

P

Type



Plans

ZPE16-0365

Permit Number

8455

Street Number

SONOMA AVE

Street Name

GRA

Community Code

130-175-022

APN



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

NEIGHBORHOOD COURTESY NOTIFICATION

AN APPLICATION FOR A VACATION RENTAL HAS BEEN APPROVED IN OR NEAR YOUR NEIGHBORHOOD, AT THE ADDRESS LISTED BELOW. PLEASE KEEP THIS CARD AS IT PROVIDES THE APPROVED LIMITS FOR THE VACATION RENTAL, AS WELL AS THE NAME AND NUMBER OF THE PROPERTY MANAGER FOR THE VACATION RENTAL THAT YOU SHOULD CONTACT IF PROBLEMS ARISE.

VACATION RENTAL ZONING PERMIT NO. ZPE16-0365

RULES AND PERFORMANCE STANDARDS

Property Address: 8455 Sonoma Avenue, Graton

TOT Certificate No: 2799N **APN:** 130-175-022

1. **Guestrooms.** This vacation rental is permitted to have up to two (2) guestrooms.
2. **Maximum Overnight Occupancy.** The maximum overnight occupancy for this vacation rental is six (6) persons, not including children under three (3) years of age.
3. **Maximum Number of Day Guests and Visitors.** The maximum number of registered guests and their visitors allowed during the day is twelve (12) persons. This limit does not apply to children under three (3), nor does it apply on Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve or Christmas.
4. **Limit on Number of Residences or Structures.** Only one (1) tenant group shall be allowed on-site at any given time. Up to two (2) structures may be used by the single tenant group, if allowed by this permit. Tents, yurts and RVs are not allowed.
5. **Parking.** This vacation rental must provide at least one (1) off-street parking space(s). The maximum number of vehicles allowed for overnights guests shall be two (2).
6. **Noise.** All activities associated with the vacation rental shall meet the General Plan Noise Standards. **Quiet hours are 10:00 p.m. to 7:00 a.m.** Outdoor amplified sound is prohibited at all times.
7. **Pets.** If allowed, pets and service animals must be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
8. **Trash and Recycling Facilities.** Recycling and refuse storage bins shall not be stored within public view unless in compliance with neighborhood standards.
9. **Septic Systems and Sewer Connections.** The owner shall maintain a properly functioning septic system or sewer connection.
10. **Outdoor Fires.** Outdoor fires, when not prohibited by state or local fire bans, shall be allowed only in permitted fire pits and shall be extinguished when not in use, or before 10:00 p.m., whichever is earlier.

24/7 Property Manager: Marilyn Griffen

24-hour Phone: 707-888-7890

AGENDA REQUEST SHEET - ALL INFORMATION MUST BE FILLED IN

Applicant: MARESCA BARBARA TR ET AL
2027 PLEASANT AVE
GLENSIDE PA
19038

Appellant:

Parcel(s):

130-175-022

Address(es):

8455 SONOMA AVE GRA

Description:

ZONING PERMIT
ZONING PERMIT REQUEST TO DESIGNATE A VACATION RENTAL IN AN EXISTING SFD WITH TWO (2)
BEDROOM VACATION RENTAL WITH 6 PEOPLE OVERNIGHT OCCUPANCY.
24 HR CONTACT 707-888-7890.

Date-Accepted: 06/08/2016

File #: ZPE16-0365

PCAS#:

JR614700

Staff:

NO ASSIGNMENT

Sup District:

Zoning:

5 RR B62 du/ac LG/116 SR

Williamson Act Contract:

yes no ☒

Neighborhood Notification:

yes no

On-Site Public Hearing Sign:

yes no

Date Complete for Processing:

Env. Status : CE ☒ ND ☐ MND ☐ EIR ☐

State Clearinghouse review and 30 day notice? yes no

Public Hearing: yes no Continued Hearing: yes no from County Counsel? yes no

Requested date and amount of time: Need BOS Hearing? yes no Uncontested? yes no

OWNER

Name: MARESCA BARBARA TR ET AL
Addr: 2027 PLEASANT AVE
GLENSIDE PA
19038

Name:
Addr:

Name:
Addr:

REFERRALS AND NOTICING:

Number of Posters: _____		Which Newspaper?: _____		Special Ad Size?: _____	
Ref.		Not.	Ref.		Not.
_____	County Surveyor	_____	_____	BOS Dist _____ Director	_____
_____	Health Specialist	_____	_____	BOS Dist 1 Director and SVCAC	_____
_____	Sanitation	_____	_____	BOS Dist 4 Director and Jason Liles	_____
_____	Grading and Storm Water	_____	_____	Valley of the Moon Alliance and Kenwood Press	_____
_____	SUSMP	_____	_____	NW Information Center, S.S.U.	_____
_____	Building Inspection	_____	_____	Milo Baker Chapter Conservation Committee	_____
_____	Code Enforcement	_____	_____	PG&E	_____
_____	Road Naming	_____	_____	School District	_____
_____	So County Environmental Health	_____	X	North Bay Corporation (Disposal)	_____
_____	DTPW, Land Development	_____	_____	US Army Corps of Engineers	_____
_____	DTPW, Drainage	_____	_____	State Coastal Commission - Appealable? YES _____ NO _____	_____
_____	Ag Commissioner	_____	_____	State Dept of Transportation (Caltrans)	_____
X	Regional Parks	_____	_____	State Dept of Fish and Wildlife	_____
X	Fire and Emergency Services	_____	_____	State Dept of Forestry	_____
X	FPD: GRATON FPD	X	_____	State Dept of Health	_____
_____	Treasurer/Special Assessment	_____	_____	State Parks and Recreation	_____
_____	Assessor	_____	_____	Regional Water QCB: North Coast / SF Bay	_____
_____	Landmarks Commission	_____	_____	Air Pollution Control: No. So County / Bay Area AQM	_____
_____	Landmarks Approval Required	_____	_____	City of _____, _____ Dept.	_____
X	Transit/BPAC	_____	X	Sonoma MOAG	_____
_____	Communications	_____	_____	_____	_____
X	SCTA/RCPA	_____	_____	_____	_____
_____	Sheriff Community Service Office	_____	_____	_____	_____
_____	LAFCO	_____	_____	_____	_____
_____	ALUC/CLUP	_____	_____	_____	_____

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: ZPE16-0365

Project Address: 8455 SONOMA AVE GRA

Cross Street: HIGHWAY 116

APN: 130-175-022

Description: VACATION RENTAL FOR A 2 BEDROOM DWELLING.

Printed: June 08, 2016

Initialized by: MGROSCH

Activity Type: AB-ZPE 1501

PCAS #:

Owner: MARESCA BARBARA TR ET AL
2027 PLEASANT AVE
GLENSIDE PA
19038
215 884 1239

Applicant: MARESCA BARBARA TR ET AL
2027 PLEASANT AVE
GLENSIDE PA
19038
215 884 1239

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
140	TECH ENHANCEMENT FEE	26010104-46040	18.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	26010122-45068	35.00	.00	.00
1166	LEVEL II ZONING PERMITS	26010121-45063	592.00	.00	.00
			\$645.00	\$0.00	

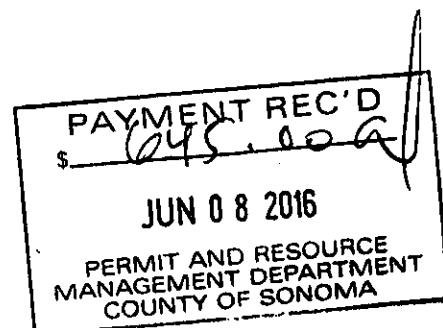
Total Fees: \$645.00

Total Paid: \$0.00

Balance Due: \$645.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



Planning Application

PJR-001

Application Type(s):

- ☐ Admin Cert. Compliance
☐ Ag. Or Timber Preserve/Contract
☐ Conditional Cert. of Compliance
☐ Cert. of Modification
☐ Coastal Permit
☐ Design Review Admin.
☐ Design Review Full
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision

File # ZPE16-0365

- ☐ Minor Subdivision
☐ Voluntary Merger
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment
☐ Use Permit
☐ Variance
☐ Zone Change
☒ Other: VACATION RENTAL

Zoning Permit for: a Vacation Rental

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name <u>BARBARA JEAN MARESCA</u>			Name		
Mailing Address <u>2037 PLEASANT AVENUE</u>			Mailing Address		
City <u>GLENSIDE</u>	State <u>CA</u>	Zip <u>94038</u>	City	State	Zip
Day Ph <u>815 884 1231</u>	Email <u>bjmarezca@yahoo.com</u>		Day Ph ()	Email	
Signature <u>Barbara Jean Maresca</u>		Date	Signature		Date
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)					
Name/Title			Name/Title		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ()	Email		Day Ph ()	Email	
Signature		Date	Signature		Date
PROJECT INFORMATION					
Address(es) <u>8455 SONOMA AVENUE (BACK HOUSE)</u>			City <u>Sebastopol</u>		
Assessor's Parcel Number(s) <u>130-175-022-000</u>					
Project Description <u>VACATION RENTAL</u>					
Acreage <u>1.8</u>			Number of new lots proposed		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area <u>6</u>	Supervisorial District <u>5</u>	Latitude <u>38° 26' 06" N</u>	Longitude <u>122° 51' 29" W</u>		
Current Zoning <u>RR B6 2du/ac LG/116 SR</u>					
General Plan Land Use <u>UR 2</u>			Specific/Area Plan <u>Hwy 116 Scenic</u>		
S.P. Land Use			Violation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No.	
Application resolve planning violation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Previous Files <u>PLPD09-0083 (Acc's) Denied</u>					
Application accepted by <u>M.B. Grosch</u>			Date <u>June 8, 2016</u>		
Approved by			Date		

Supplemental Application and Affidavit

<u>"La Dolce Vita"</u> Property Name or Fictitious Business Name (if any)	<u>BARBARA JEAN MARESCA</u> Owner Name
<u>8455 SONOMA AVE, Sebastopol</u> Vacation Rental Address	<u>6490 Front St. #123, Forestville, CA</u> Address of Property Manager <u>95436</u>
<u>MARILYN GRIFFIN</u> Property Manager Name or Co. Name	<u>707-888-7890</u> Property Manager 24 hour contact Phone
<u>707-888-7890</u> Property Manager Phone/Owner phone if no Management Co.	<u>2799N New</u> JUN 08 2016 <u>Buejke</u> Transient Occupancy Tax (TOT) Certificate Number

Proposal (including number and description of structures be specific): Propose to rent
2 bed room, 2 bath ^{home} as a Vacation Rental unit in
such time that I can relocate to CA

Total Number of Guest Rooms Proposed: 2 Number of Parking Spaces: 5 off-street on-street

Maximum Allowable Overnight Occupancy Proposed: 6, not including children under 3 years of age

Maximum Allowable Daytime Occupancy Proposed: 12, not including children under 3 years of age

VACATION RENTAL AFFIDAVIT

This is to acknowledge that I, BARBARA LEAN MARESCA, in applying for a Vacation Rental Permit pursuant to Section 26-88-120 of the Sonoma County Code, do hereby agree to abide by and conform to the Vacation Rental Performance Standards set forth in the approved permit, and all other provisions of the Sonoma County Code pertaining to the conduct of Vacation Rentals. I further acknowledge that a Vacation Rental Permit does not grant an entitlement to the property, but rather to the property owner, which permit automatically expires upon property sale or transfer with no further action required on the part of the County (permit runs with the owner, not with the land).

I understand and agree that the attached Vacation Rental Performance Standards and limitations shall be posted in a prominent place within the Vacation Rental and included as part of all rental agreements, and that all advertising and web listings will conform to these approved occupancy limits and standards.

I hereby also acknowledge that the approval of this Vacation Rental Permit shall in no way permit any activity contrary to the Sonoma County Code, or any activity which would constitute a nuisance under state or local law. I understand and acknowledge that the approval for use of this private residence as a Vacation Rentals are based on my representations to PRMD staff, and does not in any way constitute an evaluation or determination of legal or Legal Non-conforming status of the improvements on this site. I further acknowledge that it is my responsibility, as property owner and/or applicant, to ensure that the conduct of this Vacation Rental is not contrary to any covenant, code or restriction which may govern the property on which the Vacation Rental will be conducted, which property address is referenced above. I acknowledge that any misrepresentation made by me or by my agent in applying for this permit may render the permit invalid.

Barbara Lean Maresca
Signature of Property Owner

Date 6-8-16

M. Hoff
Signature of Property Manager or Designated Representative

Date 6-9-16

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue

Santa Rosa, CA 95403-2829

(707) 565-1900

Fax (707) 565-1103

4/14/2016 VStar



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

July 21, 2016

Barbara Jean Maresca
2027 Pleasant Avenue
Glenside, Pennsylvania 19038

RE: File No.: ZPE16-0365
Address: 8455 Sonoma Avenue, Graton
APN: 130-175-022

The Zoning Permit application you submitted for a vacation rental has been approved, subject to compliance with the limits and performance standards listed in the permit. Your vacation rental may operate only in accordance with all vacation rental standards provided in the Zoning Permit for your vacation rental. These standards and limits are also being provided to your neighbors.

Your vacation rental may not operate without a valid property manager who is available 24 hours a day, 7 days a week. Your property manager must respond to all calls and complaints to resolve the issue within 60 minutes, or within 30 minutes if during quiet hours. Failure to respond to complaints may result in the loss of your permit. You must ensure that any changes to your property manager or the 24/7 contact information are communicated to PRMD immediately. Please contact the Vacation Rentals Hotline at 565-1932 or visit the website at <http://www.sonoma-county.org/prmd/docs/vacrent/index.htm>


The enclosed Zoning Permit Rules and Performance Standards approving your vacation rental must be displayed within six (6) feet of the entry door in a prominent location inside the vacation rental to inform renters of the rules that apply to the vacation rental use. Please note that any advertising of your vacation rental must be consistent with the standards and the occupancy limits for your vacation rental as indicated on your vacation rental Zoning Permit, and must list the maximum number of occupants, the maximum number of cars, and the quiet hours (10:00 p.m. to 7:00 a.m.). All listings must also contain your Transient Occupancy Tax (TOT) certificate number. You may provide this information at the end of your description of the property in your listings.

Please feel free to contact the Vacation Rentals Hotline at 565-1932 with questions regarding these instructions or any other aspects of the County's vacation rental regulations.

Thank you for your efforts to ensure that your vacation rental business respects the residential quality of the area in which it is located, as well as providing a wonderful opportunity for visitors to enjoy Sonoma County.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.

Sincerely,


Lisa D. Posternak
Project Planner

:ldp

Enclosure: Vacation Rental Rules and Performance Standards



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

VACATION RENTAL ZONING PERMIT NO. ZPE16-0365

RULES AND PERFORMANCE STANDARDS

Property Address: 8455 Sonoma Avenue, Graton **TOT Certificate No:** 2799N

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24/7 Property Manager: Marilyn Griffen 24-hour Phone: 707-888-7890

Approved PRMD
Signature

Lisa Posternak

Date 7/21/16

THE OWNER OR PROPERTY MANAGER MUST POST THIS PERMIT IN A PROMINENT PLACE WITHIN SIX (6) FEET OF THE FRONT ENTRY ON THE INTERIOR OF THE VACATION RENTAL, AND MUST INCLUDE THESE RULES AND LIMITS SET FORTH ABOVE IN ALL VACATION RENTAL AGREEMENTS AND ON-LINE ADVERTISEMENTS. ZONING PERMITS FOR VACATION RENTALS AUTOMATICALLY EXPIRE UPON SALE OR TRANSFER OF THE PROPERTY.

Property Report Checklist

PJR-119

This form is to be completed by a licensed contractor or a certified home inspector and submitted as part of the vacation rental application package. Incomplete forms will not be accepted.

- ☒ Number of bedrooms 2
- ☒ Legal door & window egress for all bedrooms and any other sleeping area
- ☒ Septic is sized for number of bedrooms (office file counter search) ☐ check if not applicable
- ☒ No obvious sign of septic or sewer failure
- ☒ Off-street parking spaces available (check one) ☐ none ☐ one ☐ two ☒ three or more
- ☒ Smoke and CO detectors present and properly located
- ☒ Fire extinguisher provided near egress door
- ☒ No rotted or deteriorated floors
- ☒ Home is free from visible mold
- ☒ No visible dangerous wiring
- ☒ Steps, stairs and landings are safe and adequately lit; proper handrails provided
- ☒ Decks, balconies, and stairs provide structural integrity; guardrails in place for any drop-offs greater than 30 inches in height
- ☐ Adequate pool fencing is provided or automatic cover and functioning door alarms ☒ check if not applicable
- ☒ Pool and spa equipment is properly grounded ☒ check if not applicable
- ☒ Gas shut-off valves are provided where required
- ☒ Electric circuit panel breakers are labeled, and box is grounded
- ☒ Grounded receptacles, GFI's where required
- ☒ No hazardous material or flammable storage area on property

Comments: _____

Contractor or Inspector: Al Barnes Date: 5/23/16

License Number: 901304

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue
5/5/2016 VStarr

Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-1103

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

BARBARA JEAN MARESCA

Applicant Name

Barbara Jean Maresca

Applicant Signature

BARBARA JEAN MARESCA

Owner Name

Barbara Jean Maresca

Owner Signature

June 8, 2016

Date

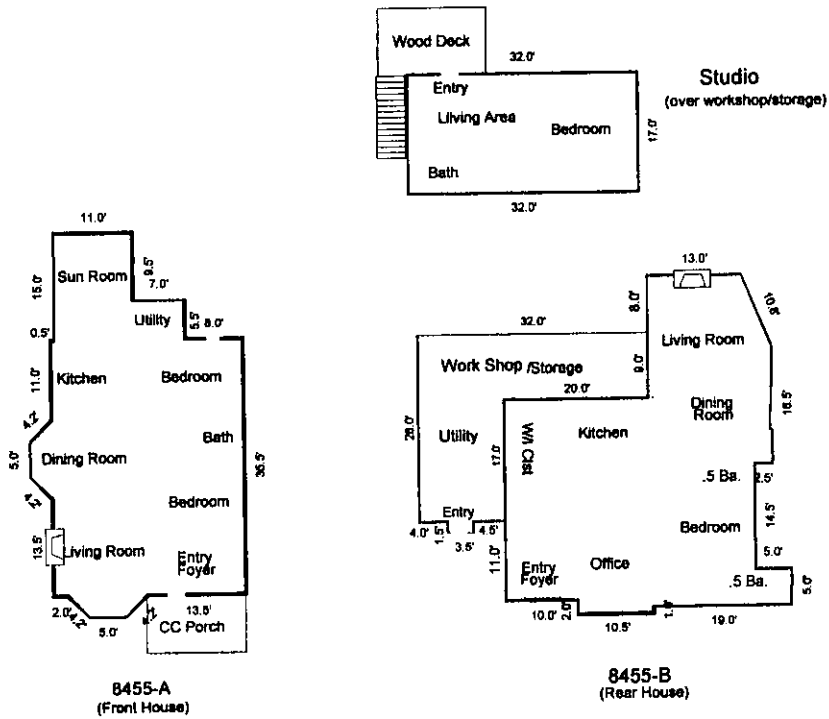
ZPE16-0365

File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Building Sketch

Borrower/Client	Barbara Maresca			
Property Address	8455 Sonoma Ave			
City	Sebastopol	County	Sonoma	State CA Zip Code 95472
Lender	N/A			

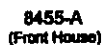


Sketch by Agnes IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	8455-A	1192.2	1192.2
OTH	Rear House-8455-B	1318.8	
	Studio	544.0	
	Storage/Wk Shop/Util	497.3	2360.0
Net LIVABLE Area		(Rounded)	1192

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
8455-A	13.0 x 24.5		318.5
	3.0 x 5.0		15.0
0.5 x	3.0 x 3.0		4.5
0.5 x	3.0 x 3.0		4.5
0.5 x	3.0 x 5.0		15.0
0.5 x	3.0 x 3.0		4.5
0.5 x	3.0 x 3.0		4.5
	13.5 x 24.5		330.8
	11.0 x 26.5		291.5
	5.5 x 18.0		99.0
	9.5 x 11.0		104.5
11 Items	(Rounded)		1192



(Front House)

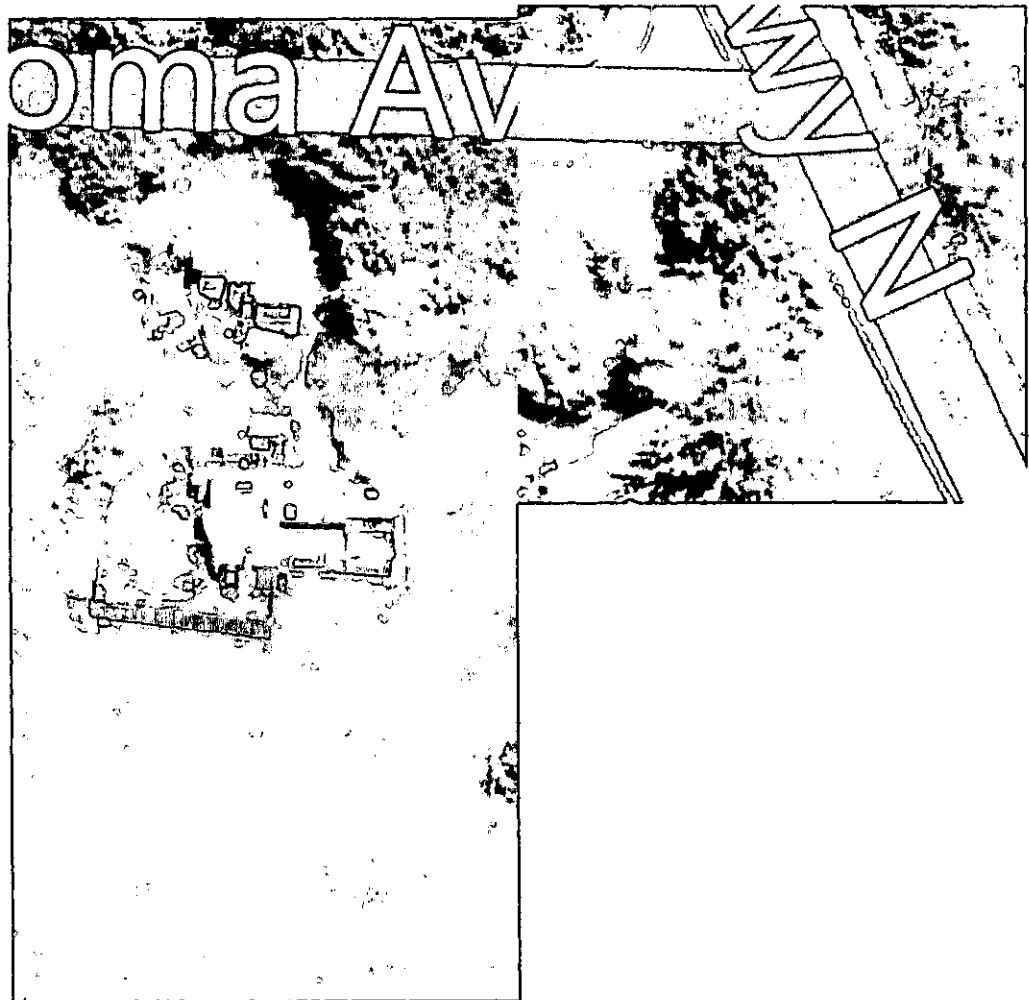
Driveway

SONOMA AVE

↑ S

HWY 116

✓✓



Property Owner: Barbara Jean Maresca
AP 130-175-022-000
8455 SONOMA AVENUE, SEBASTOPOL, CA 95472

1. 4. 2019

Borrower/Cilent	Barbara Maresca			
Property Address	8455 Sonoma Ave			
City	Sebastopol	County	Sonoma	State CA Zip Code 95472
Lender	N/A			

