

17

1226 VALERIE WAY
CR000-0001

TO: Ben Neuman

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

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

ORDINANCE INTERPRETATION/DETERMINATION APPLICATION RECEIPT

Date: Jan 04, 2000
Time: 15:50
File #: ORD00-0001

Site Address

1226 VALERIE WAY ROS

Owner

COX EVELYN LUCILLE TR
1226 VALERIE WAY
SANTA ROSA CA
528-2955 954077491

Applicant

COX EVELYN LUCILLE TR
1226 VALERIE WAY
SANTA ROSA CA
528-2955 954077491

Description

NON CONFORMING USE DETERMINATION FOR 2ND SFD

REQUEST TO DETERMINE THE 2ND SINGLE FAMILY
DWELLING ON SITE HAS LEGAL NON-CONFORMING STATUS
ON A 12,075 SQ FOOT LOT LOCATED AT 1226 VALERIE
WAY, SANTA ROSA, (AP 043-021-043)

Parcel No: 043-021-043
Zoning: R1 SUA

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
1090	3831	ORD. DETERMIN/INTERPRET	\$261.00	\$.00
6090	3831-WAIVED	ORD. DETERMIN/INTERPRET	\$.00	\$.00
			-----	-----
			\$261.00	\$.00

Total Calculated Fees	\$261.00
Previously Paid	\$.00

Balance Due	\$261.00

CASH REGISTER
VALIDATION
REQUIRED

017914 01/04/00B01
0000001
SIERRA \$261.00
***TTL \$261.00
CHECK \$261.00
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

Current Zoning - R1-B6-5 *cl/acre*

Site File # *ORD 00-0001*

HISTORY OF PROPERTY'S USES AND STRUCTURES

Property Owner: EVELYN CO.

Telephone: 528-2955

Property Address: 1226 VALERIE WAY

Parcel No.: 043021043

In order to determine if the existing use and/or structures on your property are permitted as a legal non-conforming use, it is necessary that you provide a documented record of the history of the use(s) of the property.

Please check those agencies listed below that have issued permits or licenses relative to the use of the property. Attach a copy of permits or licenses.

- Planning Department
- Public Health
- Department of Motor Vehicles
- Air Pollution Control District
- Other: _____

- Regional Water Quality Control Board
- Department of Alcoholic Beverage Control
- Board of Equalization
- Other: _____
- Other: _____

The following sections must be completed for each year that the use existed on your property beginning with the date the use was established to the present. Provide the month and year and a detailed description of the operation or use (i.e. type of business, days and hours of operation, number and kind of equipment, number and kind of animals, structures used, number of employees, etc.).

Month _____ Year 1968 - present

Description of Use(s): 2 HOMES

Month _____ Year _____

Description of Use(s): _____

Legal non-conforming use determination

1/4/00

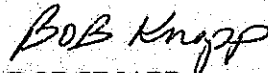
TO: THE COUNTY OF SONOMA

MY NAME IS BOB KNAPP, I AM A REAL ESTATE BROKER AND AGENT FOR MRS. COX THE OWNER OF THE PROPERTY AT 1226 VALERIE WAY. WE ARE SELLING THE PROPERTY AND NEED TO GET THE LEGAL NON-CONFORMING STATUS ESTABLISHED BY THE COUNTY. THE FOLLOWING ARE ITEMS ABOUT THE PROPERTY.

- THE PROPERTY IS SERVICED BY CITY SEWER AND WATER.
- THE TWO HOMES ARE INDIVIDUALLY METERED BY PG&E.
- THE ONLY RECORD OF THE PROPERTY FROM THE PERMIT CENTER IS THE ENCLOSED COPY OF THE PERMIT CARD. (WE HAD SEARCH DONE AT THE STORAGE AND NOTHING WAS FOUND)
- TAX RECORDS FROM THE ASSESSOR SHOW THE PROPERTY HAVING 2 UNITS AND SQUARE FOOTAGE OF 2483 SQUARE FEET.
- NEIGHBORS THAT HAVE BEEN IN THE NEIGHBORHOOD STATED THAT THE PROPERTY HAS BEEN TWO SEPARATE HOMES.

WE NEED TO GET THIS DETERMINATION AS SOON AS REASONABLY POSSIBLE.

VERY TRULY YOURS,



BOB KNAPP
REAL ESTATE BROKER
THE SAMSON GROUP
707-578-1112

1226 VALERIE WAY
AP # 043 021 043

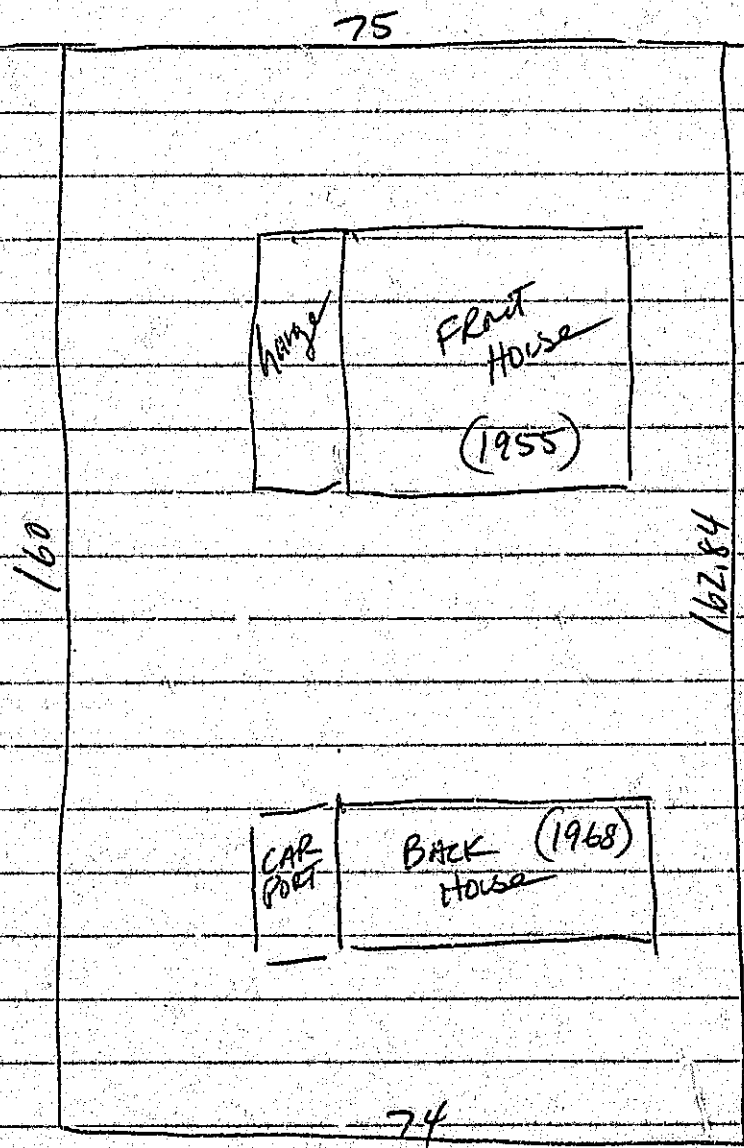
LOT = 12,075 ~~12~~

OWNER :

EVELYN COX

528-2955

VALERIE WAY



RESIDENTIAL PROPERTY APPRAISAL RECORD

PARCEL NO 43-021-43
 CODE AREA 58-05

Colman, Donelley G. & Evelyn L. ADDRESS 1226 Valerie way

SUBDIVISION _____ BLOCK _____ LOT _____

Sheet 1 of 3

CHARACTER OF SUBJECT PROPERTY					CHARACTER OF NEIGHBORHOOD					
022 USE		TOPOGRAPHY	LAND IMPS.	BUILDING	USE			TOPOGRAPHY		TREND
<input checked="" type="checkbox"/> Single (2)	Motel	<input checked="" type="checkbox"/> Level	Sidewalk	Class:	Residential	Commercial	Industrial	<input checked="" type="checkbox"/> Level	Slope	Developing
Double	Resort	Low	<input checked="" type="checkbox"/> Curb	Built:	<input checked="" type="checkbox"/> Single	Retail	Light	Low	Undulating	<input checked="" type="checkbox"/> Stationary
Duplex	<input checked="" type="checkbox"/> Proper	High	<input checked="" type="checkbox"/> Gutter	Stories:	Income	Wholesale	Heavy	High	Marsh	Declining
Apartment		Hill	<input checked="" type="checkbox"/> Pavement	Area:	<input checked="" type="checkbox"/> Area	Area	Area	Hilly	Flooding	Blighted
Zoning: <u>R-1</u>		Bank	Orn. Lights	<input checked="" type="checkbox"/> Proper	Spotted	Spotted	Spotted	Extrema		
UTILITIES		Slope	Park Strip	Typical	Ribbon	Ribbon	Ribbon			
		Fill	Partway	Over Imp.	Zoning: <u>R-1</u>					
<input checked="" type="checkbox"/> All Installed	Underground	Retain. Wall	Parking Trees	Under Imp.	GENERAL					
<input checked="" type="checkbox"/> Water	Poles, Rear	Subj. to Flood	Well		Desirability:	Financing:	Utilities:	Com. Centers:	Typ. No. Stories:	Building Restrictions:
<input checked="" type="checkbox"/> Septic Sewer	<input checked="" type="checkbox"/> Poles, Front	View			Stability:	Land Imps:	Transportation:	Typ. Date Imps:	Built-up %	

SUMMARY

Assessment Year	1966	1967	1968	1970	1974	19	19	19	19
Appraiser		WA.	TT	MM	AJ.				
Date		10/11/66	3/20/68	1-7-70	8-8-73				
Improvement Replacement Cost									
Improvement R.C.L.N.D				20,263	24,375				
Land Value									
Total Property Value									
Capitalized Earning Ability									
Indicated Sale Price									
Listed Price									

APPRAISAL

Total Property Value		16080	20560	24600	29600				
Land Value		4400	4400	4400	5200				
Improvement Value		11680	16160	20200	24400				

ASSESSED VALUES

Land	740	1100	1100						
Improvement	2550	2920	4040	7770					
Total Property	3290	4020	5140						
Entered			5831	645					

From House

RESIDENTIAL BUILDING RECORD

PARCEL 43-021-43
SHEET 4 OF 3 SHEETS

ADDRESS

1226 Valerie Way 1226

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL						
							ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR	FINISH	
D-5-5-B	Light	X Frame 2x4-16	Stucco on	Flat	Wiring	Heating	Cooling	B	1 2	Walls	Trim	Interior	Finish
	Sub-Standard			X Gable	K.T.	Forced	Cleaning	All		NEW	OP	SR	SR
ARCHITECTURE	X Standard	Sheathing	X Siding	X Hip	B.X.	X Cable	Gravity						
Conv.	Above-Std.	Concrete Block	X ALUM	Shed	Fixtures	X Wall Unit							
USE TYPE	Special	B.B.B. T.B.O.	Brick	Shingles	Dormers	X Avg.	X Medium	Floor Unit		Living	1		
X Single	FOUNDATION	Adobe	Shakes			Many	Special	Zone Unit		Dining	1		
Double	X Concrete	X Floor Joist	B.B.B. T.B.O.	X Outlets				Central		Bed	2		
Duplex	Reinforced	lat 2"x6" 2"			PLUMBING					Bed			
Apartment	Brick	End "X"	Brick	Shingles	Poor	Good							
Flat	Wood	X Sub Floor 1x8	Stone	Shakes				Oil Burner					
Garf	Plas		WINDOWS		Tile	Fixtures				Bed	1		
Metal			X D.H.	X Casement	Tile Trim	X W.C. Heater		50 M-B.T.U.					
		Insulated Ceilings	Steel Sash	Composition	X Automatic	Fireplace				Kitchen	1		
Units	Light	Heavy	Insulated Walls	Screens	X Comp. Shingle	X Gas	Electric			Drain Board	Material	LINO	Length 12 Ft. Splash M

CONSTRUCTION RECORD				EFFEC. APPR.		NORMAL % GOOD		RATING (E.G.A.F.P.)										BATH DETAIL													
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table %	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage Space	Cupb'd	Closet	Work-manship	Fl.	No	FINISH		FIXTURES		SHOWER								
																		Floors		Walls		No. L. Tub		Type		Grade		St. Q.T. Qd.		Fishes	
			1955		1956			100		A	A	A	A	A	A	A	1	1	LINO	W.C.	1	1									
21331	AL. SIDING		8-68		1967	17	48	R60	88	A	A	A	A	A	A	A															
			1956		1974	18	43	60	72	A																					

SPECIAL FEATURES												
										Book Cases	Built-in Beds	Veneer Clnds
										Shutters	Glass Blocks	Louvre Vents
										Steel Kitchen	Electric Sinks	

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Hs 3/8/56	RES	1014	570	4947	8.30	8416		8416								
1/10/11/16/12/1	R.C.O.P.	44	385	172												
3/20/63	AC			75		135		240								
8-8-73	GARAGE	360	150	540	2.10	756		756	3.80					1286		
(2) AJ	ADDITION	629					620	3899								
	Total Res.	1643							11.00					18073		
	TOTAL		5674			9307		13311						19759		
	NORMAL % GOOD		50%	5106	88%	8190		122	14242	92%						
	DCI MR		5170		107%	8712		88	12572					19226		

Back House

RESIDENTIAL BUILDING RECORD

PARCEL 43-021-43

ADDRESS _____

SHEET 3 OF 3 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL										
				Light	Frame	Stucco on	Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR	FINISH			
D-5-A	Sub-Standard	X Frame 2x4-16		X Gable	A	M	K.T.	Conduit	Forced	Cleaning	All	B	1	2	Material	Grade		Walls	Cellings	
ARCHITECTURE	X Stone	Sheathing	X Siding P-RUS	Shed	A		B.X.	Cable	Gravity	Humid										SR
USE TYPE	Single	Concrete	Adobe	Shakes	Wide Overhang		X Arg.	Medium	Floor Unit		Ent. Hall									
FOUNDATION	Reinforced	X Floor Joist	B.B.B.	T.B.G.	Gutters	DS.			Zone Unit		Dining	1		WWE						Wt. Panel
APARTMENT	Wood	Sub Floor	Stone	Shake				Special	Oil Burner		Bed	2								
WINDOWS	Plastic								HP	Family										
PLUMBING									Water Heater	M-B.T.U.	Utility									
SCREENS									Automatic	Fireplace	Kitchen	1								SR End Panel
INSULATED WALLS									Gas	Electric	B.B.Q.	Drain Board	Material	F/Mica	Length	10	Fl.	Splash.		

CONSTRUCTION RECORD				NORMAL % GOOD				RATING (E,G,A,F,P)				BATH DETAIL											
Permit No.	For	Amount	Date	Age	Remaining Life	Table %	Cond.	Arch. Attr.	Func. Plan	Con-Form.	Storage Space	Workmanship	Fl.	No.	FINISH	FIXTURES	SHOWER						
						100							1	1	W-10	SR	M	A					
						90																	
SPECIAL FEATURES																							
												Book Cases				Drop in Range & Oven				Vanity			
												Voc. Syst.				Built in Kitchen				Sunken Tub			
												Dishwasher				Garbage Disposal							

COMPUTATION															
Appraiser & Date		WA 10/11/66 (6)		3/20/69		TT 1/7-70		8-8-73 (73) AJ							
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res	840	760	6384				6384	1180	9912						
PCP 2570	210	200	420				420	290	620						
Carport 5%	336					125	420	172	595						
AC.									150						
TOTAL															
NORMAL % GOOD			6804		6804		7224		11277						
R.C.L.N.D								90%							
FACTOR		1.07	7200		106	7200	1.07	7730		10100					

AFFIDAVIT

12/29/99

TO THE COUNTY OF SONOMA,

**MY NAME IS HELEN FONTANA. I OWN THE PROPERTY AT 1223 VALERIE
WAY SANTA RCGA CA. I HAVE LIVED HERE SINCE THE LATE 60'S.**

**THE PROPERTY AT 1226 VALERIE WAY (ACROSS THE STREET FROM ME)
HAS HAD TWO SEPARATE HOMES ON IT SINCE I MOVED HERE.**

THIS IS A TRUE AND CORRECT STATEMENT


HELEN FONTANA

1-3-2000
DATE

JURAT WITH AFFIANT STATEMENT

State of CALIFORNIA }
 County of SONOMA } ss.

- See Attached Document (Notary to cross out lines 1-8 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* the Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____
 7 _____
 8 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

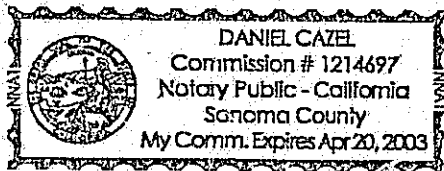
Subscribed and sworn to (or affirmed) before
 me this 3rd day of Jan.

2000, by
Date Month Year

(1) HELEN FONTANA
Name of Signer(s)

(2) _____
Name of Signer(s)

[Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1
 Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
 Top of thumb here

AFFIDAVIT

12/29/99

TO THE COUNTY OF SONOMA,

**MY NAME IS STEPHEN (BILL) KING I OWN THE PROPERTY AT 1136
VALERIE WAY SANTA ROSA CA. I HAVE LIVED HERE SINCE 1968.**

**THE PROPERTY AT 1226 VALERIE WAY HAS HAD TWO SEPARATE
HOMES ON IT SINCE I MOVED HERE.**

THIS IS A TRUE AND CORRECT STATEMENT

Stephen A King
STEPHEN KING

1/3/00
DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

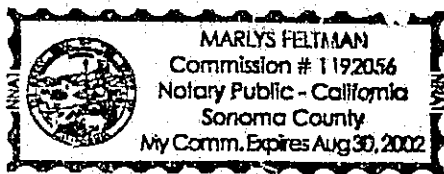
State of California

County of Sonoma

On January 3, 2000 before me, Marlys Feltman - Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Stephen King
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlys Feltman
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

2/4/00

TO: SONOMA COUNTY PLANNING

RE: 1226 VALERIE WAY
FILE # ORD00-0001

THE OWNER FOUND TWO ELECTRICAL PERMITS AND AN OLD BUILDING PERMIT ON THE PROPERTY.

THE BUILDING PERMIT AND ONE OF THE ELECTRICAL PERMITS ARE IN RESPECT TO THE FAMILY ROOM ADDITION TO THE FRONT HOUSE.

THE OTHER ELECTRICAL PERMIT IS FOR THE CONVERSION OF THE BUILDING IN THE BACK TO A SECOND UNIT. THIS PERMIT REFERS TO THE ORIGINAL PERMIT FOR THE BUILDING (A-3056) AND THE PERMIT TO CONVERT IT TO A SECOND UNIT (A-15183)

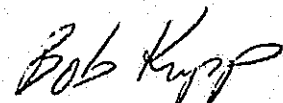
THE BUILDING PERMIT FOR THE FAMILY ROOM ON THE MAIN HOUSE DOES REFER TO AN ACCESSORY BUILDING ON THE PROPERTY.

THE OWNER SAID THE PROCESS WAS ALL COMPLETED IN 1969 AND THAT A PUBLIC HEARING AND COUNTY INVOLVEMENT WAS PART OF THE PROCESS.

IT APPEARS TO ME THAT THE PERMITS FOR THE FAMILY ROOM AND THE CONVERSION OF THE BUILDING TO A SECOND UNIT WERE ALL COMPLETED IN 1969. THE TAX RECORDS AND THE PERMIT CARD ON FILE WITH YOUR OFFICE SHOW THIS TO BE CLEAR TO ME.

CALL ME IF I CAN BE OF HELP.

VERY TRULY YOURS,



BOB KNAPP, REAL ESTATE BROKER
707-578-1112

Date

SUPPLEMENTAL ACTIVITY LOG

2-2-00 Met with appraiser Paul Vinck at Assessor's office to discuss history of 2nd unit. Information contained in their file (NOT included in applicant's submitted) reflects their earliest record on this building is in 1966. (October 14, 1966). The notes by the appraiser were "Roof, Siding, interior framing only" - building under construction. Notes from a 1968 inspection conclude "Building almost complete". A final inspection in 1969 ~~to be completed~~ by the appraiser confirms completion of the building. No permit numbers or records for this construction found in PRMO or PRMO archives as well as no referral information to the Assessor's Dept.

~~the~~ Inspection of the interior scheduled for 2-3-00 @ 1pm to evaluate structural components & fixtures for dates of construction/placement/installation

2-3-00 St. Info provided by agent on site is a 1968 permit (electrical) itemizing convenience outlets, light switches etc for STD. (Permit # 15308) includes approval for electrical for cooling & heating appliances & 2 ventilating fans clearly for 2nd unit. Only issue is gutter roof built w/lf. to be addressed in separate letter. Approved. Close file.



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

February 8, 2000

Evelyn Lucille Cox
1226 Valerie Way
Santa Rosa, CA. 95407

Re: APN 043-021-043
File ORD00-0001
1226 Valerie Way

Dear Ms. Cox:

The above named file was submitted to this Department in order to determine whether or not there exists a legal non-conforming use on property located at 1126 Valerie Way, Santa Rosa, CA. The purpose of this letter is to advise you that, based upon the information submitted with the file, the existing 840 square foot second dwelling unit is considered to be a legal non-conforming use.

A legal non-conforming use is subject to abandonment and is restricted in terms of reconstruction and expansion of the use or structure pursuant to County Code Sections 26-94-020 through 26-94-070. A copy of these applicable sections of the Sonoma County Code has been enclosed for your information.

During the evaluation process, I observed that the shed roof to the attached carport had recently been replaced. Your agent advised me that this work was a requirement of your pest inspection evaluation. Please be advised that a building permit is required for this work. I've enclosed a Notice of Violation letter addressing this issue.

If you have any questions, please contact this office.

Sincerely,

Linette Crawford
Zoning Code Enforcement Inspector II

cc: Bob Knapp
Assessor's Office