

9

Type

14

Docs

Plans

ADRO3-0056

Building Permit Number

1215

Street Number

SEBASTOPOL RD

Street Name

Community Code

APN



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

Application Fees / Invoice for: ADR03-0056

Project Address: 1215 SEBASTOPOL RD ROS
Cross Street: STONY POINT

APN: 125-091-036

Description: ADMINISTRATIVE DESIGN REVIEW FOR AN EXISTING DOG

Status: STARTED
Printed: May 28, 2003
Initialized by: SCABANIL
Activity Type: AB-ADR 201

Owner: BONNIE BERGIN ASSISTANCE DOG INSTITUTE
1215 SEBASTOPOL RD
SANTA ROSA CA
95407
707 545 3647

Applicant: BONNIE BERGIN ASSISTANCE DOG INSTITUTE
1215 SEBASTOPOL RD
SANTA ROSA CA
95407
707 545 3647

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1034	DR C/I/S P/C II NO H&G	025015-3808	1,133.00	.00	.00
			\$1,133.00	\$0.00	

Total Fees: \$1,133.00
Total Paid: \$0.00

Balance Due: \$1,133.00

When validated below, this is your receipt.

C+16A0000HC6/05/03 SUBTTL

1113.00

Planning Application

PJR-001

OK
Sherril

File#: ADR03-0056

Type of Application:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input checked="" type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Name Dr. Bonita M. Bergin
 Mailing Address 1215 Sebastopol Road
Santa Rosa CA 95407
 City/Town State/Zip
707-545-3647 707-
 Phone
 Signature [Signature] Date 5/27/03

Owner, if other than Applicant:

Name The Bonnie Bergin Assistance Dog Institute
 Mailing Address same
 City/Town State/Zip
 Phone Fax
 Signature NA Date

Other Persons to be Notified: (Specify: Agent, Lender, Architect or Engineer)

Name <u>N/A</u>	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town State/Zip	City/Town State/Zip	City/Town State/Zip
Title	Title	Title
Phone Fax	Phone Fax	Phone Fax

Project Information:

Address(es) 1215/1217/1221 Sebastopol Road Santa Rosa - unincorporated
 Assessor's Parcel Number(s) 125-691-036-000 City/Town 015
Acres 0.5

Project Description: Associate of Science degree granting college with staff and faculty offices and dormitory and assistance dog training program including kennels, training area and veterinary facilities.

Site Served by Public Water? yes no Site Served by Public Sewer? yes no Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 5 Supervisorial District: 5 Current Zoning: C2 General Plan Land Use: GC
 Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)
 Bldg. sq. ft. Existing: APPROX. 7100 Proposed: _____ Existing Employees: 5 Full time New Employees: 3-part time
 Residential Uses: (Enter numbers where applicable)
 New Single Family Homes: _____ New Multi-Family Units: _____ New Sec'd Units: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve pending violation? yes no; Penalty applicable? yes no; Civil Penalty Factor N/A

Previous Files: File # PE 97-0017, up/DR 9744 A (vet cl... - canine companies)
 Application accepted by Shelley Cabarrilla Date 5-28-03

Sonoma County Permit and Resource Management Department
 2550 Ventura Avenue Santa Rosa, CA 95403-2829 Phone (707) 565-1800 Fax (707) 565-1103
 01/20/00/0007/03 SUB TLE 1133.00

Design Review Supplemental Application

Existing Use N/A - vacant lot prior to purchase

Proposed Use Associate of Science Degree Granting College with dormitory and assistance dog training program including kennels, training area and in-house veterinary facility.

Number of Employees 8 + adjunct faculty Operating Schedules: Days M-F Hours 8-5pm

Expected Traffic 8-22 vehicles depending on college enrollment kennel/dorms 24 hr. day

Noise Generated dogs barking

Chemicals, Oil, Gasoline Storage, etc.

Inside small quantities of x-ray developing fluid

Outside chlorine bleach

Underground N/A

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

North: vacant lot with abandoned warehouse approx. 8 feet away

West: Slakey Brothers heating, cooling and plumbing supplies, approx. 120 feet away

South: Sebastopol Road, commercial businesses and residential areas across the street

East: vacant lot with commercial businesses approx. 180 feet away

Type of Building Materials:

concrete slab with wood siding

Roof Materials: asphalt shingles

Color: grey with blue trim

Vegetation to be removed: none

Parking: Number existing 23

Number Proposed N/A

Surfacing of driveway and parking areas: asphalt

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

Existing attached wooden sign post 8'x6'3"

Proposed painted, wooden sign on front and back of post, 5'x4'

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 X

dn: drai(1)

Indemnification Agreement

PR-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."

Brent J. [Signature] President Corporation: Bonnie Bergin Assistance
Applicant Property Owner (if other than applicant) DoS Institute

5/27/03
Date

ADRO3-0056
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.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-110

The Assistance Dog Institute's Proposal Statement

On April 30, 2003, the Assistance Dog Institute purchased A.P.N. # 125-091-036-000 from Robert and Jo Crose. Due to their un-amicable divorce forcing a speedy purchase, the Assistance Dog Institute was unable to apply for a use permit prior to the close of sale. Immediate occupancy was crucial as in the property's six month vacancy several homeless people had encamped in the buildings.

Occupancy as the Assistance Dog Institute took place immediately. No changes to the site are anticipated.

The property was initially built by Dr. Bonnie Bergin to accommodate *Canine Companions for Independence's* assistance dog training program, dog kennel, dormitory, and *Roseland Vet Clinic*. Later the *Redwood Institute Design* purchased the property for a school. The *Bonnie Bergin Assistance Dog Institute* intends the site to be used much as it was initially designed for, to house its Associate of Science degree granting college with components including a school, kennel, in-house vet facility and dormitory.

Magnitude, Intensity, # of People On-Site and Required Parking Spaces

The Assistance Dog Institute's personnel include a staff of eight, three part and five full-time, and six adjunct faculty. Adjunct faculty teach on differing days and differing hours so staff/faculty parking needs are limited to nine spaces.

College students attend from all over the world, nine-to-twelve per each four month semester (September through December and January through April) or six-week summer session (mid-June through July).

The address known as 1221 Sebastopol Road, the upstairs in the building closest to Sebastopol Road, served as an eight-room dormitory for *Canine Companions for Independence* and is expected to serve as a dormitory for the *Assistance Dog Institute*. Of the nine-to-twelve students in attendance at the college at any given time, six-to-eight will live in the dorms. Prior experience suggests a maximum of five vehicles will be driven to or parked at the college each semester. Most students attending from out of state live in the dorms or other Sonoma County housing sans vehicles.

Volunteers do come to the Institute on varying days and times to help out. Two-to-three on site at the same time is the average.

Three times per year a two-week class is held for individuals with disabilities to receive an assistance dog. Attendance ranges from three-to-five recipients with vehicles.

The Assistance Dog Institute assesses its vehicle parking space needs at seventeen (to twenty-two when an assistance dog class is being held.) The property site currently has twenty-three spaces available, three of which are designated disabled parking

Number, Housing and Noise of Dogs:

The Assistance Dog Institute anticipates forty-to-fifty dogs on site in training as assistance dogs. The prior use permit allowed for fifty-five dogs, a number commensurate with Institute plans. During the day, dogs-in-training will be maintained in staff offices or kennel runs when they are not being trained by college students. Nightly they will sleep in crates, staff offices or with their assigned college student who is required to have a dog with them evenings and weekends.

When pups and dogs are first let out in the morning and when they are put to bed in the evening, the excitement increases and barking is not unusual. The Assistance Dog Institute anticipates using water and citronella spray to discourage this behavior. During the day dogs will be allowed time to play. An occasional item of interest may precipitate barking. Staff, college students and volunteers will be trained to discourage this behavior. Water and citronella sprayers will be placed at appropriate locales for immediate use.

Operating Schedule:

Aside from the dogs who will require care from 7:30AM to 9:00PM weekdays and weekends, the Institute's primary hours of operation and instruction will be from 8:00AM to 5:00PM weekdays. Occasional weekend activities involving one-to-two staff include preparation for the Rose Parade and Saturday puppy petting from 10AM-2PM.

Signs

The Assistance Dog Institute intends to replace the Redwood Institute Design sign with one of its own (see illustration.) No plan for lighting or other changes are intended.

Future Uses

The Assistance Dog Institute has no plans for this site beyond that described above.

key

C = existing chain link fencing W = existing wood fencing

T = tree

L = outdoor lighting

d = drains

|| = doorway

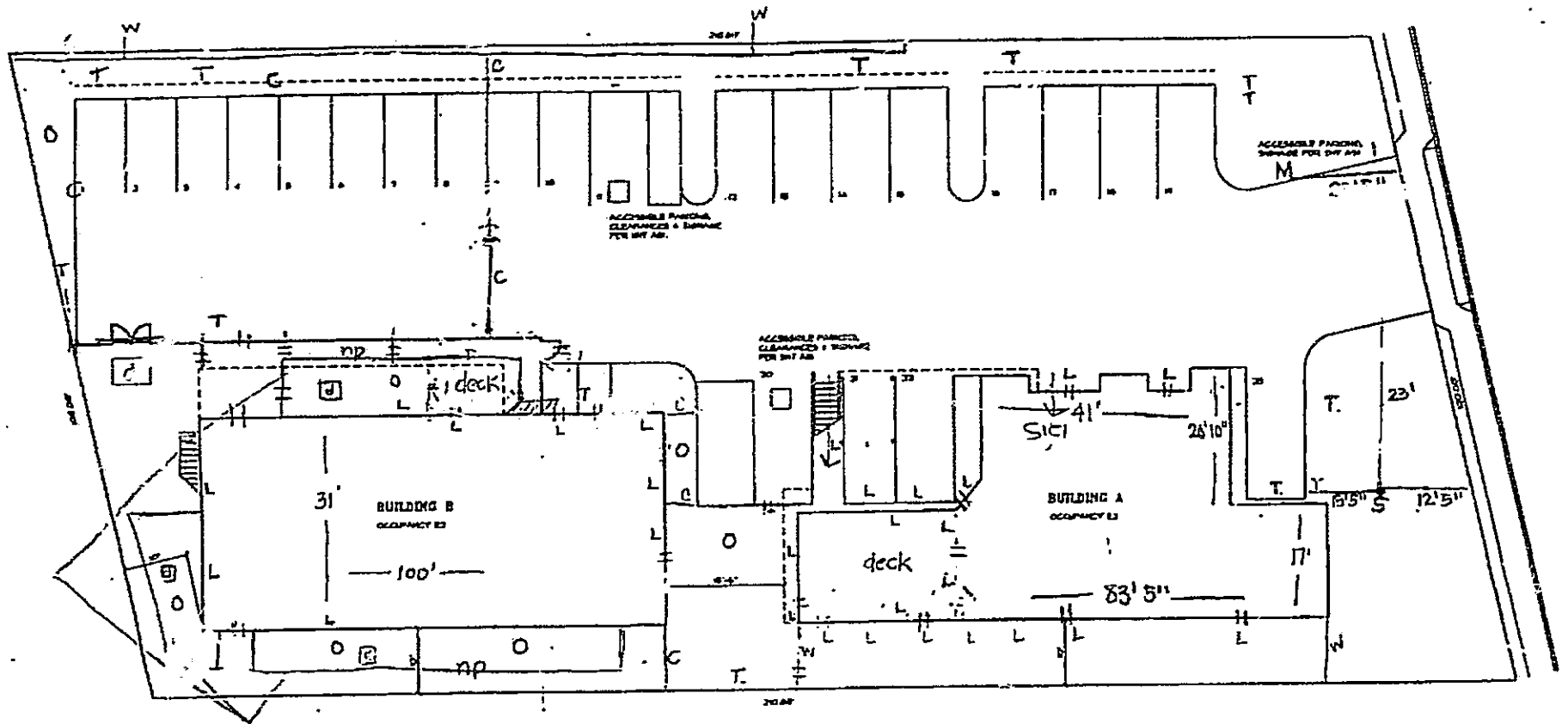
M = mailbox

S = sign

np = new, self standing panels

O = open space

Redwood Institute
For Designed Education, Inc.
and
Redwood Trails, Inc.
P.O. Box 12216
Santa Rosa, CA 95406-2216



np = the only new additions
to the property



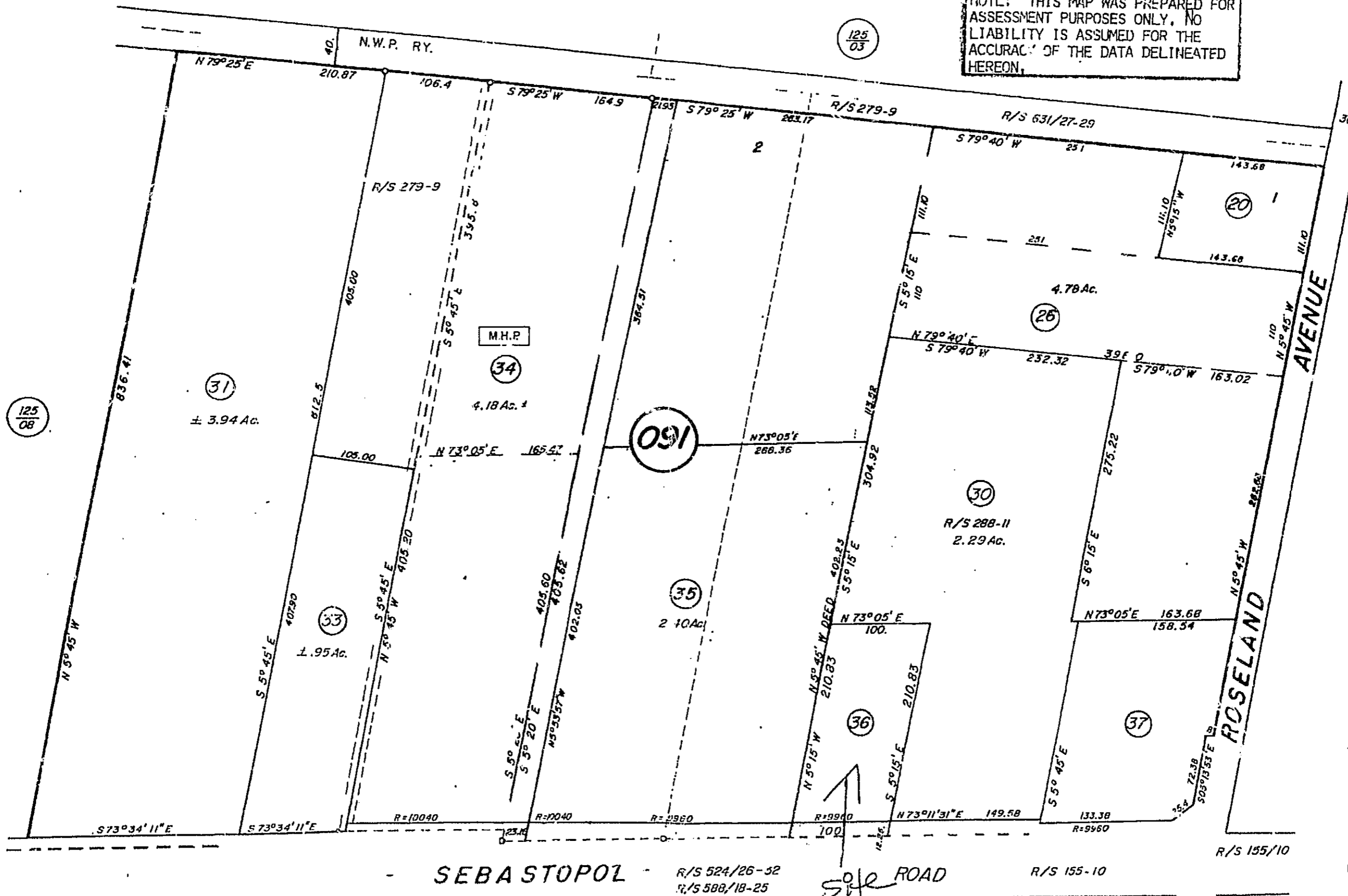
SITE PLAN
SCALE 1"=10'

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
150-009

125-09

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



REVISED

2-14-96	=	31	LSL
9-10-96	=	33	LSL
4-18-00	=	34	KT
5-10-00	=	Red. Cor.	RL
5-17-01	=	35	KT
10-22-01	=	36	KT
10-01-02	=	Corr.	RM
12-5-02	=	37	RM
4-16-03	=	R/S	RM

LSL 11 25 91 30
X X X

SEBASTOPOL R/S 524/26-32 R/S 588/18-25

SIDE ROAD R/S 155-10

Part of DAVIDSON TRACT



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

September 18, 2003

Bonnie Bergin
Assistance Dog Institute
1215 Sebastopol Road
Santa Rosa CA 95407

Re: ADR 03-0056; 1215 Sebastopol Rd; APN: 125-091-036;
Zoning: C-1 (Retail Business and Service)

The Project Review Division of the Sonoma County Permit and Resource Management Department has completed its review of your application pursuant to Article 32 (Retail Business and Service District) of the Sonoma County Zoning Code for the operation of an assistance dog training facility consisting of a school, kennel, in-house vet facility and dormitory to be located at 1215 Sebastopol Road. Please be advised that your Administrative Design Review application has been conditionally approved based on the project description, proposal statement and site plan submitted. In granting this Administrative Design Review approval the Project Review Division makes the following finding(s):

1. The project is consistent with the Retail Business and Service land use designation of the Sonoma County Zoning Code and Sonoma County General Plan in that the proposed school is a permitted use.
2. A Conditional Use Permit was granted on June 10, 1982 for a kennel (limited to 50 dogs) and training facility at the project site. A second use permit was granted to allow veterinary services for the general public to be provided at the dog training facility on January 27, 1983. A Conditional Use Permit (UP/DR 9744A) was again granted on January 9, 1985 to allow a physical expansion of the facility. The proposed project appears to be similar in nature and intensity to prior Use Permits and does not constitute an expansion in use as the veterinary clinic will no longer serve the public.
2. The project complies with the provisions of the California Environmental Quality Act in that it qualifies for a Class I exemption (Existing Facilities).
3. The project will not constitute a nuisance or be injurious or detrimental to the public health, safety, or general welfare in that, as conditioned, no nuisance has been found to exist.

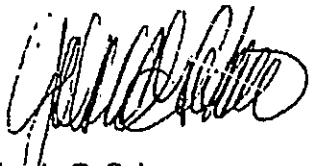
The Administrative Design Review approval granted for this project is contingent upon compliance with all conditions listed below:

1. Landscaping shall be installed in accordance with approved landscape plans as required by Conditional Use Permit UP/DR 9744A. Landscaping shall be continuously maintained in a healthy and attractive condition, free of weeds and debris. **This condition shall be met within 90 days of the date of this letter in order to validate this Administrative Design Review Approval. Failure to comply with this condition would constitute noncompliance with the conditions of the Use Permit and Utility Certificate for the facility.**
2. Operation of the facility shall remain in compliance with all operational conditions of previously issued Conditional Use Permit attached.
3. Any proposed modification, alteration, and/or expansion of the use authorized by this Administrative Design Review approval shall require the prior review and approval of the Permit and Resource Management Department's Project Review Division.

Bonnie Bergin
Assistance Dog Institute
September 18, 2003
Page 2

This administrative determination is appealable within ten (10) calendar days of the date of this letter.

Please contact me at (707) 565-2138 should you have any questions.

A handwritten signature in black ink, appearing to read 'Yolanda G. Solano', written in a cursive style.

Yolanda G. Solano
Project Planner