

Appeal Form

PJR-021

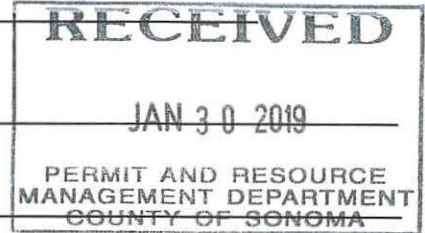
To: Board of Supervisors
County of Sonoma, State of California

File # ZPE15-0654

Appeal is hereby made by: Carmen Carlton

Please Print

Mailing Address: 16742 Mission Way
Sonoma, CA 95476



Phone: 707-933-0270 Email: ccarlton02@gmail.com

The Sonoma County Planning Commission / Board of Zoning Adjustments (circle one) on
January 24, 2019, approved / denied (circle one) a request by
Cheryl & Jack Hoey for _____

Appeal request contesting issuance of a Zoning Permit for the use of a nonconforming guesthouse as a Hosted Rental

located at 16690 Mission Way, Sonoma in the Mission Oaks Neighborhood

APN 056-562-004 - Zoned RR B6 2 X Supervisorial District 1

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

PRMD issued the permit for the expanded, intensified use of a non-conforming guest house located in a Vacation Rental (X) Exclusion zone knowing it was in violation of county codes: 26-02-140, 26-88-030, 26-88-118, 26-92-200, 26-94-010, 26-94-030 (SEE ATTACHED)

Date: 1/36/19 Appellant: [Signature]
Signature

Appeal Fee: See current PRMD Project Review Fee Schedule

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

This appeal was filed with the Permit and Resource Management Department on the 30 day
of January, 2019, receipt of which is hereby acknowledged.

[Signature]
PRMD Staff

Sonoma County Permit and Resource Management Department



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice # 342826 on 01/30/2019 for: ZPE15-0654

Site Address: 16690 MISSION WAY Sonoma [GLE]

Activity Type: Zoning Permit

APN: 056-562-004

Initialized By: JFASO

Fire District: SONOMA VALLEY FRA

Insp Area:

Valuation: \$0.00

Ag/Comm/Res:

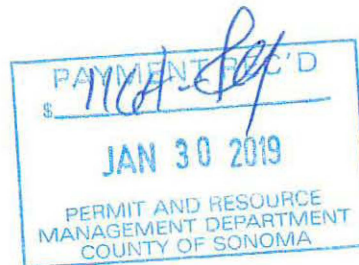
Description: ZONING PERMIT FOR BED AND BREAKFAST
REQUEST FOR A ZONING PERMIT WITH POSTING FOR A ONE-ROOM BED AND BREAKFAST
WITHIN EXISTING SFD ON A 1.05 ACRE PARCEL.

Owner:

Applicant: LICHTY CRAIG
16690 MISSION WAY
SONOMA, CA 95476
415 350 7806

Fee Item	Description	Account Code	Total Fee
1011-000	Appeal	26010121-45061-10005	\$1,164.00
Invoiced Fees:			\$1,164.00
Total Paid:			\$1,736.00
Project Balance Due:			\$7,479.00

When validated below, this is your receipt



Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following:

- 1) 100% of a fee erroneously paid or collected.
- 2) 90% of the plan review fee when an application for a permit is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- 4) Application for refund must be made within one year.

Reasons for the Appeal

Board of Zoning Adjustments decision on January 24, 2019 to deny the appeal of a hosted rental permit (ZPE15-0654) issued to a guest house located at 16690 Mission Way in the Mission Oaks neighborhood.

Structure is not a legally permitted non-conforming guest house. See details in attached summary of facts, documentation and testimony presented at 1/24/19 BZA public hearing.

Hosted rental permit expanded and intensified the use of a non-conforming guest house located in a Vacation Rental (X) Exclusion zone.

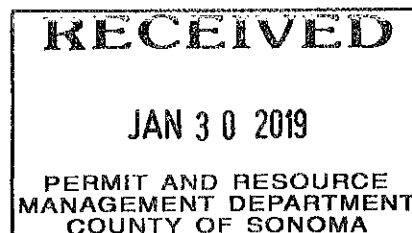
PRMD management & staff knew that the guest house was in violation of Sonoma County Codes when they issued the permit.

County Code violations include:

26-94-010: Nonconforming Uses - Continuance
26-94-030: Nonconforming Uses - Termination of use.
26-88-030: Permitted residential density and development criteria.
26-88-118: Special use standards for hosted rentals and B&B inns.
26-92-200: Compliance with chapter generally.
26-02-140: Definitions of Sonoma County Code - Guest House.

26-92-210: Permits and licenses to conform.

"(a) All departments, officials and public employees of the county which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this chapter and shall issue no such permit or license for uses, buildings or purposes where the same would be in conflict with the provisions of this chapter. Such permit or license, if issued in conflict with the provisions of this chapter, shall be null and void."



Permit Appeal ZPE15-0654

Applicants: Cheryl & Jack Hoey

January 24, 2019

Summary of Facts

The originally permitted 678 square foot guest house ceased being a legal nonconforming unit in 2000 when it was enlarged in size & capacity to become an illegal 835 square foot second dwelling unit with 2 bedrooms, kitchen and attached carport. Use intensified yet again in 2011 when it became an illegal vacation rental.

The adoption of Zoning Ordinance No. 4643 in 1993 confirms that it is the status of the land and not ownership which controls use. You may NOT EXPAND the use by making it larger with greater capacity. You may NOT CHANGE uses and later go back to the non-conforming use. Once ended, the non-conforming use is no longer available to the property owner. The structure must now comply with current accessory building standards and setbacks.

The hosted rental application clearly showed the illegal second dwelling size exceeded the 640 square feet maximum to comply with current county regulations. County Permit Records listed (2) Illegal 2nd Dwelling Zoning Violations that required the demolition of the kitchen including fixtures for the storage and preparation of food.

Conclusive proof (professional survey & site measurements) that the unit did not conform with yard setback, size and building regulations was provided to PRMD management and staff. These documented code violations were dismissed by PRMD and the hosted rental permit was issued August 1, 2016.

Despite established Sonoma County public policy PRMD has allowed the unit to be used as a hosted rental during the entire 2 1/2 year appeal process (August 4, 2016 - January 24, 2019).

In order to become a legally permitted guest house the unit must comply with all current zoning codes and regulations. Continued use as a hosted rental should immediately cease.

Documentation

16690 Mission Way Floor and Site Plans

February 20, 1986	Guest House Approved Floor-plan & 2000 Illegal Expansion
September 22, 2015	Hosted Rental Floor Plan
June 6, 2016	Demolition Permit Scope of Work & Floor Plan
July 8, 2016	Heritage Land Survey
August 18, 2016	RossDrulisCusenbery Architecture Inc. Prepared Aerial Site Plan with Survey Boundaries and Measurement

Sonoma County Permit Records

April 13, 2001	Zoning Violation Complaint 2nd Dwelling Unit
April 19, 2001	Notice of Zoning Violation
June 20, 2001	Demolition Permit for Kitchen
December 21, 2001	Zoning Violation Complaint 2nd Dwelling Unit
December 24, 2001	Demolition Permit for Kitchen

Internet Listings

November 27, 2015	Zillow Property Description from prior MLS Listing for Sale
October 21, 2016	Airbnb/AllTheRooms Vacation Rental Listing
September 31, 2017	Airbnb Vacation Rental Reviews (May 2011- August 2017)

Communications

December 29, 2015 Letter from Law Offices of Steve Barbose to: Tennis Wick
Advised structure did not comply with applicable regulations and that during their meeting on December 21, 2015 Tennis Wick had *"stated the originally permitted structure has been enlarged to a size of over 800 square feet without permits from the county."*

April 21, 2016 E-mail from Jennifer Gray to Lisa Kilday, Craig Lichty
Confirmed PRMD direction to restore structure to original 1986 footprint and (via a survey) confirmation that it is appropriately sited in order to receive approval.

May 4, 2016 E-mail from Dean Parsons to: Jennifer Gray, Susan Gorin, Pat Gilardi, Derik Michaelson
Advised survey and neighbor agreement on location would not be required and confirmed addition of un-permitted square footage.

July 7, 2016 E-mail from Derik Michaelson to: Craig Lichty
Requested confirmation demolition resulted in structure matching original size.

July 8, 2016 E-mail from the Law Offices of Steve Barbose to: Derik Michaelson, Tennis Wick, Susan Gorin, Jennifer Gray

Confirmed previous conversation with Derik Michaelson. "You were going to require a survey by the neighbors to verify that their buildings are compliant in terms of setback requirements".

July 12, 2016 E-mail from Law Offices of Steve Barbose to: Tennis Wick, Derik Michaelson

Provided Heritage Land Survey Results

July 12, 2016 E-mail from Derik Michaelson to: Tennis Wick

Confirmed expanded size, no proof demolition restored guest cottage to legally permitted size, and dismissal of professional survey results.

July 15, 2016 Email from Law Offices of Steve Barbose to: Susan Gorin, Jennifer Gray forwarded to Tennis Wick, Derik Michaelson

Advised proposed hosted rental was non-compliant with county's requirements and PRMD's intention to grant permit.

October 24, 2016 E-mail from Cheryl Hoey to: Tennis Wick, Steve Barbose

Provided Airbnb October 21, 2016 guest cottage listing with 2 bedrooms and kitchen noted in reviews.

November 8, 2016 E-mail from Tennis Wick to: Steve Barbose, Cheryl Hoey

Stated "I have reviewed the file and found discrepancies in the application. The County Surveyor and I will verify setbacks next week. The outcome could result in invalidation of the permit."

Violations of County Codes

Section 26-94-010: Nonconforming Uses - Continuance

"The lawful use of land existing on the effective date of the ordinance codified in the chapter although such use does not conform to the regulations specified by this chapter for the district in which such land is located, may be continued but shall not be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of said ordinance, and that if any use ceases, the subsequent use of such land shall be in conformance with the regulations specified by this chapter for the district in which such land is located provided that:

- (a) A legal nonconforming use may be replaced by a use of the same or less intensity updating a use permit or a use permit waiver;
- (b) Pursuant to policy LU-1F of the general plan, a legal nonconforming use may be expanded one time not to exceed ten percent (10%) of the total existing floor area for any structures subject to lot coverage and setback requirements and to all other applicable requirements of this code, and provided that such structures are not located within a designated redevelopment project area."

Section 26-94-030: Nonconforming Uses - Termination of use.

"If the actual operation of a legal nonconforming use ceases for a continuous period of one (1) year, unless the legal owner can establish valid proof to the contrary, such cessation of the legal nonconforming

use shall be considered termination: then without further action by the planning commission the use of the land shall be subject to all the regulation specified by this chapter for the district in which such land is located."

Section 26-92-200: Compliance with chapter generally

- (c) "No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any open area be encroached upon or reduced in any manner, except in conformity to the yard, building site area and building location regulations designated in this chapter for the district in which such building or open space is located."

Section 26-88-118: Special use standards for hosted rentals and bed and breakfast inns

- (d) Permit Requirements. Hosted rentals (also known as one-room bed and breakfast inns) of not more than one (1) room or sleeping area that meet the standards of this section are allowed as provided by the underlying zone, subject to issuance of a zoning permit. In the case of a legally permitted guest house used as a transient rental, the primary owner will remain in residence within the main house on the same property. Accessory structures may not be used as hosted rentals unless they are legally permitted guest houses.

Section 26-88-030: Permitted residential density and development criteria

- (2) "Side Yard. Not less than five feet (5') except where the side yard abuts a street in which case such yard shall be the same as a front yard. On lots where access is gained to an interior court by way of a side yard or where an entrance to a building faces the sideline, the side yard shall be not less than ten feet (10')."

Section 26-02-140: Definitions of Sonoma County Code - Guest House

"A guest house may not contain provisions for appliances or fixtures for the storage and/or preparation of food, including but not limited to, refrigeration, dishwashers or cooking facilities. The building shall not be leased, subleased, rented or sub-rented separately from the main dwelling except that a legal, fully permitted Guest House may be used as a Hosted Rental as provided for under 26-88-118 (Hosted Rentals). The floor area of a guest house shall be a maximum of six hundred and forty (640) square feet. Floor area shall be calculated by measuring the exterior perimeter of the guest house and length of any common walls. In the case of straw bale or similar construction, floor area may be calculated using interior dimensions. For the purpose of calculating the maximum size of a guest house, any storage area attached to the guest house, excluding garage, shall be included. A guest house shall be located closer to the primary dwelling on the subject lot than to a primary dwelling on any adjacent lot."

Permit and Resource Management Department POLICY AND PROCEDURE Number 1-4-5

DEFINITIONS

"A. **Kitchen.** A kitchen means an area within a structure that is used or designed to be used for the preparation or cooking of food and that contains one or both of the following:

1. Cooking appliances or rough in facilities including, but not limited to: ovens, convection ovens, stoves, stove tops, built-in grills or microwave ovens or similar appliances, 240 volt electrical outlets or any gas lines.

OR

2. A sink less than 18 inches in depth with a waste line drain 1 1/2 inches or greater in diameter AND a refrigerator exceeding five (5) cubic feet in capacity or space opening with and electrical outlet that may reasonably be used for a refrigerator exceeding five (5) cubic feet in capacity."

Testimony provided by me at hearing with objection to intensified use of a residential guest house in a designated Exclusion (X) Zone along with attached neighborhood letter & aerial view.

My name is Carmen Carlton - I have owned my home at 16742 Mission Way for 30 years.

I provided you a letter I sent on behalf of my fellow neighbors to all of the supervisors prior their May 24, 2016 vote on establishing Exclusion Zones restricting vacation rentals.

We had personally experienced the problems created by vacation rentals in our small neighborhood including this guest house which for several years was used as an illegal vacation rental.

Our intent in lobbying the Supervisors to include our neighborhood in the Exclusion Zone was to prevent the legal commercialization of additional homes & guest houses. We were successful in adding our neighborhood to Exclusion Zone during that public hearing.

Unfortunately, the Supervisors appear to have carved out a special status within the Exclusion Zone that allows new vacation rentals in guest houses if they are called "hosted rentals".

Single family homes & guest cottages converted into transient rentals clearly change and intensify the use of a residential property - otherwise there would have been no need to regulate them or create Vacation Rental Exclusion Zones in the first place.

Submitted to BZA Hearing 1/24/19 Permit Appeal ZPE15-0654 Formal request to include our Mission Oaks neighborhood in the Vacation Rental (X) Exclusion Zone was approved by Board of Supervisors on May 24, 2016.

Dear Supervisor Gorin,

The Mission Oaks neighborhood of single family homes were originally on the PRMD list of properties to be included in the Vacation Rental Exclusion (X) Combining Zone presented to the Board of Zoning (see attached pages 70, 101 & 102). Those Mission Oaks property owners who are full time residents of our long established community actively supported this action.

We were confused and distressed to discover that - for some undisclosed reason - our addresses were removed from the Vacation Rental Exclusion (X) list passed by the Board of Zoning on April 21, 2016 while at same time the neighborhood directly across from us (Agua Caliente Knolls) was included.

The prevalence of existing vacation rentals along with those that have permits submitted or plans pending for new vacation rentals is detrimental to and incompatible with the residential character of our neighborhood. I have included an aerial view of our community with their addresses/locations noted. Their high concentration and close proximity to one another creates a significant "commercial zone" of transient accommodations within our small quiet rural community.

We have experienced multiple issues with the existing vacation rentals related to high noise levels and parking (from parties) overflowing onto our old narrow roads. These crumbling roads are lined with large open drainage ditches and do not have shoulders for street parking, sidewalks or lights.

Pursuant to 96-010 of Chapter 26 (Zoning) of the Sonoma County Code as property owners in this community we are formally requesting that the APN addresses encompassing the Mission Oaks neighborhood area that are highlighted on pages 70, 101 & 102 be added back to the final Vacation Rental Exclusion (X) Zone Resolution to be considered for adoption by the Board of Supervisors on May 24, 2016. Please feel free to contact me directly at (707) 933-0270 with any questions you may have.

Best regards,

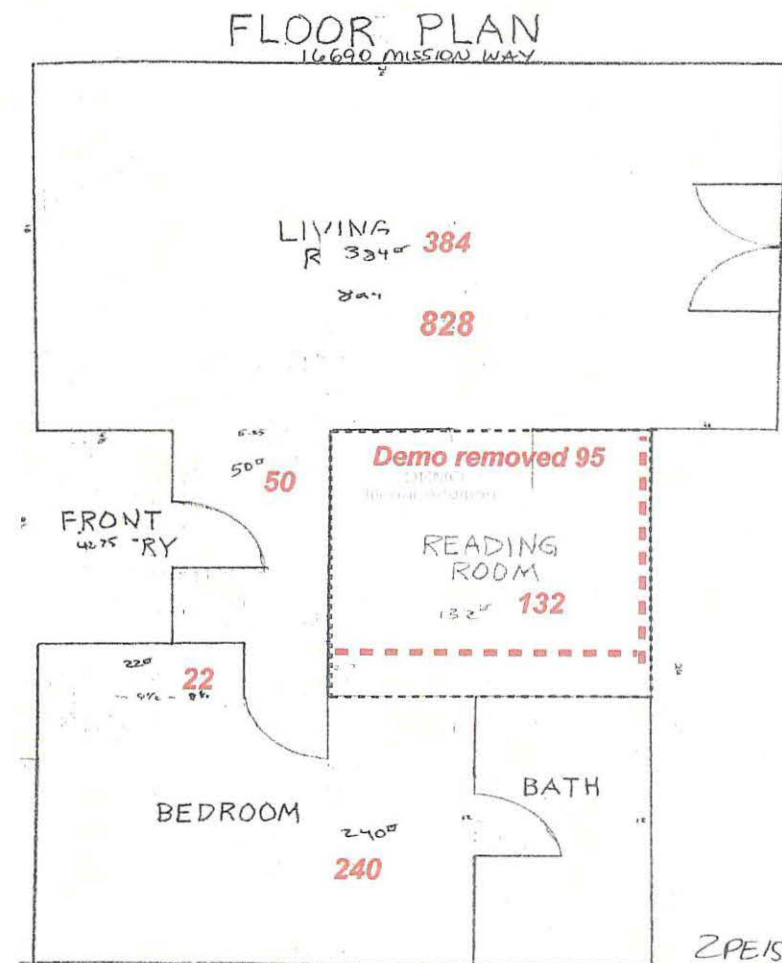
Carmen Carlton, 16742 Mission Way
Jack and Cheryl Hoey, 16675 Mission Way
Robert Van Breda, 16693 Mission Way
Linda and Charles Hinke, 16701 Mission Way
Nancy Hughes, 16669 Mission Way
Cathy and Mike Barbagelata, 16725 Mission Way
Lucy Valette, 16762 Mission Way
Melania Mahoney, 90 Adobe Way
Jill and Jim Powers, 85 Adobe Way



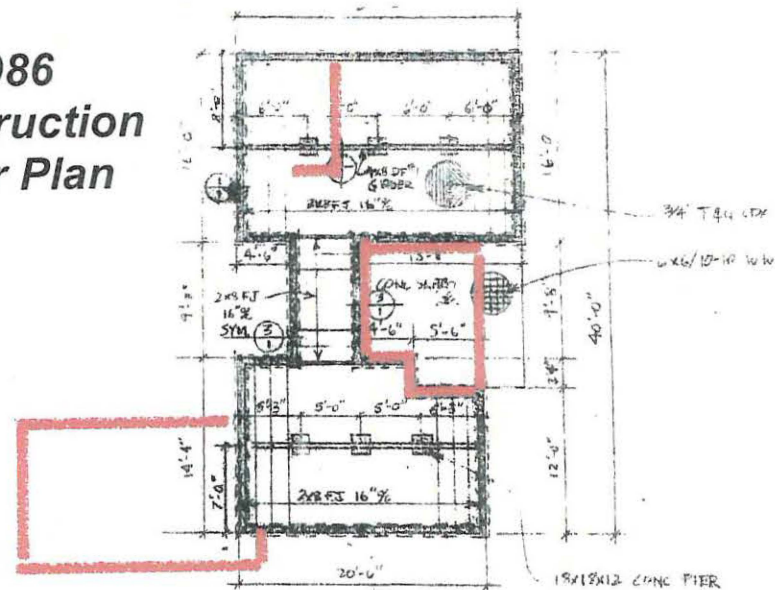
Mission Oaks Neighborhood Current & Planned Vacation Rentals

056-562-017	80 ADOBE WAY (Permitted 5 Bedroom Vacation Rental)
056-563-018	106 LONDON WAY (Permitted 3 Bedroom Vacation Rental)
056-031-026	155 MOON MOUNTAIN RD (Permitted 4 Bedroom Vacation Rental)
056-031-010	255 MOON MOUNTAIN RD (Permitted 3 Bedroom Vacation Rental)
056-563-006	16779 HWY 12 (Permitted 4 Bedroom Vacation Rental)
056-562-011	67 LOCKE CT (Permitted 5 Bedroom Vacation Rental)
056-562-004	16690 MISSION WAY (Bed & Breakfast Permit Application Pending)
056-562-019	16715 HWY 12 (Planned Vacation Rental Construction)

1986 Permit Issued for 678 sf guest house, floor plan approved for building size: 722 sf
2000 Illegal expansion with addition of 2nd bedroom and kitchen added: 113 sf
2001 Violations issued for illegal 2nd dwelling unit with total size: 835 sf
2015 Hosted permit application (owner submitted) floorpan total size: 828 sf
2016 Demolition permit of illegal addition removed: 95 sf
2019 Current size: 733 sf

[illegible]

Hand-drawn floor plan of a building. The plan shows a rectangular structure with a smaller rectangular extension on the right side. The main structure has a width of 16' 0" and a depth of 42' 0". The extension has a width of 6' 0" and a depth of 10' 0". The total width of the building is 22' 0". The total depth is 52' 0". The plan includes labels for "BASE LINE", "ROOF LINE", "ROOF END", and "41' 0\"



Illegal 2nd Bedroom Kitchen & Attached Car Port Additions

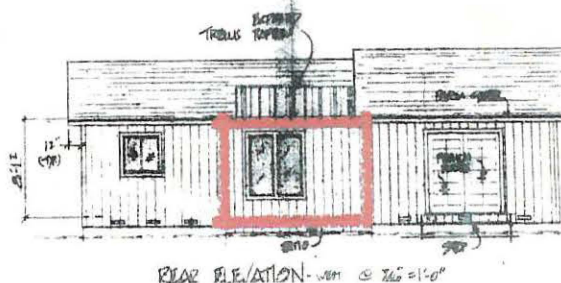
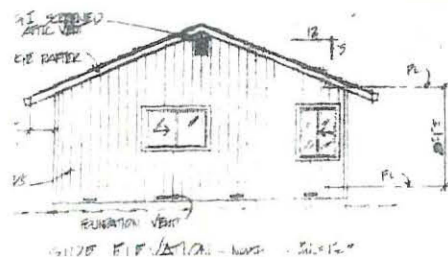
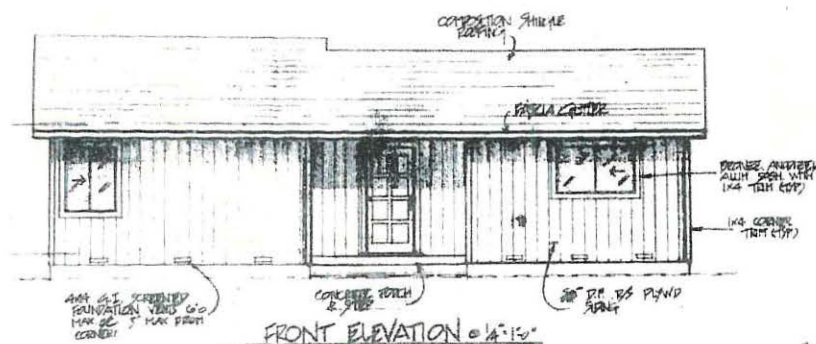
FOUNDATION PLAN @ $\frac{1}{8}'' = 1' - 0''$

NOTES: 1. FOR GENERAL DESIGN AND CONSTRUCTION NOTES SEE SHEET 1

2. All countries, 2000-2001: 100%



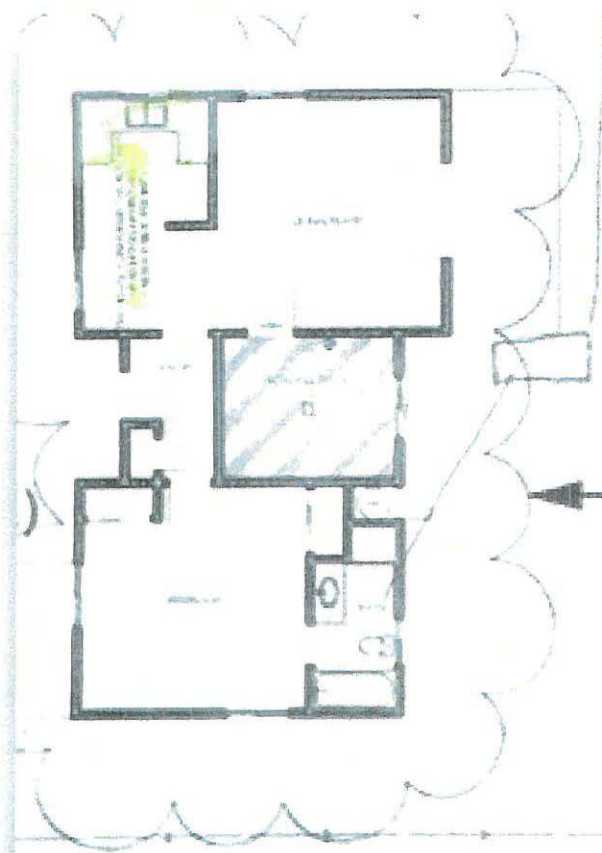
SITE PLAN @ 1"=20'-0"
A.P. # 56-562-04



Note-14:
as dec
Ind 1

2016 Demolition Permit Scope of Work & Floor Plan

*Removal of unpermitted 95 SQ. FT.
did not return guest house to 678
SQ. FT.*



GUEST HOUSE (E)
LOCATION OF WORK
SEE SHEET A-2 FOR

PROJECT SUMMARY:

SCOPE:

LEGALIZE GUEST HOUSE
REMOVE UNPERMITTED ADDITION
RETURN THE EXISTING GUEST HOUSE TO ITS PERMIT

OWNERS:

CRAIG LICHTY & LISA KILDAY
16690 MISSION WAY
SONOMA, CA 95476

DRAFTING:

STATELY CONSTRUCTION
JON WAMBOLD

A.P. #:

056-562-004

ZONING:

RR B6 2 (RURAL RESIDENTIAL)

GUEST HOUSE YEAR BUILT:

1985

LOT SIZE:

46,053 SQ. FT. (1.057 ACRES)

EXISTING PRIMARY RESIDENCE CONDITIONED SPACE:

2,448 SQ. FT.

EXISTING PRIMARY RESIDENCE CARPORT SPACE:

480 SQ. FT.

EXISTING GUEST HOUSE PERMITTED CONDITIONED SPACE:

678 SQ. FT.

UNPERMITTED CLOSE OF PATIO:

95 SQ. FT.

EXISTING GUEST HOUSE CARPORT SPACE:

267 SQ. FT.

SHEET INDEX:

A-1: SITE PLAN

A-2: FLOOR PLAN

6'-0" SIDE
SETBACK

PLOT OF PROPERTY LINES AND IMPROVMENTS NEAR PROPERTY LINES
OF LOT 3 OF BLOCK 3 OF TRACT NO. 115 MISSION OAKS, LANDS OF HOEY



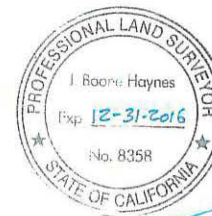
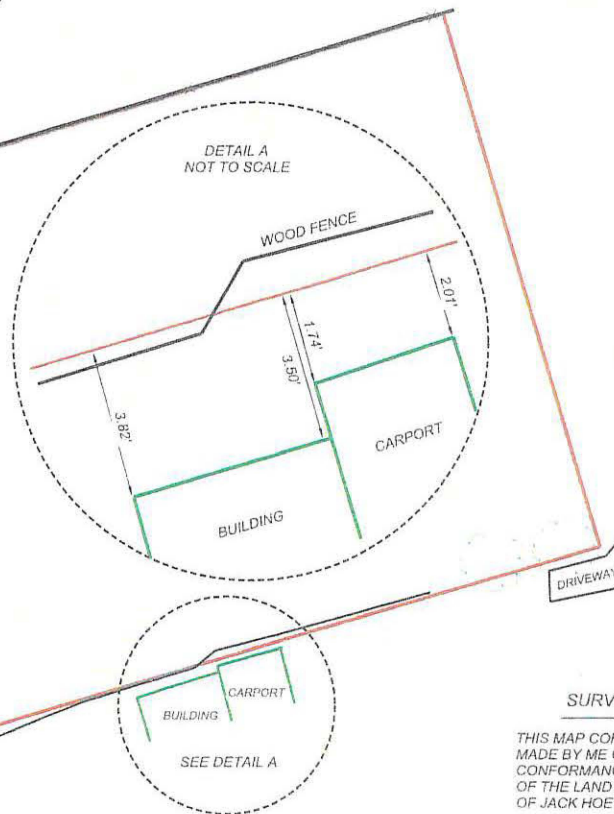
LOT 3
LANDS OF HOEY

NOTES:

- 1) ALL DISTANCES IN FEET.
- 2) DISTANCES CALLED OUT ARE TO GIVE THE RELATIONS TO THE PROPERTY LINE.

LEGEND

- PROPERTY LINE
- FENCE LINE
- STRUCTURE LINE



SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS
OF THE LAND SURVEYORS ACT AT THE REQUEST
OF JACK HOEY, JULY 2016

HERITAGE LAND SURVEYING

9833 BLASI DR. WINDSOR, CA 95492
(707) 583-4066 BooneH@HeritageLandSurveying.com

gle



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1800 FAX (707) 565-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

NOTICE OF VIOLATION

April 19, 2001

Robert & Kathy Anderson
16690 Mission Way
Sonoma, CA 95476

Site: 16690 Mission Way, Sonoma
APN: 056-562-004

Information received by the Code Enforcement Division and an investigation conducted on April 18, 2001 revealed that your property at the above location is being used for a guest house illegally converted to a second dwelling unit.

Your property is currently zoned RR (Rural Residential) B6, which does not permit the above described use.

In the absence of any permits or other evidence to show that the existing use was lawfully established on your property, it is in violation of Sonoma County Code Sections 26-18-010, 26-18-020, 26-18-030, and 26-92-200.

In order to bring your property into compliance, you are required to cease/remove the unlawful use.

The unlawful use of your property subjects you to criminal and civil penalties and the assessment of the cost of abatement pursuant to Sonoma County Code Section 1-7 and 1-7.1. If you cease the unlawful use of your property within thirty (30) days from the date of this letter, you may avoid substantial penalties.

If you fail to cease the unlawful use of your property within thirty (30) days, substantial penalties may be imposed. In addition, you will be responsible for the costs of abatement. Finally, failure to cease the unlawful use of your property may result in legal action being commenced. We encourage you to immediately contact our office to make arrangements to cease the unlawful use of your property so that you may be able to avoid penalties and increased costs.

You have the right to appeal this determination of violation to a Hearing Officer. Any such appeal must be made in writing and submitted to the Permit and Resource Management Department within twelve (12) calendar days from the date of this letter.

If you have any questions or would like to discuss this further, please contact our office.

Sincerely,

Electronic copy

Linette Crawford
Code Enforcement Division

cc: File No: VPL 01-0219

Violation Complaint Form

4-13-01 LC JPL01-0219
Date Received Staff Complainant Phone #

1. Property Address 16690 Mission Way
City Sonoma 95476 Assessor's Parcel # 056-562-004
Zoning RPRB ZACDEN Parcel Size
Property Owner's Name Robert/Kathy Anderson Phone # 938-0832
Owner's Mailing Address same call 697-3681

2. Nature of the Complaint (Check Box(es) and describe)

☒ Zoning Code Violation(s)

Illegal 2nd Dwelling Unit -
Kitchen installed sometime
after Guest House was built in 1980's
☐ Health Code Violation(s) Permit conditioned for
"no kitchen"

☒ Building Code Violation(s) Property owner came in to Dept
recently, trying to Coerce records
Staff into changing historical records
Kitchen w/ off To acknowledge Guest House as
a "2nd unit with kitchen". Pls
admitted to putting kitchen in after
☐ Construction without Permit(s) final

☐ Conversion / Change of Occupancy from _____ to _____

☐ Hazardous / Substandard (Specify) _____

☐ Grading / Fill without Permit(s) _____

3. Report of Investigation

Date 4-18-01
S/C Attempt. Unable to determine where
on site the converted Guest House is. However,
based upon reports from Betty Phares of
Records Staff and letter
"Guest House converted to an illegal second
dwelling unit" 26-17-010, 020, 039 & 46-92-010
RP

☒ Letter ☒ Track ☐ Letter ☐ Track ☐ Letter ☐ Track ☐ Letter ☐ Track

☐ Hold for Deed ☒ Other

Priority ☒ Date Violation Closed 8-28-01 Permit # DEM01-056 ☐ Close Tracking

Service CDE-001 Rev 02/2000 OVER ->

Building Violation(s) Report of Investigation

Date of Inspection

Inspector

Violation #

☐ Rental ☐ Owner Occupied ☐ Unknown

☐ Construction without Permits

☐ New Detached Structure

Approximate Size

☐ Addition

Approximate Size

☐ Other

☐ Grading/Fill without Permits

☐ New Detached Structure

Approximate Quantity Observed

☐ Substandard / Hazardous

☐ Inadequate Sanitation

☐ Structural Hazards

☐ Hazardous Electrical Wiring

☐ Hazardous Plumbing

☐ Hazardous Mechanical

☐ Improper Occupancy

Permits Required:

Building

- | | |
|------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Structural Roof |
| <input type="checkbox"/> Subject to Field Inspection | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Non-Engineered Plans | <input type="checkbox"/> Engineered Plans |

Grading

- | | |
|-----------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Non-Engineered Plans | <input type="checkbox"/> Engineered Plans |
| <input type="checkbox"/> 1108 | <input type="checkbox"/> Drainage Review |

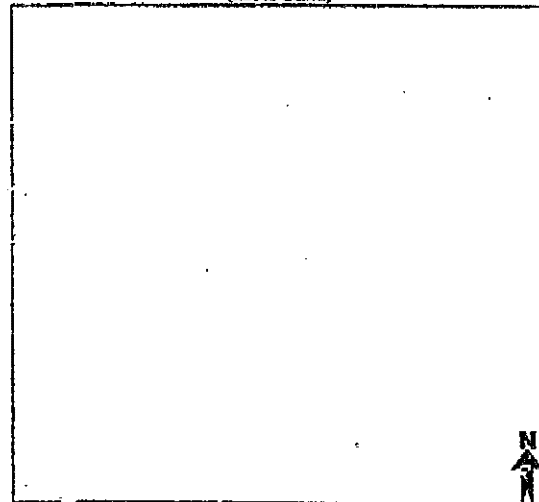
Zoning

- | | | |
|-------------------------------------------------------|---------------------------------|--------------------------------------|
| <input type="checkbox"/> Use | <input type="checkbox"/> Zoning | <input type="checkbox"/> Not Allowed |
| <input type="checkbox"/> Administrative Design Review | | |

Septic

- | |
|-------------------------------------------------|
| <input type="checkbox"/> Abatement Repair |
| <input type="checkbox"/> Connect to Sewer |
| <input type="checkbox"/> Plumbing Repair Permit |

Site Plan Sketch
(not to scale)



Additional Information:

4-24-01 T/c from Tenant of 2nd Unit stated that the pla just gave him notice to move out. Wanted to confirm Violation - 4-24-01: T/c from pla. Said he purchased property with the 2nd dwelling unit intact. Lc. advised that dept. records reflect approval for a 628 S.F. ~~dwelling unit~~ Guest House with "no kitchen". Pla said he would obtain a demo permit to convert the structure back to a guest house as soon as the tenant has moved. 6-19-01 T/c from former tenant. Said as soon as he moved out, pla moved in new tenant. 6-19-01 T/c called pla said his son is staying here for a few nights but he intends to obtain demo permit by Friday 6-22-01 to convert the structure to a guest house.

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

Date Applied: 4/20/01

BITE LOCATION INFORMATION - PRINT CLEARLY

15

15

SPECIAL INSPECTION REQUIRED		<input type="checkbox"/> YES	<input type="checkbox"/> NO	IF YES, SEE ADDITIONAL SHEET	
INSPECTION RECORD	DATE	NAME	REMARKS		
103) FOUNDATION			Demo Kitchen in guest		
FORMS/SETBACK			House		
FOOTING					
WALLS					
106) UFER/GROUND #					
104) CAISSONS/PIERS					
105) SLAB					
110) MASONRY					
108) RETAINING WALLS					
113) FIREPLACE					
FOOTING					
HEARTH/PROTECTION					
THROAT					
114) CHIMNEY					
120) UNDERFLOOR/UNDERSLAB					
110) U/F ELECTRICAL					
117) U/F MECHANICAL					
118) U/F PLUMBING					
119) U/F FRAMING					
139) U/F INSULATION					
126) SHEAR WALLS					
<input type="checkbox"/> INTERIOR					
<input type="checkbox"/> EXTERIOR					
127) DIAPHRAGMS					
<input type="checkbox"/> ROOF					
<input type="checkbox"/> FLOOR					
134) SIDING/SHEATHING					
125) HOLD-DOWNS					
132) CLOSE-IN					
122) ROUGH ELECTRICAL					
123) ROUGH MECHANICAL					
124) ROUGH PLUMBING					
128) ROUGH FRAME					
180) SMOKE DETECTORS					
139) INSULATION					
142) WALL BOARD					
135) STUCCO/PLASTER					
<input type="checkbox"/> LATH <input type="checkbox"/> SCRATCH					
137) ROOFING					
130) TUB/SHOWER PAN					
164) SUSPENDED CEILING					
ROUGH ELECTRICAL					
ROUGH MECHANICAL					
185) EXITING					
STAIR/HANDRAILS					
RAMPS					
CORRIDORS/DOORS					
166) ACCESSIBILITY COMPLIANCE					
ENERGY REQUIREMENTS					
170) TEMPORARY OCCUPANCY			FIRE INSPECTION REQUIRED		
171) TEMPORARY ELECTRICAL			<input type="checkbox"/> Yes <input type="checkbox"/> No		
172) TEMPORARY GAS			770) SPRINKLER FINAL		
174) ELECTRIC METER AUTHORIZATION			771) ABOVEGROUND HYDROSTATIC		
152) PANEL BOARDS/SERVICE			772) UNDERGROUND HYDROSTATIC		
175) GAS METER AUTHORIZATION			773) UNDERGROUND FLUSH		
153) GAS PRESSURE TEST			774) THRUST BLOCKS		
HOUSE			775) PIPE WELD		
YARD			776) HYDRANTS/APPLIANCES		
180) MANUF. HOME FOUNDATION			777) PUMP ACCEPTANCE		
191) MANUF. HOME INSTALLATION			778) WATER SUPPLY/TANK		
CONTINUITY			779) ALARM SYSTEM		
STAIRS/SKIRTS			780) HOOD & DUCT SYSTEM		
RIDGE BOLTING			781) ABOVEGROUND TANK/DISPENSER		
SWIMMING POOLS			188) FIRE FINAL		
194) PRE-GUNITE					
195) PRE-DECK			CLEARANCES:		
186) PRE-PLASTER/FENCE			FIRE <input type="checkbox"/> Local <input type="checkbox"/> County		
182) GRADING FINAL			HEALTH DEPARTMENT		
176) ELECTRICAL FINAL			ZONING		
177) MECHANICAL FINAL			SANITATION		
178) PLUMBING FINAL			N.C.A.P.C.D.		
199) FINAL					
OCCUPANCY (OK TO OCCUPY)			PLAN RETENTION REQUIRED?		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		

PERMIT # Demol-0154

WORK INDICATED ON THESE
DRAWINGS IS APPROVED ON THE
BASIS THAT ALL WORK WILL
COMPLY WITH ALL REQUIREMENTS
OF THE COUNTY OF SONOMA,
WHETHER SHOWN ON THESE
DRAWINGS OR NOT. 11/20/01

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Kitchen to be demolished ←

(E)
GUEST HOUSE

Existing
~~Proposed~~
20' x 20'
CAPPORT

(E) RESIDENCE

42

APPROVED ★
AS NOTED—

APPROVED BY

RESOURCE MANAGEMENT
CENTERS

• OF PLANS AND JOE CARDS TO

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-19-2007 BY 60322 UCBAW

PLANS IS SUBJECT TO, AND DOES
DEVIATION FROM, COMPLETE
CODE REQUIREMENTS, SPECIAL
REQUIRED AND FIELD INSPECTION.

PERTINENT SECTIONS OF

THE PART
ANS.

FILED *

GENERAL STRUCTURAL NOTES

1. ALL CONCRETE SHALL BE $f_c = 2,500$ psi, MINIMUM.
2. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
3. ALL REINFORCING STEEL SHALL BE 40 DIAMETERS, MINIMUM.
4. FOOTING SHALL BE POURED AGAINST UNDISTURBED SOIL.
5. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR No. 2 GRADE OR BETTER.
6. ALL MUDDILLS SHALL BE PRESSURE TREATED DOUGLAS FIR No. 2 GRADE OR BETTER AND SHALL BE TYPED.

Violation Complaint Form

CDE-001

Date Received 12/11/01 Staff SP Complainant Donna Fish Phone # 6072

1. Property Address 16690 Mission Way City San Jose Assessor's Parcel # 15656004
Zoning RM-1 Parcel Size 0.25
Property Owner's Name Kathy & Robert Anderson Phone #
Owner's Mailing Address PO Box 2169
San Jose, CA 95142

2. Nature of the Complaint (Check Box(es) and describe)
☒ Zoning Code Violation(s) Violation No. VPLOI-0744
Illegal 2nd unit (guest house converted)

☐ Health Code Violation(s) Violation No.

☐ Building Code Violation(s) Violation No. VBLOI-0912

☐ Construction without Permit(s)

☐ Hazardous / Substandard (Specify)

☐ Grading / Fill without Permit(s) Violation No.

CODE ENFORCEMENT STAFF USE ONLY BELOW THIS LINE

3. Report of Investigation
Date 12/11/01
The illegal second unit was caught on 12/11/01. A demo permit to remove kitchen from guest house was issued (DEM01-0156) and signed. They dismantled the kitchen and now the house is for sale.

☐ Letter ☐ Track ☐ Letter ☐ Track ☐ Letter ☐ Track
☐ Hold for Deed ☐ Other
Priority High Date Violation Closed 8/28/01 Permit # ☐ Close Tracking

SPECIAL INSPECTION REQUIRED		YES	NO	IF YES, SEE ADDITIONAL SHEET
INSPECTION RECORD	DATE	NAME	REMARKS	
103) FOUNDATION			Demo Kitchen in Guest Room	
FORM/SETBACK				
FOOTING				
WALLS				
106) UFER GROUND #				
104) CAISSONS/PIERS				
105) SLAB				
110) MASONRY				
109) RETAINING WALLS				
113) FIREPLACE				
FOOTING				
HEARTH/PROTECTION				
THROAT				
114) CHIMNEY				
120) UNDERFLOOR/UNDERSLAB				
116) U/F ELECTRICAL				
117) U/F MECHANICAL				
118) U/F PLUMBING				
119) U/F FRAMING				
139) U/F INSULATION				
126) SHEAR WALLS				
<input type="checkbox"/> INTERIOR				
<input type="checkbox"/> EXTERIOR				
127) DIAPHRAGMS				
<input type="checkbox"/> ROOF				
<input type="checkbox"/> FLOOR				
134) SIDING/SHEATHING				
125) HOLD DOWNS				
132) CLOSE-IN			THIS DEMO PERMIT WAS ISSUED AT THE REQUEST OF S.C. ASSESSORS OFFICE. UPPER & LOWER CABINETS AND SINK WAS APPROVED AT ORIGINAL PERMIT. REMOVE STOVE, REFRIG, GAS LINE & CIRCUIT FOR REFRIG.	
122) ROUGH ELECTRICAL				
123) ROUGH MECHANICAL				
124) ROUGH PLUMBING				
128) ROUGH FRAME				
160) SMOKE DETECTORS				
139) INSULATION				
142) WALLBOARD				
135) STUCCO/PLASTER				
<input type="checkbox"/> LATH <input type="checkbox"/> SCRATCH				
137) ROOFING				
130) TUB/SHOWER PAN				
164) SUSPENDED CEILING				
ROUGH ELECTRICAL				
ROUGH MECHANICAL				
165) EXITING				
STAIRS/HANDRAILS				
RAMP				
CORRIDORS/DOORS				
166) ACCESSIBILITY COMPLIANCE				
ENERGY REQUIREMENTS				
170) TEMPORARY OCCUPANCY				
171) TEMPORARY ELECTRICAL				
172) TEMPORARY GAS				
174) ELECTRIC METER AUTHORIZATION				
152) PANEL BOARDS/SERVICE				
175) GAS METER AUTHORIZATION				
163) GAS PRESSURE TEST				
HOUSE				
YARD				
190) MANUF. HOME FOUNDATION				
191) MANUF. HOME INSTALLATION				
CONTINUITY				
STAIRS/SKIRTS				
RIDGE BOLTING				
SWIMMING POOLS				
194) PREGUNITE				
195) PREDECK				
196) PREPLASTER/FENCE				
102) GRADING FINAL				
176) ELECTRICAL FINAL				
177) MECHANICAL FINAL				
178) PLUMBING FINAL				
199) FINAL	12/20/11	EH		
OCCUPANCY (OK TO OCCUPY)				

FIRE INSPECTION REQUIRED		DATE	NAME
<input type="checkbox"/> Yes <input type="checkbox"/> No			
770) SPRINKLER FINAL			
771) ABOVEGROUND HYDROSTATIC			
772) UNDERGROUND HYDROSTATIC			
773) UNDERGROUND FLUSH			
774) THRUST BLOCKS			
775) PIPE WELD			
776) HYDRANTS/APPLIANCES			
777) PUMP ACCEPTANCE			
778) WATER SUPPLY TANK			
779) ALARM SYSTEM			
780) HOOD & DUCT SYSTEM			
781) ABOVEGROUND TANK/DISPENSER			
198) FIRE FINAL			

CLEARANCES:	
FIRE <input type="checkbox"/> Local <input type="checkbox"/> County	
HEALTH DEPARTMENT:	
ZONING	
SANITATION	
N.C.A.P.C.D.	

PLAN RETENTION REQUIRED?
<input type="checkbox"/> Yes <input type="checkbox"/> No

DEMO 01-0323
 PERMIT # 6110

16690 mission way



Search Results

Your search for '16690 mission way' returned the following results.

Explore by Category: [Records\(18\)](#) [Property Information\(1\)](#)

Records

[All Records](#)

Showing 1-10 of 18 | [Download results](#)

Date	Record Number	Record Type	Address	Status	Description	Project Name	Module
06/06/2016	DEM16-0169	Demolition Permit	16690 MISSION WAY, Sonoma, CA 95476	Finalized		REMOVE PORTION OF EXTERIOR WALL TO CREATE 678 SF GUEST HOUSE W/COVERED PATIO	Building
09/22/2015	ZPE15-0654	Zoning Permit	16690 MISSION WAY, Sonoma, CA 95476	Complete for Processing			Planning
12/24/2001	DEM01-0323	Demolition Permit	16690 MISSION WAY, GLEN ELLEN, CA	Finalized		DEMOLITION - KITCHEN IN GUEST HOUSE	Building
12/21/2001	VPL01-0744	Zoning Violation	16690 MISSION WAY, Sonoma, CA 95476	File Closed			Enforcement
12/21/2001	VBU01-0921	Building Violation	16690 MISSION WAY, Sonoma, CA 95476	File Closed			Enforcement
09/12/2001	BLD01-4557	Building Permit With Plan Check	16690 MISSION WAY, Sonoma, CA 95476	Finalized		INSTALL FRAMED WOOD FLOOR IN (E) GARAGE-conversion	Building
06/20/2001	DEM01-0156	Demolition Permit	16690 MISSION WAY, GLEN ELLEN, CA	Finalized		DEMOLITION - KITCHEN GUEST HOUSE	Building
04/16/2001	VPL01-0219	Zoning Violation	16690 MISSION WAY, Sonoma, CA 95476	File Closed			Enforcement
02/15/2001	BLD01-0627	Building Permit With Plan Check	16690 MISSION WAY, Sonoma, CA 95476	Finalized		ATTACHED CARPORT/ELEC	Building
02/20/1986	B-069710	Building History Record	16690 MISSION WAY, GLEN ELLEN, CA	Finalized		Inactive Bldg Permit (CVT) - Converted from Permits Plus	Building

[< Prev](#)
[1](#)
[2](#)
[Next >](#)

Property Information

[Search by Address](#)

Showing 1-1 of 1 | [Download results](#)

Property Description on Zillow

09/22/00 Sold \$650,000 +13.0% \$201

Record

Public

Record



More ▾

Home Facts

Main home 3 bedroom, 2 bath, large mud room,
large laundry room, office 2500 square feet, Guest
House 900 square feet, 2 bedroom 1 bath,
kitchenette, carport.

More ▾

FACTS

- Lot: 1.05 acres
- Multi Family
- Built in 1975
- All time views: 823
- Cooling: Central
- Heating: Forced air
- Last sold: Jun 2004 for \$940,000

FEATURES

- Barbecue
- Ceiling Fan
- Deck
- Double Pane/Storm Windows
- Fenced Yard
- Fireplace
- Garden
- Lawn
- Mother-in-Law Apartment
- Parking: Carport, 2 spaces, 600 sqft
- Patio
- Pool
- RV Parking
- Sprinkler System
- View: Mountain

More ▾

County website

See data sources

Fetters Hot Springs-Agua Caliente, CA, Uni

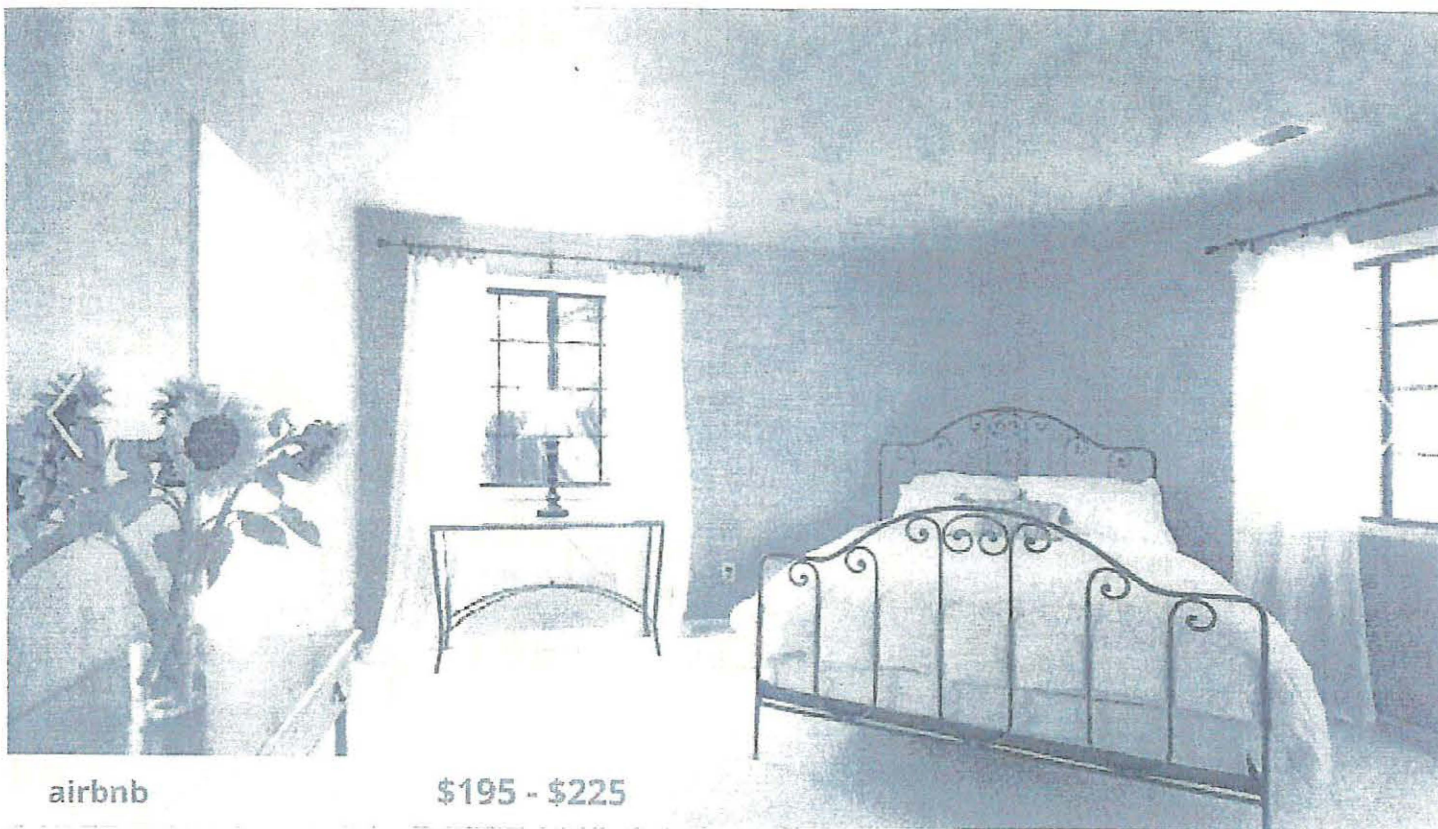
Check In

Check Out

2 guests in 1 room

Search

🏠 > United States > CA > Fetters Hot Springs-Agua Caliente > Mira Luna Cottage Sonoma



airbnb

\$195 - \$225

This property may have been deactivated by the owner, but don't worry! We have lots of other sweet spots.

Check In

Check Out

2 guests in 1 room

Overview Description Location

Mira Luna Cottage Sonoma

2br Home/Apartment

Fetters Hot Springs-Agua Caliente, CA, United States

The Space Come enjoy some

Search nearby

time in beautiful Sonoma! Situated in the grounds of a private home, this detached cottage/guesthouse comes with everything you need for an enjoyable stay in a tranquil setting. We offer a beautifully furnished two-bedroom cottage in the heart of the Valley of the Moon. The cottage boasts a full kitchen, one queen bedroom, one twin bedroom and one bathroom with shower/tub. The kitchen includes gas range and oven, refrigerator and is outfitted for cooking and...

Excellent

146 reviews

airbnb 96.0%



Related properties



Historic Sonoma Vacation H

3br Home/Apartment

1.7 miles

airbnb

\$300 - \$800



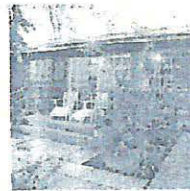
Wine Country Retreat. Kid F

2br Home/Apartment

1.9 miles

homeaway

\$275 - \$395



Sonoma Wine Country Cotta

1br Cottage

2.4 miles

vrbo

\$240 - \$250

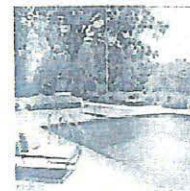


Villa Terra Nova, Sleeps 10

5br villa

0.3 miles

flipkey



Cabana Studio in the Vineya

Bedroom

1.0 miles

airbnb

\$150 - \$162

Amenities

- ✓ Wifi
- ✓ Parking

Description

The Space

Come enjoy some time in beautiful Sonoma! Situated in the grounds of a private home, this detached cottage/guesthouse comes with everything you need for an enjoyable stay in a tranquil setting. We offer a beautifully furnished two-bedroom cottage in the heart of the Valley of the Moon. The cottage boasts a full kitchen, one queen bedroom, one twin bedroom and one bathroom with shower/tub. The kitchen includes gas range and oven, refrigerator and is outfitted for cooking and dining. Pots/pans dishware and linens included.

Please bring your own toiletries.

Enjoy vineyard walks from the property, beautiful hikes in two nearby state parks, epic cycling right out the door or

or late night revelers please. Only guests in the booking party are allowed on property- please do not invite others on property at any time.
County Ordinance quiet hours are from 10pm to 9am. and must be adhered to during your stay at our property.
Please note the Cottage & the entire grounds and property are non-smoking.
Three people maximum in the house. Please be respectful of our lovely neighborhood village. For safety reasons, we request that you be able to check-in to the property before dark.
Thank you!

Additional info

Checkin time: 3:00 PM
Checkout time: 11:00 AM
Bedrooms: 2
Sleeps: 3
- Real Bed
Bathrooms: 1

About Lisa



[Visit Profile](#)

[\[...\] Show less](#)



Millions of people are using Airbnb to sleep in strangers' homes, beds, and even couches. They have an amazing selection and you can't find their stuff anywhere else. There is a catch: you often need to contact several hosts to actually get a place to stay, so make sure you give yourself some lead time.

Location

Rancho Bonita Way

Calaveritas Rd

Petroni Vineyard



16690 Mission Way Airbnb Reviews September 2017
October 2010: Listed as Vacation Rental w 2 bedrooms & kitchen
August 2016: Hosted Rental Permit Issued - kitchen remains

Sign Up

Log In

Become a Host

Help

(/signup_login)

(/login)



Hey, I'm Lisa!

Sonoma, California, United States (/s/Sonoma--CA) · Joined in October 2010

Report this user

I am plagued by wanderlust, I love to travel! To get a real sense of a place, you should experience the people, the food, the outdoors and the pulse of the community. I try to bring all the qualities that I enjoy in traveling to my guests in our lovely cottage.

We are offering our cottage to people who would like to see our slice of Sonoma, enjoy a relaxed atmosphere overlooking the western hills of the gorgeous Sonoma Valley, and have a comfortable place to enjoy a glass of wine after a day of bicycle touring, hiking or wine tasting in the area.

In our view, our spot in Sonoma is among some of the most beautiful places in the world!



Superhost

161 Reviews

(/users/show/258771#reviews)

2 References

(/users/show/258771#references)



Verified

Wish Lists (13)

Vacation Places

21 Listings

(/wishlists/2273596)

Old Favorites

1 Listing

(/wishlists/2273597)

Hawaii

6 Listings

(/wishlists/19950894)

See all (/users/258771/wishlists)

(https://a0.muscache.com/im/users/258771/profile_pic/1420731032/original.jpg?aki_policy=profile_x_medium)

Reviews (161)

(https://a0.muscache.com/im/users/140652989/profile_pic/1286817022/original.jpg?aki_policy=profile_x_medium)



Adam

(/users/show/140652989)

We stayed with Lisa during a trip to Sonoma and absolutely loved our stay. She and her husband were very helpful throughout our time there and were very flexible with check-in/check-out times. The cottage is located close enough to the main wineries and restaurants in Sonoma but was also secluded enough to feel like you really lived in wine country. We especially appreciated the binder full of suggestions for winery tours and restaurants that she left for us. We really enjoyed our time there and would highly recommend them.

+ More

From Wauwatosa, WI (/s/Wauwatosa--WI) · August 2017 ·



Dean

Nice quite location and roomy. Very comfortable and relaxing place, with a short drive to Sonoma and local wineries..

+ More

From Los Gatos, CA (/s/Los-Gatos--CA) · July 2017 ·

Verified info

Government ID



Email address



Phone number



Learn more »

(/help/article/1237)

(/users/show/130426967)

Connected accounts

Facebook



Avais

(/users/show/41641859)

The property is a guest house with a private entrance, bedroom, living kitchen bath and patio with a view of the mountains and french themed decor. Lisa (host) was very responsive and gave us local insight for food, wine and entertainment which was really helpful on a holiday weekend. The guest house is slightly dated but clean and well maintained. Highly recommend for the location, and quality of stay.

+ More

About me

Languages
Français

From Dallas, TX (/s/Dallas--TX) · July 2017 · P



Denise

(/users/show/102654770)

Lisa's place was very quiet, remote and idyllic. If you are looking to be away from the city, it works, but if you're not, then you will put in some miles finding civilization.

+ More

From Riverside, CA (/s/Riverside--CA) · May 2017 · P



Caroline

(/users/show/63381144)

Lisa is so nice! She gave us fabulous recommendations on where to stay and her cottage is so cute!

+ More

From Cleveland, OH (/s/Cleveland--OH) · May 2017 · P



Theresa

(/users/show/129344008)

My husband and I stayed here for his 70th birthday and it was just lovely. She was very accommodating in helping set up a few small surprises for him. The cottage is beautiful and well located. We loved staying here and hope to be back again soon!

+ More

From Foster City, CA (/s/Foster-City--CA) · May 2017 · P



Colleen

(/users/show/115416045)

Luna Cottage was just as pictured. Extremely clean, nicely decorated, had every thing needed to make our stay comfortable. The bed was very comfy and the bathroom and shower were a good size. The kitchen was equipped with everything needed for making coffee and tea and toast. It also had all the plates glasses and utensils needed. The neighborhood was very quiet. This was our first airbnb experience and it was perfect. Would stay again.

+ More

From Hopkinton, RI (/s/Hopkinton--RI) · April 2017 · P



Bill

(/users/show/101676080)

Very private. Great location. Cottage was very clean, spacious, and tastefully decorated. Lisa gave us great advice for restaurants and wineries to visit. All in all was the perfect place for my first time in wine country. We will be back for sure!

+ More



Amy

(/users/show/11872220)

Lisa's cottage was quite lovely, quiet, and well located. The bed was very comfortable and the wifi worked well. I would have appreciate some breakfast items--however small--particularly since I rushed to get there (flying from TX) by the requested check-in time of no later than 9 pm and didn't have time to stop for groceries along the way.



Andria

(/users/show/39041467)

We had a wonderful Thanksgiving holiday in this beautiful little cottage. It is perfect for a couple and in this case a tag along Mother. The cottage had all amenities and Lisa and her husband were very accommodating. Highly recommend.

+ More



Lyz

(/users/show/3883610)

We were in town for a weekend and this was a perfect place to rest our heads and feet while experiencing wine country. Lisa was very helpful and communicative before and up to our arrival -- I felt like we could have reached out throughout the weekend with questions or for recommendations, though we didn't need to since there is so much to do in that area. The cottage and surrounding yard were exactly what we expected: peaceful and picturesque.

+ More



Holland

(/users/show/38015964)

Lisa was a fabulous host beginning the day I committed to rent Mira Luna. She answered all of my questions in advance and in a very timely manner. She proactively reached out and offered to help answer any local questions and there was a very current "white binder" in the house that contained information on Restaurants, Tours, Recreational Activities such as biking and hiking. Maps galore. As I was traveling from the east coast, Lisa was very accommodating on my arrival time which I greatly appreciated. Upon my arrival, Lisa met me at the door and gave me an overview of the house and the house rules. All made sense considering that this cottage is located within a residential neighborhood. All throughout my 11 day stay, Lisa stayed in touch just checking in to see if all was ok and if I needed anything. I was in Sonoma for a wedding and decided to extend my stay so that I could spend time with my son who came up on weekends. The accommodations worked well for us. Living room, Dining area, two bedrooms (second bedroom is small but fully adequate) and a fully functional and equipped kitchen with a brand new gas stove were more than adequate. WiFi worked well and there is an adapter to hook up to the Bose Radio. The location of Mira Luna is very convenient to the Sonoma Square (3 miles) as well as other nearby towns. We spent a majority of our time exploring the parks and hiking during the day and eating at a variety of restaurants locally between Glen Ellen, Sonoma, Santa Rosa, Healdsburg and Petaluma. Most spectacular was the landscaping around the cottage. Early mornings were spent on the back deck watching the hummingbirds, Scrub Jays and Quails busily move about while taking in the scents of Russian Sage, Roses, Orange and Lime Trees and other native plantings. Very peaceful. Stars at night were fantastic. I would highly recommend Mira Luna for a couple or two friends who want to explore the Valley of the Moon and all that it has to offer or just sit back, read a book and enjoy the view out the back door!

+ More



David

(/users/show/30246887)

The guest suite was quiet and spacious. It was like a home away from home.

+ More



Christina

(/users/show/5139650)

We loved our stay here! Lisa has done a great job setting up the cottage for guests. The bed was extremely comfortable and the kitchen had everything you would need for a quick vacation meal. I found the house rules incredibly helpful, knowing what was expected of us. The neighborhood is quiet and the cottage was welcoming. We were very comfortable and slept very, very well.

+ More



Chase

(/users/show/24171523) More

Lisa's cottage is even better than pictured - clean, quiet, private and lovely. Their backyard is especially incredible. We only met the couple briefly, but took some of their great suggestions and had a really wonderful stay in Sonoma. We would definitely return to stay with them again - the perfect place to relax and regroup while exploring the area.



Tanya

(/users/show/16384722) More

My husband and I spent 5 nights at the Mira Luna Cottage recently. Lisa was a very gracious host as she forwarded information regarding the area ahead of our arrival date and even assisted us with a reservation at a local restaurant. The cottage was quiet, comfortable, and tastefully decorated. We cooked breakfast in the stocked kitchen every morning before heading out to see the area. Evenings and mornings were spent on the back deck in a cute private little courtyard. The cottage was in a nice location to town, Napa, and local wineries. We were very thankful to be able to stay in the cottage for our vacation.

+ More



Valerie

(/users/show/28987896) More

Lisa was extremely helpful and available to answer any questions we might have when we arrived at Mira Luna Cottage. The cottage is lovely with a nice reading or sitting room and a great outside patio to relax on. Lisa also was super prompt in mailing back to us a couple things we left in a drawer there! We had a great time and would highly recommend Mira Luna Cottage!



Gabe And Grace

(/users/show/16069576) More

My girlfriend and I stayed here for three night to celebrate our dating-anniversary, and my birthday and had a wonderful time! Lisa gave us some very useful recommendations of things to do in Sonoma and gave us coupons to get discounts at wine tastings. My first impression of the place was that the cottage is much bigger, and much nicer than it seems in the pictures. The property is wonderful, and the cottage is nice and private, tucked away from the house. On thing to be mindful of it that the cottage is was about a 10 minute drive from downtown - you may want to make arrangements if you're planning on enjoying lots of wines.

+ More



Derek

(/users/show/5190767) More

Lisa made us feel right at home. Perfect little cottage with tons of privacy right next to all the fun Sonoma had to offer. Only 5 minutes from the town square.

+ More



Lora

(/users/show/12136821) More

The cottage was beautiful and very cozy, close to wineries and town :) loved our stay!

+ More



The cottage was a great home base for exploring Sonoma and Calistoga. It's out of the way from the town but extremely convenient to anywhere you'd want to go. There's a lovely backyard and Lisa is a very welcoming host! I would go back!



Jennifer
(/users/show/31398654)

Had a wonderful time at the cottage. It's quiet and very homey. Two standout features: (1) the back patio for morning coffee or evening glass of wine; and (2) the full kitchen for cooking dinner and enjoying a night in. Lisa was a great host - great ideas for area adventures captured in a white binder if you didn't come with your itinerary pre-planned. Enjoyed our stay and highly recommend this peaceful relaxing cottage.

+ More



Caitlyn
(/users/show/243216)

Lisa's home was a great choice for our Sonoma trip. It was situated about halfway between Glen Ellen vineyards and Sonoma Plaza, which was perfect for taking afternoon trips out into the rows, followed by a quick stop at the house to freshen up before dinner on the Plaza. Very bright and cozy, with a sweet back patio to enjoy our coffee on during the mornings as we planned. Lisa left a thick white binder full of ideas and activities, which we utilized to find great hikes on the off-time we weren't wine tasting. Lisa was also very helpful, staying in contact via text and giving us some great suggestions. Highly recommended, would stay here again!

+ More



Craig
(/users/show/27411875)

This was our first use of Airbnb and future stays will be hard to beat. Lisa was an excellent host, attentive to our needs and very informative on local restaurants and wineries. The cottage is warm and inviting. It is perfectly situated just north of the Sonoma Square with great access to either valley. If you are looking for a quiet and comfortable stay, this is the place for you. Highly recommended!

+ More



Nick
(/users/show/93351)

We had a wonderful stay with Lisa in Sonoma! It was the perfect amount of space for us and right where we needed to be in terms of location. Lisa was very helpful with advice for wineries and let us borrow some chairs and glasses for a night on the Sonoma Square. Thank you!

+ More



Joanna
(/users/show/1310942)

My two friends and I had a wonderful weekend at Lisa's cottage. The home is even lovelier than depicted in the pictures and we had a really wonderful time. It is in a stunning location and the cottage was clean and wonderfully furnished. Lisa met us at the beginning of the trip and was incredibly welcoming. We will definitely be returning!

+ More



Sasha
(/users/show/29665867)

We had a great stay! The home was comfortable and better than expected. We would be happy to stay there again!

+ More

Lori + More
(/users/show/19927789)



Zeena
(/users/show/2277575)

Tiny sanctuary! We had a lovely experience while staying at Lisa's cosy little cottage, located in the heart of the stunning Valley of the Moon. Upon our arrival, Lisa greeted us pleasantly and was very accommodating, clear and communicative for the duration of our stay. The cottage itself is just charming and quite adorable—tastefully decorated and stocked with all the amenities you might need during your visit. It is also conveniently located near wineries and only a short drive to many wonderful restaurants, which we were lucky enough to try. On our last morning, we enjoyed a lovely brunch out on the patio, which was an absolute treat. A beautiful, quiet and serene location, perfect for winding down, recharging, and getting away from the hustle and bustle of it all.

+ More



Lisa & Jeff + More
(/users/show/2608150)

We had a great time at Lisa's cottage! The cottage is cozy but with all the space and amenities you'll need. We loved being able to make breakfast in the little kitchen and enjoyed the fresh oranges, lemons and grapefruits from the garden. The perfect place for a romantic weekend.



Brant + More
(/users/show/19538931)

We had an amazing time at their lovely cottage in wine country. The place was very spacious and included a full kitchen and lovely patio with a gorgeous view. Lisa was an excellent host. I highly recommend it.



Erica + More
(/users/show/8589374)

Such a lovely cottage. Very clean. Lisa was super helpful and gave great suggestions. We would highly recommend.



Nikola + More
(/users/show/24165840)

Me and my wife stayed in Lisa's cottage for two weeks. Place is absolutely gorgeous, located in a quiet and nice neighborhood, at the same time very close to Sonoma downtown. Very clean cottage, furnished with refined taste in a province style. Absolutely private with separate driveway and amazing back terrace where we enjoyed having lunch or just a glass of wine. Place has everything for comfortable staying and we were sad to move out. Lisa is a great host. From the beginning she was very professional, friendly and easy to reach via phone, text or e mail, ready to answer all of our questions and give friendly suggestions about places to go and things to do in the area. We highly recommend Lisa and her cottage and we will stay in her place again!

+ More



Katie + More
(/users/show/19103876)

Lisa was a very accommodating host! Everything was very clean and all amenities were as listed. The neighborhood is quiet and the house very cozily nestled among the trees. There is a patio on the back of the house that has a spectacular view of the wine country! We so enjoyed sitting on the patio one afternoon after wine tastings, drinking wine and talking with Lisa and her husband. The beds are very comfortable and Lisa has a cabinet of shampoos, etc in case you forget to pack something. Our stay was above expectations and we are already talking about our next visit! Thank you so much Lisa!



Kate

(/users/show/11164466)

Our stay in Sonoma for our honeymoon was excellent, largely due to our amazing accommodations at Lisa and Craig's guest home. We had privacy, but were also close enough to be able to walk over to the main house to ask any questions we had. The space is large, especially for two people, with an awesome deck overlooking Sonoma valley. We spent every morning and night out there enjoying the view. The home is also extremely close to numerous wineries nearby and excellent restaurants (highly suggest El Dorado and espresso afterwards at the Epicurean Connection). We even got to experience our very first California earthquake (the biggest one in 25 years). Already planning our next trip here :)

+ More



Sandra

(/users/show/2753638)

This cottage went above and beyond our expectations. The pictures just don't do it justice. Lisa and her husband were communicative and were helpful throughout our entire stay. Can't wait to come back!!

+ More

See more

Reviews From Hosts



Mirko&Family

(/users/show/12627909)

Lisa & Craig has been very nice and respectful guest! They are very active and interested to know more from the people and country where they spend the holiday. I recommend to host them to everyone!

+ More

From Italy (/s/Italy) · September 2016 ·

References (2)



Mary

(/users/show/584884)

Lisa is equally gracious as a host or guest. When I stayed at her cottage, I was only half joking when I asked if I could move in. And when she and her husband visited us, the time flew by too quickly. Lisa is a pleasure to spend time with...you will instantly want to be friends with her. She's well-travelled, well read, and enjoys meeting new people. She is very knowledgeable about Sonoma/Napa as well as San Francisco (and places she's travelled) and has great recommendations whether it's the best hikes/bike trails, restaurants, farmers markets, wineries, skiing, or other... you will not be disappointed.

+ More

May 2011



Joanne

(/users/show/584894)

You couldn't ask for a more comfortable, welcoming, relaxing place to stay. The view from the pool deck is amazing, you could sit there for hours. Lisa and Craig are extremely knowledgeable about the area and both are wine and food connoisseurs. Your stay will be much more than you bargained for.

+ More

May 2011

LAW OFFICES OF STEVE BARBOSE

December 29, 2015

Derik Michaelson
Project Planner
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Jack & Cheryl Hoey, my clients
Zoning Permit-16690 Mission Way, Sonoma
Your File No. ZPE15-0654

Dear Mr. Michaelson,

As you know, I represent Jack & Cheryl Hoey, the owners of the property located at 16675 Mission Way, Sonoma. This property is next door to the property located at 16690 Mission Way on which the owner Craig Lichty (the "applicant") is seeking a zoning permit for a one bedroom bed and breakfast ("B and B permit"). When we spoke about this matter on December 21, 2015, you confirmed with me that the period for filing an appeal on this matter will be extended until after the New Year so that you can review it more fully. My clients intend to appeal if this permit is granted as we feel it would be improper for the reasons stated below. Please let me know when you reach a determination of whether you will issue the permit and, any deadline for filing an appeal by my clients if you decide to issue the permit.

The detached structure which the applicant seeks a B and B permit is substantially larger than 640 square feet (measured by the exterior perimeter) as set forth in the "Guest House" definition in the new language of Section 26-02-140. This structure was originally built as a guest house of approximately 678 square feet pursuant to a permit issued in 1986; however, it has been illegally enlarged by enclosure of a deck or patio area, increasing the square footage to approximately 900 square feet. When you and I spoke about this on December 21, 2015, you stated that the originally permitted structure has been enlarged to a size of over 800 square feet without permits from the county. Enclosed is a copy of a fact sheet published on Zillow when this property was previously listed for sale, which states the Guest House is 900 square feet.

The structure for which the applicant seeks a B and B permit is much closer to the Hoey's house than it is from the main house on the applicant's property. This is contrary to the "Guest House" definition referred to above. When we spoke about this you indicated that since the original guest house was built with a building permit, the

707.938.8829

707.940.4015 fax

P.O. Box 2200

Sonoma, CA 95476

steve@barboselaw.com

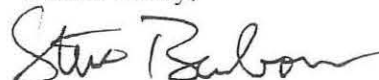
Derik Michaelson
December 28, 2015
Page two

proximity to the Hoeys' house could be justified as a legal nonconforming use. I disagree with this view. If the guest house is not rented as a vacation rental, then it could remain as a legal nonconforming use (assuming for the sake of analysis that the problem with the illegal expansion of the structure did not exist). However, using this structure as a bed and breakfast vacation rental is an expansion of that use and should not be allowed because of the fact the structure in question is closer to the Hoeys' house than it is to the main house on the applicant's property. It is well established that the scope of a legal nonconforming use cannot be increased without compliance with applicable regulations.

The structure in question is only about 3 ½ feet from the fence line between the Hoeys' property and the applicant's property. In the absence of a survey, it is not possible to determine whether this structure is a legal nonconforming use because of its proximity to the property line. However, the same analysis described in the preceding paragraph should be applied to this issue. Any legal nonconforming status of this structure would not apply to an expanded and more intensive use to which the B and B permit would apply. The applicant should establish compliance with current setbacks in order to get a B and B permit.

Based on the foregoing, this request for a B and B permit should be denied. If you would like any additional information from my clients or me, please let me know. Please let me know when you have reached a decision on this matter and, if you decide to grant the permit, when the appeal period will expire. As noted above, my clients and I are convinced of the merits of our position and will appeal any granting of this permit. Thank you for your consideration of this letter.

Yours Truly,


Steve Barbose

cc: Tennis Wick (e mail only)
Jennifer Barrett (e mail only)
Dean Parsons (e mail only)
Susan Gorin (e mail only)
Jennifer Gray (e mail only)
Jack & Cheryl Hoey (e mail only)

On Apr 21, 2016, at 10:11 AM, Jennifer Gray <Jennifer.Gray@sonoma-county.org> wrote:

> Here is the exact language from Derik:

>

> "Upon receiving sufficient plans for restoring the structure back to its original footprint as shown on the 86 building permit site plan, and upon receiving confirmation via a survey that the structure is appropriately sited at ten feet +/- from the adjoining side property line, PRMD would have the necessary findings to proceed with permit approval."

>

> Jen

> Jennifer Gray Thompson, MPA

> Aide, First District Supervisor Susan Gorin

> 575 Administration Drive, Rm 100A

> Santa Rosa, CA

> 707.565.2989

> jennifer.gray@sonoma-county.org

>

>

>

> From: Jennifer Gray

> Sent: Wednesday, April 20, 2016 6:50 PM

> To: Lisa Kilday

> Cc: Craig Lichty

> Subject: RE: Thank you for our meeting this morning

>

> Hi Lisa,

>

> Susan was more than happy to meet this morning with you and Craig. I just set it up, but was happy to see you, of course. I think we are all hoping there can be some kind of mediation or resolution between you and the Hoeys -- what an unfortunate situation.

>

> We did hear back from Derik and he recommends approving the B&B permit with the removal of the extra square footage. We asked him to provide direction to you directly as well. PRMD was moving forward with approval and there was nothing in particular we did to change that, other than push it back onto his radar -- which can be helpful at times. I imagine I will need to call the Hoeys to let them know it is going forward because they have contacted us so many times.

>

> He did say you can be approved under the new hosted rental ordinance as well, but again, he thinks staying on your current path is most advisable. If you do not hear from him this week, please do let us know. Please also let us know if we can be of further assistance.

>

> Best,

> Jennifer

>

> Jennifer Gray Thompson, MPA

> Aide, First District Supervisor Susan Gorin

> 575 Administration Drive, Rm 100A

> Santa Rosa, CA

> 707.565.2989

> jennifer.gray@sonoma-county.org

From: Jennifer Gray
Sent: Thursday, May 05, 2016 9:32 AM
To: Dean Parsons <Dean.Parsons@sonoma-county.org>
Cc: Susan Gorin <Susan.Gorin@sonoma-county.org>; Pat Gilardi <Pat.Gilardi@sonoma-county.org>; Derik Michaelson <Derik.Michaelson@sonoma-county.org>
Subject: RE: Thank you for our meeting this morning

Hi Dean,

Thank you and Derik so much. We know this has been very complicated and difficult. If you could please reach out to Mr. Lichty to explain the fine points, we will follow up with a phone call after.

Best,
Jennifer

Jennifer Gray Thompson, MPA
Aide, First District Supervisor Susan Gorin
575 Administration Drive, Rm 100A
Santa Rosa, CA
707.565.2989
jennifer.gray@sonoma-county.org

From: Dean Parsons
Sent: Wednesday, May 04, 2016 5:14 PM
To: Jennifer Gray
Cc: Susan Gorin; Pat Gilardi; Derik Michaelson
Subject: RE: Thank you for our meeting this morning

Hi,

I talked to Derik about Mr. Lichty's vacation rental Zoning Permit application and he has spent considerable time playing arbitrator between the two neighbors by trying to address both property owners' concerns. Since the building was constructed with proper permits and several years ago received a Final Occupancy as a Guest House we will honor its current location and will not require a survey or neighbor-agreement on the location of the mutual property line.

The building does have an unpermitted addition that Derik has discussed at length with the applicant. Per Zoning Code standards for Vacation Rentals, prior to approval of the Zoning Permit PRMD will require that he secure a demolition permit and demolish the unpermitted addition, returning the structure to its permitted square footage. He does not need to reduce the square footage down to current guest house maximum size of 640 sq. ft.

I can email or call Mr. Lichty to explain this information. Please let me know if you have any other questions.

Thanks

Dean

Derik Michaelson

From: Derik Michaelson
Sent: Thursday, July 07, 2016 9:46 AM
To: 'Craig Lichty'
Subject: RE: Confirmation of Path Forward for Hosted Rental Zoning for 16690 Mission Way - Final Approval Requested
Attachments: 16690 Mission BuildPermit.pdf

Hi Craig,

I didn't see any plans confirming that the resulting structure now matches the original permit. While it's clear that demolition work has been completed, the finished product itself has yet to be clearly reflected in the file. I've attached the site and floor plan that I currently have on file for the permit. I think you can simply update these plans to reflect the completed work and just email them back when ready.

In the mean time I will put together the draft conditions for you review. Please note I will also need to touch base with your neighbor's legal council to inform them of PRMDs intentions before finalizing the approval. If you intend to provide any type of rental agreement or other documentation describing property use limitations for your renters, now would be the time to get that info into the file.

Derik

From: Craig Lichty [mailto:CLichty@KennedyJenks.com]
Sent: Wednesday, July 06, 2016 11:46 AM
To: Derik Michaelson <Derik.Michaelson@sonoma-county.org>
Cc: Lisa Kilday <lisakilday@me.com>
Subject: RE: Confirmation of Path Forward for Hosted Rental Zoning for 16690 Mission Way - Final Approval Requested

Hi Derik;

Not sure if you have been away for the holiday, but would like to make sure you received this email from last Friday.

Can you please advise when we can get our guest house permit approval? We want to get going on renting the guest house ASAP to offset the \$12K we just spent on the demo.

Please advise.

Thanks, Craig

Craig W. Lichty | Vice President
Kennedy/Jenks Consultants
200 Fourth Street, Suite 210, Santa Rosa, 95401
P. 707.526.1064 X1175 | Mobile: 415.350.7806



CONFIDENTIALITY NOTICE - This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited, and we request that you destroy or permanently delete this message, and notify the sender.

Steve Barbose

From: Steve Barbose
Sent: Friday, July 08, 2016 5:21 PM
To: 'Derik Michaelson'
Cc: 'Jennifer.Gray@sonoma-county.org'; 'Susan.Gorin@sonoma-county.org'; Tennis "JT"
Subject: Wick (Tennis.Wick@sonoma-county.org)
RE: ZPE15-0654; Hosted Rental Permit

Dear Mr. Michaelson,

This is disturbing news. When we last spoke you were going to require a survey by the neighbors to verify that their buildings are compliant in terms of setback requirements. Having not heard from you about this, my clients got their own survey that indicates that both the carport and the cabin are less than 4 feet from the property line. How does this information factor into your decision making process?

Also, was the square footage of the cabin reduced to 640 sq. ft. pursuant to a demolition permit issued by the county? Information in my file indicates that it was originally constructed as a 678 sq. ft. building before it was illegally enlarged to approximately 900 sq. ft.

Also, the draft ordinance I have in my file indicates that a "Hosted Rental" cannot be closer to the primary dwelling on an adjacent lot than it is to the primary residence on the subject lot. Was that requirement retained in the final ordinance? If so, why is the county considering issuance of a permit given this violation?

Please send me a copy of the adopted ordinance related to Hosted Rentals and respond to the points raised above.

Steve Barbose
Law Office of Steve Barbose
P.O. Box 2200
Sonoma, CA 95476
707.938.8829

From: Derik Michaelson [<mailto:Derik.Michaelson@sonoma-county.org>]
Sent: Friday, July 08, 2016 4:41 PM
To: 'cherylhoey@me.com'; Steve Barbose
Subject: ZPE15-0654; Hosted Rental Permit

Hello,

I am contacting you in advance of issuing the permit for your neighbor's BnB request at 16690 Mission Way. I anticipate another week or so before finalizing the approval. A copy of the standard approval letter will be forwarded to you via email at that time.

Derik Michaelson
Project Planner
Sonoma County Permit and
Resource Management Department
Derik.Michaelson@sonoma-county.org
707.565.3095

Derik Michaelson

From: Pat Gilardi
Sent: Monday, July 18, 2016 1:04 PM
To: 'steve@barboselaw.com'
Cc: Derik Michaelson; Tennis Wick; Susan Gorin; Jennifer Gray
Subject: RE: Hoey property; 16690 Mission Way building setback violations

Hi Steve –

We know that PRMD has been watching this one very closely. I have copied Derik Michaelson and Tennis Wick in case they would like to add any comment.

Best regards,

Pat Gilardi
District Director, Supervisor Susan Gorin
First District, County of Sonoma

575 Administration Drive, Room 100A
Santa Rosa, CA 95403
pat.gilardi@sonoma-county.org
phone: 707-565-2241

From: Steve Barbose [<mailto:steve@barboselaw.com>]
Sent: Friday, July 15, 2016 11:20 AM
To: Susan.Gorin@sonoma-county.org <sgorin@srcity.org>
Cc: Jennifer Gray <Jennifer.Gray@sonoma-county.org>
Subject: FW: Hoey property; 16690 Mission Way building setback violations

Dear Supervisor Gorin,

As you may recall, I represent Jack and Cheryl Hoey, owners of the property at 16675 Mission Way, Sonoma. I previously copied you on a letter in December 2015 and on recent e mail communications with the PRMD about a B and B ("Hosted Rental") at 16690 Mission Way for which Craig Lichty has sought county approval. This proposed "Hosted Rental" clearly fails to comply with the county's requirements. (see my e mail below) My clients (and other neighbors) are understandably upset about the apparent intention of the PRMD to grant this application. Please look into this.

Steve Barbose
Law Office of Steve Barbose
P.O. Box 2200
Sonoma, CA 95476
707.938.8829

From: Steve Barbose
Sent: Tuesday, July 12, 2016 9:52 AM
To: Tennis "JT" Wick (Tennis.Wick@sonoma-county.org); 'Derik Michaelson'
Subject: Hoey property; 16690 Mission Way building setback violations

Gentlemen,

Here is a copy of a survey map showing that the improvements at 16690 Mission Way are much closer than 5 feet from the Hoey property line.

Derik Michaelson

From: Tennis Wick
Sent: Tuesday, July 12, 2016 11:06 AM
To: Derik Michaelson
Subject: RE: Hoey Property Survey

Thanks. Has Counsel confirmed that the obligation is on the contesting party?

From: Derik Michaelson
Sent: Tuesday, July 12, 2016 10:07 AM
To: Tennis Wick
Subject: RE: Hoey Property Survey

Good morning Tennis,

This is regarding the use of a permitted guesthouse as a hosted rental. The neighbor claims the structure was built closer to the property line than as shown on the original '86 permit plans and allowed by zoning, which is five feet. Based on the prior permit and current plan submittals, PRMD has no basis to otherwise support that the structure is located closer than five feet to the lot line. The issue is a civil matter.

The applicant was strongly encouraged to resolve this issue before proceeding with the hosted rental permit. The applicant specifically elected not to. The reason being is that the neighbor had already contested that the structure was built larger than that originally permitted and allowed under zoning. This turned out to be true and the applicant agreed to demo the additional space. The completed demo work would effectively restore the structure back to its originally permitted state. Once confirmed PRMD essentially becomes obligated to issue the requested hosted rental permit. Any questions regarding the property line location remains a civil matter.

PENDING STATUS

The applicant recently contacted staff indicating that the demo work is complete. A copy of the final inspection form was submitted. However, no copies of the demo plans describing such work have been provided and staff has yet to determine if the completed work matches the original '86 permit plan. The applicant is aware of the matter and has demonstrated a strong sense of resistance to submitting the plan. Once confirmed, PRMD will issue the permit in accordance with the following zoning section.

Sec. 26-88-118. - Special use standards for hosted rentals and bed and breakfast inns.

(d) **Permit Requirements.** Hosted rentals (also known as one-room bed and breakfast inns) of not more than one (1) room or sleeping area that meet the standards of this section are allowed as provided by the underlying zone, subject to issuance of a zoning permit. In the case of a legally permitted guest house used as a transient rental, the primary owner will remain in residence within the main home on the same property. Accessory structures may not be used as hosted rentals unless they are legally permitted as guest houses.

Please let me know if I can be of any more assistance.

Derik Michaelson

Project Planner

Sonoma County Permit and
Resource Management Department
derik.michaelson@sonoma-county.org
707.565.3095

From: Cheryl Hoey [mailto:cherylhoey@mac.com]
Sent: Monday, October 24, 2016 1:44 PM

To: Tennis Wick
Cc: Steve Barbose
Subject: Urgent 16690 Mission Way Appeal

Hello Mr. Wick,

Thank you taking the time to meet with us this past Wednesday. Over the weekend, I came across the Airbnb listing from my neighbors property. It is listed as Mira Luna Cottage in Sonoma. In the description it lists 2 bedrooms, and "boasts" a full kitchen with gas range, oven, and refrigerator. I have also included reviews from guests from as recently as October 2016, and going back as far as 2011. Clearly the delay in the application process has not stopped them from renting the cottage regularly. I hope this additional information will help you move forward with your decision to deny the permit.

Sincerely,
Cheryl Hoey

On Oct 25, 2016, at 09:46 AM, Tennis Wick <Tennis.Wick@sonoma-county.org> wrote

Thanks very much. I appreciate the information.
TW

On Nov 8, 2016, at 16:32, Cheryl Hoey <cherylhoey@mac.com> wrote:
Mr. Wick,

It's been three weeks since our meeting, and we have not had any response from your office. At the conclusion of our meeting, you had let me know that we could expect to hear from you the following week. Additionally, our neighbors have continued to "host" a steady stream of guests in their cottage since our last email exchange, and as recently as the past two weekends. It is listed as Mira Luna Cottage on Airbnb, and they are currently taking reservations. As you know we had filed a formal appeal, and the permit that was issued is on hold. It is my understanding that because no final decision has been reached, they are precluded from renting the cottage. Under County Code, operating a hosted B & B without a permit is a violation of and is subject to fines of up to ten times the amount of the permit fee. I would like to have an update on the status of our appeal.

Sincerely,
Cheryl Hoey

From: Tennis Wick <Tennis.Wick@sonoma-county.org>
Date: November 8, 2016 at 7:25:10 PM PS
To: Cheryl Hoey <cherylhoey@mac.com>
Cc: Steve Barbose <steve@barboselaw.com>
Subject: Re: Urgent 16690 Mission Way Appeal

I have reviewed the file and have found discrepancies in the application. The County Surveyor and I will verify setbacks next week. The outcome could result in invalidation of the permit.

Thanks for your patience.

Tennis Wick, AICP
Director
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, California 95403
707-565-1925



BASIS OF APPEAL SUMMARY

- COMMERCIALIZES A LONG ESTABLISHED RESIDENTIAL NEIGHBORHOOD
- VIOLATES COUNTY CODE 26-88-118
- PROPOSED B&B IS LARGER THAN 640 SF PERMITTED FOR A HOSTED B&B
- PROPOSED B&B HAS NON-CONFORMING 3.5 FT SIDEYARD SETBACK
- PROPOSED B&B IS NEARER TO NEIGHBORING RESIDENCE (±22' FEET) THAN TO PRIMARY RESIDENCE ON SUBJECT PROPERTY (±42 FEET).
- EXISTING CARPORT HAS NON-CONFORMING SIDEYARD SETBACK 1.78'

1. DIMENSIONS INTERPOLATED FROM GOOGLE EARTH AERIAL PHOTO AND FIELD AND LASER MEASUREMENTS.

Revisions		
No.	Description	Date
△		
△		
△		
△		

Sheet Title

Drawn By _____ Checked By _____
Scale: _____ Cad File: _____
Date: _____ Met: _____

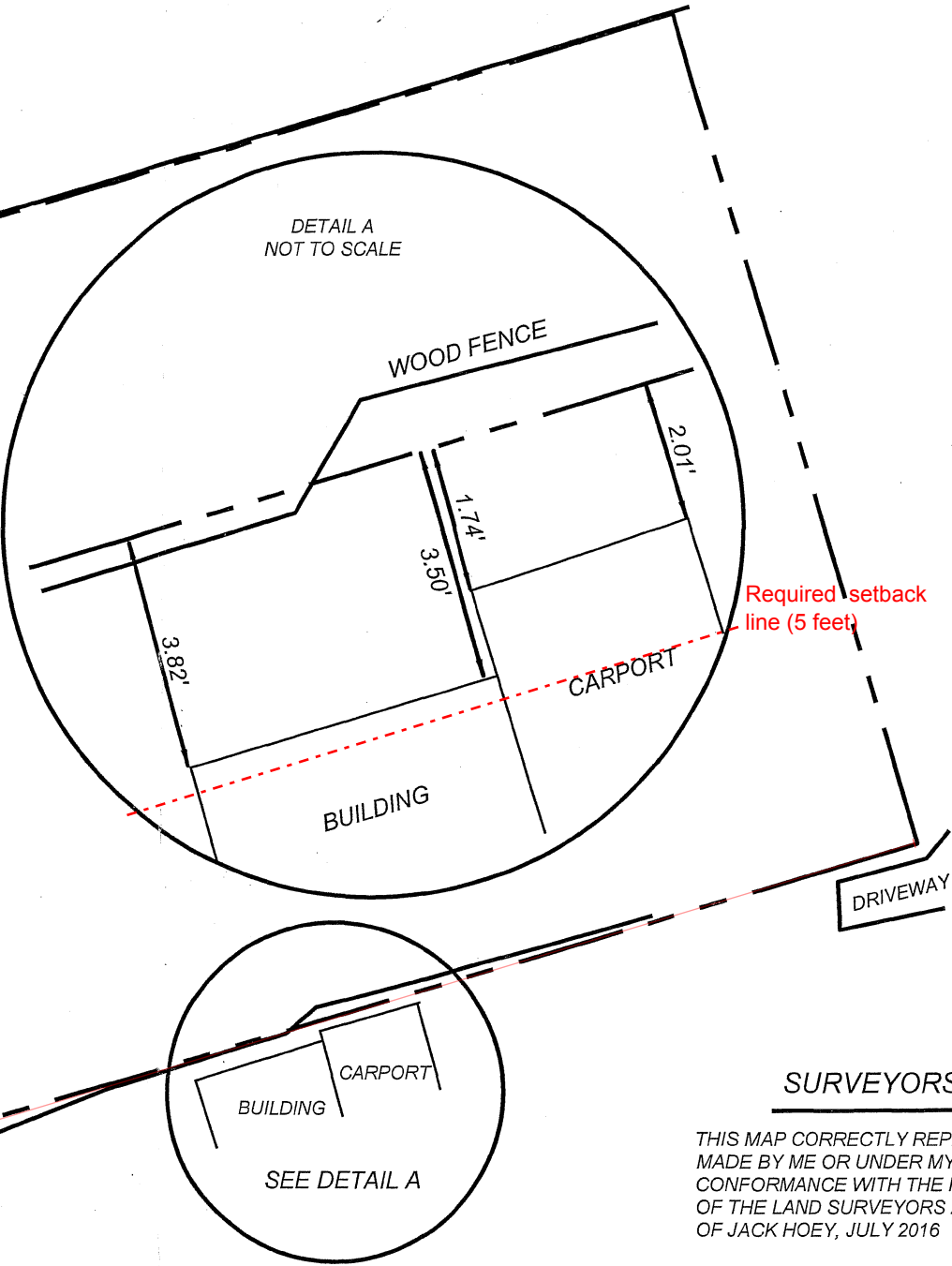
Drawing No.

If this drawing is not 11" x 17", it is a reduced print - scale accordingly.
All rights reserved. No part of this drawing may be reproduced in any form without permission from RossDrulisCusenbery Architecture, Inc.

PLOT OF PROPERTY LINES AND IMPROVMENTS NEAR PROPERTY LINES
OF LOT 3 OF BLOCK 3 OF TRACT NO. 115 MISSION OAKS. LANDS OF HOEY



LOT 3
LANDS OF HOEY



NOTES:

- 1) ALL DISTANCES IN FEET.
- 2) DISTANCES CALLED OUT ARE TO GIVE THE RELATIONS TO THE PROPERTY LINE.

LEGEND

- PROPERTY LINE
- FENCE LINE
- STRUCTURE LINE

DETAIL A
NOT TO SCALE

WOOD FENCE

CARPORT

BUILDING

DRIVEWAY

BUILDING
CARPORT

SEE DETAIL A

SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIERMENTS
OF THE LAND SURVEYORS ACT AT THE REQUEST
OF JACK HOEY, JULY 2016

HERITAGE LAND SURVEYING

9833 BLASI DR. WINDSOR, CA 95492
(707) 583-4066 BooneH@Heritagelandsurveys.com

RossDrulisCusenbery

18294
Sonoma Highway
Sonoma
CA 95476
TEL 707 996 8448
FAX 707 996 8542

ARCHITECTURE

SONOMA COUNTY
BOARD OF ZONING
ADJUSTMENTS

EXHIBIT B
VERIFICATION OF NON
CONFORMING
SETBACKS

Revisions		
No.	Description	Date
△		
△		
△		
△		

Sheet Title

Drawn By _____ Checked By _____
Scale _____ Cod File: _____
Date: _____ Xref: _____

Drawing No.

If this drawing is not 11" x 17", it is a reduced print - scale accordingly.
All rights reserved. No part may be reproduced in any form without
permission from RossDrulisCusenbery Architecture, Inc.