

## **Application for a Minor Use Permit For 1365 Kowell Road, Santa Rosa**

### **Purpose**

Rectify an anomaly in City Zoning which has designated an agricultural/commercial building built in 1937 and slowly engulfed by the growing City of Santa Rosa as a three bedroom residence in an R-1 zone.

### **Issue**

The Minor Use Permit issued in 1988 for the property at 1365 Kowell Road was restrictive and did not recognize the history of continuous commercial usage. The structure at 1365 Kowell Road was never a single-family residence even though it is designated as such by the Santa Rosa Zoning Code. No one would ever consider this building to be a single-family residence. Throughout its existence and as far back as records go, its usage has been recognized as mixed commercial and storage purposes. It has been serving that natural function with no impact on the neighborhood which has grown up around it over the last few decades.

### **History**

The structure at 1365 Kowell has an historic and aesthetic value for the City of Santa Rosa. It is in the City's interest to permit it to continue to retain that value. It is a relic of another time and of another pace of life in Sonoma County and Santa Rosa. It's future benefit to the City will be to continue to be a part of the creative economy of Santa Rosa. Without 1365 Kowell and similar spaces the quality of life in Santa Rosa would disappear in the face of the pressures of continuous development.

### **History of Continuous Use**

We are submitting records that show continuous commercial activity from 1988 up to and including the present.

Roger Brannen, the owner at the time of the 1988 use permit was issued, was a collector and a dealer to other collectors of classic cars. His specialty was primarily in 1940's, 50's, and 60's Cadillacs. He also stripped vintage cars in the garage in the back of the structure and sold those parts to collectors.

Roger Brannen's residence was at 7655 Windsor Road Windsor, CA 95492. He may have had a bed in the building and a place to cook a meal, but he never lived at 1365 Kowell Road. He sold the property to Alain Serkissian in 2014. The property was then used for an antique business, buying, selling, and repairing furniture.

In 2018, the property was purchased by the current owner, Patrick Amiot. It has been used in similar ways continuously since by artisans and local craft businesses. The very first thing Patrick did after purchasing the property was to clean the property both outside and inside, carting away mounds of debris and junk.

The proposed use maintains the original footprint of the structure.

**Local Impact**

We will show by means of statements by neighbors and by means of a traffic analysis done by W Trans that current usage has little to no impact on the neighborhood or neighbors. Parking and traffic has no impact.

**Quality of Life**

Creative Economy feeds the life of the City.

Patrick Amiot, the current owner and for whom this argument is being made to the City, has a history of good works in Santa Rosa and Sonoma County. It is in this spirit that he has cared for this property and given space to several creative people to work. No sales activity takes place on the property other than occasional on line sales.

Patrick Amiot, over the past seventeen years, has donated between \$750,000 and \$1,000,000 from the sale of his art calendars to the arts and music programs of four Sebastopol public schools.

He has created the following works of art for Sonoma County Schools:

**Sonoma Academy**

**Oak Grove Elementary**

**Twin Hills Middle School**

**Brook Haven Middle School**

**Liberty Elementary**

**Gravenstein Elementary**

**Santa Rosa Charter School for the Arts**

**Willowside Middle School**

**Salmon Creek**

**Analy High School**

**Dunham Elementary**

**Ridgeway Charter School**

Other local projects include:

**Official Gateway** to the S. R. J. C. campus.

**Laughlin Road** – Pair of Buzzards on to of the warning for trucks approaching the airport to turn around and avoid the turn ahead.

**Fireman** honoring the firefighters of Sonoma County. Was to be installed in Santa Rosa but a suitable place could not be found so it was installed in front of the Graton Firehouse.

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