg Mercer	Applicant:	Mark Thompson Design

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the October 23, 2019 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

☒ Determined to be ineligible as an "Historical Resource," due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

- _____ (description of known alteration)
- _____ (type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or

☒2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair _____ Date _____

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director _____ Date _____

City of Pacific Grove
Community Development Department
300 Forest Ave., Pacific Grove, CA 93950

Report of Initial Historic Screening

Address 311 Crocker Ave APN 006-391-007

Block 320 Lot 10 Date 10/16/2019

City of Pacific Grove CDD Office Data:

Assessors Maps	Yes	Historic Files	N/A
1978 Historic Inventory	No	1928 Block Files	No
Assessment files by APN	Yes	Alpha by owner	No
Mo. Co. Assessor File	_____	1947-1967 Building Permit register	Yes

Building Permit # 1168 Date 3/23/1923 Project New studio

Owner John Pavilla Builder Owner

Building Permit # 4072 Date 6/13/1951 Project New SFD

Owner Harold C. Builder Owner

Building Permit # 2796 Date 1-10-1962 Project Garage

Owner Frank Wesson Builder Owner

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Heritage Society Barn Materials:

Sanborn Maps	No Records: ☒	1888: ☐	1892: ☐	1897: ☐	
	1905: ☐	1914: ☐	1926: ☐	1962: ☐	
Assessors files	N/A	Property Files by Address			N/A
Name (and Topic) files	N/A	Board and Batten Index			No
Photo Collection Index	N/A	P.G. Directory 1903	N/A	1906	N/A
Mo. Co. Census 1900	N/A	Polk Directory 1889	N/A	1907	N/A
Howard Research Books	N/A	Grove Acres Map (1926)	N/A		

Pacific Grove Library Data

Polk Directories 1926 to 1988	N/A	Historic Index Card File	N/A
Newspaper Microfilm	N/A	Mo. Co Directory 1875	N/A
Greater Register of Mo. Co 1875	N/A	Tuttle Photo Collection	N/A
Library Photo Collection	N/A		

Steve Honegger, Heritage Society of Pacific Grove

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # LHS 19-0609
Date: 10-3-19
Total Fees: $452

APPLICANT/OWNER:

Project Address: 311 CROCKER AVE **APN:** 006-331-007-000

Project Description: INTERIOR REMODEL, CONVERT EXISTING STUDIO INTO A GUEST BEDROOM, SOME EXTERIOR DOOR & WINDOW CHANGES, NO INCREASE IN BLDG. FOOTPRINT

Will the project create, add, or replace impervious surface? ☐ Yes ☒ No

Will the project impact any tree(s) on site? ☐ Yes ☒ No

Applicant	Owner
Name: MARK THOMPSON DESIGN	Name: MR & MRS. MERCER
Phone: 831-899-7981	Phone: 510-305-6803
Email: MARKTHOMPSONDESIGN@SBCGLOBAL.NET	Email:
Mailing Address: POBOX 2171 MONTEREY, CA. 93942	Mailing Address: 311 CROCKER AVE PACIFIC GROVE, CA, 93950

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☒ IHS: Initial Historic Screening	☐ VAR: Variance
☐ AP: Architectural Permit	☐ UP: Use Permit	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ AAP: Administrative AP	☐ AUP: Administrative UP	☐ A: Appeal	☐ Stormwater Permit
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ TPD: Tree Permit W/ Dev't	☐ Other:
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ EIR: Environmental Impact	☐ Other:

CEQA Determination:
☐ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☐ ARB ☐ _____

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #:

Overlay Zones:
☐ Butterfly Zone
☐ Coastal Zone
☐ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 10 Block: 320 Tract: PG Acres
ZC: R-1-B-3 GP: Low Density Lot Size: ~16990.63
☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:
Received by:
Assigned to: KD

RECEIVED
OCT 3 2019
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

$ PAID
452.00
10-3-19

Page 1 of 2

Application # 19-0609

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: _____ **Date:** 10/3/2019

Owner Signature (Required): _____ **Date:** 10/3/2019

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cdd

Application # 19-0609

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family		$3,052
Administrative Architectural Permit		$1,469
Architectural Design Change		$1,469
Counter Review & Determination – no new square footage	☐	$212
Counter Review & Determination – new square footage		$856
Initial Historic Screening	X	$452
Sign Permit		$2,241
Administrative Sign Permit		$1,241
Use Permit and Amendments – Single Family		$1,832
Major Administrative Use Permit	☐	$1,184
Minor Administrative Use Permit	☐	$1,199
Variance and Amendment		$2,548
Administrative Variance and Amendment		$1,425
Inquiry Fee		$334
Historic Preservation Permit		$1,735
Accessory Dwelling Unit Permit		$1,783
Tree Permit with Development		$272
Appeal		25% of base permit fee or $1,045 whichever is greater plus noticing costs
Other	☐	

Additional Fees

General Plan Update Fee	5% of Permit Fee		
CEQA Exemption Fee	$278		
Butterfly Buffer Zone	5% of Permit Fee		
Coastal Zone	25% of Permit Fee		
Area of Special Biological Significance	5% of Permit Fee	☐	
Environmentally Sensitive Habitat Area	15% of Permit Fee	☐	
Noticing – Mailings	$0.55 * (# of Mailings)	☐	
Noticing – Herald Ad	$349	☐	
Stormwater Fee	Varies	☐	
County filing fee	Varies	☐	
File maintenance fee	Varies		
Other	Varies		

Total Fees: $452.00

Page 1 of 1

revised 6/28/2019

6-391-7

Add. Acres For 8 Lot 10 Block 320 Owner Mrs. Carl L. Eyler

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
	1948	300			300	000
	1949	420			420	000
	1950	420			420	000
	1951	420			420	000
	1952	500	4250	450	1000	4200
	1953	500	4090	500		

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

006-391-007

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California.

Application is hereby made for a permit to Greef studio a building on Lot No. A in Block No. 320 PG acres Addition to Pacific Grove Retreat Grounds, at No. 311, Crocker 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 16X30	Size of flues
Stories 1	Fireplaces
Foundation	Toilets
Basement	Baths
Sides	Outside Finish
Roof	Inside Finish
Floors	Time necessary to do the work
Number of Rooms 1	Estimated Cost Materials 100.00
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 restraints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated March 23-1923

John P. Parilla
Petitioner.

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 311 - Crocker Street

Lot 2 Block 211 Tract

Nature of Improvement Single Family Dwelling Zone

No. Rooms 4 + 1 Bath Out buildings garage 20.1

Dimensions 61' x 42'

Set Back—Front Street 41' Side Street Side Yds. 55' x 30'

No. Stories 1 Floors Hdwd

Foundation Conc Roof Comp

Walls Frame Chimneys 1

Outside Finish Redwood Toilets 1

Inside Finish Plaster Remarks Hydronic heat

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 Dr. Dan Hand Engle Builder Owner

Estimated Cost $ 18000 Date 6-13, 19 57

Fee of $ 18.00 Paid Permit No. 4022

Building Inspector

CITY OF PACIFIC GROVE

Building Permit

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

Location 311 Lorkin ave Street

Lot 7 Block 391 Tract

Nature of Improvement Garage Zone

No. Rooms Out Buildings

Dimensions 25' X 20'6"

Set Back—Front Street 20' Side Street Side Yards 10'

No. Stories 1 Floors Conc.

Foundation Conc Roof Shingles

Walls Frame Chimneys

Outside Finish Plastic Toilets

Inside Finish Remarks garage to be fire wall

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

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

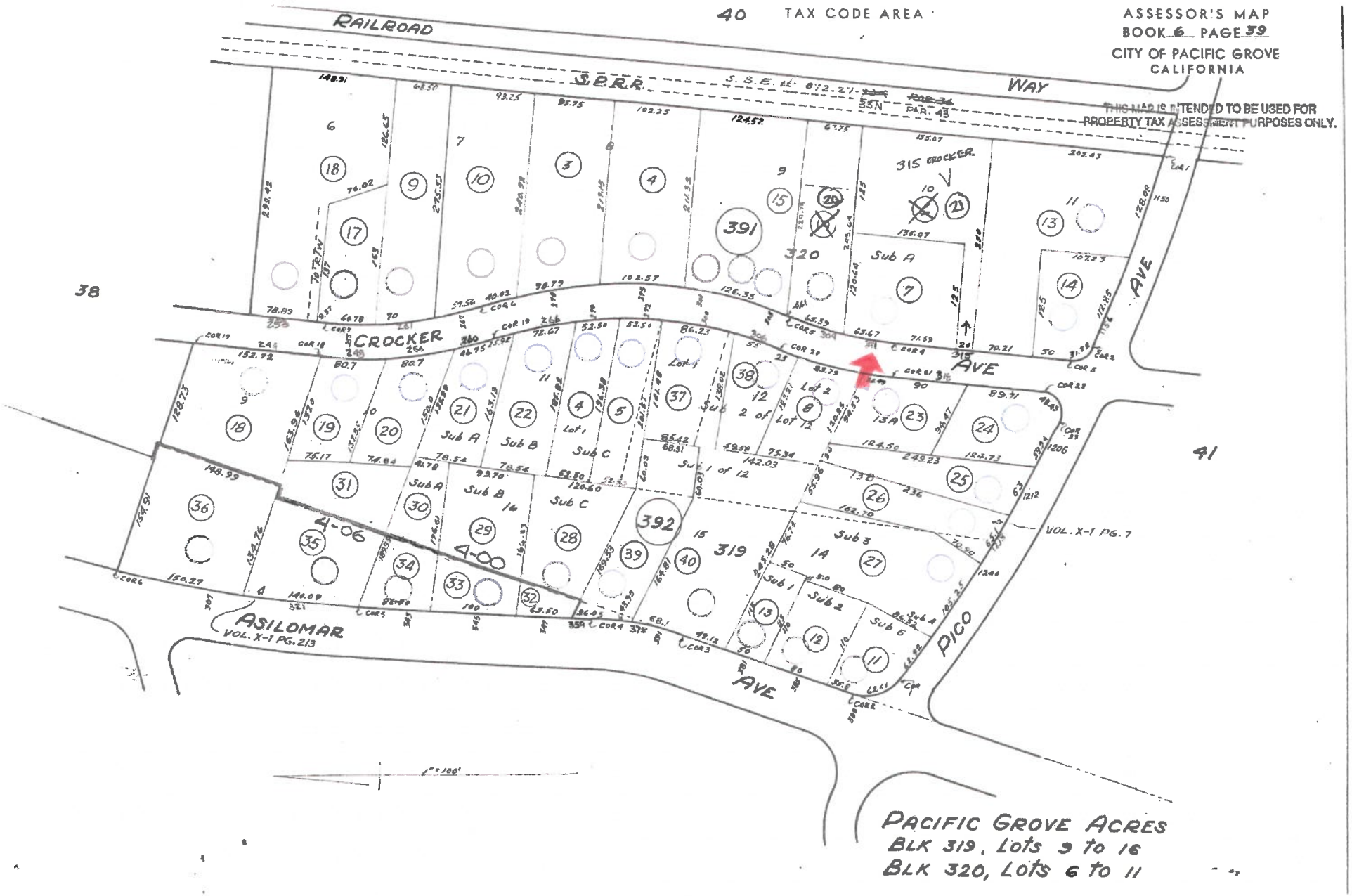
Owner Mr & Mrs Frank Wesson Builder Owner

Estimated Cost $ 1500 Date Jan 10, 1962

Fee of $ 9/00 Paid A Page

Building Inspector

No. 2796


40 TAX CODE AREA
ASSESSOR'S MAP
BOOK 6 PAGE 39
CITY OF PACIFIC GROVE
CALIFORNIA
THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY.
RAILROAD
S.P.R.R.
WAY
CROCKER
AVE
ASILOMAR
VOL. X-1 PG. 213
PICO
AVE
38
41
391
320
392
319
Sub A
Sub B
Sub C
4-06
4-00
315 CROCKER
VOL. X-1 PG. 7
PACIFIC GROVE ACRES
BLK 319, Lots 9 to 16
BLK 320, Lots 6 to 11