



From: Ian N <iangnewsam@gmail.com>
Sent: Monday, February 23, 2026 9:23 PM
To: sbcob
Cc: Karen Chai; Briggs, Errin
Subject: Supplemental Request for Expedited Administrative Correction – Notice of Violation – APN 107-332-017 (Time-Sensitive Refinancing)
Attachments: Supplemental Request for Expedited Administrative Correction NOV APN 107-332-017.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To the Clerk of the Board,

On February 12, 2026, a Formal Request for Removal or Administrative Correction of the Notice of Violation associated with APN 107-332-017 was submitted to the Board. Confirmation of receipt was provided.

Attached please find a supplemental submission requesting expedited administrative correction while the Board’s review of the prior filing remains pending.

This supplemental request is limited in scope. It seeks immediate restoration of the original case description for NOV Case No. 24ZEV-00074 (“ANDERSON GARAGE CONVERSION”), as reflected in the County’s July 6, 2024 Permit History.

Ms. Chai is currently engaged in a time-sensitive refinance transaction. The present public case description (“CHAI GARAGE CONVERSION”) materially affects underwriting because it implies that she created the violation rather than curing a prior owner’s condition through issuance of Permit No. 24BDP-010099.

The enforcement matter has been resolved and the case is closed. This request concerns record accuracy only and does not replace or withdraw the previously submitted removal request.

Given the refinance timeline, we respectfully request that this supplemental submission be routed for expedited consideration.

Please confirm receipt and advise regarding the appropriate next procedural step.

Respectfully,

Ian Newsam
On behalf of Ms. Karen Chai
(805) 742-9117

Supplemental Request for Expedited Administrative Correction Pending Board Review of Formal Removal Request

TO: Santa Barbara County Board of Supervisors

FROM: Ian Newsam, on behalf of Ms. Karen Chai

PROPERTY: 445 E. Foster Road, Santa Maria, CA 93455

APN: 107-332-017

CASE NO.: 24ZEV-00074

DATE: February 12, 2026 (Original Submission Date)

Supplemental Submission Date: February 23, 2026

I. Purpose of Supplemental Submission

This submission is a supplemental request for expedited administrative correction, submitted while the Board considers the previously filed Formal Request for Removal or Administrative Correction of the Notice of Violation dated February 12, 2026. Confirmation of receipt of that filing was provided by Clerk of the Board Kathleen Douglas. The underlying request for expungement remains pending.

This supplemental filing does not replace or withdraw the prior submission. It addresses a time-sensitive refinance issue requiring immediate restoration of the original case description associated with Notice of Violation Case No. 24ZEV-00074.

II. Limited Issue Presented for Expedited Action

The public-facing permit and APN history currently reflects the enforcement case description as "CHAI GARAGE CONVERSION." (See Exhibit A - Permit History Report December 28, 2025)

However, the County's own Permit History generated July 6, 2024 shows the original Accela case description as "ANDERSON GARAGE CONVERSION," identifying the prior owner as the responsible party at the time enforcement processing began. (See Exhibit B - Permit History Report July 6, 2024)

No amended Notice of Violation was issued renaming the alleged violator. No revised enforcement instrument was recorded attributing the condition to Ms. Chai.

At some point following recordation, the case description in the public-facing system was modified to reflect "CHAI GARAGE CONVERSION."

This request does not seek removal of the NOV in this supplemental filing. It seeks restoration of the original case description as reflected in the July 6, 2024 Permit History.

III. Refinance Urgency

Ms. Chai is currently engaged in a refinance transaction. Underwriters have identified the Notice of Violation in the parcel history. While the case is marked closed, the current description implies that Ms. Chai personally created the violation.

The enforcement matter has been resolved through issuance and payment of Permit No. 24BDP-010099. The case is closed. The remaining issue is accurate attribution in the public record.

Restoring the original description would clarify that the condition predated Ms. Chai's ownership and was subsequently cured. This correction is necessary to prevent ongoing financial harm during refinancing.

IV. Department-Level Exhaustion

The requested administrative correction was previously submitted directly to Planning & Development. In a January 21, 2026 response, the Department indicated that it would not remove Notices of Violation or amend once closed. (See Exhibit C)

Because the Department has declined to revisit the matter and because this request concerns restoration of the original case description rather than removal of the NOV itself, Supervisorial direction is respectfully requested.

V. Requested Action

Direct Planning & Development to immediately restore the original case description for Case No. 24ZEV-00074 to read "ANDERSON GARAGE CONVERSION," consistent with the July 6, 2024 Permit History, while the Board's review of the previously submitted removal request proceeds separately.

This request is limited to record accuracy and does not seek reconsideration of enforcement validity within this supplemental filing.

Respectfully submitted,



Ian Newsam c/o Karen Chai
(805) 742-9117
iangnewsam@gmail.com



Karen Chai
(805) 284-4726
kchai33@gmail.com

Attachments:

Exhibit A – December 25, 2025 Permit History Showing "CHAI GARAGE CONVERSION"
Exhibit B – July 6, 2024 Permit History Showing "ANDERSON GARAGE CONVERSION"
Exhibit C – January 21, 2026 Email from Deputy Director Errin Briggs

Cc: Errin Briggs, Deputy Director, Planning & Development – Enforcement



Exhibit A - Description Changed to "Chai Garage Conversion"

COUNTY OF SANTA BARBARA

Planning and Development

Permit History by Parcel
Parcel Number 107-332-017

Printed on December 28, 2025 at 5:33 pm

Parcel Holds/Notices

Note: Code violations and the responsibility to rectify them remains and transfers with the property. All costs associated with code enforcement actions are the responsibility of the property owner.

Table with 4 columns: Condition, Description, Status, Status Applied. Row 1: ENF-03, Violation exists on this parcel. Permit fees shall be doubled as appropriate., Notice-Applied, 6/11/2024

Table with 3 columns: Reference Address, Legal Description, Acreage. Row 1: 445 FOSTER RD, SANTA MARIA, [Supervisory District: 4], 0.17. Includes Zoning: 8-R-1

Parcel Geographical Data

Table with 3 columns: Airport Safety Zone, Flight Approach or Clear Zone, Latitude, Plan Area, Urban; BAR Jurisdiction, HMA, Longitude, Rural Region, Use Code; Comprehensive Plan, Home Exemption Value, Personal Value, Tax Rate Area, Year Built.

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: http://www.countyofsb.org/plndev/earthquake.sbc to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

Table listing special districts and other information of interest, including ALLAN HANCOCK JT, AREA NO. 05 COUNTY SERVICE, CACHUMA JT, etc.

Accela Cases

Table with 6 columns: Case Number, Dept., Filed, Planner, Project Name, Status. Row 1: 22CNP-00000-00289, B, 3/8/2022, BM, ANDERSON SEWER LINE, Issued

Accela Cases

continued ...

Case Number	Dept.	Filed	Planner	Project Name	Status
24ZEV-00074	E	3/29/2024	TW	CHAI GARAGE CONVERSION	Closed
24BDP-01099	B	10/21/2024		CHAI ATTACHED JADU	Issued

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works

LIX Building Cases

Application Number	Type	Description	Issuance Date	Action Date	Status	Misc.
*17665	R	SFD	01/08/62	06/01/62	F	
76650	R	CONVERT	09/21/77	09/21/77	F	

There are no LIX Planning cases for this parcel



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Permit History by Parcel
Parcel Number 107-332-017

Printed on July 9, 2024 at 6:43 pm

Parcel Holds/Notices

*Note: Code violations and the responsibility to rectify them remains and transfers with the property.
 All costs associated with code enforcement actions are the responsibility of the property owner.*

Condition	Description	Status	Status Applied
ENF-03	Violation exists on this parcel. Permit fees shall be doubled as appropriate.	Notice-Applied	6/11/2024

Reference Address	Legal Description	Acres
445 FOSTER RD, SANTA MARIA		0.17
Reference Owner	Supervisory District:	
ANDERSON, JAMES MARTIN	4	

Zoning: 8-R-1

Parcel Geographical Data

Airport Safety Zone: Safety Zone Not Applicable	BAR Jurisdiction: All or portion within North BAR	Comprehensive Plan: RES-4.6
Flight Approach or Clear Zone: Check Flight Approach & Clear Zones - May Apply	HMA: All or portion within the Santa Maria HMA	Home Exemption Value: 0.00
Latitude: 34.883285	Longitude: -120.430401	Personal Value: 0.00
Plan Area: All or portion within Orcutt Community Plan	Rural Region: All or portion within Santa Maria Valley Rural Region	Tax Rate Area: 080041
Urban: All or portion within Urban Area	Use Code: 0100	Year Built: 1967

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: <http://www.countyofsb.org/plndev/earthquake.sbc> to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

ALLAN HANCOCK JT(40,42,56) COMM. COLLEGE	AREA NO. 05 COUNTY SERVICE
AREA NO. 32 COUNTY SERVICE	CACHUMA JT(15,40,42) RESOURCE CONSV.
CO-ORCUTT ZONE NO. 03 FLOOD CONTROL	CO-ORIGINAL AREA FLOOD CONTROL
LAGUNA COUNTY SANITATION	ORCUTT UNION ELEM. SCHOOL
SANTA BARBARA COASTAL MOSQ & VECTOR CONTRL	SANTA BARBARA COUNTY FIRE PROTECTION
SANTA BARBARA COUNTY WATER AGENCY	SANTA BARBARA NORTH COUNTY HWY. LIGHTING
SANTA MARIA PUBLIC AIRPORT	SANTA MARIA UNION JT(40,42,56) HIGH SCHOOL
SANTA MARIA CEMETERY	

Accela Cases

Case Number	Dept.	Filed	Planner	Project Name	Status
22CNP-00000-00289	B	3/8/2022	BM	ANDERSON SEWER LINE	Issued

Accela Cases

continued ...

Case Number	Dept.	Filed	Planner	Project Name	Status
24ZEV-00074	E	3/29/2024	TW	ANDERSON GARAGE CONVERSION	Violation Processing

C = Cannabis; P = Planning; B = Building; E = Enforcement; F = Fire Dept; PW = Public Works

LIX Building Cases

Application Number	Type	Description	Issuance Date	Action Date	Status	Misc.
*17665	R	SFD	01/08/62	06/01/62	F	
76650	R	CONVERT	09/21/77	09/21/77	F	

There are no LIX Planning cases for this parcel

Exhibit C - January 21, 2026 Email Response From Errin Briggs



Ian N <iangnewsam@gmail.com>

Request to Remove or Amend Notice of Violation – APN 107-332-017

Briggs, Errin <ebriggs@countyofsb.org>

Wed, Jan 21, 2026 at 2:17 PM

To: "Wilson, Jeffrey" <jewilson@countyofsb.org>, Ian N <iangnewsam@gmail.com>

Cc: Karen Chai <kchai33@gmail.com>

Mr. Newsam,

The NOV case for the garage conversion to ADU, 24ZEV-00074 has been resolved and closed. Now that the case is closed, we are not able to revisit its workflow or notes. Given this was a valid violation that required correction through the applicant obtaining a JADU permit, we will not "remove the NOV from the parcel history", or amend it in any way.

Thank you,



Errin Briggs

Deputy Director, Energy Minerals & Compliance

Planning & Development

County of Santa Barbara

123 E. Anapamu St.

Santa Barbara, CA 93101

805-568-2047

ebriggs@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

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