

Application For A Minor Use Permit – 1365 Kowell Road, Santa Rosa, CA

Supporting Documents

Index:

Assessors Tax Records
Affidavit – Alain Serkissian
Neighbor Statements

ADDRESS

DESCRIPTION OF BUILDING

36-191-34

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL												
							ROOMS	FLOORS					FLOOR FINISH		TRIM	INTERIOR FINISH			
Special	Light	Frame	F L R B	Flat	Wiring	Heating	Cooling	Rooms	B	1	2	3	Typ	Top	Material	Grade	Trim	Walls	Ceilings
Architecture	Sub-Standard	Concrete		Unfinished	K.T.	Conduit	Forced	clearly	Store						P.Tile			SR	SR
	Standard	Brick		S.C. Brick	Bx.	Cable	Gravily	Humid.							C.Tile			ply	Board
	Heavy	Reinforced		Terra Cotta	Fixtures				Office						C+K				
Use Type	Special	Plasters		Stucco	Avg.	Med.	Zone Unit		Lobby										
Apartment	FOUNDATION	Cl. Band Beam		Metal	Many	Good	Central		Hall										
Garage	Concrete	Curtain Walls		Bulkhead					Lavatory										
Hotel		Partitions							Living										
Lath	Reinforced			Flat	Poor	Good	Hot Water		Dining										
Market		Party Wall		Trusses					Bed										
Office	Light	Heavy			Fixtures		Oil Burner		Both										
Store		Conc Floor			Water Heater		M.B.T.U.		Kitchen										
Theatre		Wood Floor		Composition	Gas	Electric			Sty. RM						C+K				
		Sub Floor		Title	Drop Ceiling		Water Softener												

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD		RATING (E,G,A,F,P)							BATH & LAVATORY DETAIL									
Permit No.	For	Amount	Date			Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Cupb'd	Space Closet	Work-ship	Fl. No.	FINISH			FIXTURES			SHOWER
																	Floors	Walls	No. Ex. Tub	Ur. Type	Grade	St.	O.T.G.D.	Finish
	Economic & Deep			1937	1977	26	17	50	50	6	A	R	B			1	C	SK	1					

(63) (72) 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	Unit Cost	Cost
W.W. 3/21/57	Sales Room	1946	350	5132	350	7185	650	12649										
W.W. 6/16/67	Sty Area	2207	150	3310	250	5517	325	7172										
W.W. 2/28/73	Garage	1624	100	1568	100	1568	270	4384										
	D.C.							500										
TOTAL			10010	14270		14270		24704										
NORMAL % GOOD			90	9009		90-12843		50										
R.O.L.N.D.			90	8108		15 3210		12352										

For Assessment Purposes Only
The Assessor's Office does not warranty or guarantee the accuracy of the information provided.

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Inf.	Size, etc.

COMPUTATIONS

Show Rooms - off / 1 1/2

$$45 \times 25 = 1125$$

$$13 \times 20 = 260$$

$$51 \times 11 = 561$$

$$- 1946$$

Step Area

$$43 \times 25 = 1075$$

$$50 \times 20 = 1000$$

$$11 \times 12 = 132$$

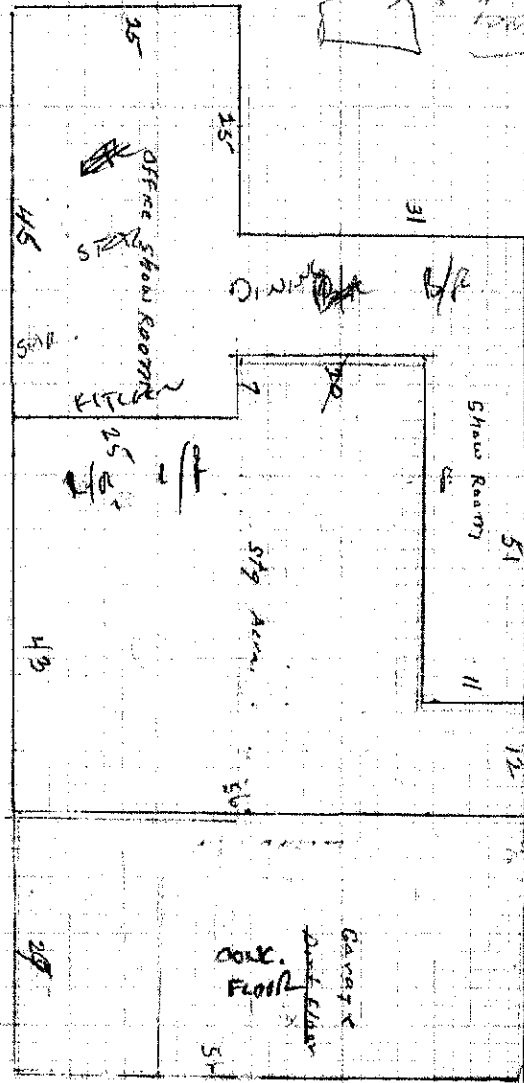
$$- 2207$$

Camp

$$29 \times 56 = 1624$$

Remarks: 8/88, drive by insp. imp's appear to be in Fair condition. CFR

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or guarantee the accuracy of the
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FURNACE/AIR DUCTS

Non-FX

- 29' x 25' 725
- 20' x 20' 400
- 11' x 11' 121

CERRAL BY ALICE VIBENS
8/28/82

City of Santa Rosa
90 Santa Rosa Avenue
Santa Rosa, California 95404

January 6, 2023

To Whom It May Concern:

I, Alain Serkissian, bought the property located at 1365 Kowell Road, Santa Rosa, California – APN: 010-510-018 February 2014 from Roger Brannan.

Roger used the property as a storage garage. He also bought, sold, repaired, and restored vintage vehicles. His main business at 1365 Kowell was selling salvaged parts from vintage vehicles that were stripped in his garage at the back of the building.

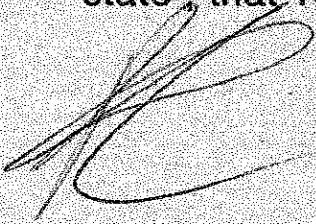
When I purchased the property, I used it for my antique business, buying, selling, and fixing furniture.

Alain Serkissian
16100 Fern Way
Guerneville, CA 95446

A handwritten signature in black ink, appearing to read 'Alain Serkissian', with a long horizontal stroke extending to the right.

5/2/22

To whom it may concern, i, Kyle Sicker
1320 Kowall Lane
state, that 1365 Kowall rd. does not cause any traffic concerns.



5/2/22

To whom it may concern. i, yanet Diaz
1310 Kowell rd. Santa Rosa cal
state, that 1365 Kowell rd. does not cause any traffic concerns.

Yanet Diaz

5/2/22

To whom it may concern. i, Julio Rodriguez

state, that 1365 Kowell rd. does not cause any traffic concerns.

1355 KOWELL LN SANTA ROSA CA 95401

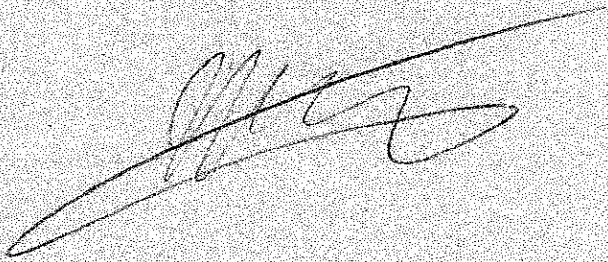
~~anishah~~

5/2/22

To whom it may concern. i, Jesse Wes at 1351

Kowell Lane

state, that 1365 Kowell rd. does not cause any traffic concerns.

A large, stylized handwritten signature in black ink, appearing to be 'Jesse Wes', written over a horizontal line.