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3

6001 Hwy 12
ADROO-0001

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

ADMINISTRATIVE DESIGN REVIEW APPLICATION RECEIPT

Printed: 10:44 Jan 04, 2000

File #: ADR00-0001

Initialized By: CDEMIDOV

Printed By: CDEMIDOV

Site Address

6001 HWY 12 SRO

Owner

FREEMAN EMILY D TR
1995 LAWNDALE RD
KENWOOD CA

954529010

Applicant

PALMER JEFF
4913 GRAVENSTEIN HWY N
SEBASTOPOL CA
707-823-2169 95472

Description

REQUEST FOR AN INDOOR & OUTDOOR STORAGE YARD

REQUEST FOR ADMINISTRATIVE DESIGN REVIEW FOR
THE RENTAL OF SMALL YARD EQUIPMENT. THE
EQUIPMENT AVAILABLE FOR RENTAL WILL BE LOCATED
INSIDE AND OUTSIDE OF THE EXISTING BUILDING.

Parcel No: 031-040-058

Zoning:

Total Acres:

Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0121	1341	FIRE SAFE STDS & REF PRMD	\$.00	\$.00
0224	1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0334	3355	EH REVIEW PUB SEW & WAT	\$.00	\$.00
0337	3355	EH REV † 335/36 ALL OTHR	\$.00	\$.00
0615	3140	PUBLIC ROAD REVIEW	\$.00	\$.00
0704	3140	6051 DRAINAGE REV MAJOR DEV'S	\$.00	\$.00
0705	3140	6052 DRAINAGE REV MINOR DEV'S	\$.00	\$.00
0710	3140	DRAINAGE REVIEW REFERRAL	\$.00	\$.00
1011	3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1046	3810	6108 DR ADMINISTRATIVE	\$306.00	\$.00
1125	4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
5121	1341-WAIVED	FIRE SAFE STDS & REF PRMD	\$.00	\$.00
5334	3355-WAIVED	EH REVIEW PUB SEW & WAT	\$.00	\$.00
5337	3355-WAIVED	EH REV † 5335/36 ALL OTH	\$.00	\$.00
5615	3140-WAIVED	PUBLIC ROAD REVIEW	\$.00	\$.00
5704	3140-WAIVED	6051 DRAINAGE REV MAJOR DEV'S	\$.00	\$.00
5705	3140-WAIVED	6052 DRAINAGE REV MINOR DEV'S	\$.00	\$.00
5710	3140-WAIVED	DRAINAGE REVIEW REFERRAL	\$.00	\$.00
6011	3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6046	3810-WAIVED	6108 DR ADMINISTRATIVE	\$.00	\$.00
6125	4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
			\$306.00	\$.00
Total Calculated Fees			\$306.00	
Previously Paid			\$.00	
Balance Due			\$306.00	

CASH REGISTER
VALIDATION
REQUIRED

017852 01/04/00801
0000001
SIERRA \$306.00
***TTL \$306.00
CHECK \$306.00
CHNG \$0.00



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

Sh no 200

PLANNING APPLICATION

File #: AD000-000 Date Filed: 1-4-00

Accepted By: C DEMODOUCA

TYPE OF APPLICATION REQUESTED:

- | | | | |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Appeal of Ord. Interp. | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input checked="" type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: GENIE DELLES, HAM DELLES CO. INC
 Mailing Address: 1330 N. DUTTON AVE. SUITE 104
 City/Town: SANTA ROSA, CA 95401
 State/Zip: CA 95401
 Phone: (707) 578-2810
 Signature: [Signature]
 Date: 1/3/00

OWNER, IF OTHER THAN APPLICANT

Name: EMILY FREEMAN
 Mailing Address: 1995 LAWDALE RD.
 City/Town: KENWOOD
 State/Zip: CA 95452
 Phone: _____
 Signature: _____
 Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trusts, Etc.

Name: <u>JEFF PALMER</u>	Name: <u>RICK OZBORN</u>	Name: _____
Address: <u>715 BLADE</u>	Address: <u>872 COLLEGE</u>	Address: _____
City: <u>SANTA ROSA</u> Zip: <u>95407</u>	City: <u>SANTA ROSA</u> Zip: <u>95404</u>	City: _____ Zip: _____
Title: <u>CONTRACTOR</u> Phone: <u>823-2169</u>	Title: <u>ARCH.</u> Phone: <u>542-3770</u>	Title: _____ Phone: _____

PROJECT INFORMATION:

Address: 6001 HIGHWAY 12 City/Town: COUNTY/SANTA ROSA Zip: 95409
 Assessor's Parcel Number(s): 031-040-053 Acreage: 1.25
 Project Description: A COMMERCIAL/RETAIL PROPERTY ON THE NORTH-EAST CORNER OF HIGHWAY AND MELITA RD. PREVIOUSLY USED AS BAR/DELI/HAIR SALON/TIRE SHOP.

Site Served by Public Water? (Y/N): NO
 Number of New Lots Proposed: 0

Site Served By Public Sewer? (Y/N): NO

COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)

Bldg. Sq. Ft. Proposed: NONE NEW, Existing Employees: 2 New Employees Proposed: 2/3

RESIDENTIAL USES: (Enter Numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____
 New Mobile Homes: _____ New Units For Sale: _____ For Rent: _____ Density Bonus Units: _____

===== DO NOT WRITE BELOW THIS LINE =====

Staff Planner: _____ Planning Area: 9 Supervisorial District: 1
 Current Zoning: LC P SR (COMMERCIAL/COMMUNITY SR) General Plan Land Use: LC
 Specific Plan Title: N. SONOMA VALLEY S.P. Land Use: _____ Needs CEQA Review: NO
 1975 Rolls Checked: ✓ Previous Files: 157019 LLA 290-415 OR 475 AD000-670

PLANNING APPLICATION

*4913
Gruenstien Hwy
North, Seb
95472*

Design Review Supplemental Application

Existing Use COMMERCIAL/RETAIL - BAR, DELI, HAIR SALON, TIRE SHOP

Proposed Use FARM IMPLEMENT AND MACHINERY (LIGHT) RETAIL RENTAL OPERATION

Number of Employees 4 Operating Schedule: Days 7 Hours 7-5:30

Expected Traffic FIVE CUSTOMERS PER HOUR

Noise Generated OCCASIONAL SMALL ENGINE

Chemicals, Oil, Gasoline Storage, etc.

Inside SMALL AMOUNTS FOR SMALL ENGINE OPERATION - IN CONTAINMENT AREA PER OSHA GUIDELINES.

Outside NONE

Underground NONE

Surrounding Uses (Include the number, size, type, and location of nearby buildings):

North: RESIDENTIAL FRONTING MELITA

West: GAS STATION & RETAIL CENTER (CORNER)

South: UNDEVELOPED COMMERCIAL LAND (CORNER)

East: RESIDENTIAL FRONTING HIGHWAY 12

Type of Building Materials: PAINTED WOOD EXTERIOR

Roof Materials: COMP SHINGLE

Color: ROOF - CHARCOAL, EXTERIOR - GREY/SLATE

Vegetation to be removed: NONE

Parking: Number existing — Number Proposed 9

Surfacing of driveway and parking areas: ASPHALT

Signs - Type (attached or detached), number, size, materials, lighting:

Existing POLE SIGN

Proposed NONE NEW

Sign Program (Existing /Proposed) Yes — No ✓ (Attach program if yes)

Will proposal require annexation to a district in order to obtain public services? yes — no ✓

dn: drai(4)

INDEMNIFICATION AGREEMENT

"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 connection 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."

Gene Miller, Agent
Applicant

Emily Freeman
Property Owner (if other than applicant)

1/3/00
Date

AD200-0001
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.

IA:691

INDEMNIFICATION AGREEMENT



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2820
(707) 565-1900 FAX (707) 565-1103

February 4, 2000

Genie Delles, Ham Delles Co. Inc.
1330 N. Dutton Ave., Suite 104
Santa Rosa, CA 95401

Re: ADR00-0001, 6001 Highway 12, Santa Rosa

Dear Genie Delles:

It is necessary to inform you that your application is incomplete and cannot be processed further until complete information is submitted. This file was erroneously taken in as an Administrative Design Review application, when a full Design Review application with environmental review should have been submitted. The reason full design review is needed is that an entirely new use (equipment rental) is proposed which includes both indoor and outdoor uses. I have enclosed a copy of the appropriate design review application and a fee schedule with the appropriate design review application and a fee schedule with the appropriate fees circled. I am also sending a claim form for your signature so that your administrative design review fee can be refunded.

The site plan submitted does not meet County standards in a number of ways including the following: it does not depict the entire property, contains numerous hand written notes, is not submitted in 8 1/2 x 11 format in addition to your full size plans and does not include several other required elements. Please prepare the site plan(s) according to the requirements listed on the design review application instructions. In addition, you have not submitted a proposal statement as required. It needs to be a written statement fully describing the current and proposed use of the property. The statement should include kind, size, intent and frequency of the proposed use. You should include the hours and days of operation, how many employees will be hired, and if there will be any change in noise, traffic, parking availability, and signs. You should also include any future uses planned beyond this present proposal. Again, the design review application instructions outline the proposal statement requirements.

If you have any questions, please feel free to contact me at 707-565-1754. When the file is complete, the file will be assigned to a planner for processing.

Sincerely,

Cynthia Demidovich

Cynthia Demidovich
Project Planner

Enclosures
cc: ADR00-0001

PROPOSAL STATEMENT

6001 Sonoma Highway

February 17, 2000

6001 Sonoma Highway is a 1.35 acre commercial/retail parcel located at the signalized intersection of Highway 12 and Melita Road. The parcel is zoned LC and is in a SR Combining District. The parcel has six structures on site, consisting of four commercial buildings (totaling approximately 4,988 square feet), and a rental house with a separate garage. The house is rented and occupied, and one of the four commercial buildings is rented and occupied by a tire shop. The other three commercial buildings are currently vacant, but were most recently used as a bar, a deli/convenience store, and a hair salon. The purpose of this submittal is to secure approval for the cosmetic upgrade of three of the four commercial buildings in preparation for the occupancy of a single commercial tenant.

The lease was signed in August of 1999, and allows for the tenant to occupy three of the four commercial buildings immediately (the front corner tire shop building, the L-shaped deli/salon building and the rear storage building). The fourth building, the fire-damaged bar, can be demolished or repaired at the owner's discretion per the lease (owner has not made that decision). The tenant, The Rental Place, rents tools, small machinery and farm implements, a "permitted use" under current LC zoning. This is an established business in Sonoma County with two other locations, one in Sebastopol and one in Rohnert Park. This is a long term lease and it is anticipated that the tenant will be in place for an extended period of time.

The tenant has represented that they will operate seven days a week from 7 a.m. to 5:30 p.m.. They will have up to four employees on site at any given time. They anticipate approximately five customers per hour, or a total of about 50 per day. Comparing both number of employees and customers, this should be a less intensive use of the property than the previous uses of a bar, deli, hair salon, convenience store, and tire shop. The business will generate customer traffic noise and occasional small engine noise, however the decibel level will not likely exceed the general ongoing traffic noise generated by Highway 12 traffic.

The cosmetic work proposed includes re-roofing (charcoal color) and re-painting (light grey/slate blue) the exterior of the buildings, replacing a damaged storefront door and window, adding two windows with one on the Melita frontage and one on the rear (north) frontage of the old deli building, slurry coating the existing paved parking area, fencing a portion of the paved parking area (excluding required parking area, fenced area to be

equal to or less than the interior square footage of the buildings), and interior work of refinishing walls, floors, bathroom, and adding some electrical outlets (creating shell retail space). There will be no square footage added to any of the buildings, no additional paving to the site, and no vegetation will be removed. The County Septic & Water Department is requiring the installation of a new septic tank and field for the commercial buildings. A separate system exists for the rental house. Tenant will make use of the existing signage.

This site has been recently been subject to vandalism, graffiti, and illegal dumping. It can generally be described as an eyesore in its current condition. The work proposed will cosmetically improve the current condition, without increasing the density of the site or changing the general character of the buildings or the site.

This Proposal Statement has been submitted by Ham Delles Company, Inc., the property manager and agent for the owner.

HAM DELLES COMPANY
I N C O R P O R A T E D

Wednesday, February 23, 2000

Ms. Melanie Heckel
County of Sonoma, Permit and Resource Management
2550 Ventura Avenue
Santa Rosa, CA 95403-1103

Dear Ms. Heckel:

As agent of the ownership of 6001 Sonoma Highway, I am writing to convey our concerns about the mishandling of the permit application for 6001 Sonoma Highway, the potential misrepresentation by County of Sonoma representatives, and our desire to conclude this process as quickly as possible.

Early in September 1999, Dick Ozborn was hired by Ham Delles Company to prepare and supply plans to the County of Sonoma. On September 29, 1999, those plans were submitted and I was informed that Nick Chase was assigned as planner for the project. Shortly thereafter, Dick Ozborn additionally informed us that well and septic approval would be required, but that Mr. Chase had indicated that design review would be unnecessary. In an effort to keep the process moving as quickly as possible, we immediately hired Adobe Associates to pursue the well and septic issues and on October 1st Dick Ozborn paid for a field review. Throughout October and November we questioned Mr. Ozborn regarding the status of our permit application. By December we were getting quite frustrated. Early in the month Mr. Ozborn finally informed us that Administrative Design Review might be required. We asked Mr. Ozborn to meet with Mr. Chase and remind him that this was contrary to his initial representation. Mr. Ozborn was unwilling to do this and later in the month Mr. Ozborn elected to discontinue his representation of Ham Delles Company rather suddenly.

The last week of December 1999, Mr. Palmer, the project contractor, visited the Permit and Resource Department and was informed that the project would definitely require Administrative Design Review. That submittal was made on January 4, 2000, by Mr. Palmer. The following week Mr. Palmer was further informed that the project was approved (excluding well and septic) under a different parcel number (052 instead of 058, County still lists property as 052 in assessor/zoning maps available to public for copying), but that that approval was being revoked by the new submittal. At the same time it was disclosed to Mr. Palmer that Mr. Ozborn is a member of the design review committee (a fact never represented by Mr. Ozborn to Ham Delles Company prior to that point). Although this process had now become infuriating given Mr. Chase's initial representation, the fact that the original submittal was made in September, and Mr. Ozborn's County affiliation and conflict-of-interest, we still made an effort to comply with your department's request to secure our approvals. Approximately another month later, on February

1330 NORTH DUTTON, SUITE 104
SANTA ROSA, CALIFORNIA 95401
707-578-8840 / FAX 707-578-3778

Ms. Melanie Heckel

February 23, 2000

Page Two

7, 2000, we received a letter from Cynthia Demidovich stating that we would be required to complete full Design Review after being told twice before it would not be required.

There are a number of highly disturbing issues raised by this process. First, our original submittal apparently sat in limbo on Mr. Chase's desk for over two months without any action on the County's part, including notice that any kind of design review would be required. Secondly, we have made every attempt to comply with the requests of your department, and each time we have made a submittal it has been rejected and new requirements placed on us (Mr. Palmer was told that the "messy" condition of his Administrative Design Review submittal was OK by the planner that accepted it). Thirdly, Dick Ozborn's role as a design review committee member and County representative was never disclosed to us, a misrepresentation that indicates that Mr. Ozborn may have been uncomfortable with his role as a dual representative in which he was unable or unwilling to properly act on both the County's and our behalf. Most importantly, we have had a submittal in your department for four and a half months and we are no closer to getting our permits than we were on September 29th. The owner, tenant, and Ham Deiles Company have all incurred significant financial damage as a result of the County's delay and misrepresentation.

Our priority remains to secure our permits and the occupancy of our tenant. We will continue to do what is required of us to insure this occurs. We are submitting a new, fully completed, Design Review Application with this letter to accomplish that goal. However, we contend that Article 82. is being applied to this parcel in an unfair and unreasonable manner. The work proposed does not qualify as a "development" per the intent of Article 82, and is of such "small scale" (approximately 4,988 square feet of building area) that the project should qualify for Administrative Design Review per Section 26-82-050, paragraph (c)(6). The proposed use is also an acceptable use (without permit) under the current LC zoning. No aspect of the proposed work materially changes the "architectural appearance," "character of the neighborhood," or "impairs the desirability of investment or occupation in the neighborhood." In fact, the proposed work and tenancy will improve the current appearance, provide a use that is more in keeping with the character of the neighborhood (semi-rural/equipment rental vs. tire shop and bar), and improve this and surrounding property investment value. Full Design Review is an undue burden under the circumstances, and we request a waiver in favor of Administrative Design Review and a timely resolution to this entire process.

Sincerely,



Mr. Craig Delles

cc: Mr. Pete Parkinson

H D C
HAM DELLES COMPANY
I N C O R P O R A T E D

FAX COVER SHEET

Date: January 12, 2000 **Time:** 11:10 am
To: County Of Sonoma **Fax:** (707) 565-1103

From: Genie Delles **Phone:** (707) 578-8840
 Ham Delles Co., Inc. **Fax:** (707) 578-3778

NUMBER OF PAGES: 2

MESSAGE:

This letter of signature authorization was requested.
Please add this letter to the existing Permit application for Administrative
Design Review for 6001 Sonoma Highway **AP# 031-040-052.058**

If you have any question or require any additional information please call
me at 578-8840.

1330 NORTH DUTTON, SUITE 104
SANTA ROSA, CALIFORNIA 95401
707-578-8840 / FAX 707-578-3778

FROM : VERA FELCHLIN

PHONE NO. : 415 456 1139

Jan. 10 2000 05:18PM PA

VERA F. FELCHLIN
P.O. BOX 1128
ROSS, CA 94957

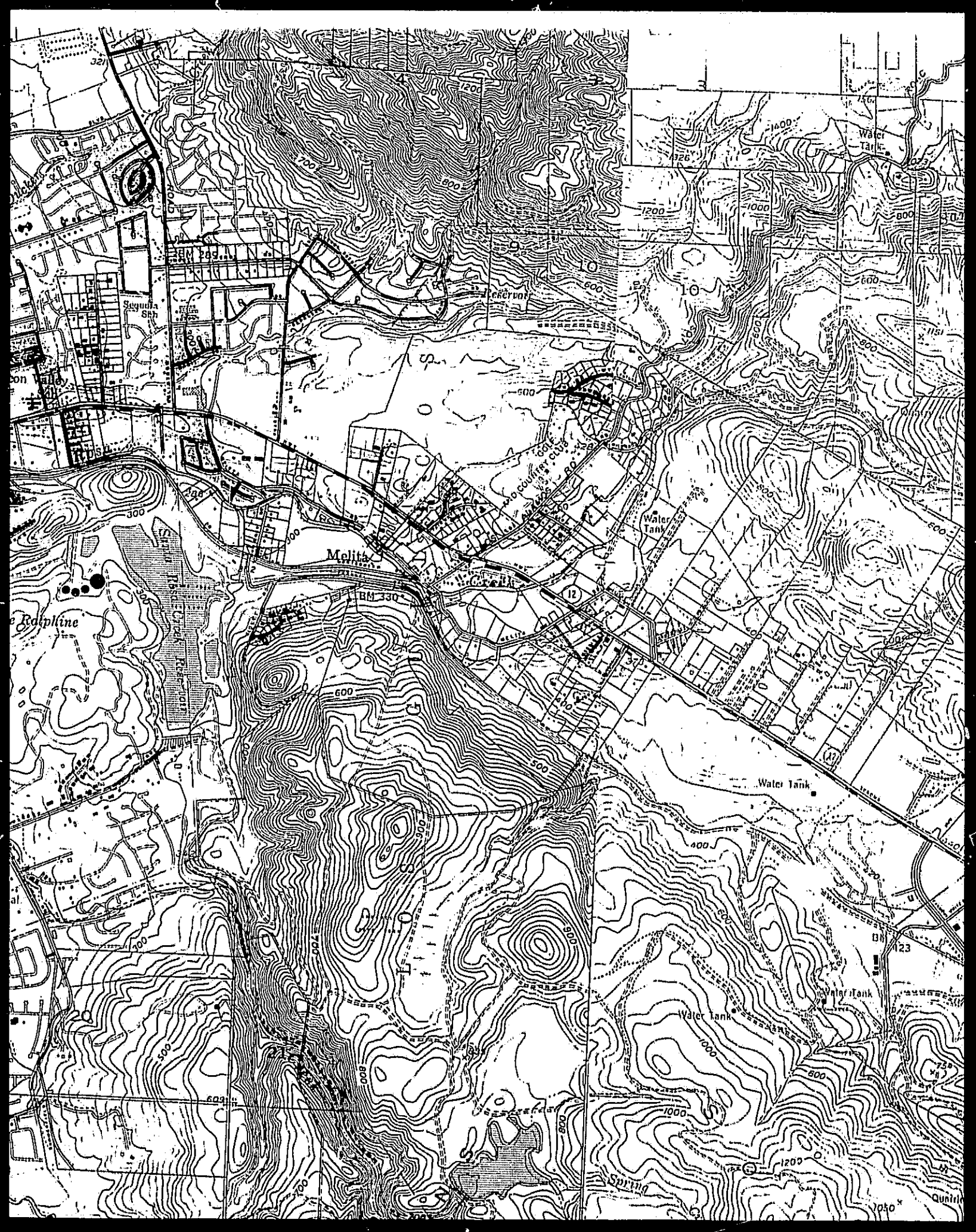
TO: COUNTY OF SONOMA

THIS LETTER AUTHORIZES GENIE DELLES OF HAM DELLES COMPANY TO SIGN ANY PERMIT OR DESIGN REVIEW ISSUES FOR 6001 SONOMA HWY. SHE IS ACTING IN BEHALF OF EMILY FREEMAN, OWNER OF 6001 SONOMA HWY.

THANK YOU

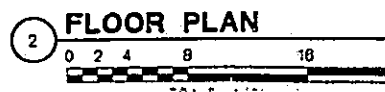
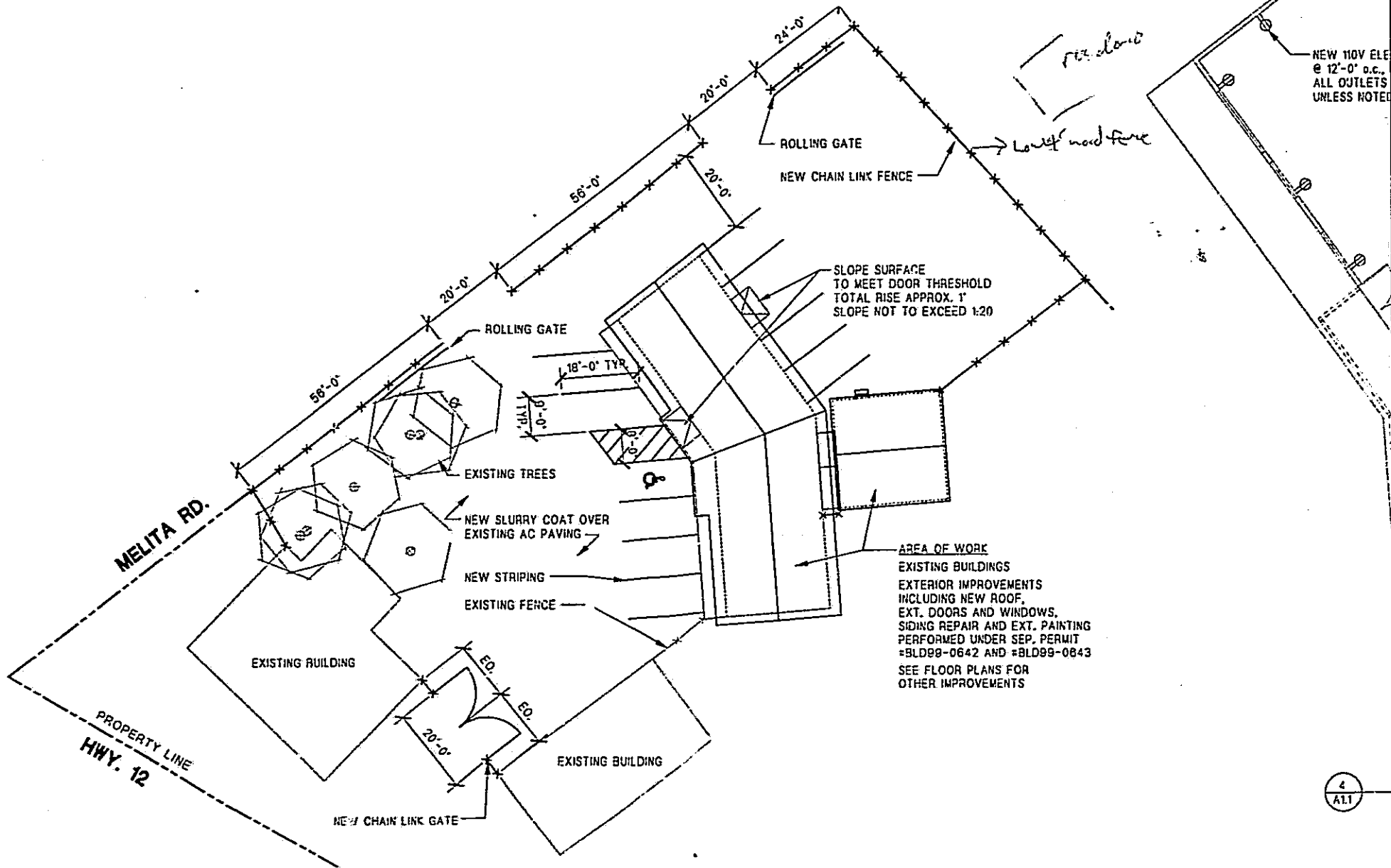

EMILY FREEMAN

January 10, 2000

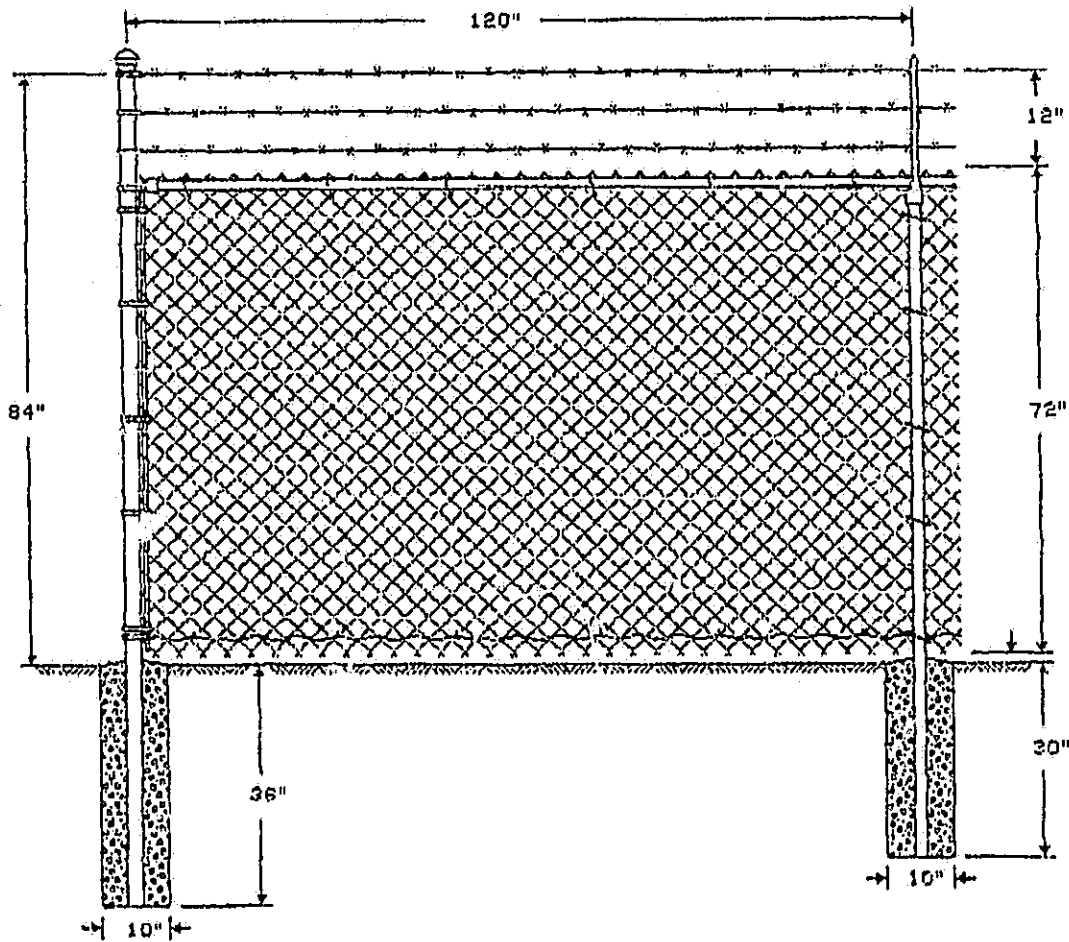


THE RENTAL PLACE

6001 SONOMA HIGHWAY (HWY. 12) SANTA ROSA, CA 95409 AP# 031-040-52



4
ALL



*Proposed perimeter cyclone fence for
Security*

COGGINS
FENCE & SUPPLY INC.

COGGINS FENCE & SUPPLY, INC.
P.O. BOX 343 CL# 210646
SANTA ROSA, CA 95402
(707) 546-0284 FAX 546-0211

U.S. RENTALS PERIMETER FENCE

DRAWING:	08-17-1999	SCALE: NONE	PAGE:
REVISED:	08-17-1999	FILE: TRANSFER	1 OF 1

VERA F. FELCHLIN
P.O. BOX 1128
ROSS, CA 94957

TO: COUNTY OF SONOMA

THIS LETTER AUTHORIZES GENIE DELLES OF HAM DELLES COMPANY TO
SIGN ANY PERMIT OR DESIGN REVIEW ISSUES FOR 6001 SONOMA HWY.
SHE IS ACTING IN BEHALF OF EMILY FREEMAN, OWNER OF 6001 SONOMA
HWY.

THANK YOU

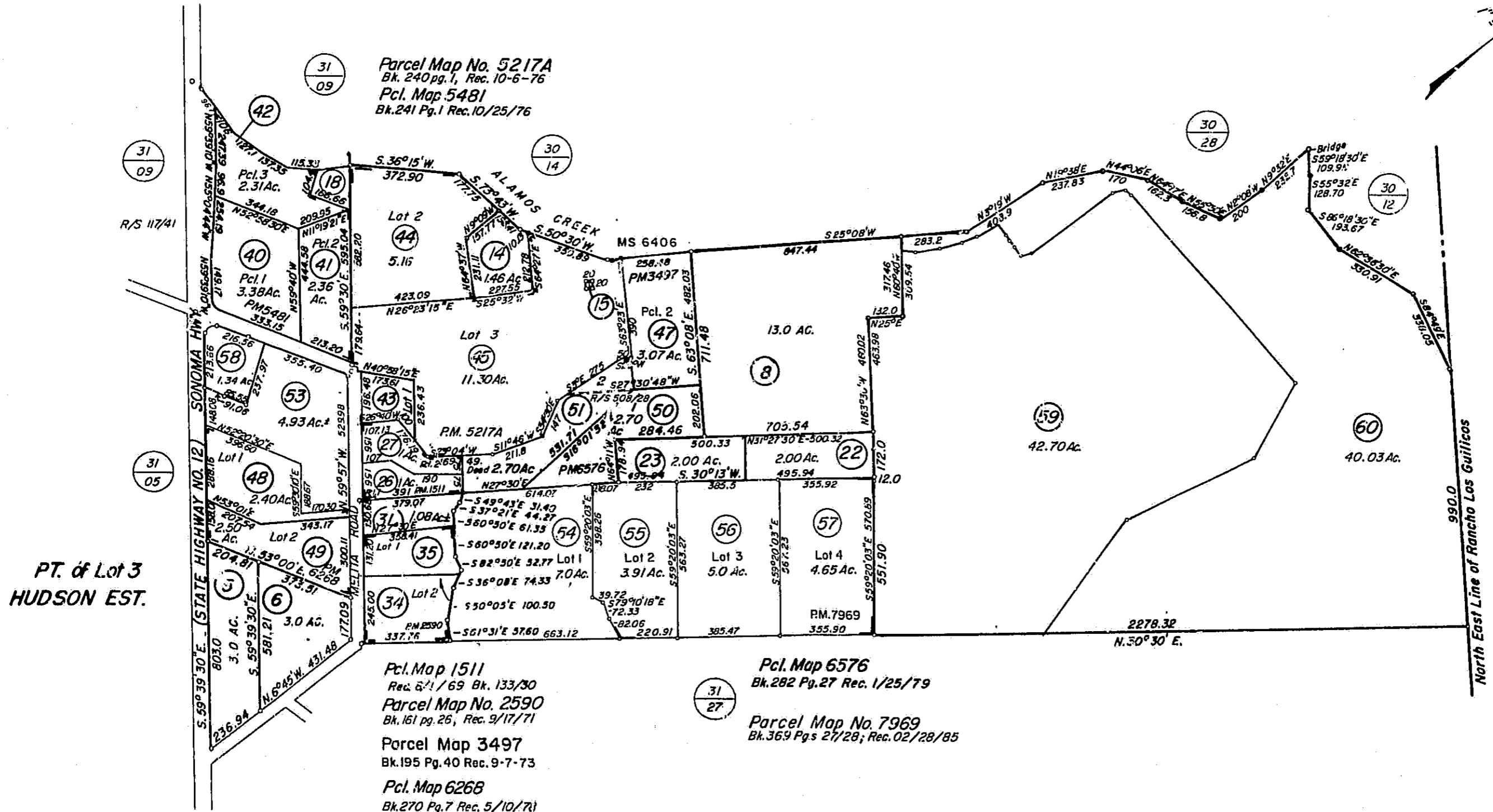
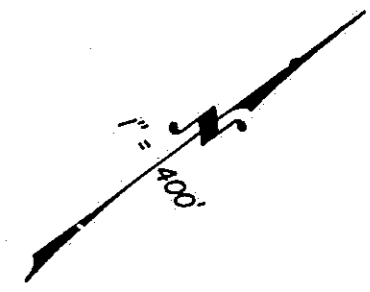

EMILY FREEMAN

January 10, 2000

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
148-002

31-04



Parcel Map No. 5217A
Bk. 240 pg. 1, Rec. 10-6-76
Pcl. Map 5481
Bk. 241 Pg. 1 Rec. 10/25/76

Pcl. Map 1511
Rec. 6/1/69 Bk. 133/30
Parcel Map No. 2590
Bk. 161 pg. 26, Rec. 9/17/71
Parcel Map 3497
Bk. 195 Pg. 40 Rec. 9-7-73
Pcl. Map 6268
Bk. 270 Pg. 7 Rec. 5/10/71

Pcl. Map 6576
Bk. 282 Pg. 27 Rec. 1/25/79
Parcel Map No. 7969
Bk. 369 Pgs 27/28; Rec. 02/28/85

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Revised
10-3-73
11-16-76=42
12-9-76=45
04-04-78=47
8-3-78=49
2-28-79=51
12-27-83=53
03-12-85=57
12-18-96=58
(TBE) 10-12-99=60 KT

Assessor's Map Bk. 31 Pg. 04
County of Sonoma, Calif.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

March 8, 2000

Ham Delles Co. Inc. - Attn. Craig Delles
1330 N. Dutton Ave
Santa Rosa, Ca 95401

Re: ADR 00-0001, 6001 Hwy 12, Santa Rosa

The Permit Division of the Sonoma County Permit and Resource Management Department has reviewed and approved your administrative design review application to remodel three existing commercial buildings and have a single tenant that rents small tools and machinery occupy them, subject to the attached conditions of approval.

All development of the site must be in accordance with the approved plans and conditions. Violation of the conditions may result in revocation of the permit. If you have any questions in regard to this matter please contact me at (707)565-1928.

Sincerely,

Kenneth Ellison
Project Planner

ADR 00-0001
Conditions of Approval
6001 Hwy 12, Santa Rosa

1. All development shall take place in accordance with the approved plans, application, and conditions of approval. Violation of the conditions may result in revocation of the permit.
2. All required building, plumbing, mechanical, electrical, well and septic permits shall be obtained from the County prior to any construction beginning or the startup of the use.
3. The existing burned out commercial building shall either be demolished under permit from the County and the area cleared off, or it shall be rehabed to the same exterior specifications as the other commercial buildings on site.
4. The existing pole sign near the burned building shall be removed.
5. The outdoor storage area shall be located behind (East of) the existing commercial buildings, and not exceed 100% of the gross area of the commercial buildings.
6. A minimum six foot high solid board fence shall be installed along the East property line between the commercial area and the neighbors residence. The remainder of the outdoor storage area shall be enclosed with a chain link fence that has been vinyl coated in a dark color. Continuing the fence along Melita Rd and Hwy 12 beyond (to the west of) the outdoor storage area is not allowed.
7. All new signage shall be consistent with the Sonoma County Signage Guidelines (i.e. 32 sq' max size, 18 inch max height letters, 6 ft. max sign height if detached, letters only illuminated if internally lit). Final signage plans shall be submitted to the County Permit and Resource Management Department for review and approval prior to installation.
8. All night lighting shall be fully shielded, and directed downward and inward with no direct glare onto adjacent properties or roadways.
9. Parking areas shall be restriped.
10. Noise on site shall be controlled so as to be consistent with the Sonoma County General Plan Noise Element.
11. All existing trees/landscaping on site shall be retained and protected.