



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

September 9, 2015

Steve Borchardt
2406 Zurlo Ct.
Santa Rosa, CA 95403

Re: File No.: ZPE15-0379
Address: 14952 Colman Valley Road, Occidental
APN: 074-300-041

This letter is in reference to your request to recognize an existing 750 square foot residence as a legal non-conforming structure and allow a remodel that would result in an 840 square foot second dwelling unit along with a request for a waiver of covered parking and administrative design review. Your request for a Zoning Permit has been approved and is subject to the enclosed Conditions of Approval.

The permit approval is based on a determination by the Permit and Resource Management Department (PRMD) that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. In addition, it is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 because the project involves the construction/remodel of a small residence.

This permit is approved for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by PRMD in advance of the proposed change and may, at the discretion of the department, require a new permit.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.

If you have any questions, feel free to contact me at Jennifer.Faso@sonoma-county.org or 707-565-1683. Please refer to your file number (ZPE15-0379) when making inquiries.

Sincerely,


Jennifer Faso
Project Planner

Enclosures

c: File # ZPE15-0379
Yvette Reynolds and Joseph Pedalino

Conditions of Approval

Date: September 9, 2015

File No.: ZPE15-0379

Applicant: Steve Borchardt

APN: 074-300-041

Owner: Yvette Reynolds /Joseph Pedalino

Address: 1875 Trinity Road, Glen Ellen

Project Description: Request for a Zoning Permit to recognize an existing 750 sq. ft. residence and allow a remodel/addition that would result in a 840 sq. ft. second dwelling unit. This permit also authorizes a waiver of the Administrative Design Review and the covered parking requirements.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall obtain all applicable permits from the Building Division. These appear to include but may not be limited to site review, building permits, and grading permits.

PLANNING:

2. The applicant shall pay all applicable development fees prior to issuance of building permits.
3. The applicant shall comply with all requirements of the second unit ordinance.
4. The property owner(s) shall execute and record the attached "Notice of Second Unit Restrictions." declaring that the second unit must not be expanded beyond 840 square feet of living space. This document must be signed, notarized, and recorded prior to obtaining building permits.
5. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Zoning Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two (2) year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

WHEN RECORDED, RETURN TO:

COUNTY OF SONOMA
PERMIT & RESOURCE
MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE
SANTA ROSA, CA 95403

NOTICE OF SECOND UNIT RESTRICTIONS
(Sonoma County Code Section 2-320(a)(3))

APN: 074-300-041
Property Address: 14952 Coleman Valley Road, Occidental
Name of Owner: Yvette Reynolds and Joseph Pedalino

The Project Review Division of the Permit and Resource Management Department of the County of Sonoma hereby declares that permit ZPE15-0379, on file with the Permit and Resource Management Department, has been granted for the development of a Second Dwelling Unit on the above referenced property. The following conditions are in effect for this permit:

- 1) The Second Dwelling Unit cannot be expanded beyond 840 square feet.
- 2) Any attached garage serving the second dwelling unit may not be expanded beyond 400 square feet and may not be conditioned floor space.
- 3) Any attached storage area serving the second dwelling unit may not be conditioned and/or finished floor space, without restriction as to square footage. No interior access shall be permitted between the second unit and storage area. Any attached storage area shall serve the primary residential or agricultural use of the property.

These restrictions apply to the owners and all successors-in-interest. Violation of the restrictions or conditions is a violation of Sonoma County Code Section 1-7(d). The failure of the property owner, tenant, and/or successors-in-interest, to maintain the Second Dwelling Unit in compliance with the conditions listed above will result in violation of the Sonoma County Zoning Ordinance, Section 26-88-060(i)(3). Failure to comply may also result in the revocation of the use. All costs incurred to enforce these restrictions shall be paid by the owner/successor/or assigns.

Recordation of this document is expressly authorized by Section 2-320(a)(3) of the Sonoma County Code.

Condition(s) Accepted by: _____ Date: _____
Owner(s)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SONOMA

On _____ before me, _____, Notary Public,
personally appeared, _____ who 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.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.**

WITNESS my hand and official seal.

Signature _____ (SEAL)