

APPEAL FROM COUNTY SURVEYOR'S FINAL DETERMINATION
[JAMESON PROPERTIES LLC CERTIFICATES OF COMPLIANCE]

APPELLANT: Jameson Properties LLC
P.O. Box 1552
Summerland, CA 93067

RE: Certificates of Compliance Applications 09CC76 and 09CC77
AP # 009-304-012

2010 JUN -3 PM 3: 23
COUNTY OF SANTA BARBARA
CLERK OF THE SUPERIOR
BOARD OF SUPERVISORS

APPEAL GROUNDS:

On May 25, 2010, the County Surveyor issued a final determination denying the applications for certificates of compliance (copy attached) for the improved lots located at 1403 and 1407 South Jameson, Santa Barara, California.

The homes on the lots have been there for over fifty years. The County gave them separate addresses. They are served by separate water meters. In the late 1940's and early 1950's, the County Planning Commission approved the relocation of the homes to the lots, and defined the boundaries of the lots by specifying that each lot contain a minimum of 6,000 square feet. Based on the Planning Commission's action, Jameson Properties LLC commissioned a survey identifying lot boundaries, which survey was submitted to the Surveyor.

Dated: June 1 2010

Diane Nathan
Diane Nathan, Partner
Jameson Properties LLC



COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, CA 93101
805\568-3000 FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

May 25, 2010

Mr. Frederik Jacobsen
P.O. Box 2003
Menlo Park, CA 95026

RE: Final Determination (09CC76-77)
Jameson Properties LLC; APN: 009-304-012

Dear Mr. Jacobsen:

At the request of your e-mail of May 25, 2010 I am providing a final determination on this project. Based on the information provided, there is no evidence that APN 009-304-012 contains 2 separate legal parcels. Although there are 2 addresses, the permits submitted do not show the configuration you have suggested in the application. No deed was provided in the chain of title to show the conveyance of either of the two configurations you are requesting certificates of compliance for. Nothing provided by you in the file or in your letters indicates that the property was ever actually subdivided. While APN 009-304-012 could have been legally divided in the early 1950's when the houses were moved, it was not. Also, we do not have any legal description in the record that establishes a boundary for which a Certificate of Compliance could be issued even if there had been a division. Section 66499.35 presupposes that there has been a division of land that can be certified and there has been no division from the records we have. Therefore I must deny issuing 2 Certificates of Compliance on this property.

You may appeal this decision to the Board of Supervisors as allowed under Chapter 21-71.4 of Santa Barbara County Code. The appeal, which shall be in writing, must be accompanied by the appropriate fee (County Ordinance 4746 - \$2,000) and must be filed with the Clerk of the Board of Supervisors within ten (10) calendar days of the date of this decision.

If have any questions about this letter, please call our office at 568-3020. Thank you.

Very truly yours,

Michael B. Emmons, PLS
County Surveyor

CC: Kevin Ready, County Counsel
Jameson Properties, LLC, David and Marie Prenatt, 135 Santo Tomas Lane, Santa Barbara, CA 93108

09CC76-77_Denial_ME

AA/EEO Employer