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512 ROSELAND AVE  
ADR00-0045

# 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: 16:23 Jun 14, 2000

File #: ADR00-0045

Initialized By: BGAISER

Printed By: BGAISER

Site Address

512 ROSELAND AVE ROS

Owner

YOUNG STEPHEN W & KATHLEEN E  
7833 TWIN PINES LN  
SEBASTOPOL CA  
707-544-2449 95472

Applicant

KOENIGSHOFER ERIC  
703 2ND STREET 4TH FLOOR  
SANTA ROSA CA  
707-525-8800 95404

Description

VEHICLE STORAGE FOR TOWING BUSINESS

REQUEST FOR ADMINISTRATIVE DESIGN REVIEW FOR VEHICLE STORAGE FOR TOWING BUSINESS

Parcel No. 125-101-041

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	\$105.00	\$.00
0224	1600	VIO. PENALTY FEE (ZONE)	\$918.00	\$.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	\$202.00	\$.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	\$150.00	\$.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
			\$1,688.00	\$.00
Total Calculated Fees			\$1,688.00	
Previously Paid			\$.00	
Balance Due			\$1,688.00	

CASH REGISTER  
VALIDATION  
REQUIRED

018295 06-15-0080  
# 0000045  
SIERRA \$1688.00  
\*\*\*TTL \$1688.00  
CHECK \$1688.00  
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

## PLANNING APPLICATION

File #: ADP00005 Date Filed: 6-14-02  
Accepted By: R. CASOT

### 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: ERIC KOENIGSHOFER  
Mailing Address: 703 29 ST, 4th FLOOR  
City/Town: SANTA ROSA  
State/Zip: CA. 95404  
Phone: 525 8800  
Signature: [Signature]  
Date: JUNE 12, 2002

### OWNER, IF OTHER THAN APPLICANT

Name: STEVE YOUNG  
Mailing Address: 512 ROSELAND AVE  
City/Town: SANTA ROSA  
State/Zip: CA. 95407  
Phone: 544-2449  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

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

Name: _____	Name: _____	Name: _____
Address: _____	Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

### PROJECT INFORMATION:

Address: 512/518 ROSELAND AVE City/Town: SANTA ROSA Zip: 95407  
Assessor's Parcel Number(s): 125-101-041 Acreage: \_\_\_\_\_  
Project Description: VEHICLE STORAGE IN ASSOCIATION WITH TOWING BUSINESS

Site Served by Public Water? (Y/N): Y  
Number of New Lots Proposed: NONE

Site Served By Public Sewer? (Y/N): Y

### COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)

Bldg. Sq. Ft. Proposed: 24 x 40 Existing Employees: 4 to 8 New Employees Proposed: NONE

### 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: 5 Supervisorial District: 5  
Current Zoning: M1 General Plan Land Use: GI  
Specific Plan Title: Roseland S.P. Land Use: \_\_\_\_\_ Needs CEQA Review: No  
1975 Rolls Checked: ✓ Previous Files: NONE

## PLANNING APPLICATION

Design Review Supplemental Application

Existing Use TOWING COMPANY, VEHICLE STORAGE, SHOP

Proposed Use TOWING COMPANY, VEHICLE STORAGE, SHOP

Number of Employees 4-8 Operating Schedule: Days 7 Hours 24 hrs.

Expected Traffic NO CHANGE

Noise Generated NO CHANGE

Chemicals, Oil, Gasoline Storage, etc.

Inside STANDARD MAINTENANCE OF VEHICLES

Outside NONE

Underground NONE

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

North: INDUSTRIAL

West: \_\_\_\_\_

South: INDUSTRIAL

East: INDUSTRIAL

Type of Building Materials: METAL AND WOOD

Roof Materials: METAL OR COMPOSITE SHINGLE

Color: BELGE

Vegetation to be removed: NONE

Parking: Number existing 40-50+ Number Proposed NO CHANGE

Surfacing of driveway and parking areas: GRAVEL

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

Existing BUSINESS IDENTIFICATION AT ENTRANCE

Proposed NONE

Sign Program (Existing /Proposed) Yes \_\_\_\_\_ No  (Attach program if yes)

Will proposal require annexation to a district in order to obtain public services?

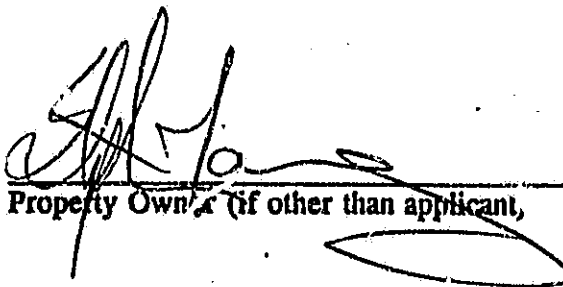
yes \_\_\_\_\_ no

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."

\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Property Owner (if other than applicant,

\_\_\_\_\_  
Date

June 14, 2000

\_\_\_\_\_  
File No.

ADR 00-0045

**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

## PROPOSAL STATEMENT

ART'S TOWING  
512/518 Roseland Avenue  
(APN 125-101-041)

This project will bring the subject site into compliance with all code requirements while establishing design review approval for a tow service yard, offices, vehicle storage and shop facility.

The subject property has been used for towing yard, shop and vehicle storage as well as residential purposes for many years. The applicant proposes to continue using the property in this manner. The proposed use is an allowed use under current zoning of M-1.

First, the shop building was constructed without permits and this matter will be resolved by providing all required documentation to PRMD staff and making changes and corrections as directed.

As to the remainder of the application it is intended that the existing single family residence located within the area shown on the site plan as driveway will be razed with appropriate demolition permit. The existing trailer/office and addition thereto will also be removed with appropriate demolition permit.

A new office structure of approximately 24' by 40' is proposed as shown on the site plan and accompanying material. (*manufactured structure*).

The business which will/does operate from this site is Art's Towing. This enterprise employs two office workers and four tow truck drivers. In addition to these employees there will be up to two mechanics working in the shop building.

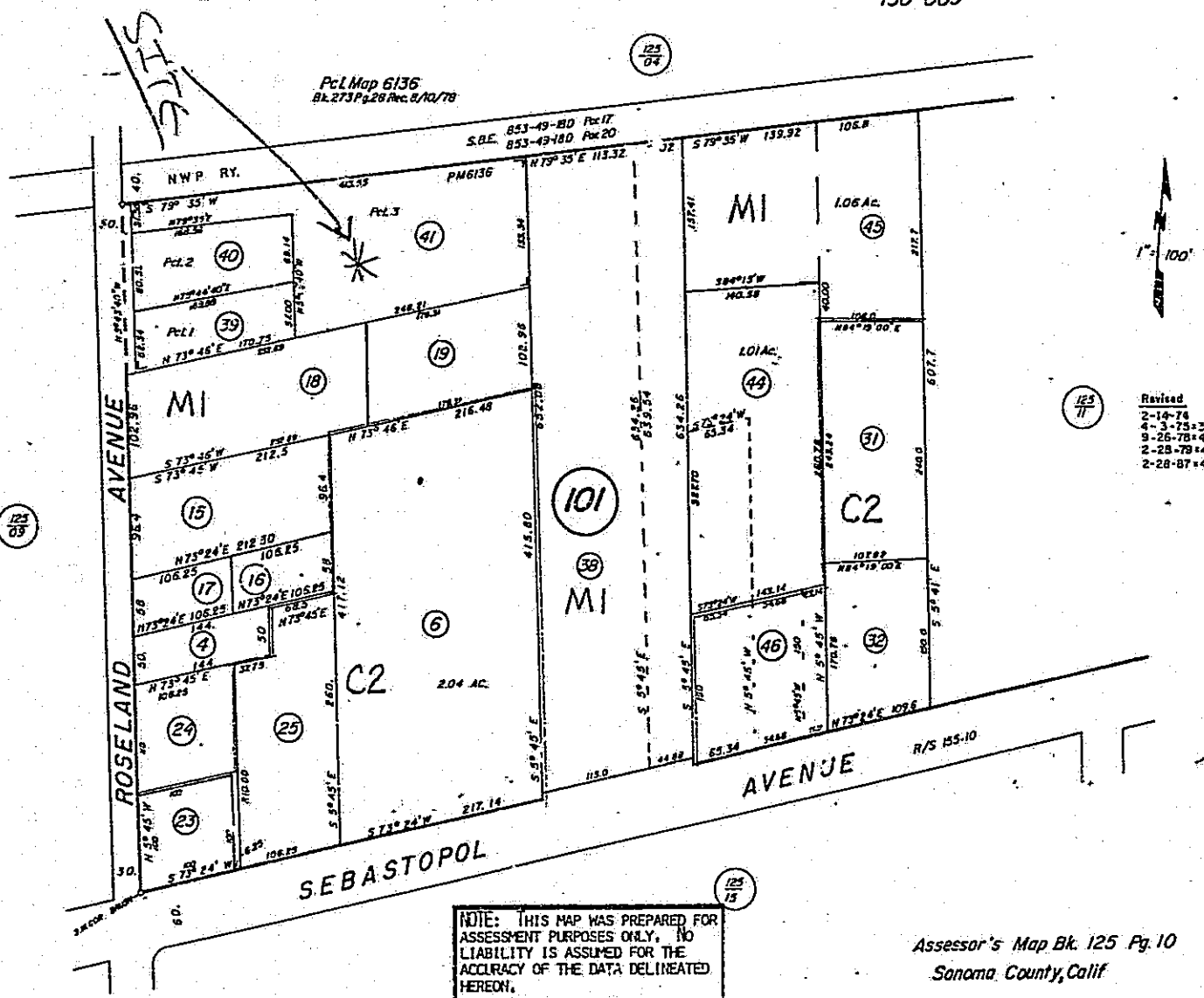
Tow truck operate from this facility and autos are stored on site at is typical of this type of business. The office is open during normal business hours as is the shop. The tow trucks are in operation 24 hours a day seven days a week. Occasionally customers visit the site to pay bills and/or to inspect or retrieve vehicles which have been towed. Parking for visitors requires no more than three spaces.

The facility will be served by City of Santa Rosa water and sewer.

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA  
150-009

125-10



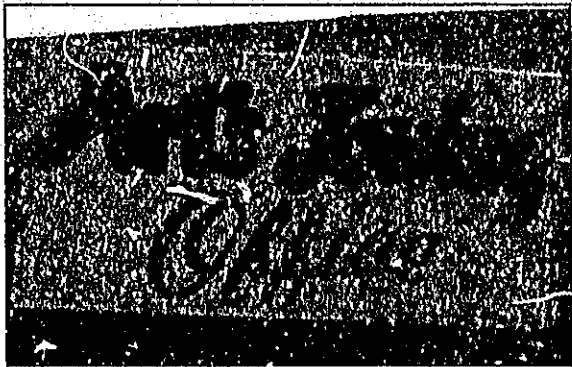
PcL Map 6136  
Bl. 273 Pg. 28 Rec. 9/10/78

S.E. 853-49-80 Pct 17  
853-49-180 Pct 20

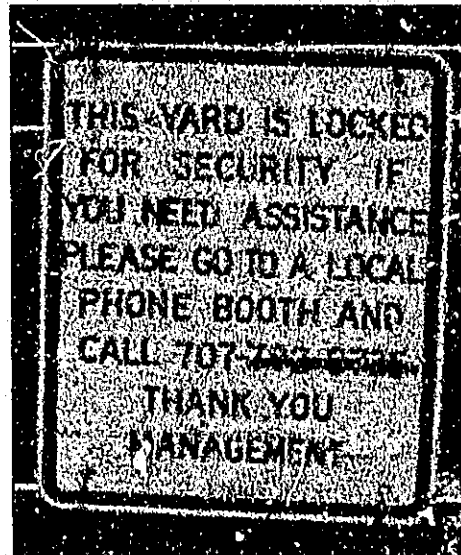
Revised  
2-14-74  
4-3-75+38  
9-26-78+41  
2-28-79+43  
2-28-87+46

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

Assessor's Map Bk. 125 Pg. 10  
Sanama County, Calif



31" x 16"



30" x 36"



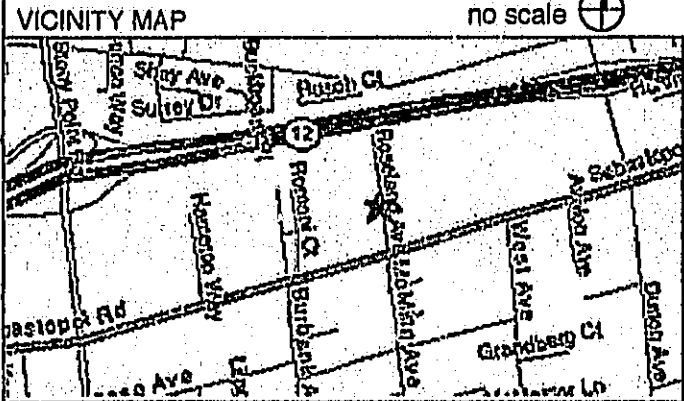
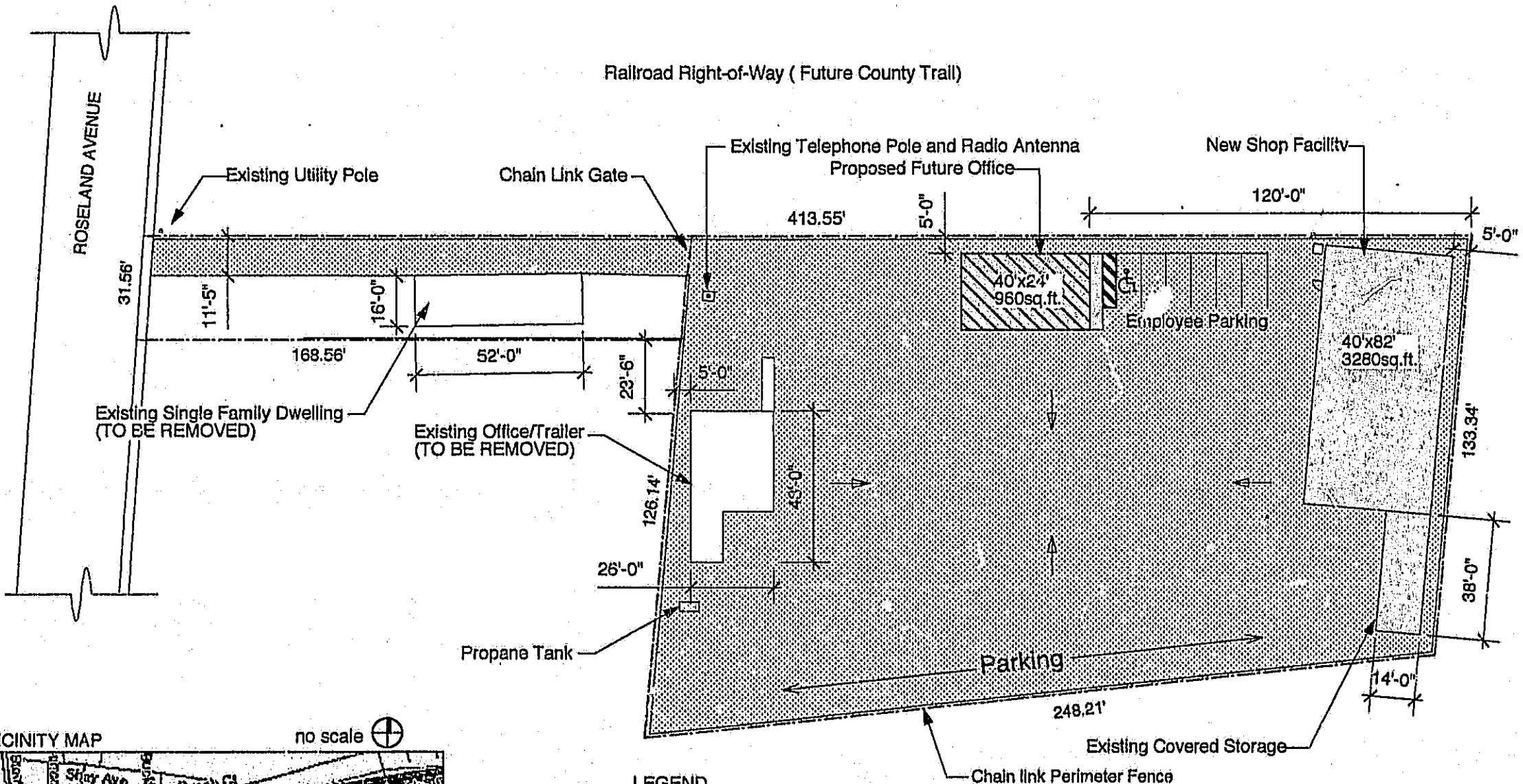
30" x 36"

ART'S TOWING

EXISTING SIGNAGE

512 ROSELAND AVE.

Railroad Right-of-Way ( Future County Trail)



**LEGEND**

- Structures to be removed
- Structures to remain
- Proposed new structures
- Gravel surfacing
- Direction of water drainage

1 SITE PLAN  
scale: 1"=40'-0"

revisions:


Steve Young - Owner  
707-544-2449

AP# 125-101-041  
5121/518 Roseland Avenue  
Santa Rosa, CA 95407

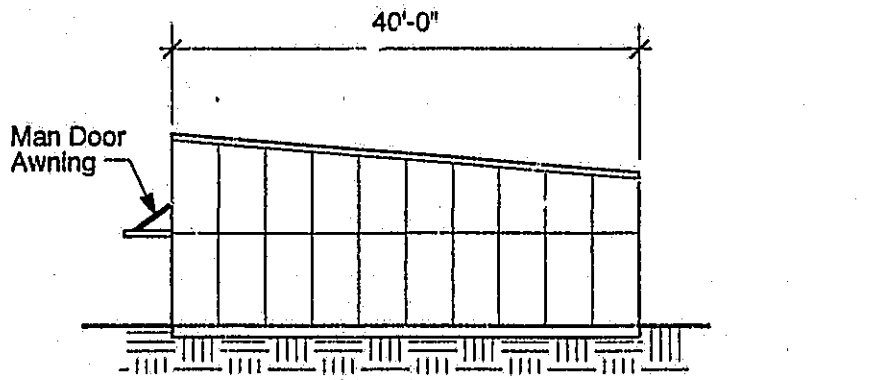
date: 05.06.00

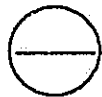
drawn: msq

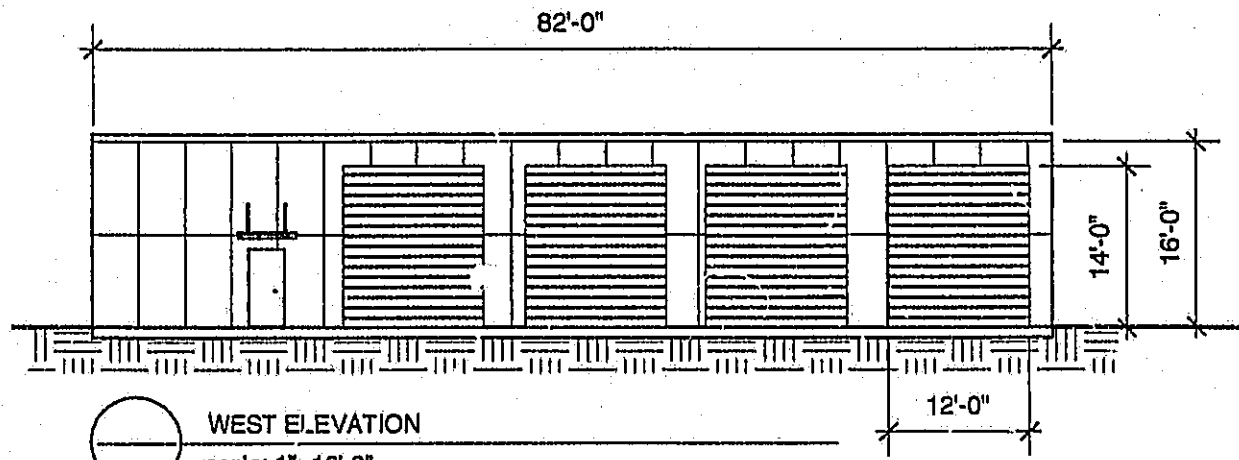
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sheet:

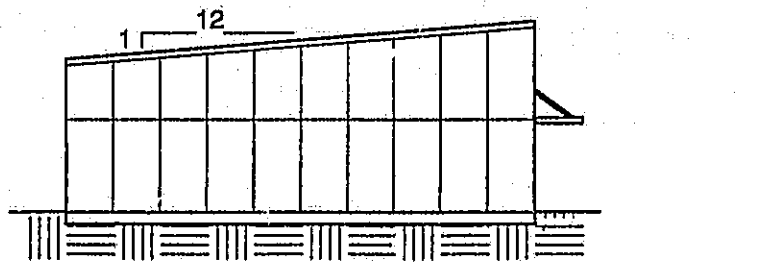
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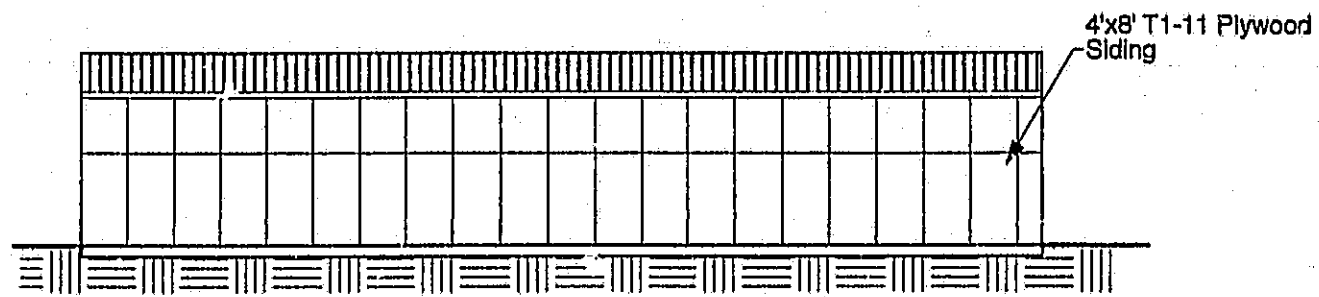

**SOUTH ELEVATION**  
 scale: 1"=16'-0"

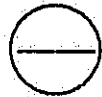



**WEST ELEVATION**  
 scale: 1"=16'-0"




**NORTH ELEVATION**  
 scale: 1"=16'-0"




**EAST ELEVATION**  
 scale: 1"=16'-0"


**SHOP BUILDING EXTERIOR ELEVATIONS**  
 scale: 1"=16'-0"

revisions:


Steve Yound - Owner  
 707-544-2449

AP# 125-101-041  
 5121/518 Roseland Avenue  
 Santa Rosa, CA 95407

date: 05.06.00

drawn: msq

scale: 1"=16'-0"

sheet:

**A2.0**

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

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Jun 18, 2000

KOENIGSHOFER ERIC  
703 2ND STREET4TH FLOOR  
SANTA ROSA CA

95404

Re: Admin. Design Review / ADR00-0045 / 512 ROSELAND AVE ROS

Dear Applicant,

Thank you for your application. In an effort to continue to improve service to you a new program has been implemented by the Permit and Resource Management Department. I am your project coordinator. My job is to keep track of the PRMD'S processing of your application to assure it is completed in a timely manner. I will be your primary contact person and available to answer questions and assist you. My phone number is 565-1906. When calling or leaving voice mail always refer to your project's identification number which is ADR00-0045. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.


Contact Name: KOENIGSHOFER ERIC  
Phone: 707-525-8800  
Fax:  
Address: 703 2ND STREET4TH FLOOR  
SANTA ROSA CA

95404

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicants responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank You,

  
\_\_\_\_\_  
Angus Latta  
Project Coordinator

CC: Property Owner (if other than applicant)  
(Introltr) AB-ADR 9901



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

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May 29, 2001

R. K. Pate- Architect  
5341 Todd Rd.  
Sebastopol, Ca. 95472

Re: File: ADR 00-0045 ( Art's Towing)

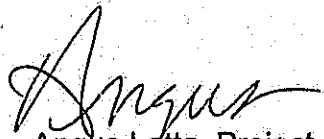
Dear Rick,

This office has reviewed your request to legalize an existing commercial garage and construct a new two story office building for your towing service. The site is located at 512 Roseland Avenue and further identified as APN 125-101-041. The decision of this office is to approve your request subject to the following conditions.

1. Prior to commencing construction all applicable building permits shall be obtained from the Department of Permit and Resource Management.
2. Those buildings shown to be removed on the approve site plan shall be removed prior to issuance of an occupancy permit.
3. The existing driveway shall be improved with an asphalt and concrete surface. Prior to constructing the new driveway, improvement plans which includes a rock base shall be submitted for the review and a approval of the Permit and Resource Management Department.
4. Landscaping per the approved plans along with irrigation shall be installed prior to issuance of an occupancy permit.
5. A lighting plan shall be submitted for the review and approval of the Permit and Resource Management Department demonstrating that glare does not extend onto the adjacent properties.

Please be advised that issuance of a building is subject to the review of the encroachment division for determination if the existing driveway is in compliance with County standards. Should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Angus".

Angus Latta, Project Planner

CC File

CC Steve Young