

		1365 Kowell Ln.		
DATE	RECORDS	ACTION	Email- Attachment /Supporting Docs	
01/24/88		Request from new owner's representative to use the warehouse used by CA Youth Soccer Association to store antique cars.	Doc #1	
01/28/88	CUP File # 88-0065 Approved	Warehouse storage for antique cars	Doc #5	
02/11/88		Building & code Compliance Director William E. Myers letter asking client to contact the department to go over additional code conditions to park or store automobiles.	Doc #2	
03/04/88		Building & code Compliance Director William E. Myers letter asking client to contact the department to go over additional code conditions to park or store automobiles.	Doc #3	
12/05/88	Building Permit 41109	Building Permit to make prop-line wall 1-HR sheathed interior walls as noted	Doc #4	
	Zone R-1-6			
10/22/14	CE14-0747 Opened	Mobile Home with people living in it, dumpster and old cars on the property too close to property lines.		
02/13/15	CE14-0747 Closed	Exterior site inspection completed on 2/10/15. Vehicles and motorhome removed.		
08/18/15 & 08/06/15	Prior Rec/Sale Date	Private Individual		
06/21/17	CE17-0480 Opened	Owner: Serkissian Alain Tr. Interior and exterior remodeling of warehouse w/o permits new windows, wall framing. Two workers living in the property. Energizing building with gas-powered generators. Workers cooking with propane. Condemned placard posted.		
06/22/17	Inspection	Inspection with CEO Mike Reynolds and Mark Maystrovich. No electrical or gas from PG&E at the structure.		

09/21/17	Call	Call to Mark Maystrovich by realtor Brian to see what needs to be done to sell the property. Brian stated electric meter had been pulled. Directed to obtain demo permit, licensed electrical contactor obtain a permit to remove unpermitted electrical the call city inspectors for a meter release.			
09/27/17	Meeting	Meeting with Monet, owner, realtor, Mark Maystrovich. Discussion was regarding being able to keep the structure as commercial in a residential zone.			
12/27/17	B17-4858 Finaled to meet CE17-0480. Case Closed.	Interior demolition per plans			
07/26/18	B18-5409	Inspection of electrical panel for reinstallation of PG&E meter.			
08/10/18	B18-5409 Finaled.				
8/31/18 & 6/12/18	Recording/Sale date	Owner name: Amiot P & Laurent B 2012 Trust.			
04/25/21	CE19-0266 Opened	Complaint stated shipping containers were placed on the property without proper setback.			
		Violations found: Overseas containers in the rear and side setback. Interior remodel without permits, lack of zoning clearance for businesses, accumulation of rubbish.			



January 24, 1988

Mr. William Meyers  
City Hall  
P.O. Box 1678  
Santa Rosa, Calif.

Dear Mr. Meyers:

I am writing on behalf of a new buyer of the property located at 1955 Kowall Lane, Santa Rosa, AP#10-510-18. This is a 5000+ sq. ft. warehouse presently used by the California Youth Soccer Association. My client will be using the building to store antique cars. Two of your junior planners indicated that your determination of whether this is a continuation of the current usage (commercial warehouse), is necessary. My client has a copy of the use permit application and will present this to you if you deem it is necessary. Your prompt reply to our inquiry would be most appreciated as the property is in escrow with a close of escrow in the near future.

Thank you.

Sincerely,

Cynthia Wood  
Frank Howard Aller  
400 Redhill Avenue  
San Anselmo, California 94960  
415-454-3000

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

JAN 26 1988

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

#1 REALTOR IN SALES IN MARIN & SONOMA



DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY HALL P.O. BOX 1678 SANTA ROSA, CALIF. 95402

100 SANTA ROSA AVE.

WAYNE G. GOLDBERG  
DIRECTOR

February 11, 1988

Frank Howard Allen  
400 Red Hill Avenue  
San Anselmo, CA 94960


Attn: Cynthia Wood

Subject: 1365 Kowell Lane, Santa Rosa, CA  
APN: 10-510-18

I have reviewed your letter and if the property is to be used for the storage of automobiles it must be made to conform with the appropriate sections of the Uniform Building Code which cover areas where automobiles are stored or parked. This is different from a general warehouse and more restrictive. You may want to have your client contact us directly so that we can go over the code conditions and compare them to the existing conditions.

Thank you for this opportunity to assist you.

DEPARTMENT OF COMMUNITY DEVELOPMENT

  
William E. Myers  
Director, Building & Code Compliance

WEM/sjm

CC  
**KENNETH  
CAMPBELL**

ASSOCIATES

ENGINEERS • STRUCTURAL DESIGN

March 4, 1988

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

MAR 4 - 1988

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Mr. William E. Myers, C.B.O.  
City of Santa Rosa  
Building Inspection Department  
P.O. Box 1678  
Santa Rosa, CA 95402

*File*

Re: 1385 Kowall Lane  
Santa Rosa, CA  
S'Rosa Ord. #2302 Review

Dear Mr. Myers:

9820 OK when this  
work is done  
*W*

At the request of Cynthia Wood of Frank Howard Allen Realtors, I reviewed the above referenced building for conformance to the City of Santa Rosa ordinance #2302, Division 7, Article IV. This Building is one story wood frame with a conventional slab on grade foundation. The perimeter stud walls are sheathed on the exterior with a combination of either 1x vertical boards with batts, 1x horizontal boards or T 1-11 type plywood sheathing. The interior side of these stud walls is generally sheathed with gyp. board or wood paneling. Interior walls are generally sheathed with gyp. board.

The roof is built up roofing, with gravel, over 1x straight sheathing.

It is my understanding that the intended use is storage of antique automobiles and I would classify the building as type V construction with 'B-1' occupancy in conformance with the 1985 U.B.C.

A structural pest control inspection report was made by Hinkley & Gordon of Novato (#880063).

It is my opinion that, with the listed modifications, this building is in substantial conformance with the intent of ordinance #2302, Division 7, Article IV.

Required Modifications:

- 1) The north wall is less than 20 feet to the property line. A one-hour rated wall is required. A sketch is attached of one method of providing a one-hour rating.

*W*

- 2) Some sections of perimeter walls are not sheathed on the inside. Provide either 1/2" gyp. board sheathing with 5d nailing at 7" o/c to studs, sill, and top plate or 3/8" or 1/2" plywood with 8d nailing at 6" edges, 12" field.
- 3) All interior stud walls should be sheathed similar to item #2 above.
- 4) Perform work required by the structural pest control.
- 5) In conjunction with item #4 above, attempt to determine the cause the cracked slab adjacent to and along the sopped back east perimeter wall. This crack should be sealed to prevent entrance of moisture and/or insects.
- 6) Ventilation requirements can be designed by the H.V.A.C. contractor.

As I explained to Mr. Roger Brannan, the buyer, conformance to Santa Rosa ordinance #2302, does not make the building "earthquake proof" but rather provides a higher degree of protection of life than may have been provided by building codes, or lack of, prior to 1958.

Very truly yours,

  
Kenneth T. Campbell

KENNETH CAMPBELL ASSOCIATES

KTC/rw

**BUILDING PROJECT IDENTIFICATION - PER H&S 19825**

ADDRESS OF BUILDING: 1365 Kowah Lane  
 SUBDIVISION & LOT NO.:  
 ASSessor's PARCEL NO.: 10-510-18  
 OWNER OR TENANT: Roger Ryanman PHONE: 4151 593-5000  
 ADDRESS: 81361 Noblewood Court #95401  
 CITY/STATE/ZIP: 24890 / CA / 95401  
 CITY BLDG LIC: 24890 STATE LIC NO: 381813 CLASS: M  
 ADDRESS: 1200 Eureka Rd #95401 803-2005  
 ADDRESS: 4-30-90  
 ADDRESS: STATE LICENSE NO:  
 ADDRESS: PHONE: 1-  
 ADDRESS: STATE LICENSE NO:

**PERMIT APPLICATION** DATE ISSUED: 12-9-88 PERMIT NO: 41109

BUILDING  ELECTRICAL  MECHANICAL  PLUMBING  GRADING  
 ENCROACHMENT  MOVE BLDG  DEMOLITION  TREE REMOVAL

SFD  DUPLEX  APT.  COMM.  MOBILE HOME  POOL  
 ACCESSORY BLDG.  CONDO  TOWN HOUSE  SIGN

NEW  ADDN  ALTER  REPAIR  DISCLOSURE

FLOOR AREA: N/C VALUATION: \$1500  
 TYPE: N/R  
 GROUP: BE-1  
 FLOOD ZONE: R-1-6  
 ZONE: R-1-6  
 FIRE HAZARD: N/R  
 DISCREPANCY: N/R  
 PROVIDE SMOKE DETECTOR

AS NOTED -

**DECLARATIONS PLEASE INITIAL APPLICABLE BOX**

**LICENSED CONTRACTORS DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**OWNER-BUILDER DECLARATION**  
 (OWNER-BUILDER COMPLETE REVERSE SIDE ALSO)  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

**WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).

Company: \_\_\_\_\_  
 Policy No. \_\_\_\_\_  
 Certified copy must be on file with the City.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less)  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).  
 Lender's Name: Cash  
 Lender's Address: \_\_\_\_\_

I certify that I have read this application and that all of the above information whether provided by initial or write-in is true and correct. I agree that I am solely responsible for complying with and that I will comply with all city ordinances and requirements and state laws relating to building construction. I hereby authorize representatives of the City of Santa Rosa to enter upon the above-identified property for inspection purposes.  
 I (we) agree to defend, indemnify, and hold the City of Santa Rosa, and its officers, employees, and agents, harmless against all claims, actions, and liabilities of any kind which may arise or accrue in consequence of any acts or omissions of said city and its officers, employees or agents, in granting this permit, whether or not such acts or omissions are intentional or negligent or whether they are active or passive, and to pay all costs and expenses, including, but not limited to, attorney's fees incurred by said city in connection with any such claims and actions.

Signature: \_\_\_\_\_  
 Date: 12-25-88

**MINIMUM OF 24 HOUR NOTICE FOR INSPECTION - CALL 576-5201**

TYPE OF INSPECTION	DATE	TIME	INSPECTOR
FOUNDATION SET BACKS			
UNDERFLOOR/SLAB ELEC.			
UNDERFLOOR/SLAB MECH.			
UNDERFLOOR/SLAB PLUMB.			
UNDERFLOOR			
ELECTRIC ROUGH			
MECHANICAL ROUGH			
PLUMBING ROUGH			
FRAME ROUGH			
INSULATION			
LATH OUTSIDE			
SCRATCH			
BROWN			
FINISH			
WALL BOARD			
MASONRY/FIREPLACE			
FIRE ALARM			
FIRE SPRINKLER			
ROOFING			
STREET TREES			
GARAGE SLAB			
PRE-CONCRETE			
PRE-PLASTER			
STRUCTURAL			
WATER METER CLEARANCE			
WATER LINE			
SEWER SERVICE			
ELECTRICAL SERVICE			
TEMP. GAS/BURST			
GAS TEST			
DRIVEWAY APRON/SW			
STRUCTURAL			
FIRE DEPT.			
HEALTH DEPT.			
ELECTRICAL FINAL			
PLUMBING FINAL			
MECHANICAL FINAL			
BUILDING FINAL			
GRADING FINAL			
CERTIFICATE OF OCC.			
PLAN CHECK/MASSIVE PLAN	DATE		INSPECTOR
	25		

PERMIT NO. 12-5-58-41109  
 DATE ISSUED 1-11-59  
 INSPECTOR'S COPY

BUILDING  ELECTRICAL  MECHANICAL  PLUMBING  GRADING  
 ENCROACHMENT  MOVE BLDG.  DISMANTL  TREE REMOVAL

SFD  DUPLEX  APT.  CONDO.  TOWN  MOBILE HOME  POOL  
 ACCESSORY BLDG.  CONDO.  TOWN  MOBILE HOME  POOL

NEW  ADDN  ALTER  REPAIR  DISCONTIN

ROOM TYPE: NEW ALTER REPAIR DISCONTIN  
 FLOOR: 1-1-0  
 ROOM NO.: 1-1-0  
 UNIT NO.: 1-1-0  
 ADDRESS: 1-1-0  
 CITY: 1-1-0  
 STATE: 1-1-0  
 ZIP: 1-1-0

PROVIDE SMOKE DETECTOR

Electric Meter \_\_\_\_\_  
 Gas Meter \_\_\_\_\_  
 Water Meter \_\_\_\_\_

Temp Date \_\_\_\_\_  
 Final Date \_\_\_\_\_

PERMIT EXPIRES IN 180 DAYS IF WORK IS NOT COMMENCED  
 (SEE REVERSE SIDE)

Final  
 1-11-59

DIST. NO. \_\_\_\_\_



012688 10:05:11

FILE LOG

REPORT: FILELOG

FILE NUMBER: 88-0065-00

FILE OPENED: 012580

PROJECT NAME: PRIVATE STORAGE  
ADDRESS: 1365 KOWELL LN

PROJECT ASSIGNED:

REFERRALS SENT:

APPLICANT: R. B. RANMAN & N. ADAMS  
ADDRESS: 2134 PEBBLEWOOD CT  
SANTA ROSA, CA  
(707) 575-7760

REFERRALS DUE:

DEEMED COMPLETE:

INCOMPLETE:

OWNER:  
ADDRESS:

APN: 010-510-18

.....AREA USAGE STATISTICS.....

USAGE	AREA
0	1 SF 5,400.00

TYPE OF APPLICATIONS: Conditional Use Permit

Received  
012588

DATE	BY	COMMENTS
1/26	RP	OR
1/28	RP	appeal letter out.

1/26  
1/28

RP  
RP

OR  
appeal letter out.

department of COMMUNITY DEVELOPMENT

LOCATION OF PROJECT (ADDRESS) <b>1365 KOWELL LANE</b>		ZONING <b>R-1-b</b>	APN # <b>18-510-18</b>	FILE NO. <b>88-0065</b>
NAME OF PROPOSED PROJECT <b>N/A</b>		GENERAL PLAN <b>Retail Bus. + Serv.</b>		RELATED FILES
APPLICANT NAME <b>R. BRAUN &amp; N. ADAMS</b>	ADDRESS <b>2134 Pebblewood Ct, Santa Rosa, Ca</b>	APPLICANT'S PHONE <b>(707) 575-7760</b>		
PROPERTY OWNER'S NAME (PRINT) <b>Same</b>	ADDRESS	PHONE		
PROPERTY OWNER'S SIGNATURE <i>[Signature]</i> <b>Norman E Adams</b>				DATE <b>1/24/88</b>
BRIEF DESCRIPTION OF PROJECT <b>WAREHOUSE STORAGE FOR ANTIQUE AUTOS</b> <b>Previously used as warehouse</b>				
GENERAL INFORMATION REQUIRED				
TYPE OF BUSINESS <b>PRIVATE STORAGE</b>		HOURS OF OPERATION INCLUDING DAYS OF WEEK <b>N/A</b>		
NO. OF EMPLOYEES <b>OWNERS</b>	NO. OF VISITOR/CUSTOMERS <b>VERY MINOR</b>	PROPOSED STRUCTURE SQUARE FOOTAGE GROSS: <b>6,400 (EXISTING)</b>		
% OF COVERAGE (INCL. PARKING & DRIVEWAYS)	NO. OF SEATS/CAPACITY <b>N/A</b>	NO. OF PARKING SPACES FULL SIZE: <b>6 (est)</b> COMPACT:	NO. OF CURB CUTS <b>N/A</b>	
REQUIRED INFORMATION				
<input checked="" type="checkbox"/> 10 copies of a site plan showing all dimensions are required. Plans must be either reduced or folded to 8 1/2 X 11 in size.				
<b>SITE PLAN EXAMPLE</b>			<b>COVERAGE</b>	
			Lot = 4,048 sq. ft. Building = 1,000 sq. ft. Parking & Driveway = 2,436 sq. ft. Landscaping = 612 sq. ft.	
1/16" = 1'-0"				
<b>Requirements</b>				
1 - Accurate site plan showing proposed site and surrounding development 2 - Property lines fully dimensioned 3 - All existing and proposed structures 4 - Utilities and easements 5 - All parking and driveways (fully dimensioned) 6 - Accurate dimensions of setbacks 7 - All landscaping (existing and proposed), including fencing 8 - Tabulation of coverage, i.e., building, parking, driveway, and landscaping				
DATE APPLICATION REC'D <b>1/25 19 88</b>	APPLICATION RECEIVED BY <i>[Signature]</i>		FEE RECEIVED <b>30<sup>00</sup></b>	RECEIPT NO. <b>80467</b>
PUBLIC HEARING	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> EXEMPT		CLASS NUMBER	
ENVIRONMENTAL	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> EXEMPT		CLASS NUMBER	



DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY HALL P.O. BOX 1678 SANTA ROSA, CALIF. 95402

(707) 576-5236

100 SANTA ROSA AVE.

WAYNE G. GOLDBERG  
DIRECTOR

February 1, 1988

R. B. Rannan & N. Adams  
2134 Pebblewood Court  
Santa Rosa, CA

Subject: Storage -- 1365 Kowell Lane  
APN: 10-510-18 ZONE: R-1-6 GENERAL PLAN: Retail Business  
FILE NO: 88-0065

On January 28, 1988, the Staff of the City of Santa Rosa approved the conditional use permit application for the above-mentioned project. Attached is the conditional use permit approval.

This decision is subject to all the conditions listed in the approval.

This approval is subject to appeal within ten (10) working days from the date of this approval. If a building permit is obtained within the appeal period and an appeal is also received, it is possible that a delay could result.

If further information is required, please contact me at (707) 576-5402.

DEPARTMENT OF COMMUNITY DEVELOPMENT

E. Ross Parkerson  
Assistant Planner

ERP:lm

cc: Building  
Utilities  
CD-Engineering  
Fire Department

**CONDITIONAL USE PERMIT**APPROVAL DATE: January 28, 1988 EXPIRATION DATE: NoneNAME OF PROJECT: StorageLOCATION OF PROJECT: 1365 Kowell LaneAPPROVED USE: Warehouse storage for antique carsFILE NUMBER: 88-0065 ASSESSOR'S PARCEL NUMBER(S): 10-510-18GENERAL PLAN DESIGNATION: Retail Business ZONE: R-1-6ENVIRONMENTAL STATUS: Exempt - Class I ENVIRONMENTAL DATE: 1-25-88APPLICANT: R.B. Rannan & N. AdamsADDRESS: 2134 Pebblewood Court, Santa Rosa, CAPLANNER/TECHNICIAN: Ross Parkerson**SITE SPECIFIC CONDITIONS**

1. This Conditional Use Permit shall be in effect for duration of use.
2. All work shall be done according to approved plans dated 1-25-88.

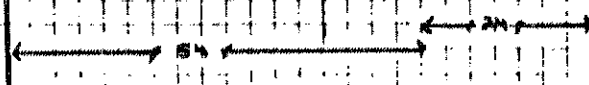
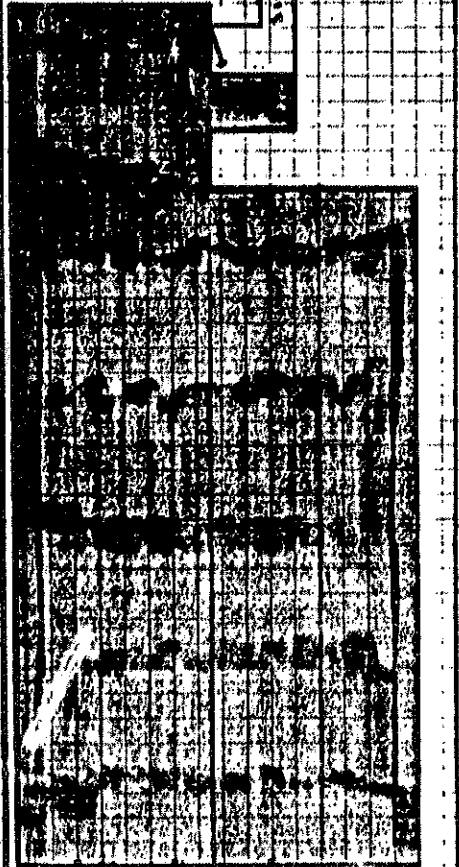
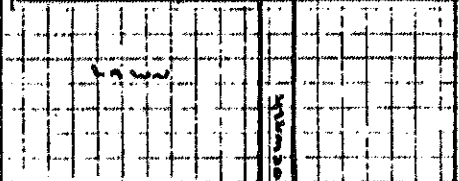
SEE ATTACHED ADDITIONAL CONDITIONS.

**STANDARD CONDITIONS**

1. A building permit is required for all interior and exterior changes.

**CONDITIONAL USE PERMIT**

1000 INCHES LONG



Lot Size: 80 X 385 (APN)

Scale: 1" = 20'



CITY OF SANTA ROSA  
 P.O. Box 1678  
 Santa Rosa, CA 95402  
 JAN 25 1988  
 DEPARTMENT OF  
 COMMUNITY DEVELOPMENT