

1030 Thompson LN

VBW04-0170

VBW03-0020

VBW03-0020

VBW03-0161

**Violation Complaint Form #2**  
CDE-001

3/11/04      PB DC      X2308  
Date Received      Staff      Complainant      Phone #

1. Property Address 1030 Thompson  
City \_\_\_\_\_ Assessor's Parcel # 021-130-019  
Zoning \_\_\_\_\_ Parcel Size \_\_\_\_\_  
Property Owner's Name Diane Dalich Phone # \_\_\_\_\_  
Owner's Mailing Address \_\_\_\_\_

2. Nature of the Complaint (Check Box(es) and describe)

☐ Zoning Code Violation(s) Violation No. \_\_\_\_\_

☐ Health Code Violation(s) Violation No. \_\_\_\_\_

☒ Building Code Violation(s) Violation No. 13004-0610

Barn @ rear / side of property had permit that expired in 1980 (see attached)  
It was installed over portion of ex. system (septic)

☒ Construction without Permit(s) B-063692

☐ Hazardous / Substandard (Specify) \_\_\_\_\_

☐ Grading / Fill without Permit(s) Violation No. \_\_\_\_\_

**CODE ENFORCEMENT STAFF USE ONLY BELOW THIS LINE**

3. Report of Investigation

| Date    |   |
|---------|---|
| 3/25/04 | "METAL HORSE BARN"  |
| 2/25/03 | ALL VIOLATION CAN BE CLOSED. D. Gal<br>BLD 03-250, BLD 03-3153 DEMO 04-0144 |
|         |   |
|         |   |
|         |   |
|         |   |

☒ Letter N/O      ☐ Track      ☐ Letter      ☐ Track      ☐ Letter      ☐ Track  
☐ Hold for Deed      ☐ Other \_\_\_\_\_  
Priority \_\_\_\_\_ ☒ Date Violation Closed 10.12.04 Permit # DBM04-0145 ☐ Close Tracking

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

# Violation Complaint Form

CCE-001

1/2/03
QC  
 Date Received Staff Assigned Complaint

Property Address: 1030 Thompson LN PEN City: Petaluma  
 Zoning: \_\_\_\_\_ Parcel Size: \_\_\_\_\_ Assessor's Parcel #: 021-136-019

Property Owner's Name: Dalich, Diane J. TR

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ FAX: \_\_\_\_\_

Owner's Mailing Address: 7081 N Markes #104-307 City: Elmwood ZIP: 93711

Nature of the Complaint (Check Box(es) and describe)

☐ Zoning Code Violation(s) Violation No. \_\_\_\_\_

☐ Health Code Violation(s) Violation No. \_\_\_\_\_

☒ Building Code Violation(s) Violation No. VB003-0020

Construction without Permit(s) 1. Reconstructing detached garage at south side of property without permits.  
2. Adding wrap around roofed porch on 3 sides of house without permit.  
☐ Hazardous/Substandard (Specify) VB003-0161

☐ Grading/Fill without Permit(s) Violation No. \_\_\_\_\_

☒ Include: Do you want your name to remain confidential? No ☐ Yes ☐ (Read Statement Below)

# Code Enforcement Report of Investigation

CDE-002

1/2/03  
Date of Inspection

Rick Cooper  
Inspector

Violation #

☐ Rental ☐ Owner Occupied ☒ Unknown

1030 Thompson Ln POB  
Property Address

## ☒ Construction without Permits

☐ New Detached Structure

Approximate Size

☒ Addition

unknown size new covered roofed porch.  
Approximate Size

☒ Other

new exterior walls & fdm  
on exist. detached garage.

## ☐ Grading/Fill without Permits

☐ New Detached Structure

Approximate Quantity Observed

## ☐ Substandard / Hazardous

☐ Inadequate Sanitation

☐ Structural Hazards

☐ Hazardous Electrical Wiring

☐ Hazardous Plumbing

☐ Hazardous Mechanical

☐ Improper Occupancy

## Referrals:

- |   |  |
|---|--|
| <input type="checkbox"/> Agriculture Commissioner       | <input type="checkbox"/> Well & Septic |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> City:         |
| <input type="checkbox"/> Animal Control                 | <input type="checkbox"/> Other:        |
| <input type="checkbox"/> Army Corps of Engineers        |  |
| <input type="checkbox"/> Encroachment                   |  |
| <input type="checkbox"/> Environmental Health           |  |
| <input type="checkbox"/> Fish & Game                    |  |
| <input type="checkbox"/> County Dept. of Transportation |  |
| <input type="checkbox"/> Project Review                 |  |
| <input type="checkbox"/> Regional Water Quality Board   |  |

Driveway with  
gate closed

## Permits Required:

### Building

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Foundation           | <input type="checkbox"/> Retaining Walls            |
| <input checked="" type="checkbox"/> Framing              | <input type="checkbox"/> Electrical                 |
| <input checked="" type="checkbox"/> Siding               | <input type="checkbox"/> Mechanical                 |
| <input type="checkbox"/> Plumbing                        | <input checked="" type="checkbox"/> Structural Roof |
| <input type="checkbox"/> Roofing                         | <input type="checkbox"/> Mobile Home                |
| <input type="checkbox"/> Swimming Pool                   |   |
| <input type="checkbox"/> Subject to Field Inspection     |   |
| <input checked="" type="checkbox"/> Non-Engineered Plans | <input type="checkbox"/> Engineered Plans           |

### Grading

- |   |   |
|---|---|
| <input type="checkbox"/> Non-Engineered Plans | <input type="checkbox"/> Engineered Plans |
| <input type="checkbox"/> 1108                 | <input type="checkbox"/> Drainage Review  |

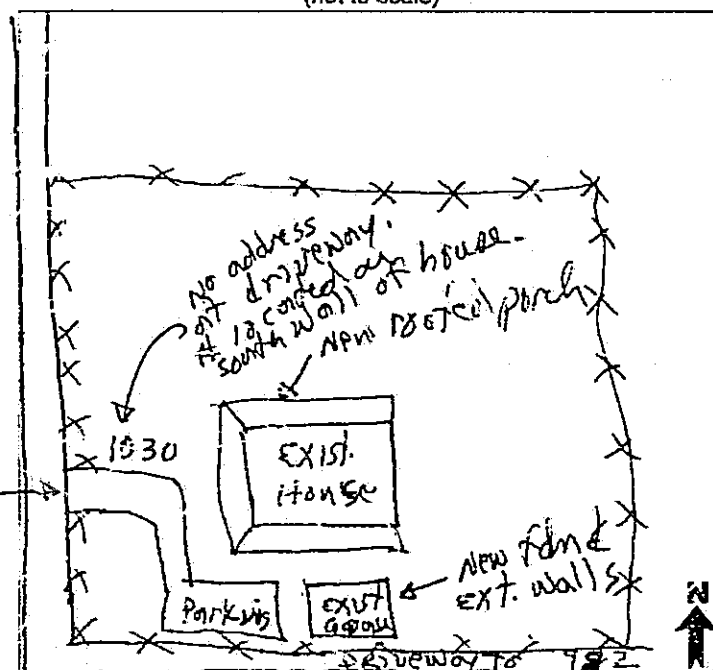
### Zoning

- |   |                                 |   |
|---|---------------------------------|---|
| <input type="checkbox"/> Use                          | <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Not Allowed |
| <input type="checkbox"/> Administrative Design Review |                                 |   |

### Septic

- |   |
|---|
| <input type="checkbox"/> Abatement Repair       |
| <input type="checkbox"/> Connect to Sewer       |
| <input type="checkbox"/> Plumbing Repair Permit |

Site Plan Sketch  
(not to scale)



mailboxes for 942, 942 & 952.  
Priority Score: (1=Low 20=Highest)

- |       |  |
|-------|--|
| _____ | Threat to Public Safety (1-20)           |
| _____ | Effect on Other People/Properties (1-20) |
| _____ | No. of People/Properties Impacted (1-20) |
| _____ | Number of Complaints (5-20)              |
| _____ | Economic Incentive (1-20)                |
| _____ | Culpability of Violator (1-20)           |
| _____ | Total                                    |

Sonoma County Permit and Resource Management Department

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

# Code Enforcement Report of Investigation

Page 2

CODE ENFORCEMENT STAFF USE ONLY

## 3. Report of Investigation

Date 1-2-03  
INSPECTION made from Thompson Ln and ~~private~~ private Rd on South side of property. Home has a gated driveway and no legal entry available.

1. Observed fan work in fall for new deck less than 30" high. Today observed that a new roof was under construction over the new deck and being supported by new deck & new fan. A permit is now required for the roof structure and the deck that supports it. Deck is no longer exempt.

2. Observed today that the exterior walls of the attached garage had been replaced with new walls supported on what appears to be a new foundation.

~~CONTRACT~~

~~CONTRACT~~

1) PRE-EXISTING BARN COMPLETELY REBUILT AS GARAGE AND SECOND UNIT. VBUD-0020

2) REMODEL AND ADDITIONS TO SINGLE FAMILY DWELLING WHICH INCLUDE NEW PORCH AND ROOF, CONVERSION OF ATTACHED BREEZINGHOUSE TO KITCHEN, WINDOWS AND SIDING.

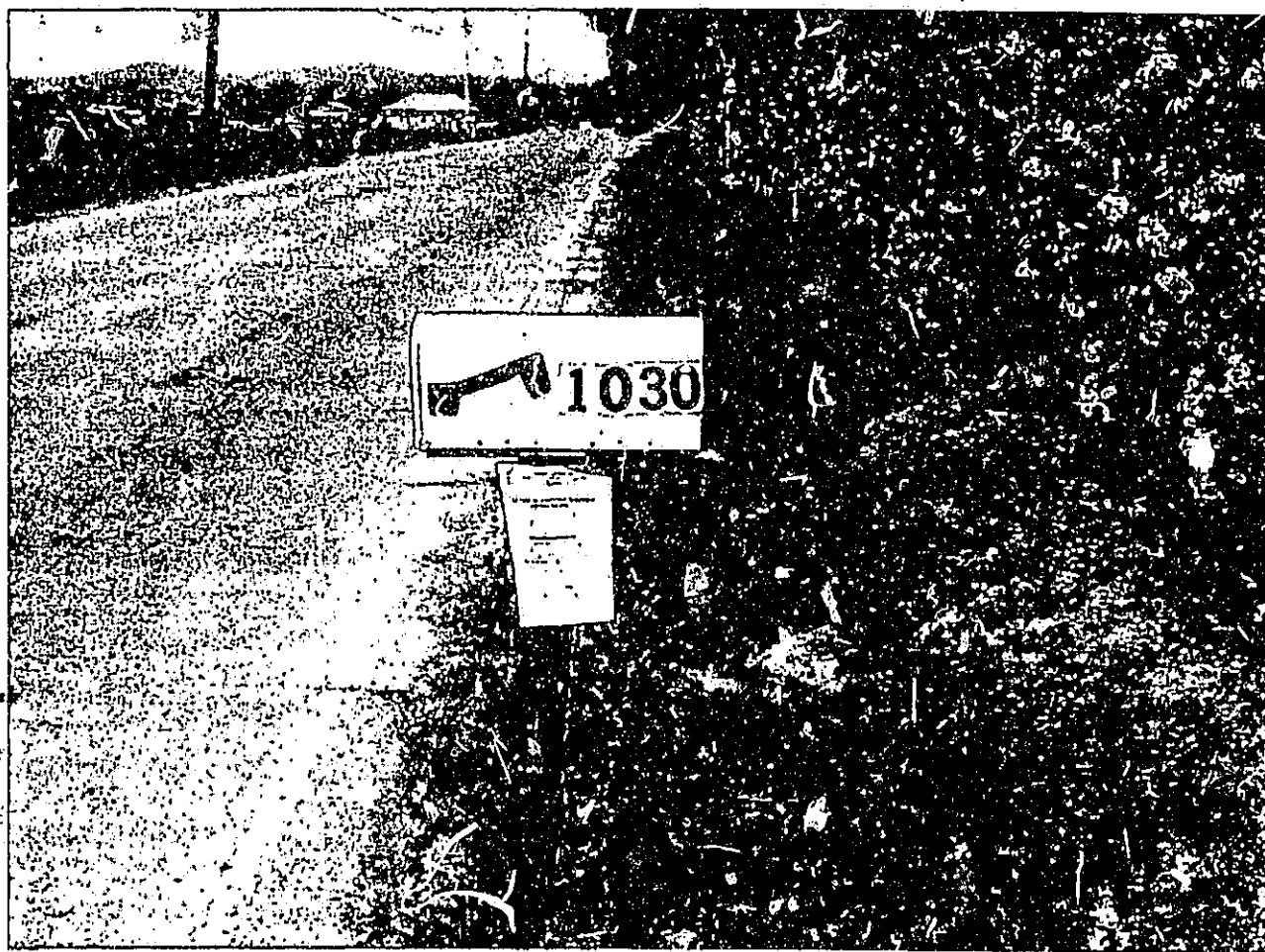
VBUD 03-0161

6-5-03 Posted 140 & Stop Work order.

Letter <sup>1st</sup> <sub>LN</sub> ☐ Track ☐ Letter ☐ Track ☐ Letter ☐ Track ☐ Track

☐ Hold for Deed ☐ Other

Priority ☐ Date Violation Closed Permit # ☐ Close Tracking



|   |
|---|
| CASE NAME.....  |
| ADDRESS.....1030 Thompson Ln.   |
| DATE OF PHOTO.....4.9.04  |
| FILE NO. ....   |
| PHOTOGRAPHER.....M. Carey   |
| COMMENTS.....Posted N40<br>For Metal Horse Barn                           |
| CODE ENFORCEMENT DIVISION<br>PERMIT AND RESOURCE<br>MANAGEMENT DEPARTMENT |

**STEVEN J. LAFRANCHI & ASSOCIATES**

CIVIL ENGINEERS ~ LAND SURVEYORS  
PETALUMA MARINA BUSINESS CENTER  
775 BAYWOOD DRIVE, SUITE 312, PETALUMA, CA 94954  
TEL 707-762-3122 FAX 707-762-3239

May 19, 2003

County of Sonoma  
Permit and Resource Management Department  
Code Enforcement Division  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Attention: Dan Cahill

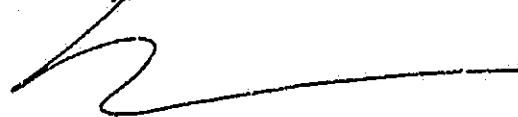
Subject: Lands of Dalich  
1030 Thompson Lane  
Petaluma, California  
File No. VBU3-0020  
VBU3-0161

Dear Dan,

We have been retained by the owner to address the septic issues associated with the subject violation. A pre-perc site inspection is scheduled for May 22nd. Based on that inspection applicable mitigation measures will be proposed by us. We will keep you updated.

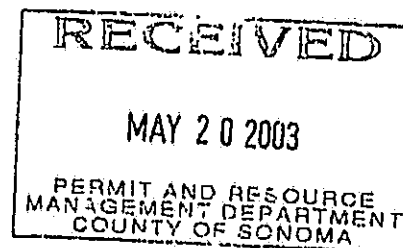
Please call if you have any questions.

Sincerely,

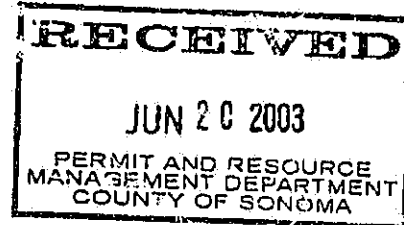


Steven J. Lafranchi, P.E., P.L.S.

cc: Fassari  
Dalich  
0373412.doc



Stephen & Dianne Dalich  
7081 N. Marks Ave., #104, PMB 302  
Fresno, CA 93711  
559-435-7446



June 17, 2003

Dan Cahill  
County of Sonoma  
Permit and Resource Management Department  
2550 Ventura Ave.  
Santa Rosa, CA 95403

Subject: Notice of Order - Construction Without Permit

Reference: 1030 Thompson Lane, Petaluma

Dear Mr. Cahill:

In a letter dated May 11 we attempted to list clarifications to your notice of violation. We have not received an official response from you but our daughter, Wynne Fassari, tells us that you told her that the issue of "conversion of attached greenhouse to kitchen" has been resolved and that you are convinced that we are not attempting to move the kitchen from its present and long-time location. Your initial assumption that the solarium was being converted to a kitchen is understandable since we were using that room as storage for some kitchen appliances.

In regards to "Pre-existing barn completely rebuilt as a garage and second unit," -- This statement should be changed reflect that this is a *pre-existing* garage and second unit. Pamela Benyak's letter dated June 10, 2003 (copied to you), states that "In 1984, assessor notes indicate the barn as being .. living quarters .. included in the sale." Also, I've included a copy of our purchase agreement addendum dated April 27, 2002, which mentions a tenant occupied barn unit. We did remodel the unit and are presently trying to do what is necessary to legalize recent unpermitted construction by obtaining required Department clearances.

In regards to "new porch," we replaced and enlarged the previous decking which had rotted. Enclosed is a copy of a "For Sale" flyer obtained before we bought the house. Please notice that it had a deck and roofing across the front which wrapped around the south side and that there is also another deck on the north side towards the back which wrapped around to the back door. We are not disputing this item, only providing more information.



Dan Cahill  
Page 2  
June 18, 2003

In regards to the "new roof," there were some areas of new roof added over the deck and solarium. For the most part we put new asphalt shingles over the old ones. It was done by a reputable roofing contractor. We are not disputing this item, only providing more information.

In regards to the "greenhouse," it was a solarium or sunroom – a permanent part of the house with a wall and partial roof of windows. It was permitted in 1983 (B-54600) along with the addition of a second floor. Whether it is called a greenhouse or a solarium probably makes no difference except that sometimes people think of a greenhouse as a temporary structure used for growing plants, which is not the case in this situation. We did remodel it without a permit. We did not add square footage. (Pamela Benyak's letter refers to the 1984 Tax Assessor report of a greenhouse being 277 square feet.) We are not disputing this item, only providing more information.

Please find enclosed a copy of the letter we sent to Pamela Benyak regarding septic requirements. She is using the issues outlined by you in the subject notice to make recommendations for our septic system; i.e., conversion of greenhouse to kitchen and conversion of barn to second unit. What can we do to officially correct the issues so that other departments can have a correct picture of the situation? Would a meeting between yourself, Ms. Benyak and us help? We will be in Petaluma July 7-10 but could come just about any time that is convenient for you.

Please let us know if there is anything else we can do to facilitate things. The plans and permit applications have been filed. Thank you for your help in this matter.

Sincerely,



Stephen J. Dalich



Dianne J. Dalich

Cc: Pamela Benyak, REHS  
Steve LaFranchi, Civil Engineer  
Chris & Wynne Fassari  
Encl: Realtor.com sales flyer  
Real Estate Transfer Disclosure Statement  
Addendum to Real Estate Contract

*Stephen & Dianne Dalich*  
7081 N. Marks Ave., #104, PMB 302  
Fresno, CA 93711  
559-435-7446

June 17, 2003

Pamela R. Benyak, REHS  
Environmental Health Specialist 1  
County of Sonoma  
Permit and Resource Management Department  
2550 Ventura Ave.  
Santa Rosa, CA 95403

Subject: Septic Requirements

Reference: (1) 1030 Thompson Ln., Petaluma  
(2) Your letter dated June 10, 2003

Dear Ms. Benyak:

I thank you for your above-referenced letter. You have obviously put a lot of effort into researching the history of this property.

We sent a letter to Mr. Dan Cahill on May 11, 2003 (copy enclosed) taking issue with the description of some of the non-permitted construction work but have not as yet gotten a response. These corrections, if he agrees with us, might impact some of your assumptions. Identifying the issues at hand is a very important first step. Only when this is done can the proper corrective measures be taken. Our desire is to cooperate in every way possible and do what is necessary in order to get the required permits and legalize construction.

Please refer to the attached letters to Mr. Cahill for a further explanation of potential modifications to issues.

Your letter stated that the owner told you that the main residence has four bedrooms. Neither my husband nor myself (the owners) have ever communicated with you in the past. Perhaps it was my daughter or her husband who rent the property to which you spoke. Your letter also stated that the Tax Assessor refers to the house as having three bedrooms on the second floor and an office on the first floor. This is, in fact, the true description of the residence. It was advertised and sold to us as a three-bedroom. Please see attachments. Also, please consider this an invitation to visit the residence and see for yourself.

Pamela R. Benyak, REHA  
June 18, 2003  
Page 2

Several permits were issued for this property by the County during 1983. Both the tax assessor and the building department inspectors visited the property. The County was obviously aware of the second unit that existed at the time. Our understanding after recently consulting county offices and written policy is that the County does not require re-evaluation of the septic system unless more than 30% is added to the square footage. In fact, we are not proposing to add square footage, bedrooms or change the footprints of the buildings.

We had the septic systems inspected when we purchased the property less than a year ago and were told the system was adequate and in perfect working condition. There have been no problems. As to the question of the property being vacant back in the eighties, long-time neighbors say that this property was never vacant.

As a side note, at the time we went into escrow there was a tenant renting the garage unit, which consisted of one bedroom, kitchen, living room and bath. In fact, the previous owner gave us a written agreement that the tenant would be out by closing of escrow. Our intention was to use the unit ourselves on occasional visits. This being the case, we would certainly have less of an impact on the property than the previous tenant.

The fact that we don't live in the area has probably complicated this matter somewhat. We live in Fresno and we rent the subject property to our daughter, Wynne Fassari, and her family. She and her husband Chris have been helping where they can and we appreciate your patience, and that of Mr. Cahill, with this situation.

We'll endeavor to perform all that is required of us to the best of our ability and in a timely fashion in order to get properly permitted. All parties concerned need to agree on the issues and we are anxious to do our part with whatever is needed to facilitate this. We'll continue to try to make contact with Mr. Cahill in order to accomplish this goal. I know you all have heavy workloads and are doing your best to help.

Pamela R. Benyak, REHA  
June 18, 2003  
Page 3

Thank you very much for your assistance and cooperation in this matter.

Sincerely,

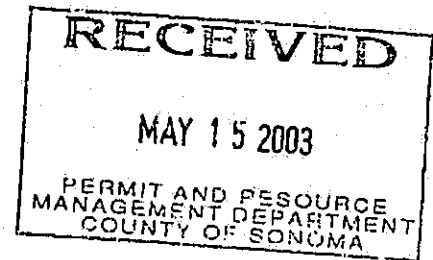
Stephen J. Dalich

Dianne J. Dalich

Cc: Dan Cahill, Code Enforcement  
Steve LaFranchi, Civil Engineer  
Chris & Wynne Fassari

Encl: Letter to Dan Cahill dated May 11, 2003  
Letter to Dan Cahill dated June 18, 2003  
Realtor.com sales flyer  
Property profile from Chicago Title  
Property profile from First American Title

Stephen & Dianne Dalich  
7081 N. Marks Ave., #104pmh302  
Fresno, CA 93711



May 11, 2003

County of Sonoma  
Permit and Resource Management Department  
255 Ventura Avenue  
Santa Rosa CA 95403-2829

Attn: Dan Cahill  
Code Enforcement Division

Dear Mr. Cahill:

The following is a response to the attached letter issued on May 7<sup>th</sup> 2003. The following corrective actions are under way with the assistance of outside contractors and various Sonoma County Departments:

1. Four copies of code-complying construction quality plans (including Energy Compliance Data) are nearly complete and will be submitted NLT May 27<sup>th</sup> 2003.
2. We have secured the appropriate individuals to investigate and rectify all septic system code requirements. A check was submitted on April 21<sup>st</sup> 2003 to the County Health Inspector. The date of the inspection has yet to be determined.
3. Consolidated Engineering Laboratories has been secured to perform rebar verification on all foundation. Exact requirements of this testing are needed prior to performing.

I'd like to make the following clarifications regarding the descriptions of non permitted construction work:

**The County of Sonoma Stated:** Pre-existing barn – completely rebuilt as a garage and second unit, (VBU03-0020)

The pre-existing barn had been converted into 2 single car garages and a rental unit decades ago. Although the unit was rented out at the time we purchased this property, we required the renter to vacate before the purchase was finalized.

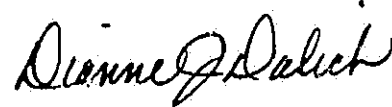
My husband and I wanted to remodel the apartment so that we could stay there when we come to visit our daughter and her family (The Fassari's) who live on the property. The rental unit was quite old and the floor was sagging badly. Our intention was to make it comfortable for our frequent visits. We thought that with a few repairs and upgrades, it would be a minor undertaking. We eventually found the place was so badly eaten away with termites and rot, almost everything had to be replaced.

**The County of Sonoma Stated:** Remodel and additions to single family dwelling, which include new porch and roof, conversion of attached greenhouse to kitchen, windows and siding. (VBU03-0161)

We removed an existing porch and replaced it with a new larger porch. We did not replace the roof of the house, but put new shingles on top of the old ones. The "greenhouse" was actually a solarium which was the main entrance into the house. The solarium windows leaked badly and we converted it into a room with conventional construction. This room will be used as a dining room. We have no intention of making it a kitchen. We have no plans of moving the kitchen from its present location.

Please review the above information and make any necessary corrections to the violations. As home owners we will proceed with corrective actions according to the guidelines you have brought forth in the attached letter. I can be reached at 559-435-7446.

Thank You

A handwritten signature in cursive script, reading "Dianne Dalich". The signature is written in dark ink and is positioned above the printed name.

Dianne Dalich

# SUPPLEMENTAL ACTIVITY LOG

Site Address: 1030 THOMPSON LANE PD7

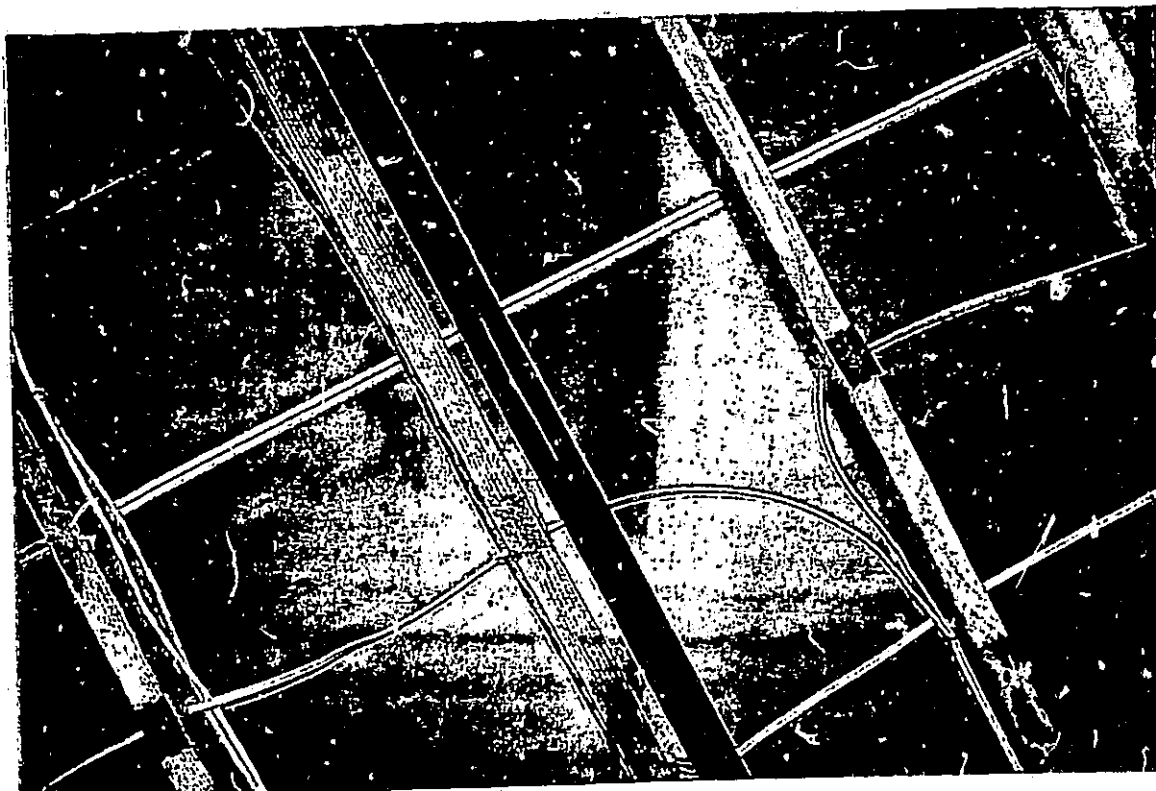
Inspector: \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

File #: \_\_\_\_\_

Date:

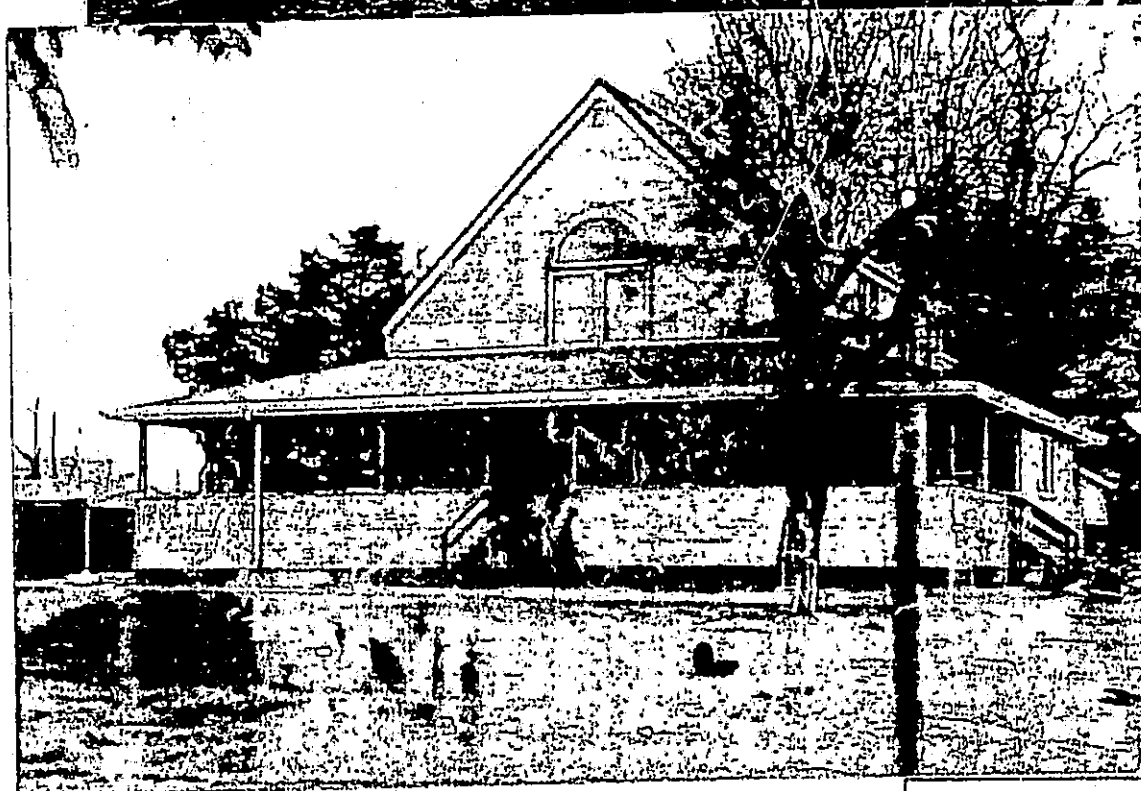
6.5.03 Posted Notice + Order. Posted Stop Work Order.



CASE NAME.....  
ADDRESS.....1020 Thompson Ave.  
DATE OF PHOTO.....  
FILE NO. ....  
PHOTOGRAPHER.....CAHILL.....  
COMMENTS.....

CODE ENFORCEMENT DIVISION  
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT





CASE NAME.....  
 ADDRESS...1030 THOMPSON LN.....  
 DATE OF PHOTO.....  
 FILE NO .....  
 PHOTOGRAPHER...CANILL.....  
 COMMENTS.....

CODE ENFORCEMENT DIVISION  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



CASE NAME.....  
 ADDRESS 1030 THOMPSON LN.....  
 DATE OF PHOTO.....  
 FILE NO. ....  
 PHOTOGRAPHER CANILL.....  
 COMMENTS.....

CODE ENFORCEMENT DIVISION  
 PERMIT AND RESOURCE



