



March 4, 2020

Ramirez Juvenal R/ Arredondo Jose S  
2021 Illinois Ave.  
Santa Rosa, CA 95401

**NOTICE OF VIOLATION AT: 2021 Illinois Ave.**

APN: 180-270-033                      ZONE: R-1-6                      FILE NO. CE19-1008

An inspection of your property at 2021 Illinois Ave. on March 4, 2020 revealed the following violations of the Santa Rosa City Code (SRCC):

1. 20-52.020 Zoning Clearance. Landscaping business, Juve Landscape Management, operating without zoning clearance or business tax license.
2. 20-36.070.L Parking design standards. Vehicle not parked on a paved surface.
3. 20-30.060 Fences, Walls, and Screening. Fence exceeds 36 inches in the front and corner setback.
4. 20-30.110D.1 & 2 Unlawful Use of Required Yards. Trailer in the front required setback.

You are hereby requested to complete the following **within 14 days** of the date of this letter:

1. Obtain a business tax license for the operation of the landscaping business, Juve Landscape Management.
2. Cease the operation of the landscaping business at 2021 Illinois Ave. or obtain zoning clearance.
3. Remove vehicles from unpaved surfaces.
4. Reduce the fence to 36 inches in the front and corner setback or apply for a minor use permit to legalize the fence.
5. Remove the trailer from the front required setback.

You are further directed to submit all necessary plans and obtain all necessary approvals, permits and inspections for your property **within 14 days** of the date of this letter. Permit applications and submittal information are available at Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, from 8:00 a.m. - 4:30 p.m. Monday, Tuesday & Thursday, 10:30 a.m. - 4:30 p.m. Wednesday and 8:00 a.m. - 12:00 p.m. Friday.

An **appointment** with the Code Enforcement Officer of record is **mandatory** at the time of compliance. Please call me before you come in to apply for permits to ensure that I am available to assist you, or to answer questions. Appointments are available Tuesdays and Thursdays, between 8 A.M. and 12 P.M. To make an appointment, or, if you have any questions, please call me at (707) 543-3235. If I am not available to take your telephone call, please leave a voice mail message with your name, address of violation, and a number where you can be reached. I look forward to the opportunity to assist you in bringing your property into compliance with the SRCC.

Your prompt attention and cooperation in this matter would be greatly appreciated.



Lizzette Marquez  
Code Enforcement Officer  
Housing and Community Services

cc: File

**Santa Rosa City Code (SRCC)**

**20-52.020 Zoning Clearance.** Where Division 2 (Zoning Districts and Allowable Land Uses) or other provision of this Zoning Code require a Zoning Clearance as a prerequisite to establishing a new or modified land use, authorizing a change in ownership, or the issuance of a Business Tax Certificate, the Zoning Clearance shall be required at the time of Department review of any change in use or occupancy authorization required by this Zoning Code.

**20-36.070.L Parking design standards.** Surfacing. Parking spaces, driveways, and maneuvering and storage areas shall be paved and permanently maintained in good and dust-free condition, in compliance with City Development Standards, except where parking is provided for a temporary use in compliance with Section 20-52.040 (Temporary Use Permits).

**20-30.060 Fences, Walls, and Screening.** Height limits. A fence in a residential zoning district shall not exceed the height limits shown in Table 3-1, unless authorized in compliance with Subsection D (Additional height with Minor Use Permit approval).

**TABLE 3-1—MAXIMUM HEIGHT OF FENCES**

Location	Maximum Height (1)
Within required front yard setback	36 inches
Within interior side or rear yard setback	6 feet (2)
Within exterior side setback	36 inches
Within a vision triangle (see Section 20-30.070.E)	No fence allowed, except as provided by Section 20-30.070.E (Vision Triangles).
Outside of a required setback	6 feet (2)
<b>Notes:</b>	
(1) See the City's <i>Processing Review Procedures for Owners of Historic Properties</i> for fence height guidelines with an -H (Historic) combining district.	

**D. Limitation on the use of setbacks.**

1. **Allowed structures and uses.** A setback required by this Zoning Code, Minor or Conditional Use Permit, or Design Review approval, shall be improved and maintained only with plants and other natural materials except for the following:
  - a. Building projections permitted in Section 20-30.110.E;
  - b. Fences, hedges, plant materials, structures, and walls permitted in Section 20-30.060;
  - c. Necessary walks and steps; and
  - d. A driveway that provides required parking or access to parking.

2. **Extended storage or parking.** It is unlawful to use any required setback for the extended parking or storage of any mobile home, trailer, airplane, boat, other motor vehicle, or parts of any of those vehicles, or building materials (except building materials being used for on-site construction under a valid building permit); provided, however, these requirements shall not apply to a fully operational vehicle parked in a driveway that is used on a regular day-to-day basis. Extended parking or storage, as used in this Section, means the presence for a period of 72 or more consecutive hours within the required setback area.