



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

March 25, 2009

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP07-0058
Applicant Name: Ali Kazemini
Owner Name: Same
Site Address: 8850 Highway 12, Kenwood
APN: 050-162-027

Project Description: Request for a Use Permit and Design Review with hearing to remodel an existing gas station by replacing the mini-mart building, pumps and canopy and to construct a new 5,600 square foot retail-office building on 1.22 acres.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by April 15, 2009, and should be sent to the attention of:

PLP07-0058, Yolanda Solano, solano@sonoma-county.org. The Project Planner can also be reached at 707-565-7387.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|--|
| <input type="checkbox"/> County Surveyor | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> Health | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Env. Health Consumer Protection - Jerry Meshulam | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> Public Works, Land Dev - Ken Giovannetti | <input type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> Public Works, Drainage - Jesse Foster | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Department of Health |
| <input checked="" type="checkbox"/> Flood and Drainage Review | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> SUSMP Review | <input checked="" type="checkbox"/> Bay Area Regional Water Quality Control Board, |
| <input type="checkbox"/> General Plan Staff | <input checked="" type="checkbox"/> Bay Area Regional Air Pollution Control |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee | <input type="checkbox"/> City of _____ Dept. |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> Assessor |
| <input checked="" type="checkbox"/> P.G. & E. | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> SBC | <input checked="" type="checkbox"/> Sonoma County Transit - Steven Schmitz |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Road Naming |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Code Enforcement - Michael Lueders: |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser | <input checked="" type="checkbox"/> SVCAC and Aide to Dist 1 Supervisor |
| <input type="checkbox"/> Board of Supervisors Aide - Supervisor | <input checked="" type="checkbox"/> Federated Indians of Graton Rencheria |
| <input type="checkbox"/> County Communications - George Waters | <input checked="" type="checkbox"/> Valley of the Moon Alliance |
| <input type="checkbox"/> Fire Marshal | <input checked="" type="checkbox"/> Oakmont Village Association |
| <input type="checkbox"/> Fire District - | <input type="checkbox"/> Other: |

Planning Application

PJR-001

File#: PLP07-0058

Type of Application:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Ali Kazemini
 Name
P.O. Box 428
 Mailing Address
Kenwood CA 95452
 City/Town State/Zip
937-1121
 Phone Fax
[Signature] 10/24/05
 Signature Date

Owner, if other than Applicant:

Same
 Name
 Mailing Address
 City/Town State/Zip
 Phone Fax
 Signature Date

Other Persons to be Notified: (Specify: Agent, Lender, Architect, Engineer, Surveyor, Other owner(s))

<u>IVAN LUKRICH</u> Name	<u>P.O. Box 1642</u> Mailing Address	<u>ARCHITECT</u> Title	<u>573-8291</u> Phone	<u>573-3012</u> Fax

Project Information:

2250 SONOMA HIGHWAY KENWOOD
 Address(es) City/Town
050-162-027 53,257 S.F.
 Assessor's Parcel Number(s) Acreage

Project Description: RECONSTRUCTION OF EXISTING GAS STATION ADDITION OF NEW MINIMART AND ADDITION OF NEW RETAIL OFFICE BUILDINGS.

Site Served by Public Water? yes no Site Served by Public Sewer? yes no Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 9 Supervisorial District: 1 Current Zoning: LC1, SO, SR, P General Plan Land Use: LC
 Specific Plan: North Sonoma Valley S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____; Existing Employees: _____ New Employees: _____

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor N/A

Previous Files: _____

Application accepted by SCOTT HUNSPERGER Date 8/18/07

Use Permit - Supplemental Application Information

PJR-022

Existing use of property: GAS STATION

Acreage: 53,251 S.F.

Existing structures on property: GAS STATION

Proximity to creeks, waterways and impoundment areas: _____

Vegetation on site: MINIMAL

General topography: FLAT

Surrounding uses to (Note: An adjoining road is not a use.)
North: RESIDENTIAL South: COMMERCIAL
East: HIGHWAY - RURAL West: RESIDENTIAL

New structures proposed (size, height, type): NEW MINIMART FOR GAS STATION
NEW RETAIL-OFFICE BUILDING

Number of employees: Full time: _____ Part time: _____ Seasonal: _____

Operating days: _____ Hours of operation: _____

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: PUBLIC Sewage disposal: ON SITE

Provider, if applicable: VALLEY OF MOON Provider, if applicable: _____

New noise sources (compressors, power tools, music, etc.): _____

Grading required: Cut Max: _____ Fill Max: _____

Fill area: _____ Approx. total yds: _____

Vegetation to be removed: MINIMAL

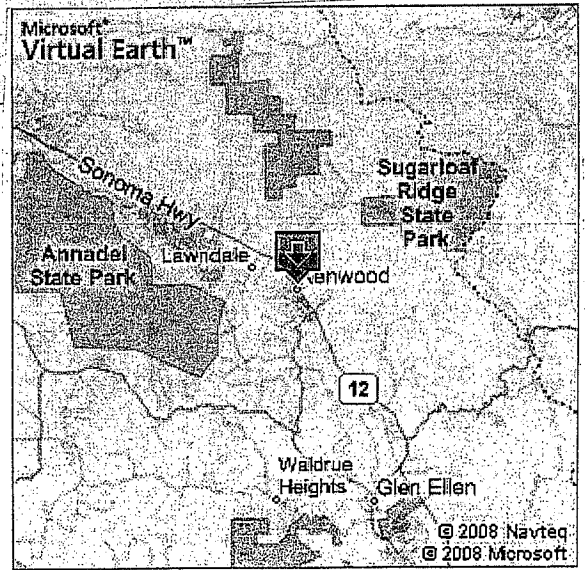
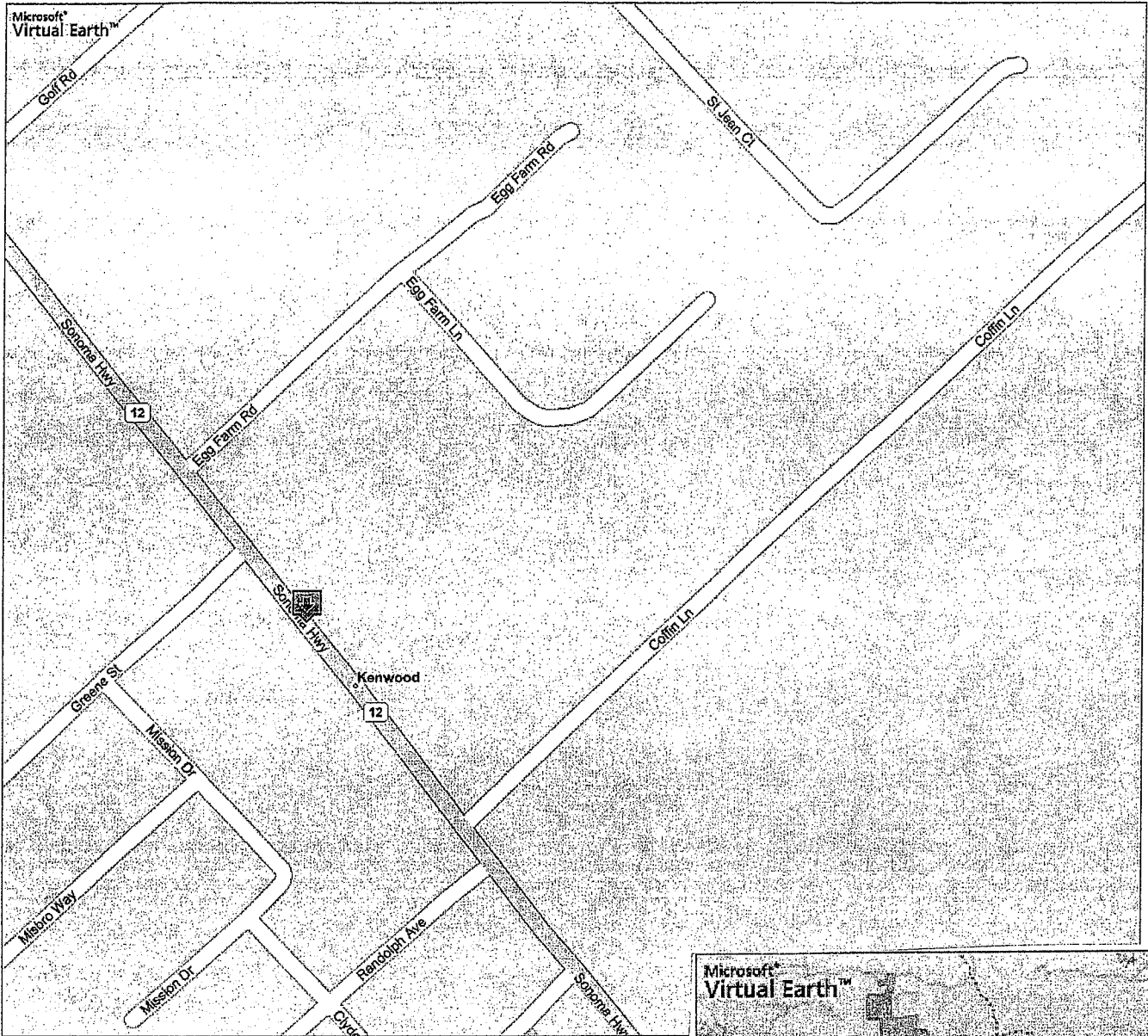
Will proposal require annexation to a district in order to obtain public services:

Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes X No _____

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes X No _____

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): _____



COUNTY ASSESSOR'S PARCEL MAP

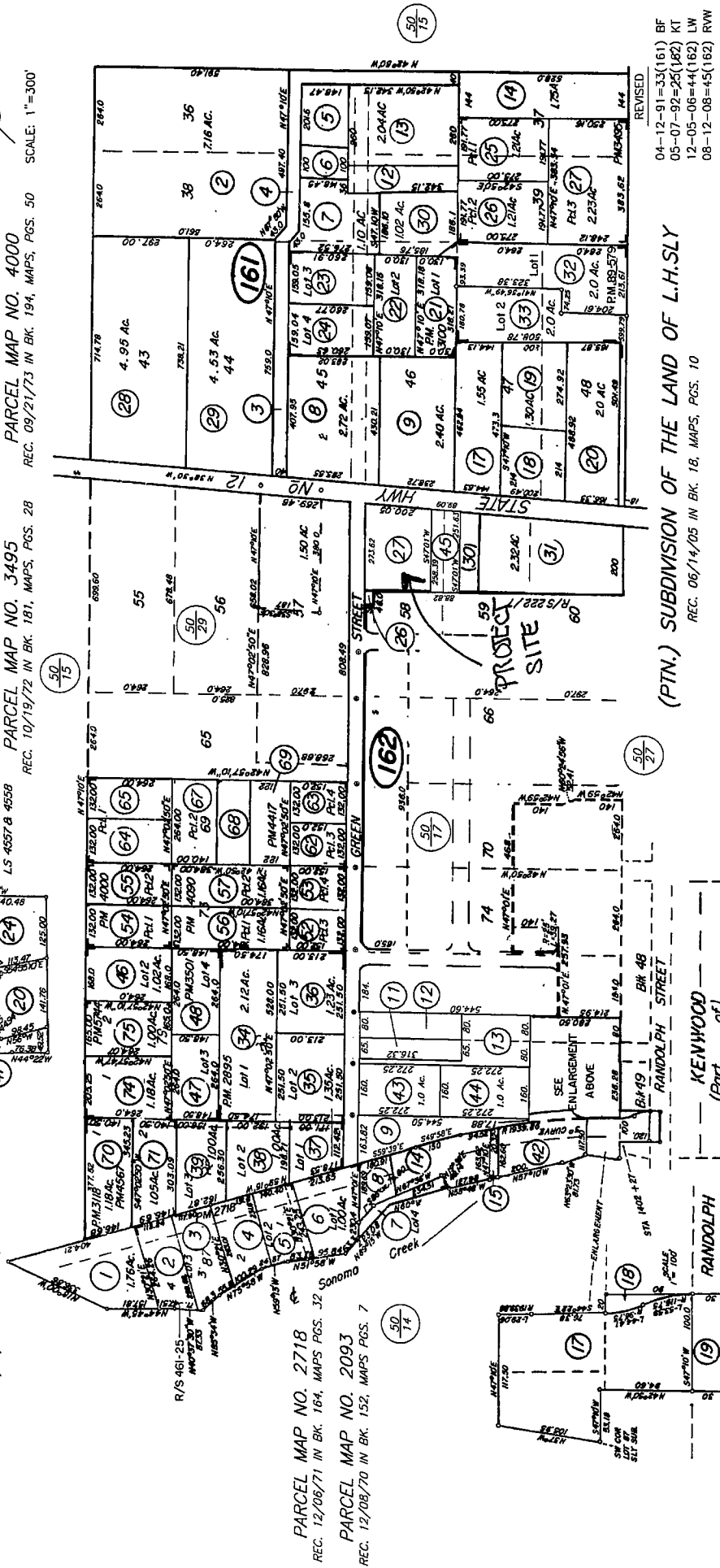
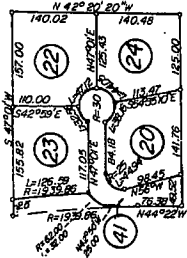
TAX RATE AREA
115-002

50-16

- PARCEL MAP NO. 5744
REC. 08-21-78 IN BK. 273, MAPS, PGS. 42
- PARCEL MAP NO. 2895
REC. 05/16/72 IN BK. 171, MAPS PGS. 37
- PARCEL MAP NO. 3118
REC. 06/02/72 IN BK. 173, MAPS PGS. 14
- PARCEL MAP NO. 4567
REC. 08/13/75 IN BK. 225, MAPS PGS. 20

- PARCEL MAP NO. 3501
REC. 12/11/72 IN BK. 182, MAPS, PGS. 42
- PARCEL MAP NO. 3856
REC. 05/09/73 IN BK. 189, MAPS, PGS. 39
- PARCEL MAP NO. 4417
REC. 06/07/74 IN BK. 208, MAPS, PGS. 44
- PARCEL MAP NO. 3495
REC. 10/19/72 IN BK. 181, MAPS, PGS. 28

- PARCEL MAP NO. 4090
REC. 09/21/73 IN BK. 197, MAPS, PGS. 17
- PARCEL MAP NO. 3100
REC. 05/26/72 IN BK. 173, MAPS, PGS. 4
- PARCEL MAP NO. 89-579
REC. 02/27/91 IN BK. 472, MAPS, PGS. 21-23
- PARCEL MAP NO. 4000
REC. 09/21/73 IN BK. 194, MAPS, PGS. 50



- PARCEL MAP NO. 2718
REC. 12/06/71 IN BK. 164, MAPS PGS. 32
- PARCEL MAP NO. 2093
REC. 12/08/70 IN BK. 152, MAPS PGS. 7

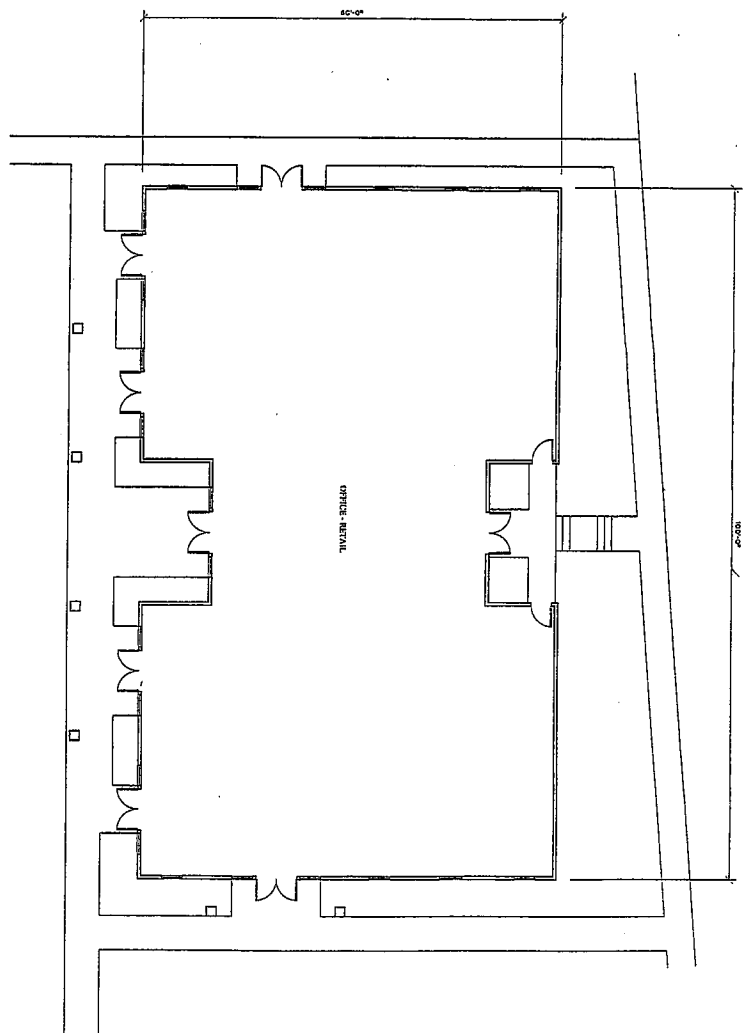
(PTN.) SUBDIVISION OF THE LAND OF L.H.SLY
REC. 06/14/05 IN BK. 18, MAPS, PGS. 10

REVISED
04-12-91=33(161) BF
05-07-92=25(162) KT
12-05-05=44(162) LW
08-12-08=45(162) RVW

NOTE: This map was prepared for Assessment purposes only and does not indicate title or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 050, Pg. 16
Sonoma County, Calif. (ACAD)
HYBRID 12/5/06 LW



FLOOR PLAN
 1/2" = 1'-0"
 1/8" = 1'-0"

<p>A2</p>	<p>Scale: 1/2" = 1'-0" 1/8" = 1'-0"</p>	<p>PROPOSED FLOOR PLAN</p>	<p>GAS STATION APT 055-142-027 8359 SONOMA HIGHWAY KENWOOD, CALIFORNIA</p>	<p>IVAN M. LUKRICH ARCHITECT P.O. BOX 1662, SANTA ROSA, CA 95402 VOICE 707.573.8291 FAX 707.573.8012</p>	<p>Architect's Seal </p>
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Scale: _____

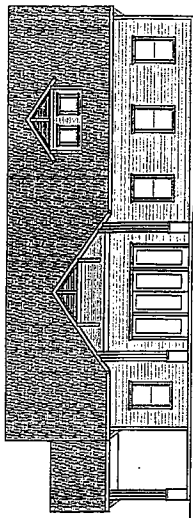
IVAN M. LURICH
ARCHITECT
P.O. BOX 162, SANTA ROSA, CA 95402
VOICE: 927.93291 FAX: 927.932012

GAS STATION
APR 01-16-07
3850 SOMMA HIGHWAY
LENWOOD, CALIFORNIA

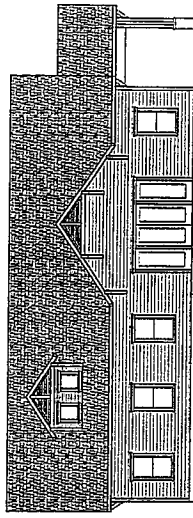
EXTERIOR ELEVATIONS

Plot: _____
Scale: 1/8" = 1'-0"
Date: 7-23-07
Sheet Number: _____

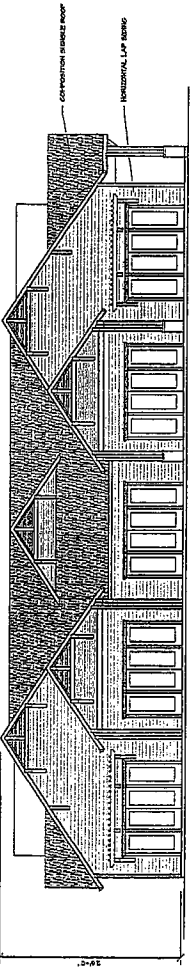
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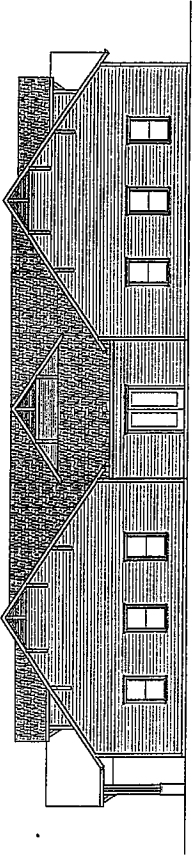
SOUTH ELEVATION



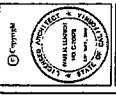
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



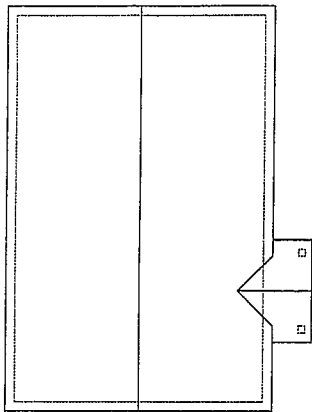
IVAN M. LURICH
ARCHITECT
10000
STATE OF CALIFORNIA
NO. 10000

GAS STATION
APR 08-08-03
1840 SOMONA HIGHWAY
KEMNOD, CALIFORNIA

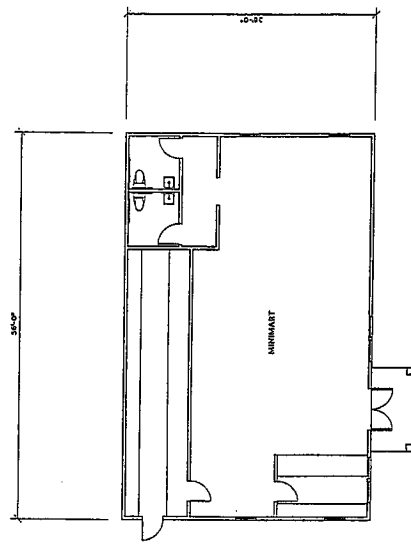
MINI MART

DATE: 08-08-03
SCALE: 1/4" = 1'-0"
SHEET NO. 03-0300

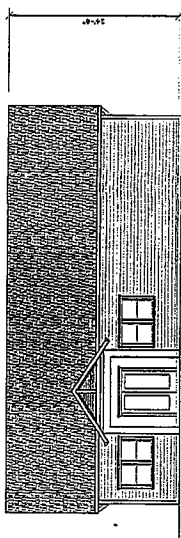
Sheet Number
A4



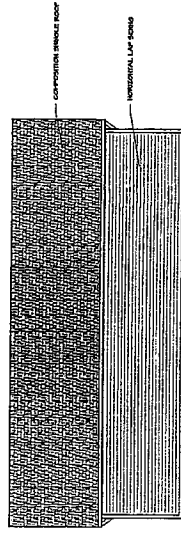
ROOF PLAN



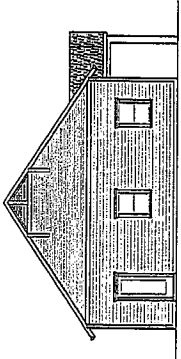
MINI MART FLOOR PLAN



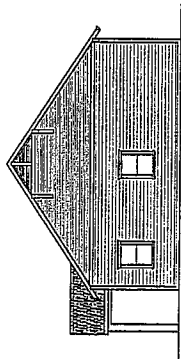
NORTH ELEVATION



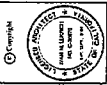
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



DATE: 11/11/09
PROJECT: FUELING STATION

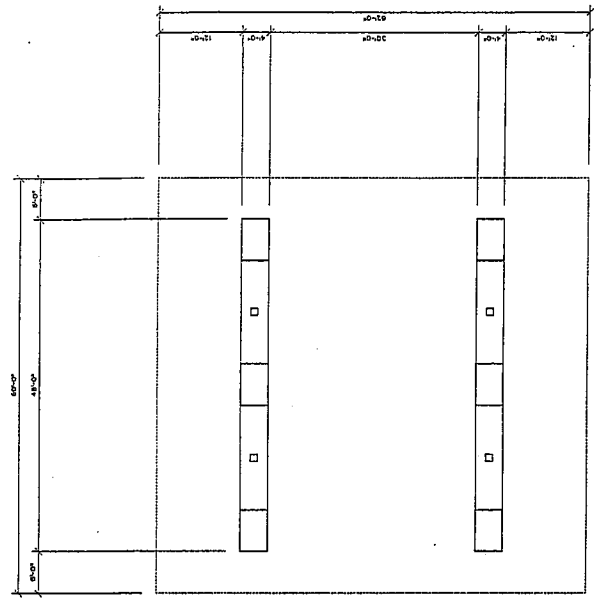
IVAN M. LURICH
ARCHITECT
P.O. BOX 1624, SANTA ROSA, CA 95402
VOICE 925.737.8391 FAX 925.737.8312

GAS STATION
1518 SONOMA HIGHWAY
KENWOOD, CALIFORNIA
APN: 02-010-0177

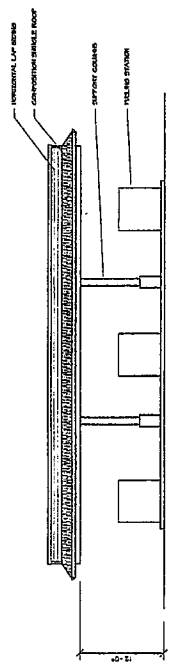
FUELING STATION

DATE: 11/11/09
SCALE: 1/4" = 1'-0"
SHEET: 1 OF 1

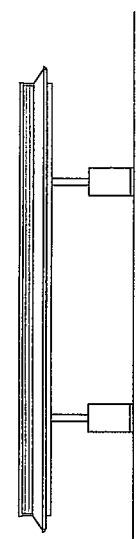
A5



FUELING STATION PLAN



EAST AND WEST ELEVATION



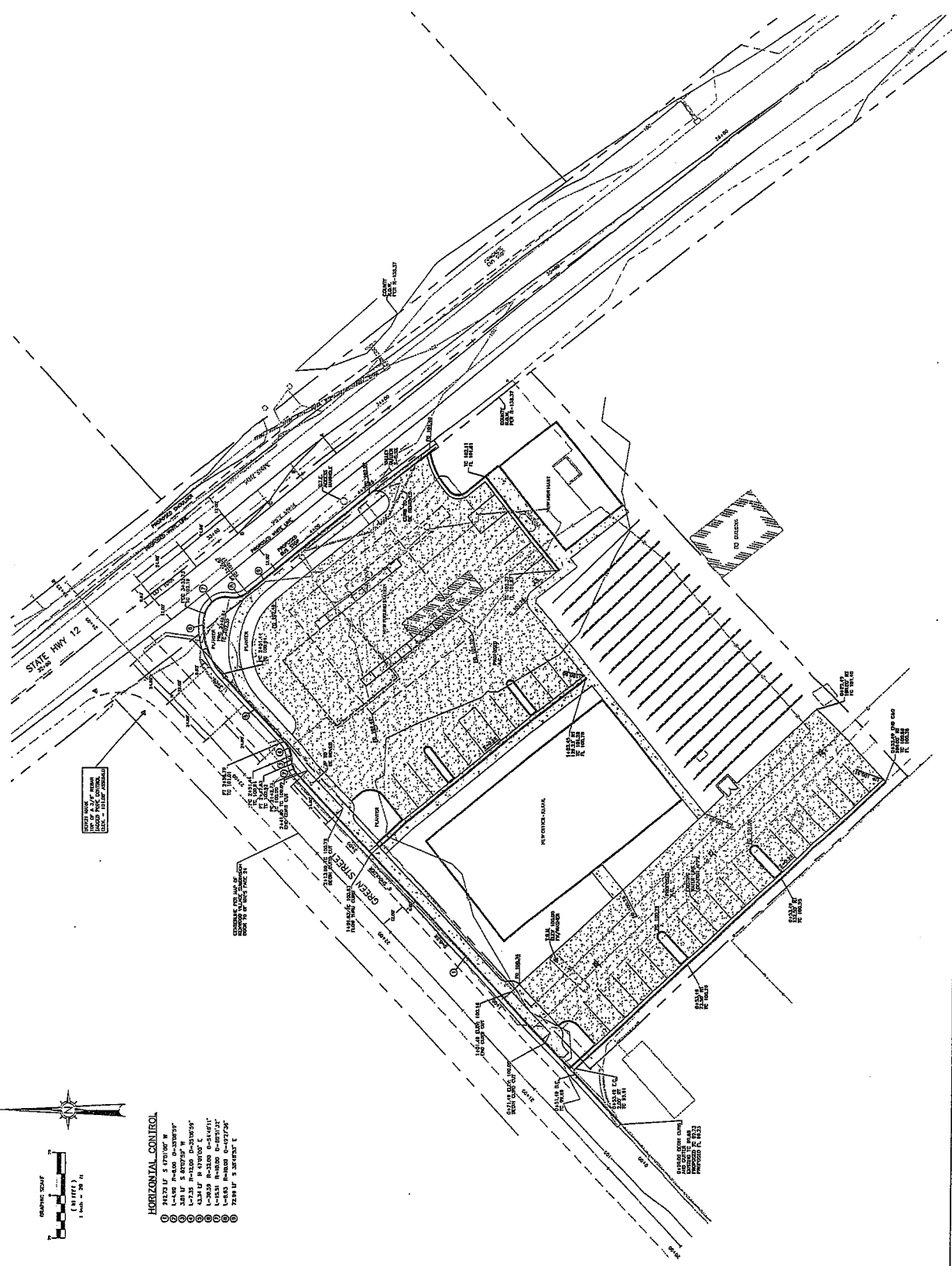
NORTH AND SOUTH ELEVATION

POPE ENGINEERING
CIVIL ENGINEERING - SURVEYING
SHANE L. POPE, LICENSED PROFESSIONAL ENGINEER
NO. 52227
DATE: 07/10/2018
PROJECT: STATE HWY 12
ADDRESS: 1000 S. GARDEN ST., SUITE 100, SAN ANTONIO, TX 78205
PHONE: 214-343-8888
FAX: 214-343-8889
WWW: WWW.POPEENGINEERING.COM

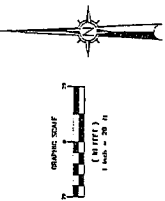
STATE OF CALIFORNIA
DIVISION OF LAND SURVEYING
OFFICE OF THE ASSISTANT ATTORNEY GENERAL
1500 MARKET STREET, SUITE 300
SAN FRANCISCO, CALIFORNIA 94102
APPROVED BY: [Signature]
DATE: 07/10/2018

CONCEPTUAL
GRADING AND DRAINAGE PLAN
LANDS OF KAZEMINI
SONOMA HWY, APN 050-162-027
KENWOOD
CALIFORNIA

NO.	DATE	BY	REVISIONS



SEE SHEET C-2 FOR
ADDITIONAL PLAN INFORMATION



- HORIZONTAL CONTROL**
- ① 24220 1/4 S 271000' W
 - ② 1-4-80 P.M. 00-0-30000' W
 - ③ 1-4-80 P.M. 00-0-30000' W
 - ④ 4.23 1/4 S 271000' E
 - ⑤ 1-3-80 P.M. 00-0-30000' W
 - ⑥ 1-3-80 P.M. 00-0-30000' W
 - ⑦ 7239 1/4 S 269000' E

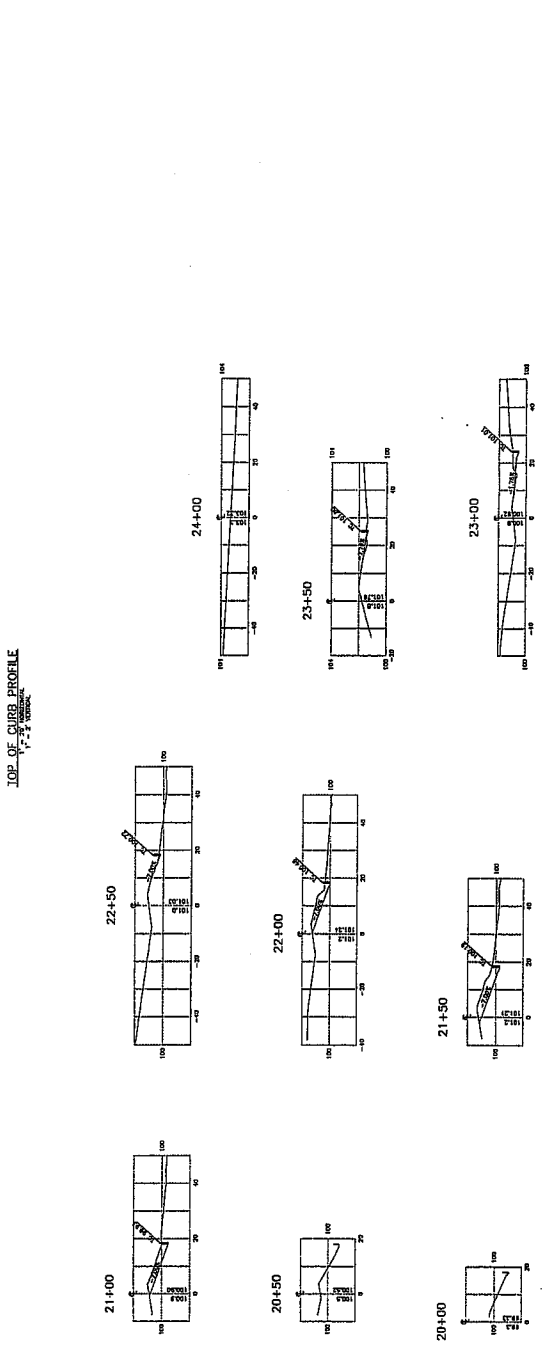
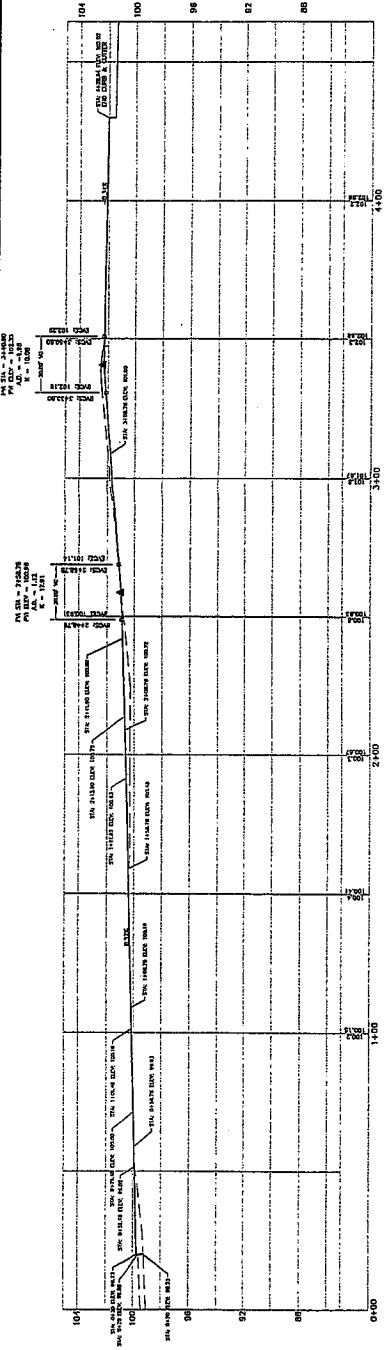
POPE ENGINEERING - SURVEYING
 CIVIL ENGINEERING
 14000 WILSON AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 (619) 444-1000
 FAX (619) 444-1001

APPROVED BY: [Signature]
 LICENSE NO. 10000
 CIVIL ENGINEER
 STATE OF CALIFORNIA

LANDS OF KAZEMINI
 JNOMA HWY, APN 050-162-027
 WOOD CALIFORNIA

REVISIONS

BY	



GREEN STREET CROSS SECTIONS
 1" = 2' VERTICAL