



Type



Dots



Plans

2PEOS-0177

Building Permit Number

1900

Street Number

WEST AVE

Street Name

Community Code

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: ZPE05-0177

Project Address: 1900 WEST AVE ROS
Cross Street: SEBASTOPOL RD

APN: 125-441-009

Description: SCEOND UNIT ZONING PERMIT

Status: STARTED
Printed: May 23, 2005
Initiated by: SHUNSPER
Activity Type: AB-ZPE 401

Owner: GONZALEZ IRIS S
 1900 WEST AVE
 SANTA ROSA CA
 95407
 707 566 7856

Applicant: GONZALEZ IRIS S
 1900 WEST AVE
 SANTA ROSA CA
 95407
 707 566 7856

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1052	ENV REV CEQA EXEMPT DET	025015-3811	26.00	.00	.00
1166	LEVEL II ZONING PERMITS	025015-3825	437.00	.00	.00
			\$463.00	\$0.00	

Total Fees: \$463.00
Total Paid: \$0.00

Balance Due: \$463.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

WITHDRAWN

PAYMENT REC'D
 \$ 463.00 was
 MAY 23 2005
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

Zoning Permit Application

PJR-004

File#: 2PG05-0177

- Ag. Employee Dwelling Unit
- Biotic Resource
- Confined Livestock
- Daycare-Large Family
- Hobby Kennel
- Home Occupation
- Horse Boarding

- Landmarks Commission
- Minor Timberland Conversion
- Mobile Home
- Non-conforming Uses
- Setback Averaging/Reduction
- Special Events
- Other 2nd Unit

Applicant (Contact Person):

Name IRIS S Gonzalez
Mailing Address 1900 WEST AV.
SANTA ROSA CA. 95407
City/Town SANTA ROSA State/Zip CA. 95407
Phone (707) 566-7856
Fax _____
Signature _____ Date _____

Owner, if other than Applicant:

Name _____
Mailing Address _____
City/Town _____ State/Zip _____
Phone _____ Fax _____
Signature _____ Date _____

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

Name _____	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) 1900 WEST AV. S.R. CA. 95407 City/Town SANTA ROSA.
125441009 Assessor's Parcel Number(s) 7000 sq ft
Project Description: 2nd UNIT Acreage _____

Site Served by Public Water? yes no Site Served by Public Sewer? yes no
I/we agree to comply with the attached performance standards/conditions.

Signature of Applicant [Signature] Date 5-23-05

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

Zoning permit approved by: _____ Signature of Planner _____ Date _____
Planning Area: S Supervisorial District: S Current Zoning: R2 B6-SM/ac NOH General Plan Land Use: UR 5
Specific Plan: South Santa Rosa S.P. Land Use: _____ Needs CEQA Review? yes no
Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____
Previous Files: none
Application accepted by SCOTT HUNSPERGER Date 5/23/05

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

Second Dwelling Unit Supplement Application

PJR-039

Site Characteristics

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is off-street parking located within the front yard setback?
(Parking for second units must be located outside of front yard setback unless parcel constraints make this impossible). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there currently any hazardous materials (chemicals, oils, gasoline) etc. stored, used, or processed on this site? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Were there any hazardous materials used, stored, or processed on this site anytime in the past? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? |

Grading and Drainage

Grading proposed: amount of cut or fill in cubic yards: _____

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will more than one (1) acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance or other activities? If yes, indicate area of disturbance in acres: _____ identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.) _____ |

Structural Characteristics

Square footage of unit: _____

Square footage of any attached garage or storage unit: _____

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed second unit attached to primary unit? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed second unit a detached structure? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is any exterior construction involved that would increase the total amount of habitable floor area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed second unit a mobile home? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed second unit on permanent foundation? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed second unit a modification or conversion of an existing structure from another use? If yes, please explain: <u>GARAGE TO UNIT plus</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed second unit a legalization of an existing second unit? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed second unit intended for use as a vacation rental? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed second unit intended for occupancy by a renter? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed second unit slated to be an affordable rental unit under contract with the Community Development Commission? |

Utilities and Services

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is public sewer and water available?
If yes, what district or company? <u>SANTA ROSA CITY</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will proposal require annexation to a district in order to obtain public services? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the unit proposed to be served by an existing well? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the unit proposed to be served by a septic system? If yes, <input type="checkbox"/> new or <input type="checkbox"/> existing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the unit in a Class 3 or 4 water scarce area? (See General Plan Resource Conservation Element Figures RC-2a through i) |
- NOTE: If in Class 3 or 4 areas, a well yield test is required between July 1 and October 15.
If in a Class 4 area, a hydrogeologic report is also required.

Sonoma County Permit and Resource Management Department

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

Indemnification Agreement

PJR-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 assessed 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."

Iris S. Gonzalez
Applicant

[Signature]
Property Owner (if other than applicant)

5-23-05
Date

ZPGOS-0177
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.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
IRIS SULEMA GONZALEZ
JUAN A. MARTINEZ
18900 WEST AVENUE
SANTA ROSA, CA 95407



2003245457

OFFICIAL RECORDS OF
SONOMA COUNTY
EVEE T. LEWIS

NEW CENTURY TITLE CO.
11/21/2003 08:00 DEED
RECORDING FEE: 48.00
COUNTY TAX: 407.00

2



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 125-441.009

Order No.:

Escrow No.: 01032556-MNM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$407.00
CITY TRANSFER TAX IS \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area city of SANTA ROSA, CA 95407 AND

AFNF

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
APRIL LEE WAGNER and JOHN H. WAGNER, wife and husband as Joint Tenants

hereby GRANT(S) to IRIS SULEMA GONZALEZ and JUAN A. MARTINEZ, wife and husband as Joint Tenants

the following described real property in the County of Sonoma, State of California:

See Exhibit A attached hereto and made a part hereof.

April Lee Wagner
APRIL LEE WAGNER

John H. Wagner
JOHN H. WAGNER

Document Date: November 20, 2003

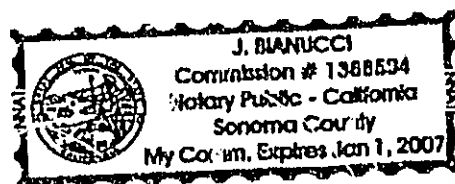
STATE OF CALIFORNIA)
COUNTY OF SONOMA)

On 10/24/2003 before me, J. Bianucci

personally appeared April Lee Wagner and John H. Wagner
person(s) 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 acted, executed the instrument.

WITNESS my hand and official seal

Signature J. Bianucci



MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Name

Street Address

City & State

Exhibit A

01032558-MNM

All that certain real property situated in the unincorporated area, County of Sonoma, State of California, described as follows:

PARCEL ONE

BEGINNING at a point in the center of East Avenue at the southeast corner of the 14.11 acre tract described in the Deed to Fred F. Sheppard, et ux, dated December 27, 1943 and recorded December 27, 1943, in Book 598 of Official Records, page 141, Sonoma County Records; thence along the southerly line of said tract South 72° 45' West, 899.32 feet to the actual point of beginning of the tract to be herein described; thence from said point of beginning and continuing South 72° 45' West, 140 feet to the present easterly line of West Avenue; thence along said line, North 5° 32' West, 52.32 feet; thence North 72° 45' East, 115.61 feet; thence South 5° 32' East, 2 feet; thence on curve to the right with a radius of 20 feet, tangent of which bears North 72° 45' East, a distance of 14.44 feet; thence on a curve to the left, with a radius of 20 feet, a distance of 10.36 feet to a point which bears North 5° 32' West from the point of beginning; thence South 5° 32' East, 40.53 feet to the point of beginning.

PARCEL TWO

A RIGHT OF WAY over the hereinafter described parcel:

COMMENCING at a point in the center of East Avenue at the southeast corner of the 14.11 acre tract described in the Deed to Fred F. Sheppard and Hattie M. Sheppard, dated December 27, 1943 and recorded in Book 598 of Official Records, page 141, Sonoma County Records; thence South 72° 45' West along the southerly line of the said 14.11 acre tract, 773.87 feet to a 1/4 inch iron pipe monument; thence continuing South 72° 45' West, a distance of 265.50 feet, more or less, to the eastern line of West Avenue; thence North 5° 32' West, a distance of 52.32 feet to the true point of beginning; thence from said point of beginning North 72° 45' East, a distance of 115.61 feet; thence South 5° 32' East, a distance of 2 feet; thence on the arc of a curve to the right with a radius of 20 feet, tangent of which bears North 72° 45' East, a distance of 14.44 feet; thence on the arc of a curve to the left with a radius of 20 feet, a distance of 91.72 feet; thence on the arc of a curve to the right with a radius of 20 feet, a distance of 14.44 feet; thence South 72° 45' West, a distance of 111.47 feet; thence South 5° 32' East, a distance of 18.42 feet to the true point of beginning.

APN: 125-441-009



APN 125-441-009

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained here-in are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of the date indicated. For more current parcel data consult the County of Sonoma Assessor's Office.

Metadata:

1. Geographic Coordinates : California State Plane Zone II, North American Datum 1983 (NAD 83).
2. Parcel Boundaries derived from 1:5000 topographic maps and revised using Assessor Parcel Maps.
3. Data is for planning purposes.
4. Questions regarding this map and the data herein should be directed to PRMD(707)-565-1900.

Use constraints, restrictions and legal prerequisites for using the data set, after access is granted, include acknowledgment of this data as source. Access constraints applied to ensure the protection of privacy or intellectual property. Technical assistance is not provided to the consumer by the PRMD for the use of this data. Information about the distribution of and options for obtaining the data set are to be directed to and PRMD. All distributions of data are copyrighted by the County of Sonoma, California.

Access conditions and legal prerequisites for accessing the data set apply to ensure the protection of privacy or intellectual property. Limitations on the data set regarding the copying, reproducing and/or transmitting of data by any means is prohibited without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

County of Sonoma

Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403

707-565-1900

FAX 707-565-1103

Permit and Resource Management Department
 County of Sonoma, California
 2002



COUNTY ASSESSOR'S PARCEL MAP

150-001

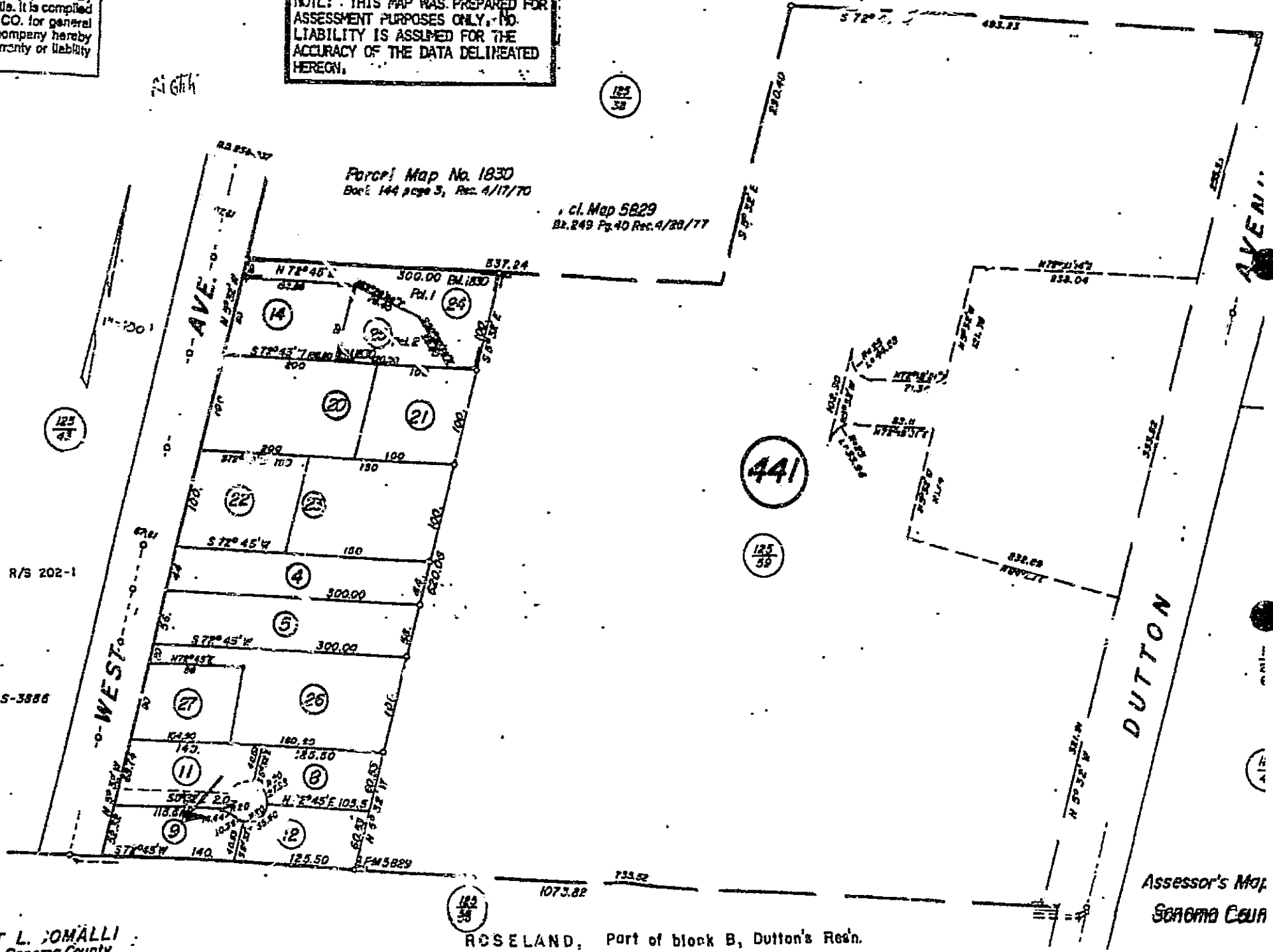
MAY 18 1979

and neither a survey nor representation of the land reached policy, preliminary lance of title. It is compiled BY TITLE CO. for general and sold company hereby any warranty or liability.

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

Parcel Map No. 1830
Book 144 page 3, Rec. 4/17/70

cl. Map 5829
Bk. 249 Pg. 40 Rec. 4/29/77



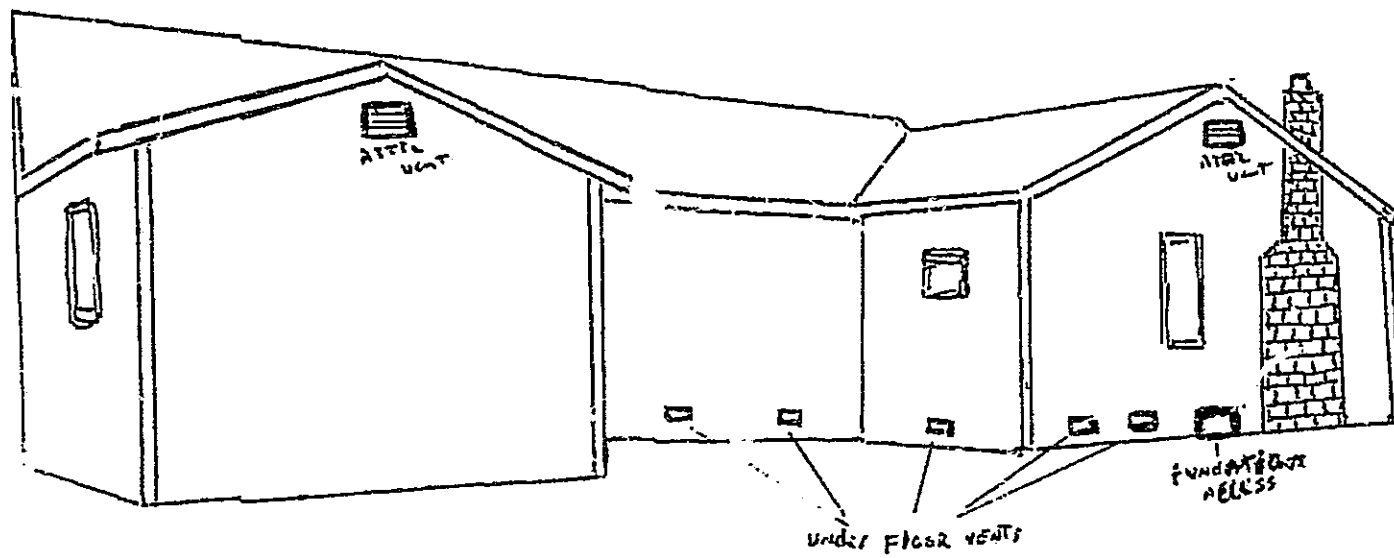
R/S 202-1

LS-3886

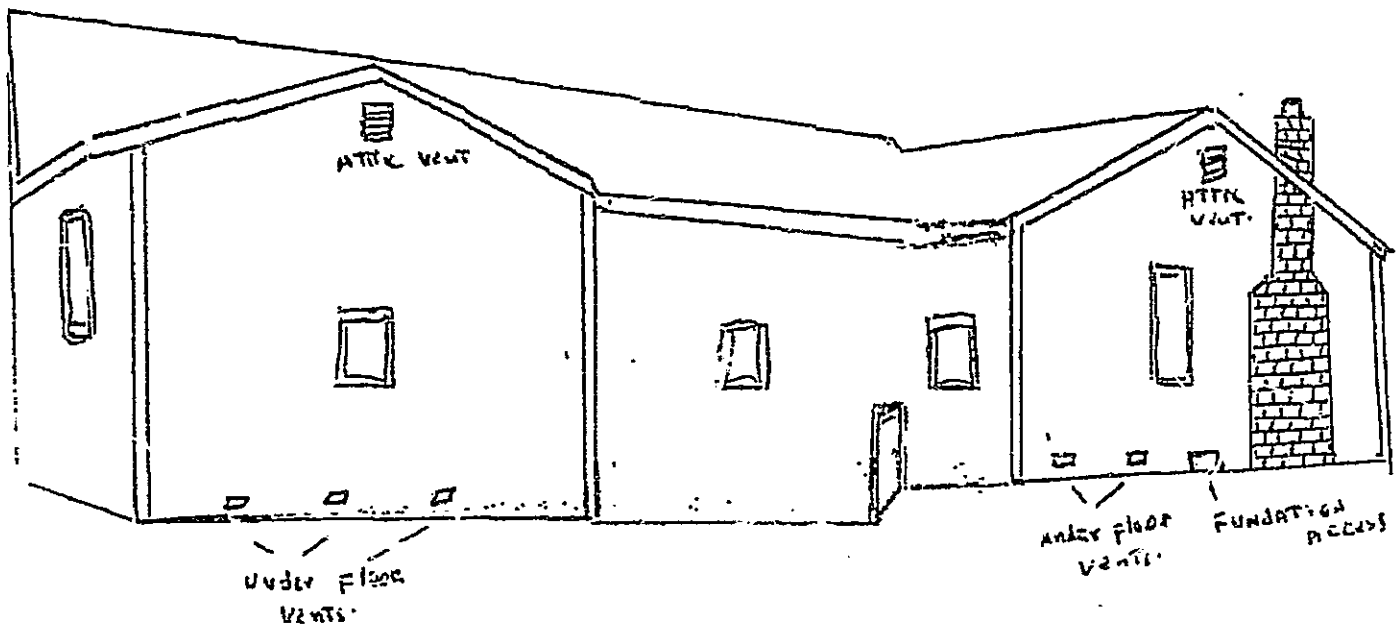
RNEST L. DOMALLI
Assessor Sonoma County

ROSELAND, Part of block B, Dutton's Res'n.

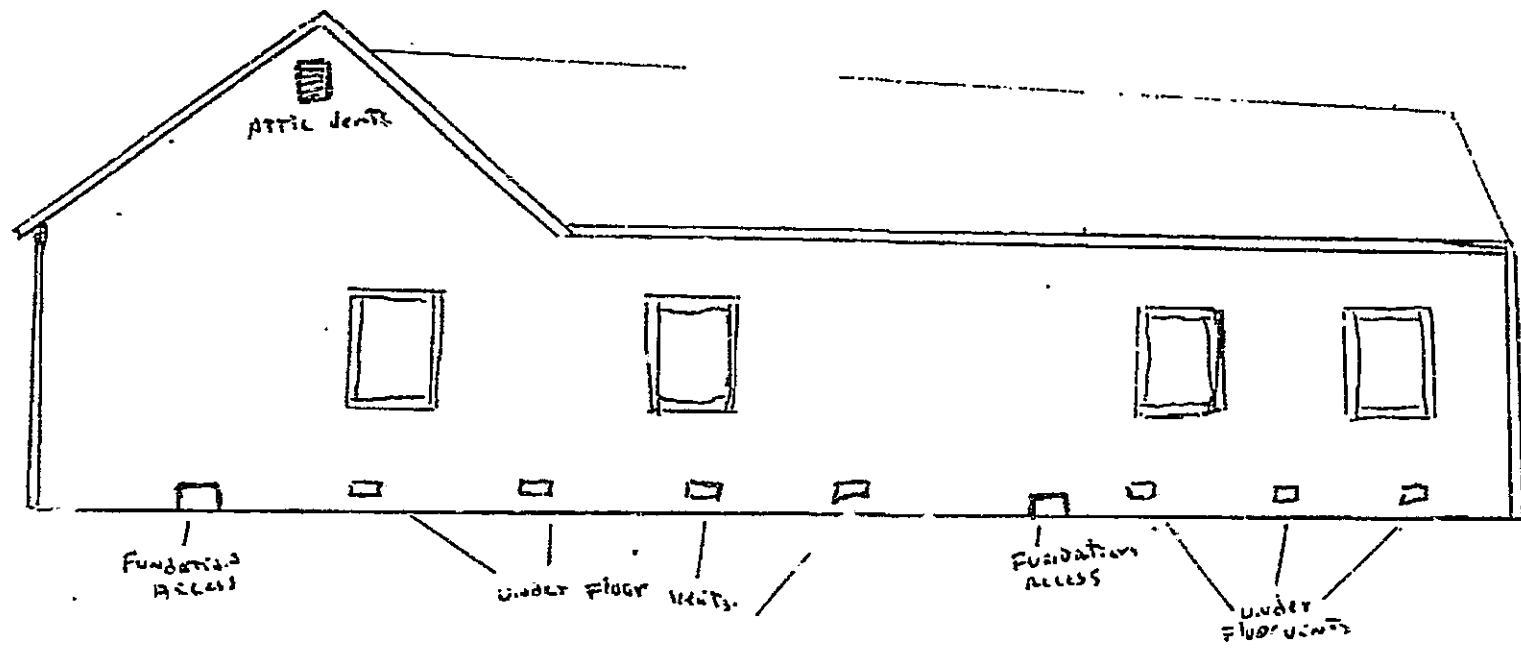
Assessor's Map
Sonoma Coun



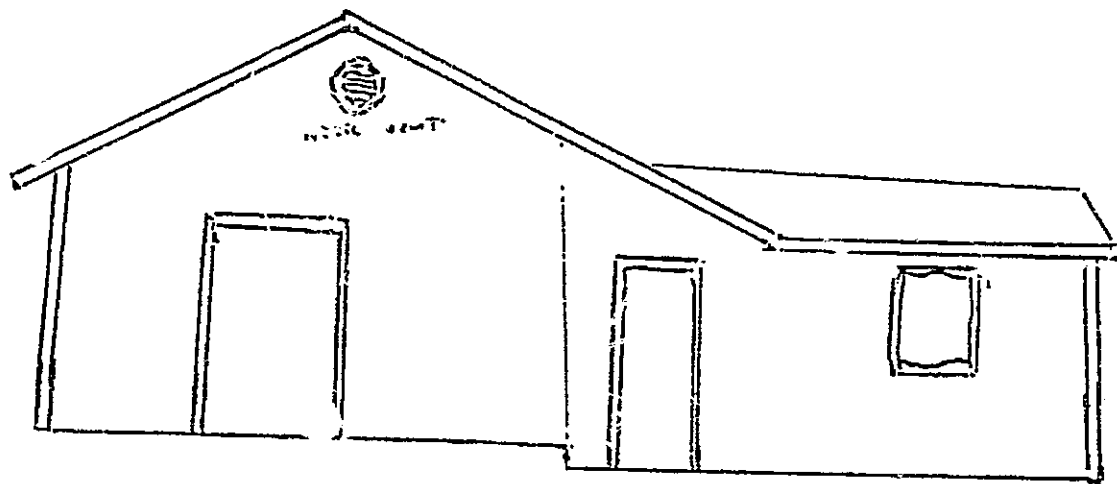
NORTH ELEVATION



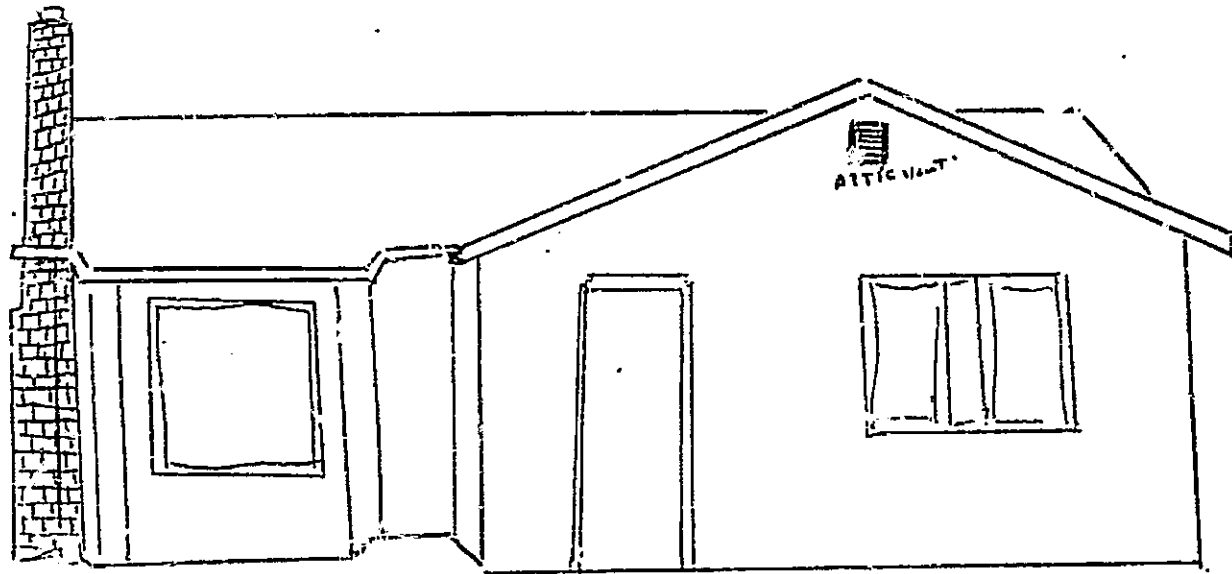
PROPOSED
NORTH ELEVATION



SOUTH ELEVATION



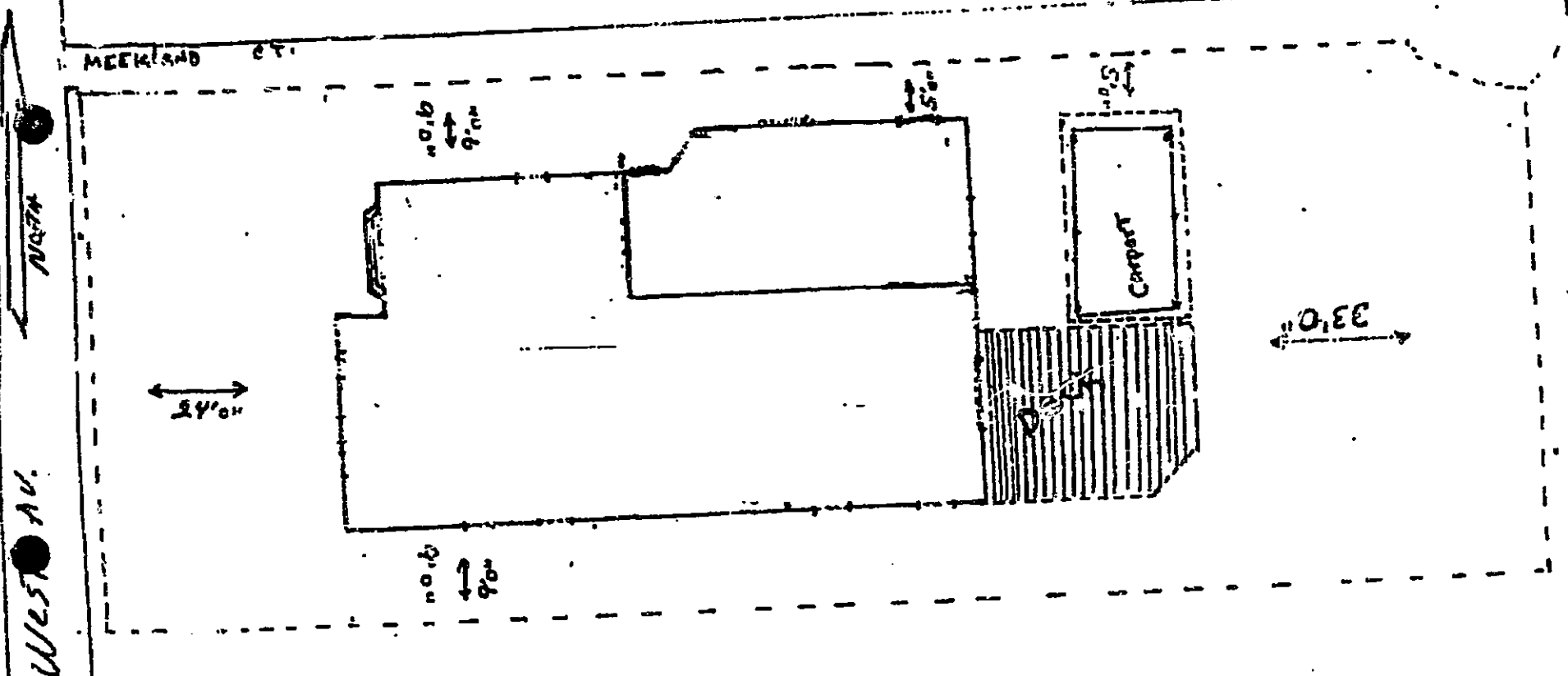
EAST ELEVATION



WEST ELEVATION

Scale
1" = 16'

2' x 14' =
294'0"
168'0"



SITE PLAN

Iris S. Gonzalez

5-23-05



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1901 FAX (707) 565-1103

June 6, 2005

Iris Gonzalez
1900 West Ave
Santa Rosa CA 95407

Re: ZPE 05-0177; 1900 West Ave, Santa Rosa; APN: 125-441-009;
Zoning: R1 (Low Density Residential), 5 Dwelling Units / Acre

The Project Review Division of the Sonoma County Permit and Resource Management Department has reviewed your Zoning Permit application for a second dwelling unit pursuant to Government Code Section 65943. Unfortunately, your application, received on May 23, 2005, has been found to be incomplete. The following items are required to be submitted in order to complete your application:

1. The project requires a Utility Certificate from the City of Santa Rosa. Please submit a receipt from the City indicating that the Utility Certificate application has been filed. An approved Utility Certificate must be submitted to the County Project Review Division prior to the issuance of any building permits.
2. Square footage of proposed second dwelling unit.
3. A clear and accurate, fully dimensioned, floor plan of the proposed second unit must be submitted. The floor plan submitted with the application is too small.
4. A site plan clearly illustrating the amount of new construction which would increase habitable floor area must be submitted. The site plan must also show the location and dimensions of the parking space which would be available for the exclusive use of the Second Dwelling Unit. In addition, please show how the parcel is accessed (i.e. show all driveways).
5. Percentage of lot coverage. In order to calculate lot coverage, the square footage of all structures on the property must be determined and combined. The combined square footage of all structures is then divided by the parcel square footage.

Once the above information has been received by our office, the project will be evaluated for compliance with the County Zoning Regulations.

I can be reached at (707) 565-2138 should you have any questions or need to schedule an appointment.

Yolanda G. Solano
Project Planner