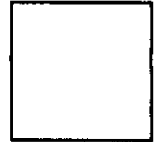




Type



Plans

VB00-0362

Permit Number

1680

Street Number

Sebastopol Rd

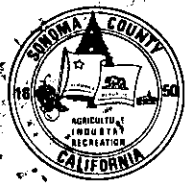
Street Number

Bel

Community Code

125-131-066

APN



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
Code Enforcement Division

VIOLATION COMPLAINT FORM

2008

6-2-00
Date Received

VU
Staff

Complainant Chrystle

Phone # 569 0314 H
570-1200 W

1. PROPERTY ADDRESS?

1680 Sebastopol Rd

City _____ Assessor's Parcel #: 125 - 131 - 066

Zoning C2 Parcel Size .43

Property Owner's Name HOSSIE SAFFARINIA & SORAYA Phone # _____

Owner Mailing Address 6891 AFENITA
WINNERT PARK 94928

2. WHAT IS THE NATURE OF THE COMPLAINT? (Check Box(es) and describe)

Zoning Code Violation(s)

Illegal dwellings
(garage converted to duplex)

1680 Sebastopol Rd

Health Code Violation(s)

Septic Installation without permit

Building Code Violation(s)

Construction without Permit(s)

garage converted to duplex

Grading / Fill without Permit(s)

Hazardous / Substandard (Specify)

1720 SEBASTOPO

Conversion / Change of Occupancy from U to R1

DO NOT WRITE BELOW THIS LINE

3. REPORT OF INVESTIGATION

VIOLATION NO. VBU00-0362

DATE	DESCRIPTION
6-14-00	St. Garage on North end (facing street) appears unchanged. However, area to side of garage appears to be a yard area ancillary to the residential use. ^{inside} Could not get through gate to view this area.
	Send Building change of occupancy letter - "garage converted to duplex"

FOR OFFICE USE ONLY

Itr Itr Itr Itr Tracking Mainframe

Date Violation Closed _____ Permit # Demo-0300
 Close Pendaflex/file Close Tracking F = 12-10-07 Close Mainframe

HANS
578-0828

Date

SUPPLEMENTAL ACTIVITY LOG

- SPOLE TO CRYSTAL IN ~~2~~¹ ONE OF THE GARAGE UNITS SHE HEATS THE HOUSE ~~WITH~~^{STUDIO} HER OVEN, HAS WATER DAMAGE FROM LEAKING ROOF. WILL GO BACK AND TAKE PHOTOS. LMW
- 3/7/01 P/O CAME IN AND WERE LOOKING AT WHAT HE NEEDS TO DEMO OUT. ILLEGAL UNITS ~~ARE~~^{ARE} STILL OCCUPIED BY TENANTS. HE WILL GIVE TENANTS 45 DAYS FOR 1 ~~OF~~^{OF} 30 DAYS FOR THE OTHER WILL CALL ME EVERY OTHER WEEK. LMW UNTIL THE PROPERTY IS TAKEN BACK TO ITS ORIGINAL STATUS OF 1 SINGLE FAMILY DWELLING. LMW
- 4/16/01 TENANT MARY ARNOLD CALLED CONCERNED ABOUT WHATS HAPPENING WITH ALL THE OTHER UNITS 3RD ON THE PROPERTY. P/O CALLED SAID THE 2 PEOPLE IN THE GARAGE WILL BE MOVING OUT AS OF MAY 1ST. WILL SPEAK TO TENANT'S ATTORNEY. SHE SAYS HER ONE ELECTRICAL METER IS STILL BEING USED ON ALL UNITS AND ITS BLOWING OUT BREAKERS. LMW.
- 6/1/01 HANS CALLED & LEFT A MESSAGE STATING THAT HIS SECOND TENANT IN THE GARAGE HAD BEEN EVICTED. HE IS GOING TO BE OUT OF THE COUNTRY TO SEE HIS ILL FATHER AND WHEN HE COMES BACK WE WILL DO A SITE INSPECTION. LMW
- 8/2/01 MARY ARNOLDS ATTORNEY CAME IN TO VIEW FILES AND MAKE COPIES. LMW
- 9/10/01 HANS CALLED SAID THEY ARE READY FOR A SITE INSPECTION

Date.	SUPPLEMENTAL ACTIVITY LOG
12/5/00	P/O IS EVICTING TENANT THEY HAVE SENT A COPY OF THE EVICTION NOTICE. LMW. APPEARS TO BE CIVIL ISSUES BETWEEN TENANT & P/O.
12/20/00	P/O CAME IN AND OBTAINED DEMO PERMIT. HAVE GIVEN HIM 120 DAYS. LMW
12/24/00	SPOKE TO MIKE REYNOLDS
12/22/00	STOPPED BY TO TALK TO P/O HE RETURNED MY CALL WILL TALK TO MO NEXT WEEK LMW
1/9/01	TENANT HAS CALLED WITH A COMPLAINT ABOUT HER HEATING FACILITIES. WILL GO GIVE INSPECTION AND SPEAK WITH OWNER. CALLED LEFT PHONE MESSAGE. LMW
1/10/00	PROPERTY OWNER SUPPOSEDLY HAS 3 OTHER UNITS ON PROPERTY WILL DO SITE INSPECTION. LMW CALLED LEFT MESSAGE.
1/11/01	CALLED MARY ABOUT HEATING ^{HEATING} PROBLEM. HOSSIER SPOKE TO ME SAYS IT WILL ALL BE TAKEN CARE OF. LMW
1/17/01	TENANT (MARY ARNOLD) CALLED AGAIN WHEN HER POWER HAS BEEN TURNED OFF TO THE HOUSE CALLED P/O HE IS DOWN AT P.G.E GETTING THE POWER TURNED BACK ON. SPOKE TO P/O P.G.E. MADE ERROR IT WILL BE TURNED ON BY THIS AFTERNOON. LMW
1/22/01	PLEASE SEND LETTER FOR THE CONSTRUCTION. W/O PERMITS ILLEGAL 3 & 4 DWELLING UNITS LMW
1/26/01	POSTED N/O FOR ILLEGAL 3 rd and 4 th DWELLINGS SPOKE TO TENANTS SUBSTANDARD DWELLINGS. HOUSE SHOULD BE 1 SINGLE FAMILY DWELLING UNIT HAS BEEN MADE INTO A 4 PLEX. LMW

First Letter of Request For Repairs

From: Crystal Loosberg
1680 Sebastopol Rd #3 - studio in back
Santa Rosa Ca 95407.

Date: 11-27-00

To: Hossein Saffarinia
1720 Sebastopol Rd - Business address
Santa Rosa Ca 95407

Dear: Mr Saffarinia

I/We wish to inform you that the following item(s) at the above described property need to be repaired: Sec 601 General buildings must be under code - Sec 701 Heating and ventilation not under code. Sec 1001 (A) General (B) Inadequate sanitation (1) inadequate lavatory (6) lack of adequate heating. (13) General dilapidation (14) lack of required sewage disposal. (15) lack adequate garbage disposal. (1 garbage can for 4 units) see following page.
Your prompt attention to the repair(s) will be greatly appreciated.

This will further formally notify you that I value my privacy highly and insist that my legal rights to that privacy, as guaranteed to me under California Civil Code Section 1954, be respected. Specifically, in non-emergency situations, I would like to have 24 hours' notice of your intent to enter my dwelling to do the above mentioned repairs.

In addition, any retaliatory eviction or rent raise is also prohibited by the landlord as the result of a tenant exercising his/her rights under the law.

I assume this notice will be sufficient to correct this matter. If you want to talk about this, please call me at 707-569-0314 from 6pm to 8pm

Sincerely,

Crystal Loosberg

continued

FIRST LETTER OF REQUEST FOR REPAIRS

SEC 1001 SUBSTANDARD BUILDINGS

(C) Structural hazards. (2) Defective or deteriorated floors. (Bathroom floor around toilet.) I Chrystal Loessberg had you Hossein (Hans) inspect the problem over a year ago. Nothing was ever done. When George replaced my kitchen faucet I informed him of the problem, he told me " Don't worry about it, you'll only fall 2 feet through the floor."

(D) Nuisance. Any nuisance as defined in this code. (F) Hazardous plumbing, current plumbing not applicable by law.

(G) Faulty weather protection. (2) Deteriorated roof. (Roof leaks above kitchen sink, has leaked every winter for 3 years, you (Hans) were informed of this. (I) Inadequate maintenance.

1941.1. UNTENANTABLE DWELLINGS

(A) Effective waterproofing. (B) Plumbing or gas facilities which conformed to applicable law in effect at the time of installation, maintained in good working order. (The water heater is in a dangerous location, and could ignite a fire.)

(C) A water supply approved under applicable law. (D) Heating facilities which conformed with applicable law at the time of installation, maintained in good working order. (E)

Electrical lighting, with wiring and electrical equipment which conformed with applicable law at the time of installation, maintained in good working order. (G) An adequate number of appropriate receptacles for garbage and rubbish.

Chrystal Loessberg

30 DAY NOTICE OF TERMINATION OF TENANCY

TO: CHRISTAL J. LOESSBERG

All tenants and subtenants in possession (full name),
John Doe, Jane Doe, and all others in possession.

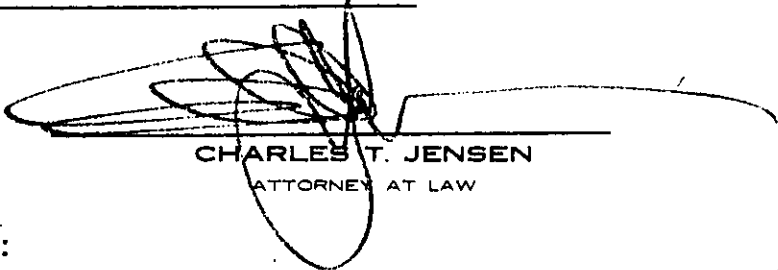
NOTICE IS GIVEN that you, and each of you, are required to
quit and deliver to me, or my authorized agent, possession of
the premises now held and occupied by you, and each of you, said
premises being known as:

City of Santa Rosa, County of Sonoma,
State of California, designated by the number and the street as
1680 Sebastopol Road, rear bldg, front apt., Apt. # rear bldg., front apt.

WITHIN THIRTY (30) DAYS AFTER SERVICE OF THIS NOTICE UPON YOU.

This 30 DAY NOTICE OF TERMINATION OF TENANCY is given
pursuant to §1946 of the California Civil Code, for the purpose
of terminating your tenancy to the above-named premises. If
you fail to comply, suit will be instituted against you for such
possession, and for attorney's fees and all damages and costs
allowed by law.

Dated this 1st day of December, 2000



CHARLES T. JENSEN
ATTORNEY AT LAW

AGENT

PER THE ATTACHED COUNTY LETTER
THIS RENTAL PREMISES IS
BEING REMOVED.

By:

TELEPHONE
(707) 527-9911

1622-4TH STREET
SANTA ROSA, CA 95404

cc: County of Sonoma
Permit Dept.

Attn: Lynda Worsley 30 DAY NOTICE OF TERMINATION OF TENANCY
2550 Ventura Ave.
Santa Rosa CA 95403-2829

PENAL CODE §594 reads: "Every person who maliciously injures or
destroys any real or personal property not his. . . is guilty of
a misdemeanor."

EXHIBIT

DEC - 4 2000

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Request for Lease Approval

707-468-5615

Bring this document back to NCIHA when you have met all requirements of the Property Owner/Landlord and have received approval to rent. Receipt of this document will notify NCIHA Staff that you are ready for the Rental Property Inspection.

ATTENTION CARMEN OCHOA JR
Julie Russ

Name and Address of Property Owner/Manager:

HANS SAFFARINIA
1720 SEBASTOPOL RD
SANTARAJA, CA 95407

Phone: (707) 578-0828

Location of Rental Property:

Address: 1680 SEBASTOPOL RD SANTARAJA, CA 954107

Directions to Rental: 101 TO 12 WEST TO STONY POINT SOUTH
TO SEBASTOPOL RD EAST

Rental Property Description: Apartment Duplex House
 Modular/Mobile Home Other

of Bedrooms: 2
Heating Source: CENTRAL GAS
Monthly Rent: 1075.00
Deposit Amt: 1500.00

<u>For NCIHA Use only</u>	
Fair Market Rent for bedroom size	Mary Arnold
Verbal approval from Property Owner/Manager	(date)
Inspection Appointment date/time	

I certify that all information included on this form is true and correct. I have met all the requirements of the property owner/manager and have received approval to rent the property listed above.

Signed: Mary Arnold
Participant

Signed: Hans Saffarinia
Property Owner/Manager

HANS SAFFARINIA
578-0828