



Appeal Application

County Use Only	Appeal Case No.:
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STEP 1: SUBJECT PROPERTY

007-280-012
ASSESSOR'S PARCEL NUMBER(S)

11690 San Leandro Ln, Santa Barbara
PROPERTY ADDRESS (IF APPLICABLE)

Promise Land LLC
BUSINESS/ESTABLISHMENT NAME (IF APPLICABLE)

STEP 2: PROJECT DETAILS

Promise Land LLC As-Built Wall
PROJECT TITLE

23CDH-00027
CASE NO(S)

Select Montecito County Planning
DECISION MAKER

9/17/2025
DATE OF ACTION

Is the appeal related to cannabis activities? Yes No

STEP 3: APPEAL CONTACTS

APPELLANT
Carlos L. Araya
NAME (if LLC or other legal entity, must provide documentation)

1770 Jelinda Dr.
STREET ADDRESS

Santa Barbara CA 93108
CITY, STATE ZIP

724-252-7292 claraya@gmail.com
PHONE EMAIL

AGENT

NAME (if LLC or other legal entity, must provide documentation)

STREET ADDRESS

CITY, STATE ZIP

PHONE EMAIL

ATTORNEY

NAME (if LLC or other legal entity, must provide documentation)

STREET ADDRESS

CITY, STATE ZIP

PHONE EMAIL

STEP 4: APPEAL DETAILS

Is the Appellant the project Applicant? Yes No

If not, please provide an explanation of how you are an "aggrieved party", as defined in Step 5 on page 2 of this application form:

Creek water during rain impacts the wall and has caused flooding in nearby properties. Before approval we seek an understanding of how the wall may affect water flow, alter natural flow patterns, and potentially alter/modify flood risk for neighboring parcels.

Please provide a clear, complete, and concise statement of the reasons or ground for appeal:

- Why the decision or determination is consistent/inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law;
- There was error or abuse of discretion;
- The decision is not supported by the evidence presented for consideration;
- There was a lack of a fair and impartial hearing; or
- There is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.
- Coastal Zone – Accessory Dwelling Unit appeals: Appellant must demonstrate that the project is inconsistent with the applicable provisions and policies of the certified Local Coastal Program or that the development does not conform to the public access policies set forth in the Coastal Act.

RECEIVED
 2025 SEP 29 P 3:34
 COUNTY OF SANTA BARBARA
 PLANNING AND DEVELOPMENT DEPARTMENT

STEP 5: APPELLANT, AGENT, AND ATTORNEY ACKNOWLEDGEMENTS

I hereby certify under penalty of perjury that I have read the information below and that:

1. I have carefully reviewed and prepared the appeal application in accordance with the instructions; and
2. I provided information in this appeal application, including all attachments, which are accurate and correct; and
3. I understand that the submittal of inaccurate or incomplete information or plans, or failure to comply with the instructions may result in processing delays and/or denial of my application; and
4. I understand that it is the responsibility of the applicant/appellant to substantiate the request through the requirements of the appeal application; and
5. I understand that upon further evaluation, additional information/documents/reports/entitlements may be required; and
6. I understand that all materials submitted in connection with this appeal application shall become public record subject to inspection by the public. I acknowledge and understand that the public may inspect these materials and that some or all of the materials may be posted on the Department’s website; and
7. I understand that denials will result in no refunds; and
8. I understand that Department staff is not permitted to assist the applicant, appellant, or proponents and opponents of a project in preparing arguments for or against the project; and
9. I understand that there is no guarantee – expressed or implied – that an approval will be granted. I understand that such application must be carefully evaluated and after the evaluation has been conducted, that staff’s recommendation or decision may change during the course of the review based on the information presented; and
10. I understand an aggrieved party is defined as any person who in person, or through a representative, appears at a public hearing in connection with the decision or action appealed, or who, by the other nature of his concerns or who for good cause was unable to do either; and
11. Pursuant to California Civil Code Section 1633.5(b), the parties hereby agree that where this Agreement requires a party signature, an electronic signature, as that term is defined at California Civil Code Section 1633.2(h), shall have the full force and effect of an original (“wet”) signature. A responsible officer of each party has read and understands the contents of this Agreement and is empowered and duly authorized on behalf of that party to execute it; and
12. I understand that applicants, appellants, contractors, agents or any financially interested participant who actively oppose this project who have made campaign contributions totaling more than \$250 to a member of the Planning Commission or Board of Supervisors since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount and date of the campaign contribution and identify the recipient Board member and may be made either in writing as part of this appeal, in writing to the Clerk of the legislative body before the hearing, or by verbal disclosure at the time of the hearing; and
13. If the approval of a Land Use Permit required by a previously approved discretionary permit is appealed, the applicant shall identify:
 - How the Land Use Permit is inconsistent with the previously approved discretionary permit;
 - How the discretionary permit’s conditions of approval that are required to be completed prior to the approval of a Land Use Permit have not been completed;
 - How the approval is inconsistent with Section 35.106 (Noticing).

REQUIRED SIGNATURES: All aggrieved parties must sign the appeal application prior to the appeal deadline in order to be considered an aggrieved party. Please attach additional signature pages, as needed.

I have read and understand the above acknowledgements and consent to the submittal of this application.

 SIGNATURE – APPELLANT	Carlos L. Araya PRINT NAME	9/29/2025 DATE
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SIGNATURE – AGENT	PRINT NAME	DATE
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SIGNATURE – ATTORNEY	PRINT NAME	DATE
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Appeals to the Planning Commission. Appeals to the Planning Commission must be filed with Planning and Development no later than 10 days following the date of the decision, along with the appropriate fees. Please contact P&D staff below for submittal instructions and to determine the appropriate fee.

South County projects: front@countyofsb.org or (805) 568-2090
 North County projects: nczoning@countyofsb.org or (805) 934-6251

Appeals to the Board of Supervisors. Appeals to the Board of Supervisors must be filed with the Clerk of the Board and must be filed no later than 10 days following the date of the decision, along with the appropriate fees. Appeal instructions are located online at the Clerk of the Board website: <https://www.countyofsb.org/2837/Filing-Land-Use-Appeals-Claims>



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007-280-012
ASSESSOR'S PARCEL NUMBER(S)

1190 San Leonardo Lane
PROPERTY ADDRESS (IF APPLICABLE)

Premise Land LLC
BUSINESS/ESTABLISHMENT NAME (IF APPLICABLE)

STEP 2: PROJECT DETAILS

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PROJECT TITLE

23CDH-00027
CASE NO(S)

Select Montecito
DECISION MAKER County Planning Commission DATE OF ACTION 9/17/25

Is the appeal related to cannabis activities? Yes No

STEP 3: APPEAL CONTACTS

APPELLANT

MARTHA HAYDUK
NAME (if LLC or other legal entity, must provide documentation)

211 BOESEKE PKWY
STREET ADDRESS

MONTECITO CA 93108
CITY STATE ZIP

805 302-0928 MARTI.HAYDUK
PHONE EMAIL

@VERIZON.NET

AGENT

NAME (if LLC or other legal entity, must provide documentation)

STREET ADDRESS

CITY, STATE ZIP

PHONE EMAIL

ATTORNEY

NAME (if LLC or other legal entity, must provide documentation)

STREET ADDRESS

CITY, STATE ZIP

PHONE EMAIL

STEP 4: APPEAL DETAILS

Is the Appellant the project Applicant? Yes No

* If not, please provide an explanation of how you are an "aggrieved party", as defined in Step 5 on page 2 of this application form:

CREEK WATER DURING RAIN HITS WALL & FLOODED OUR PROPERTY TWICE. PHOTOS AVAILABLE.

Please provide a clear, complete, and concise statement of the reasons or ground for appeal:

- Why the decision or determination is consistent/inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law;
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RECEIVED
 2025 SEP 29 P 12: 02
 COUNTY OF SANTA BARBARA
 PLANNING AND DEVELOPMENT DEPARTMENT

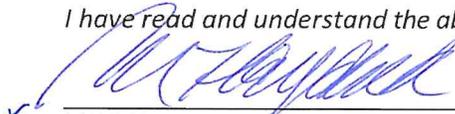
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*  MARTHA HAYDUK 9-29-25
 SIGNATURE – APPELLANT PRINT NAME DATE

 SIGNATURE – AGENT PRINT NAME DATE

 SIGNATURE – ATTORNEY PRINT NAME DATE

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Project site within Coastal Zone NO appeal fee
 9/20/25