



#	Year	Type	Sq. Ft
1	1964	SFD	3984
2	1938	SFD	2695
3	1918	SFD	2951
4	1919	FED	986
5	1920s	Storage Shed	432
6	1987	Stable	1250
7	1930s	Equipment Shed	4140
8	1988	Pole Barn	1820

ZONING
APPROVED
FEB 27 2008

[Signature]
SEAL OF THE CITY OF SEASIDE

Shop

Barn

Pole Barn

55/56 W
55/57 W
55/58 W
55/59 W
55/60 W
55/61 W
55/62 W
55/63 W
55/64 W
55/65 W
55/66 W
55/67 W
55/68 W
55/69 W
55/70 W

ATTACHMENT A
CONDITIONS OF APPROVAL

1. **.Indemnity and Separation Clauses.** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Land Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

2. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.

ATTACHMENT A: FINDINGS

1.0 ADMINISTRATIVE FINDINGS

LAND USE PERMIT FINDINGS

1.1 Pursuant to Section 35.82.110.E of the Land Use and Development Code, a Land Use Permit shall only be issued if all of the following findings can be made:

1.1.1 That the proposed development conforms to the applicable policies of 1) the Comprehensive Plan, and 2) with the applicable provisions of Land Use and Development Code and/or falls within the limited exception allowed under 35.101.020, Nonconforming use of Land, Buildings and Structures.

Land Use Permit 08LUP-00000-00024 (approved by staff on February 27, 2008) consists of the legalization of a 1,944 square foot pole/hay barn. The project is consistent with all applicable Comprehensive Plan policies, as well as relevant zoning regulations. Therefore, the project is consistent with this finding.

1.1.2 That the proposed development is located on a legally created lot.

The parcel was created by TPM 13,549, approved in 1984 and then the applicant applied for a time extension which was approved in 1986. Therefore, the project is consistent with this finding.

1.1.3 That the subject property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivision, setbacks and any other applicable divisions of this Article, and such zoning violation enforcement fees as established from time to time by the Board of Supervisors has been paid. This subsection shall not be interpreted to impose new requirements on non-conforming uses and structures under Section 35.101.020 et seq.

The subject property is in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivision, setback and any other applicable divisions of the Land Use and Development Code. The project is proposed to legalize a structure which was turned in as a zoning violation. There are no other zoning violations relating to the project site. As discussed in Finding 1.1.1. above, the project is consistent with all requirements of the Land Use and Development Code

LAND USE PERMIT

Case No.: 08LUP-00000-00024 Planner: F. Trotter-Cadena Initials FTC
Project Name: El Encinal/King Pole Barn
Project Address: 3360 Highway 135
A.P.N.: 099-030-040
Zone District: AG-II-100



Planning & Development (P&D) grants final approval and intends to issue this Land Use Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

FINAL APPROVAL DATE: February 27, 2008

APPEAL PERIOD BEGINS: February 28, 2008

APPEAL PERIOD ENDS: March 10, 2008

DATE OF PERMIT ISSUANCE: (if no appeal filed) March 11, 2008

NOTE: This final approval may be appealed to the Commission/Montecito Commission by the applicant, owner, or any interested person adversely affected by such decision. The appeal must be filed in writing and submitted with the appropriate appeal fees to P&D at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 W. Foster Road, Santa Maria, CA, 93455, within (10) calendar days following the **Final Approval Date** identified above. (Secs. 35.102 & 35.492) If you have questions regarding this project please contact the planner at 934-6253.

PROJECT DESCRIPTION SUMMARY:

Legalization of a 1,944 square foot hay/pole barn

PROJECT SPECIFIC CONDITIONS:

ASSOCIATED CASE NUMBERS:

PERMIT COMPLIANCE CASE:

No Yes; Permit Compliance Case (PMC) #: _____

BOARD OF ARCHITECTURAL REVIEW (BAR): No Yes; BAR Case #:

TERMS OF PERMIT ISSUANCE:

1. Mailing and Posting Notice. Mailed notice of the subject Land Use Permit application shall be provided to neighboring property owners as required by ordinance. The applicant shall provide proof of mailing and posting of the required notice by filing an affidavit of noticing with the Planning and Development Department no later than 10 days following an action by the Director to approve the permit. A weather-proofed copy of the notice shall be posted by the Applicant in one conspicuous place along the perimeter of the subject property. The notice shall remain posted continuously until at least 10 calendar days following approval of the permit. (Sections 35.106.030 & 35.496.030)

2. Work Prohibited Prior to Permit Issuance. No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Land Use Permit and/or any other required permit (e.g., building permit). **WARNING! THIS IS NOT A BUILDING/GRADING PERMIT.**

08LUP-00000-00024, El Encinal/King Pole/Hay Barn
3360 Highway 135/099-030-040
Page 2

3. Date of Permit Issuance. This Permit shall be deemed effective and issued on the **Date of Permit Issuance** as identified above, provided:

- a. All terms and conditions including the requirement to post notice must be met and this Notice/Permit has been signed,
- b. The **Affidavit of Posting Notice** was returned to P&D prior to the expiration of the Appeals Period. Failure to submit the affidavit by such date shall render the approval null and void, and
- c. No appeal has been filed.

4. Time Limit. Failure to obtain a required construction/demolition or grading permit and to lawfully commence development within two years of permit issuance, shall render this Land Use Permit null and void. A Land Use Permit that follows an approved Final Development Plan (FDP) shall be rendered null and void on the date the FDP expires even if the FDP expiration date is within two years of the Land Use Permit issuance, unless substantial physical construction has been completed.

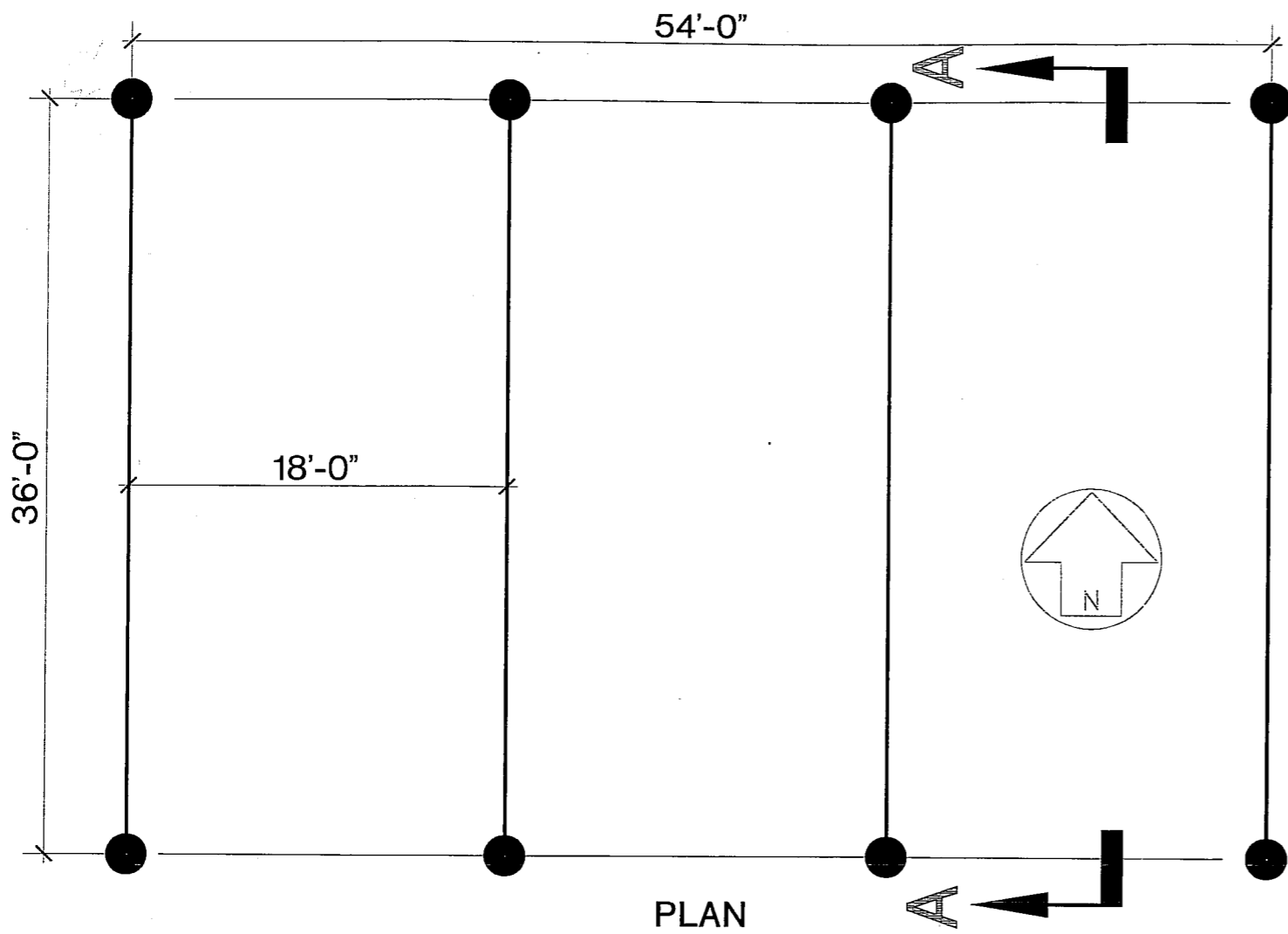
NOTE: This Notice of Final Approval/Intent to Issue a Land Use Permit serves as the Approval and the Land Use Permit once the permit is deemed effective and issued. Issuance of a permit for this project does not allow construction or use outside of the project description, or terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

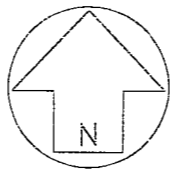
Katherine King Katherine King 2/27/08
Print Name Signature Date

Planning & Development Issuance by:

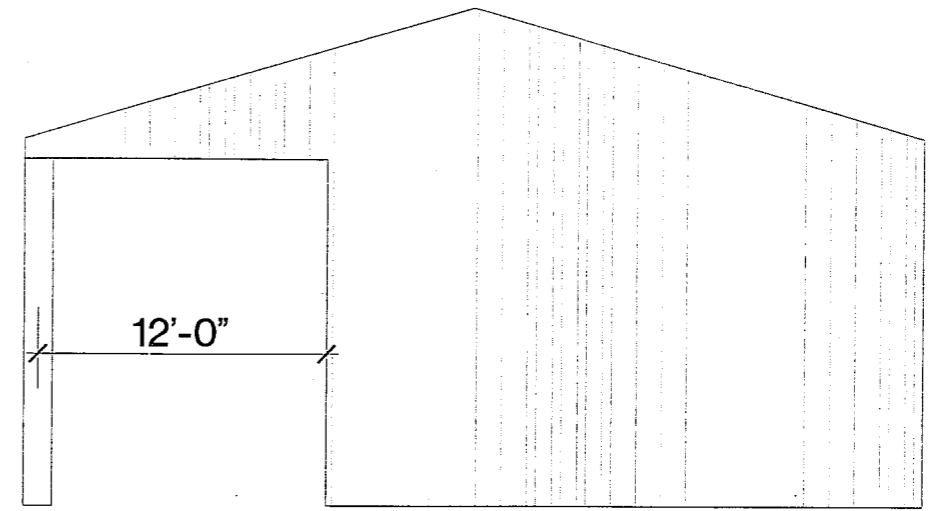
Planner Date



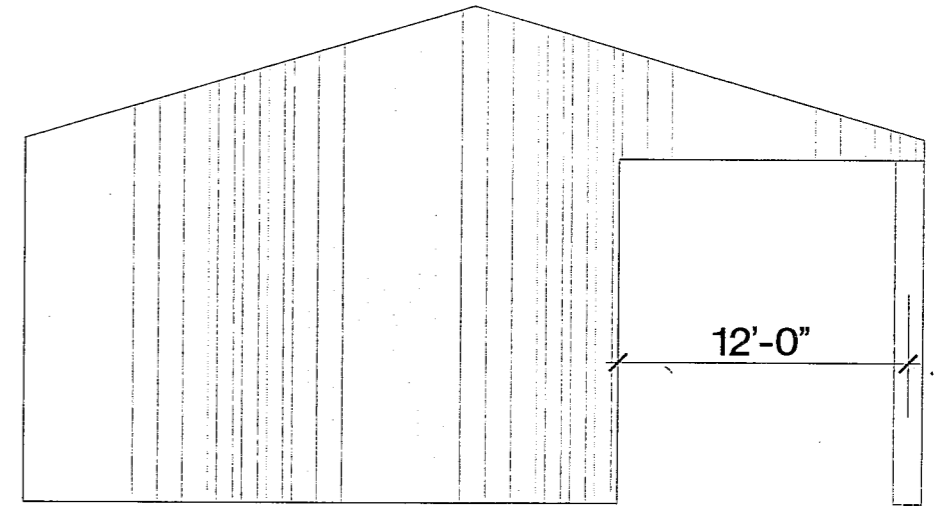
PLAN



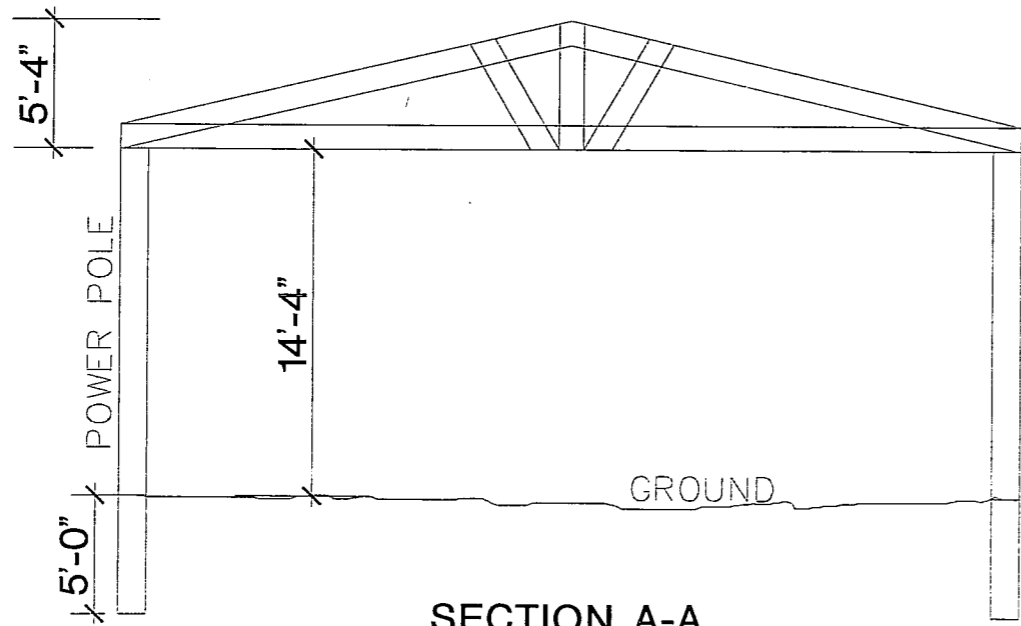
SCALE $\frac{1}{8}" = 1'$



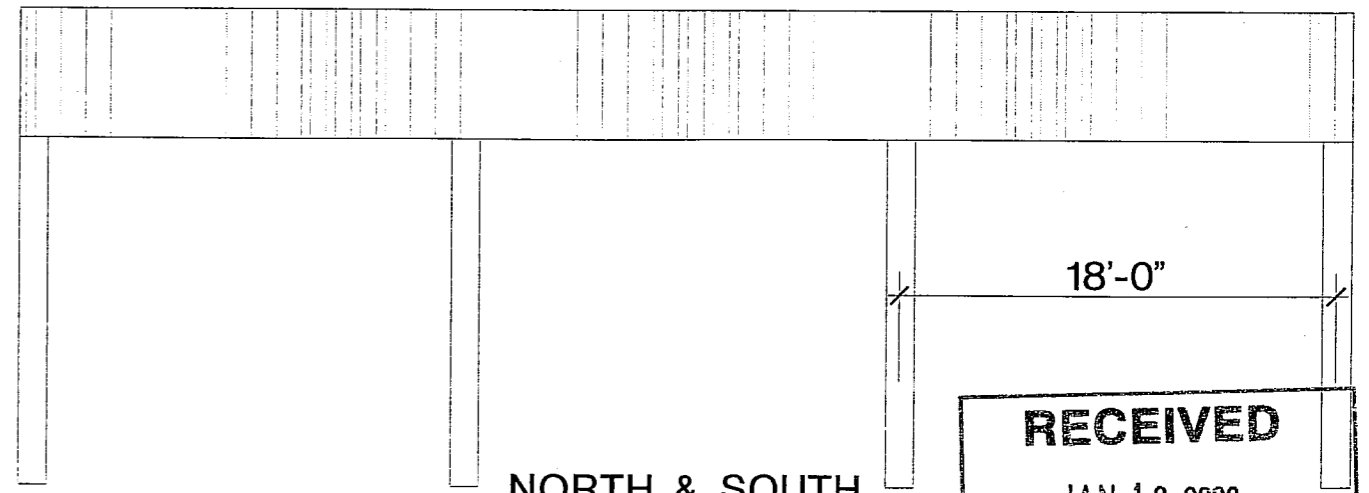
EAST ELEVATION



WEST ELEVATION



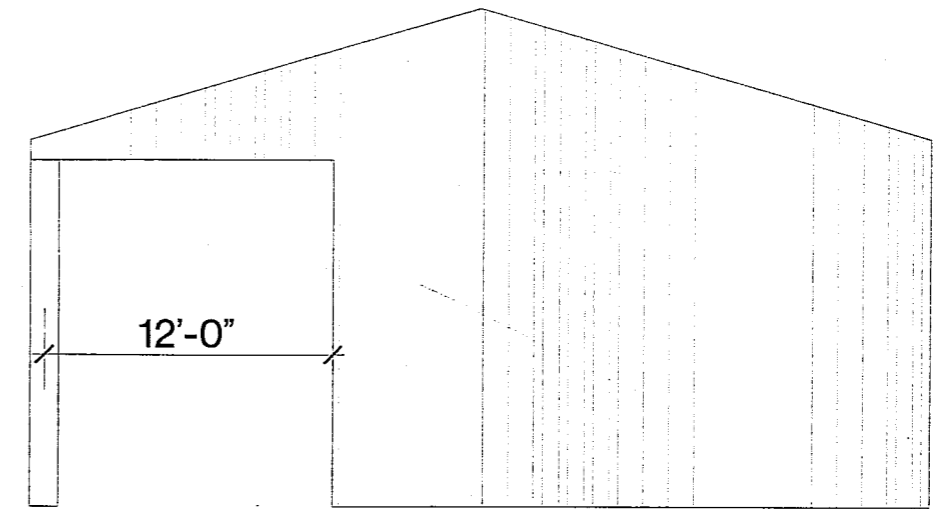
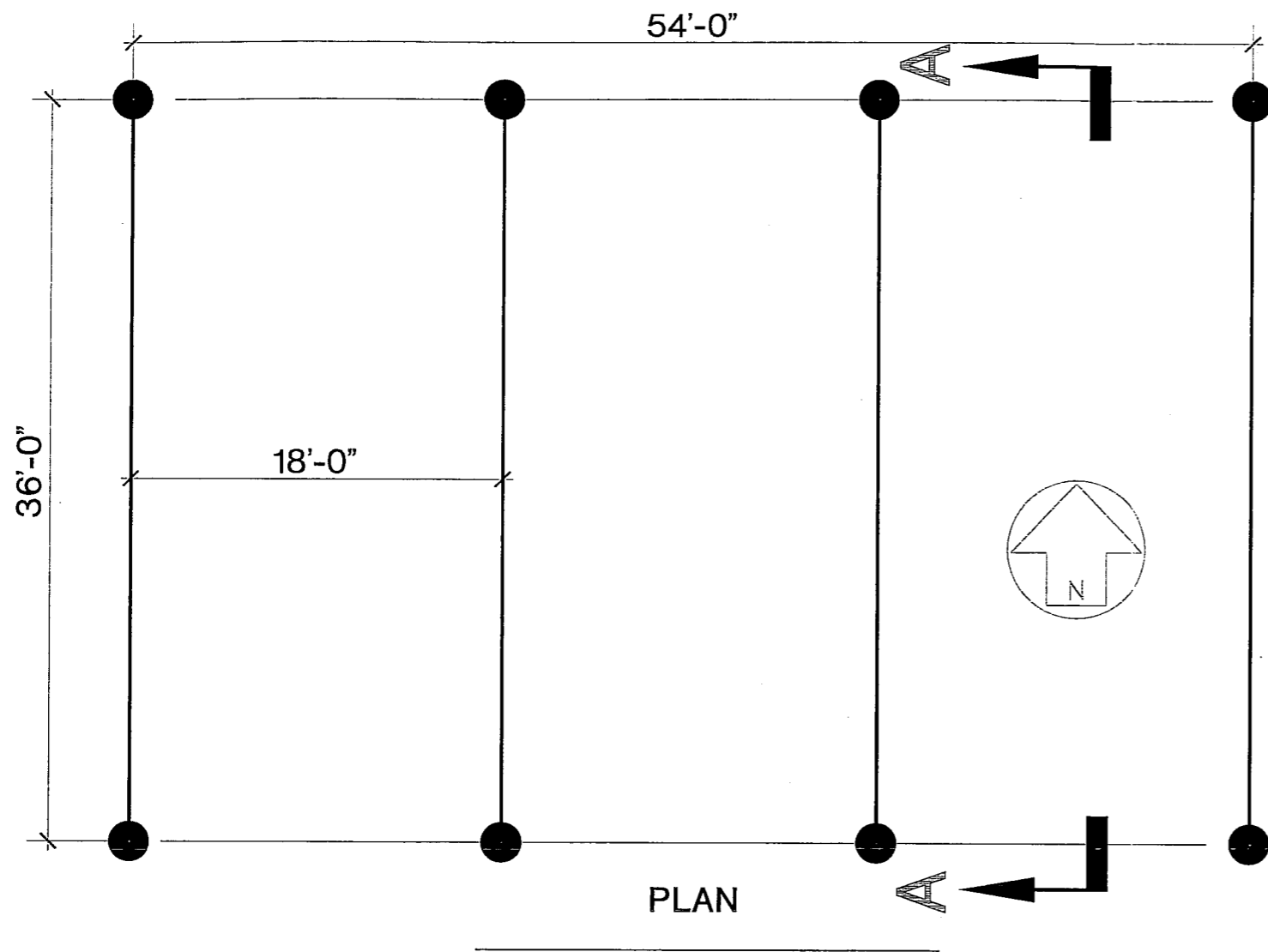
SECTION A-A



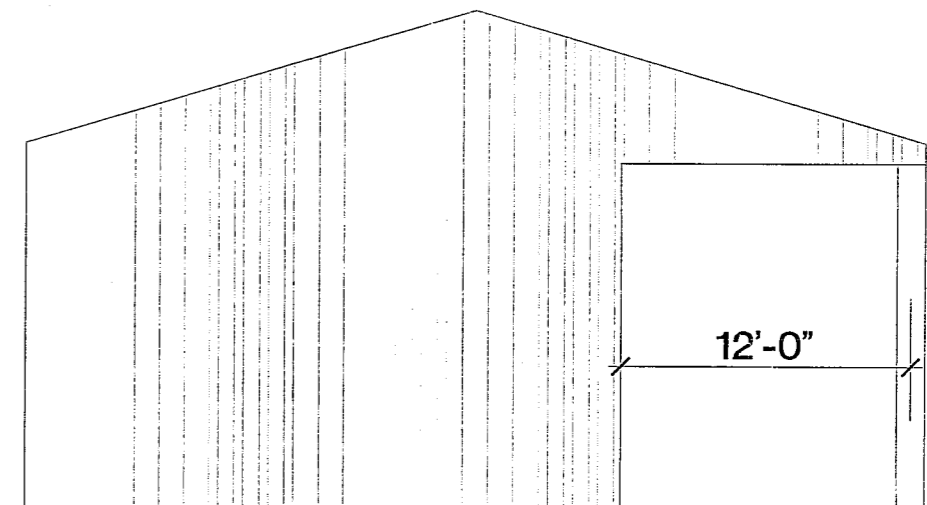
NORTH & SOUTH ELEVATION

EXISTING BARN

RECEIVED
 JAN 10 2008
 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT

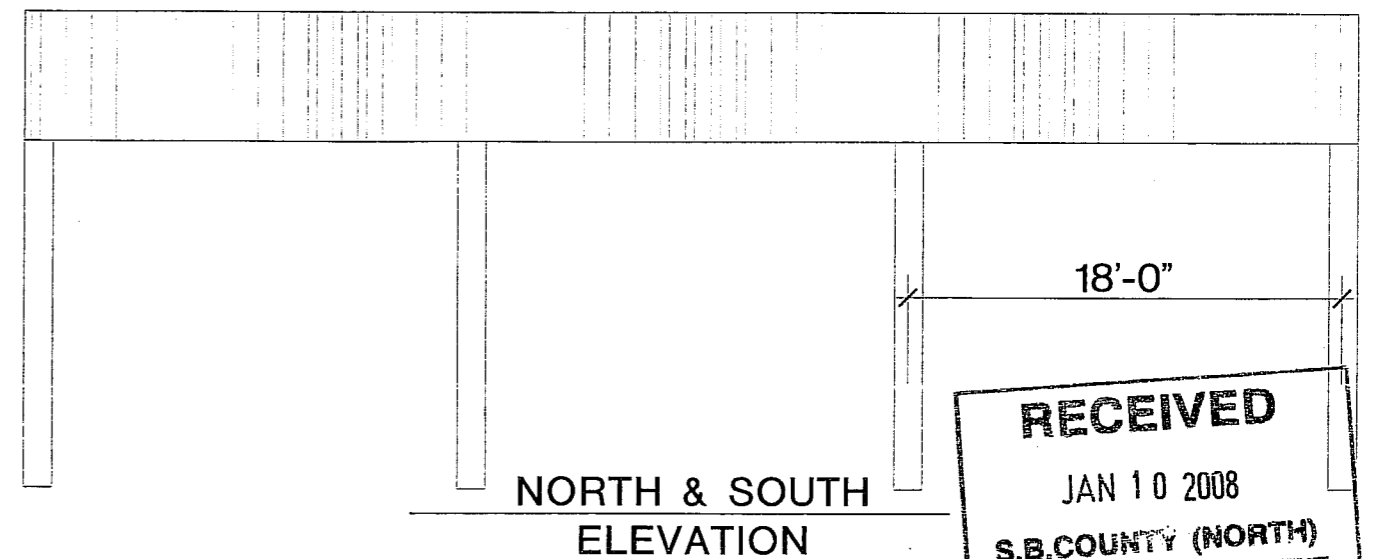
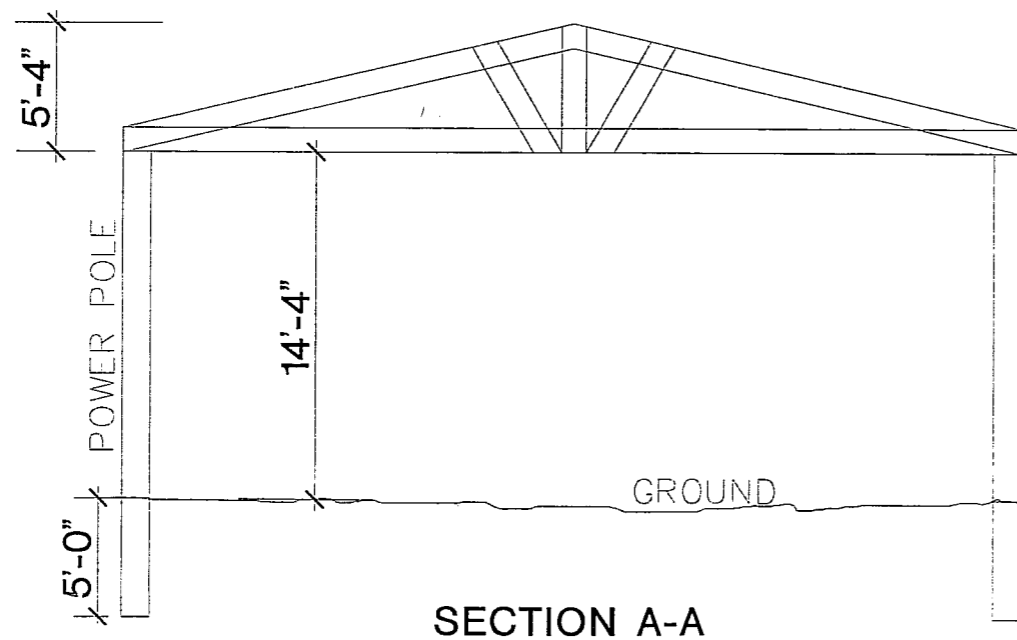


EAST ELEVATION



WEST ELEVATION

SCALE $\frac{1}{8}'' = 1'$



RECEIVED
 JAN 10 2008
 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT

EXISTING BARN