

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Perez Appeal of Ramirez Land Use Permit

Hearing Date: March 11, 2009
Staff Report Date: February 20, 2009
Case Nos.: 08APL-00000-00027 and
08LUP-00000-00321

Deputy Director: Zoraida Abresch ^{ZA}
Division: Development Review - North

Staff Contact: Joyce L. Gerber
Supervising Planner: Gary Kaiser
Planner's Phone No.: (805) 934-6265

Environmental Document: N/A

APPELLANTS:

Art Perez
218 Stansbury Drive
Santa Maria, CA 93455
(805) 934-5116

Amanda Pigman
260 Stansbury Drive
Santa Maria, CA 93455
(805) 264-1621

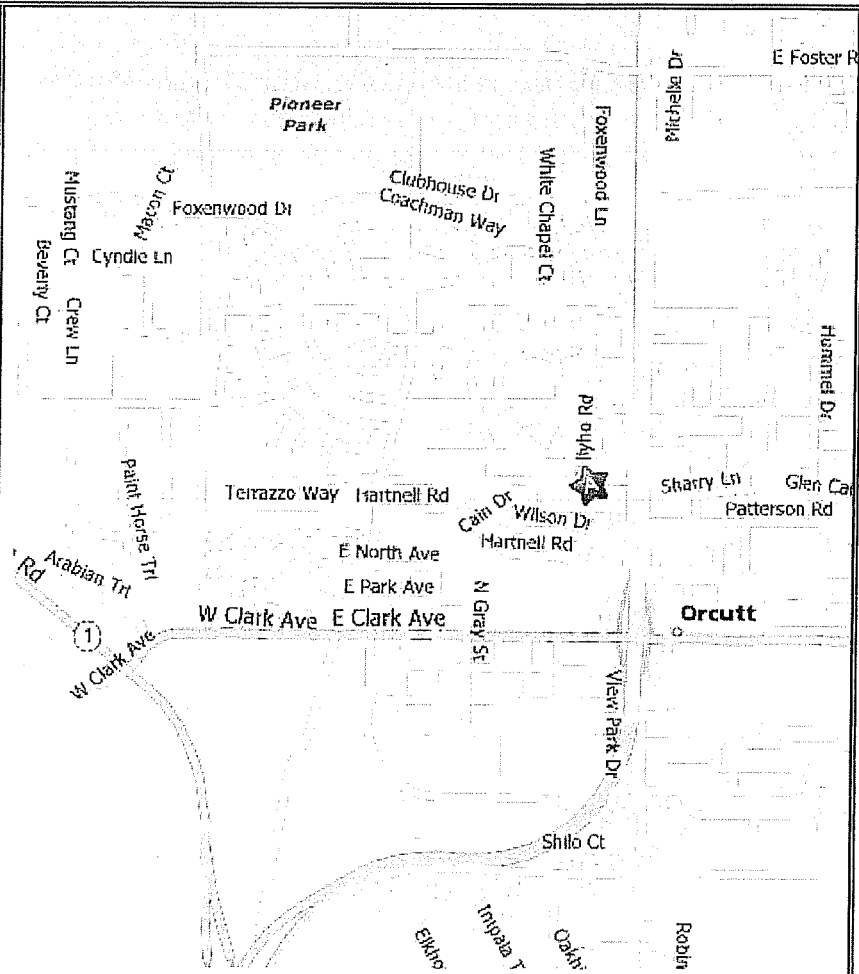
William Zeledon
215 Cain Drive
Santa Maria, CA 93455
(805) 937-2684

Mike Almaguer
217 Stansbury Drive
Santa Maria, CA 93455
(805) 331-0881

Annegret Smith
195 Cain Drive
Santa Maria, CA 93455
(805) 937-8931

OWNER/APPLICANT:

Paul and Jovita Ramirez
240 Stansbury Drive
Santa Maria, CA 93455
(805) 934-5249



The project site is identified as APN 105-053-009, located at 240 Stansbury Drive, Orcutt area, Fourth Supervisorial District.

Land Use Permit Application Received: June 19, 2008
Land Use Permit Approval: June 19, 2008
Appeal Filed: June 30, 2008

1.0 REQUEST

Hearing on the request of Art Perez to consider Case No. 08APL-00000-00027 [application filed on June 30, 2008], to consider the Appeal of the Director's decision to approve a Land Use Permit, Case No. 08LUP-00000-0321, to validate (1) a change of use from permitted second story storage to a bedroom with bathroom and living room with a wet bar area (no cooking facilities allowed) and (2) interior remodel on first floor of 310 sq ft to create a bedroom from the rear portion of the garage, in compliance with Chapter 35.102 of the County Land Use and Development Code, on property located in the 10-R-1 Zone. The application involves AP No. 105-053-009, located at 240 Stansbury Drive, in the Orcutt area, Fourth Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and deny the Appeal, Case No. 08APL-00000-00027 and approve the project, Case No. 08LUP-00000-00321 marked "Officially Accepted, County of Santa Barbara (March 11, 2009) County Planning Commission Exhibit 1," based upon the project's consistency with the Comprehensive Plan, including the Orcutt Community Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

- a. Adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings;
- b. Deny the appeal no. 08APL-00000-00027; and,
- c. Grant *de novo* approval of revised Land Use Permit no. 08LUP-00000-00321, based on changes to the project description and conditions as contained in Attachment B.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the Planning Commission pursuant to Land Use and Development Code, Section 35.102.040.A.2.d., which states that decisions of the Planning Director may be appealed to the Planning Commission.

4.0 ISSUE SUMMARY

The subject site is considered a zoning violation because the previous owner made some interior alterations, including installation of a second kitchen on the second floor, and added an exterior staircase and second floor deck, without permits. The subject Land Use Permit would clear the violation and legalize the space as part of the main dwelling. This permit was approved by staff because it complies with all zoning requirements and all of the necessary findings can be made. The approval requires that the applicant convert the second floor kitchen into an allowable living room with a wet bar by removing the stove and reducing the size of the sink and countertop. However, the Land Use Permit approval was appealed by neighbors who object to the improvements based on privacy concerns and fear that too many people or families will reside in the house. The exterior stairs and upper floor deck are allowable under zoning regulations but the applicant has agreed to remove them to address the neighbor's privacy concerns. In addition, staff recommends that a Notice to Property Owner be recorded to ensure that future owners of the property are aware that a second unit requires approval by the County. The revised Land Use Permit, with proposed changes in strikeout and underline, includes Planning and Development's recommended changes to address the concerns of the appellants. The applicant has agreed to these changes but the appellant has not.

The specific appeal issues and staff responses are contained in Section 6.4, below. The appeal application is included as Attachment C.

The Planning Commission hearing is *de novo* and the Commission is now being asked to affirm, reverse, or modify the decision of the Planning and Development (P&D) Director.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Res 3.3, Residential, 3.3 dwelling units per acre
Ordinance, Zone	Land Use & Development Code (LUDC), 10-R-1, Single Family Residential, 10,000 sq ft minimum lot size
Site Size	0.23 acre (10,018 sq ft)
Present Use & Development	Single Family Dwelling
Surrounding Uses/Zone(s)	<i>North:</i> 10-R-1, Residential, 10,000 sq ft minimum parcel size <i>South:</i> 10-R-1, Residential, 10,000 sq ft minimum parcel size <i>East:</i> 10-R-1, Residential, 10,000 sq ft minimum parcel size <i>West:</i> 10-R-1, Residential, 10,000 sq ft minimum parcel size
Access	Private driveway from Stansbury Drive

Site Information	
Public Services	Water Supply: Golden State Water Sewage: Laguna Sanitation Fire: Santa Barbara County Fire Station 21

5.2 Background

A zoning violation was filed on the property at 240 Stansbury on November 28, 2007. A Notice of Violation was sent to Countrywide Mortgage, then the owner of record, on November 29, 2007. The violation consisted of (1) an unpermitted residential second unit, access stairs and deck onto an existing second floor, and (2) an unpermitted partial garage conversion to living space.

The Ramirez family purchased the property in December of 2007. Subsequent to being notified of the violations, the new owners applied for a Land Use Permit and Building Permit to correct the violations. The Land Use Permit would resolve the zoning violations by converting the second floor kitchen into a living room with a wet bar without cooking facilities, by obtaining permits for interior walls and exterior stairs and eliminating the second floor deck. Specifically, the approved Land Use Permit includes the following:

- (1) Obtain land use and building clearances for existing, unpermitted interior walls and bathroom on second floor. Remove the existing, unpermitted kitchen from the second floor and replace with a living room with an allowable wet bar. This would eliminate the unpermitted second floor residential second unit.
- (2) Obtain land use and building clearances for the existing, unpermitted exterior stairs and landing (second floor entrance).
- (3) Remove the existing, unpermitted railing from the patio cover (eliminate deck).
- (4) Obtain land use and building clearances for existing, unpermitted garage conversion. Add interior access from living room to garage. Add side door from garage to exterior of structure.
- (5) These actions would resolve the open zoning violation case.

The Land Use Permit was approved on June 19, 2008 and appealed by Art Perez et al. on June 30, 2008.

Based on the appeal, the applicant has proposed removal of the exterior stairs and landing to alleviate the neighbors' concerns about privacy.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

Pursuant to CEQA Guidelines Section 15268 and the County Guidelines for the Implementation of CEQA, ministerial permitting actions, such as the subject permit, are not subject to CEQA.

6.2 Comprehensive Plan Consistency

A legal and permitted two-story residence has existed on the subject property since 1975. The proposed project does not include significant new structural development; rather it involves an internal remodel of an existing SFD, to meet the requirements of the LUDC, Building, and Fire Codes. The proposed project is consistent with all the applicable policies of the Santa Barbara County Comprehensive Plan, including those of the Orcutt Community Plan.

6.3 Compliance with Land Use and Development Code Requirements

The subject parcel is zoned Residential 10-R-1, 10,000 sq ft minimum lot size, under the Land Use and Development Code (LUDC). At present, the SFD at 240 Stansbury is not in compliance with the LUDC in that (1) it contains an unpermitted residential second unit on the second floor and (2) it does not possess land use or building permits for certain existing improvements. The proposed project would bring the property into compliance with LUDC requirements by eliminating the residential second unit and acquiring proper permits for unpermitted construction.

The proposed project would not increase the floor area or parking requirement, change the structural footprint, or trigger any height limitations. The structure would remain a single family dwelling. Therefore, the proposed project would comply with LUDC Section 35.23.050.

6.4 Appeal Issues and Staff Responses

In the appeal application (Attachment C) the appellants assert that the proposed project would negatively impact their privacy and parking. Specifically, the appellant asserts that:

- 6.4.1** The existing stair/landing was built without a permit. Additionally, use of the stair and landing by the applicant to access the second floor intrudes on the appellant's privacy in the appellant's yard.

Staff Response: The proposed project requires that the applicant obtain permits for the existing stair/landing. However, the applicant has expressed willingness to revise the plans to eliminate the exterior stairs and landing, so that the only access to the second floor is from the interior of the dwelling's first floor living room. Staff proposes that the plans be revised to reflect this change. Additionally, note that the unpermitted railing that creates a second floor deck would be removed as part of the proposed project.

- 6.4.2 The existing walls in the garage were built without a permit. The four car garage is now a two car garage, creating parking problems on Stansbury.

Staff Response: The applicant would obtain permits for the interior garage walls as part of the proposed project. Parking standards for residential zones require two parking spaces per dwelling unit (Section 35.36.60, Table 3-4 of the Land Use and Development Code). After legalization of the garage remodel, the applicant would continue to have the two parking spaces required for a single family dwelling.

- 6.4.3 The proposed project would add a door on the side of the garage, and legalize the bedroom in the garage.

Staff Response: Both a side garage door and partial garage conversion are allowable under the LUDC in this zone district.

- 6.4.4 The applicant should add a standard staircase inside of home and remove the spiral staircase.

Staff Response: The Fire Department has indicated that the interior spiral staircase leading to the second floor must be replaced with a standard stairway that meets Building Code and Fire Department Requirements. Staff proposes that the approved plans be revised to indicate removal of the spiral staircase and construction of a standard staircase. The applicant has agreed to this change.

- 6.4.5 The appellants state that prior to the current ownership, the property has had a history of large numbers of renters and conflicts about parking that have required Sheriff's involvement. The appellants are concerned that allowing extra entrances, rear outside stairs and bedrooms will result in having multiple families renting on the property, resulting in parking shortages and disruption of the quiet neighborhood.

Staff Response: As stated in 6.4.1 above, the appellants have agreed to eliminate the exterior entrance to the second floor living area. The side garage door and bedroom additions are allowable under the LUDC, which does not limit the number of individuals living in a single family dwelling in this zone district. Also, as discussed in Section 6.4.2, the applicant's residence has and would continue to have adequate parking. However, in order to address the concerns of the appellants, staff proposes that a Recorded Notice to Property Owner document be required to ensure that the proposed upper floor living area shall be used only for its permitted uses. Said upper floor living area may have a "wet bar" with sink and countertop, as shown on approved plans, but shall not have cooking facilities and shall not be used or occupied independent of the main dwelling without approval by the County. The property owner would sign and record the document *prior to issuance* of this Land Use Permit.

7.0 CONCLUSION

The proposed project complies with the Zoning Ordinance and reasonable concessions, over and above those required by ordinance, have been agreed to by the applicant to address the issues raised by the appellants.

8.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days of said action.

9.0 ATTACHMENTS

- A. Findings
- B. Land Use Permit 08LUP-00000-0321, with proposed revisions
- C. Appeal Application
- D. Project Plans

ATTACHMENT A: FINDINGS

2.0 ADMINISTRATIVE FINDINGS

2.1 LAND USE PERMIT FINDINGS

Pursuant to Section 35.82.100.E.1 of the Santa Barbara County Land Use and Development Code, a Land Use Permit shall only be issued if all of the following findings can be made:

- 2.1.1 That the proposed development conforms to 1) the applicable provisions of the Comprehensive Plan, including any applicable community or area plan, and the Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses Structures and lots)**

Land Use Permit 08LUP-00001-00321 (approved by staff on June 19, 2008 and revised in response to appeal 08APL-00000-00027) consists of the following: (1) Validation of a change of use from permitted second story storage to bedroom #5 with bathroom and living room with wet bar area (no cooking facilities are allowed), with access to the second story with interior staircase (spiral staircase to be removed and replaced with Fire-Department-approved stairs). Exterior stairs and landing, and railing around porch cover, shall be removed prior to occupancy clearance. The second story shall not be converted to a separate living unit. (2) Interior remodel on first floor of 310 sq ft to create bedroom #4 from garage.

- 2.1.2 That the proposed development is located on a legally created lot.**

The subject parcel (APN 105-053-009) is recorded in Book 51, page 13 as lot 68 of the Stansbury/Carlson Tract Map dated April 21, 1959 in the office of the County Clerk & Recorder and as such is deemed a legally created parcel.

- 2.1.3 That the subject property is in compliance with all laws, rules and regulations pertaining to uses, subdivisions, setbacks and any other applicable provisions of the Development Code, and any applicable zoning violation enforcement and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses Structures and lots).**

Approval of the project would bring the subject property into compliance with all laws, rules, and regulations pertaining to zoning uses, subdivision, setback and any other applicable divisions of the Development Code. The project would resolve the zoning violations relating to the project site. As discussed in Section 6.3 of the Staff Report, the project is consistent with all requirements of the Santa Barbara County Land Use and Development Code.

ATTACHMENT B: LAND USE PERMIT 08LUP-00000-00321

LAND USE PERMIT

Case No.: 08LUP-00000 1-00321 Planner: K. Probert
Project Name: Ramirez SFD Addition & Remodel Rev. 1
Project Address: 240 Stansbury Drive
A.P.N.: 105-053-009
Zone District: 10-R-1

Initials _____



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: June 19, 2008

APPEAL PERIOD BEGINS: June 20, 2008

APPEAL PERIOD ENDS: June 30, 2008

DATE OF PERMIT ISSUANCE: *(if no appeal filed)* July 1, 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 K. Probert at 934-6251.

PROJECT DESCRIPTION SUMMARY: Addition

Validation of a change of use from permitted second story storage to bedroom #5 with bathroom and living room with wet bar area (no cooking facilities are allowed). Access to the second story is shown with interior staircase (spiral staircase to be removed and replaced with Fire-Department-approved stairs). Exterior stairs and landing, and railing around porch cover, shall be removed prior to occupancy clearance. The second story shall not be converted to a separate living unit. Interior remodel on first floor of 310 sf to create bedroom #4 from garage. Project meets the setbacks of the zone district.

PROJECT SPECIFIC CONDITIONS: ~~None.~~ A Recorded Notice to Property Owner document is required to ensure that the proposed upper floor living area shall be used only for its permitted uses. Said upper floor living area may have a "wet bar" with sink and countertop, as shown on approved plans, but shall not have cooking facilities and shall not be used or occupied independent of the main dwelling without approval by the County. The property owner shall sign and record the document prior to issuance of this Land Use Permit.

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.**

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.

Print Name

Signature

Date

Planning & Development Issuance by:

Planner

Date

ATTACHMENT C: APPEAL APPLICATION & LETTER



PLANNING & DEVELOPMENT
PERMIT APPLICATION

SITE ADDRESS: 240 Stansbury Drive

ASSESSOR PARCEL NUMBER: 105-053-009

PARCEL SIZE (acres/sq.ft.): Gross _____ Net _____

COMPREHENSIVE/COASTAL PLAN DESIGNATION: Res. ZONING: 10-R-1

Are there previous permits/applications? no yes numbers: 08LUP-00000-00321
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: ART PEREZ Phone: 805 9345116 FAX: 805 9340208

Mailing Address: 218 STANSBURY DR CA 93455 E-mail: _____
Street City State Zip

2. ~~Appellant~~: WM. ZELEDON Phone: 805-937-2684 FAX: _____

Mailing Address: 215 WIN DR E-mail: _____
Street City State Zip

3. ~~Appellant~~: Mike Alonaguer Phone: 331-0881 FAX: _____

Mailing Address: 217 Stansbury Dr E-mail: _____
Street City State Zip

4. Agent: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

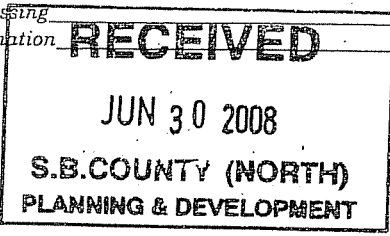
5. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

COUNTY USE ONLY

Case Number: 08APL-00000-00027 of 08LUP-00321
Supervisory Di: Perez Appeal of Ramirez Land Use Permit
Applicable Zonir: 240 Stansbury
Project Planner: 105-053-009
Zoning Designat: 10-R-1
Planner: Joyce Gerber

Companion Case Number: _____
Submittal Date: 6-30-08
Receipt Number: _____
Accepted for Processing: _____
Comp. Plan Designation: _____



COUNTY OF SANTA BARBARA APPEAL TO THE :

___ BOARD OF SUPERVISORS

✓ PLANNING COMMISSION: ___ COUNTY ___ MONTECITO

RE: Project Title Ramirez SFD Addtn + Remodel

Case No. 08 LUP-00000-00321

Date of Action July 1, 2008

I hereby appeal the ✓ approval ___ approval w/conditions ___ denial of the:

___ Board of Architectural Review - Which Board? ___

___ Coastal Development Permit decision

✓ Land Use Permit decision

___ Planning Commission decision - Which Commission? ___

___ Planning & Development Director decision

___ Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

___ Applicant

___ Aggrieved party - if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

x EXISTING STAIR / LANDING BUILT w/out PERMIT

x EXISTING PORCH BUILT w/out PERMIT IN GARAGE

x INSTALL GARAGE DOOR ON SIDE OF HOME & ADD

x EXTRA BED ROOM INSIDE GARAGE

x SHOULD ADD STAIR CASE INSIDE HOME REMOVE SPARE STAIR CASE

* The existing STAIR / LANDING MENTIONED ABOVE THAT WAS BUILT w/out permit has in the past, created tensions between neighbors over security and privacy issues.

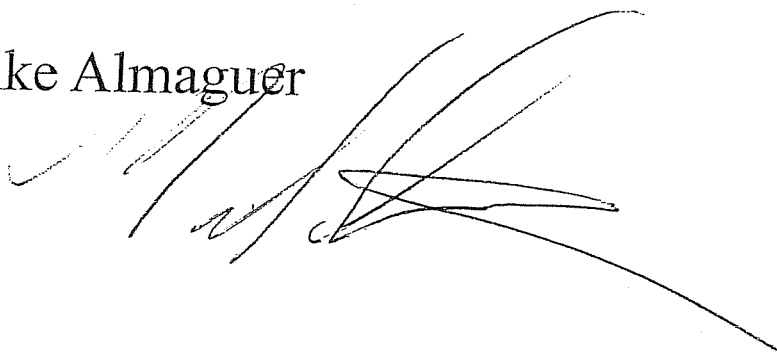
* The second story has consistent and verifiable history of being used as a separate living unit.

To whom it may concern:

My name is Mike Almaguer, concerning the property on 240 Stansbury Dr this property has always had multiple renters residing at the same time. The Sheriff Department has been called multiple times to resolve disputes by renters on the back of the house and the renters in front of the house. The renters dispute was due to lack of parking spaces. I'm concerned that allowing extra entrances and rear outside stairs and bedrooms will result in having multiple families renting on property sooner or later if not immediately. I sold my property in Santa Maria for the same problem, and moved to 217 Stansbury in Orcutt because of the peace and quite, please don't let this area become a "HIGH" density neighborhood resulting in devaluation of my property.

Thank You,

Mike Almaguer

A handwritten signature in black ink, appearing to read 'Mike Almaguer', with a large, sweeping flourish extending to the right.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print name and sign - Firm

Art Peraz

• *William J. ZELEDON*

Date

Print name and sign - Preparer of this form

V Peraz

• *[Signature]*

Date

Print name and sign - Applicant

Date

Print name and sign - Agent

Date

Print name and sign - Landowner

Date

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Reason of grounds for the appeal. – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

Specific conditions imposed which I wish to appeal are (if applicable):

- a.

- b.


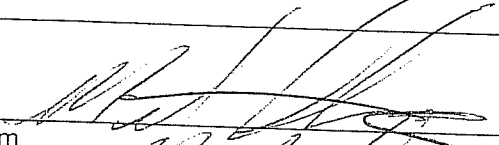
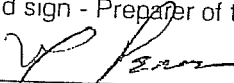


- c.

- d.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

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Print name and sign - Firm			MIKE ALMAGUER	Date
Print name and sign - Preparer of this form			MIKE ALMAGUER	Date
Print name and sign - Applicant			MIKE ALMAGUER	Date
Print name and sign - Agent				Date
Print name and sign - Landowner				Date

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Specific conditions imposed which I wish to appeal are (if applicable):

- a.

- b.

- c.

- d.



PLANNING & DEVELOPMENT
PERMIT APPLICATION

SITE ADDRESS: 240 Stansbury Drive

ASSESSOR PARCEL NUMBER: 105-0532-009

PARCEL SIZE (acres/sq.ft.): Gross _____ Net _____

COMPREHENSIVE/COASTAL PLAN DESIGNATION: RES. ZONING: 10-R-1

Are there previous permits/applications? no yes numbers: 08 LUP-00000-00321
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: ART PEREZ Phone: 805 9345116 FAX: 805 9340208

Mailing Address: 218 STANSBURY DR CA 93455 E-mail: _____
Street City State Zip

2. ~~ANNETTE PEREZ~~ ANNETTE SMITH Phone: 805-937-8931 FAX: N/A

Mailing Address: 195 CAIN DR. ORCUTT CA 93455 E-mail _____
Street City State Zip

3. Owner: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

4. Agent: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

5. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail _____
Street City State Zip

COUNTY USE ONLY

ryce

Case Number: _____ Companion Case No: _____
Supervisorial District: _____ Submittal Date: _____
Applicable Zoning Ordinance: _____ Receipt Number: _____
Project Planner: _____ Accepted for Processing: _____
Zoning Designation: _____ Comp. Plan Designation: _____

RECEIVED
JUL 07 2008
COUNTY (NORTH)
DEVELOPMENT

COUNTY OF SANTA BARBARA APPEAL TO THE :

___ BOARD OF SUPERVISORS

PLANNING COMMISSION: ___ COUNTY ___ MONTECITO

RE: Project Title Ramirez SFD Addtn + Remodel

Case No. 08LUP-00000-00321

Date of Action July 1, 2008

I hereby appeal the approval ___ approval w/conditions ___ denial of the:

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___ Coastal Development Permit, decision

Land Use Permit decision

___ Planning Commission decision - Which Commission? _____

___ Planning & Development Director decision

___ Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

___ Applicant

___ Aggrieved party - if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

EXISTING STAIR / LANDING BUILT w/out PERMIT

EXISTING WINDS BUILT w/out PERMIT IN GARAGE

INSTALL GARAGE DOOR ON SIDE OF HOME & ADD

EXTRA BED ROOM INSIDE GARAGE

SHOULD ADD STAIR CASE INSIDE HOME REMOVE SPRING STAIR CASE

Reason or grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

Specific conditions imposed which I wish to appeal are (if applicable):

- a.

- b.

- c.

- d.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print name and sign - Firm

Date

Print name and sign - Preparer of this form

Date

Print name and sign - Applicant

Date

Print name and sign - Agent

Date

Print name and sign - Landowner

Date

G:\GROUP\IP&D\Digital Library\Applications & Forms\Planning Applications and Forms\AppealSubReqAPP.doc



**PLANNING & DEVELOPMENT
PERMIT APPLICATION**

SITE ADDRESS: 240 Stansbury Drive

ASSESSOR PARCEL NUMBER: 105-0532009

PARCEL SIZE (acres/sq.ft.): Gross _____ Net _____

COMPREHENSIVE/COASTAL PLAN DESIGNATION: Res. ZONING: 10-R-1

Are there previous permits/applications? no yes numbers: 08 LUP-00000-00321
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: ART PEREZ Phone: 805 9345116 FAX: 805 9340208

Mailing Address: 218 STANSBURY DR CA 93455 E-mail: _____
Street City State Zip

2. ~~Applicant~~ Amanda Pignatelli Phone: 805-264-1621 FAX: _____

Mailing Address: 260 Stansbury Dr CA 93455 E-mail _____
Street City State Zip

3. Owner: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

4. Agent: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

5. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail _____
Street City State Zip

COUNTY USE ONLY

Case Number: _____	Companion Case Number: _____
Supervisory District: _____	Submittal Date: _____
Applicable Zoning Ordinance: _____	Receipt Number: _____
Project Planner: _____	Accepted for Processing _____
Zoning Designation: _____	Comp. Plan Designation _____

COUNTY OF SANTA BARBARA APPEAL TO THE :

___ BOARD OF SUPERVISORS

PLANNING COMMISSION: ___ COUNTY ___ MONTECITO

RE: Project Title Ramirez SFD Addtn + Remodel

Case No. 08 LUP-00000-00321

Date of Action July 1, 2008

I hereby appeal the approval ___ approval w/conditions ___ denial of the:

___ Board of Architectural Review - Which Board? _____

___ Coastal Development Permit decision

Land Use Permit decision

___ Planning Commission decision - Which Commission? _____

___ Planning & Development Director decision

___ Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

___ Applicant

___ Aggrieved party - if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

EXISTING STAIR / LANDING BUILT w/out PERMIT

EXISTING CURB BUILT w/out PERMIT IN GARAGE

INSTALL GARAGE DOOR ON SIDE OF HOME & ADD

EXTRA BED ROOM INSIDE GARAGE

SHOULD ADD STAIR CASE INSIDE HOME REMOVE SPREAD STAIR CASE

Parking issues
Single family Res.

Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

Specific conditions imposed which I wish to appeal are (if applicable):

- a.

- b.

- c.

- d.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

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Print name and sign - Firm Date

Art Perez *Amanda Pignat*

Print name and sign - Preparer of this form Date

Art Perez *Art Perez*

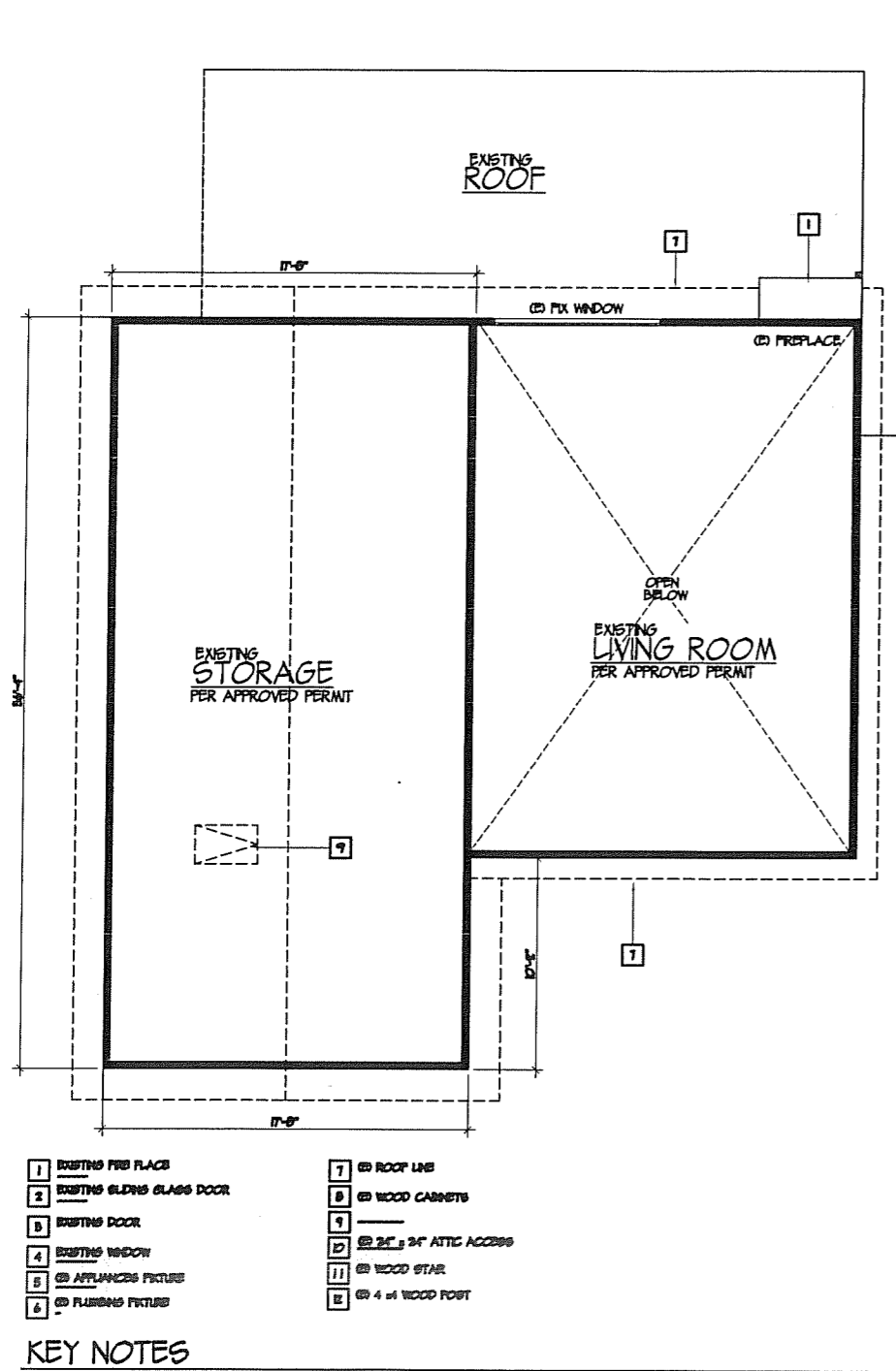
Print name and sign - Applicant Date

Print name and sign - Agent Date

Print name and sign - Landowner Date

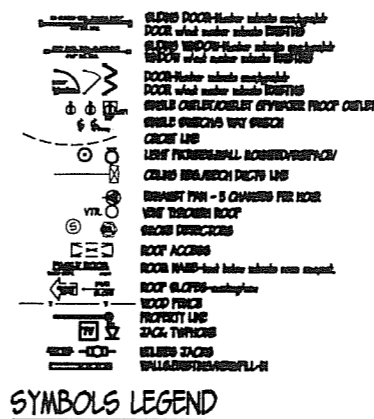
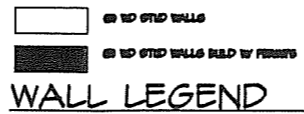
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ATTACHMENT D: PROJECT PLANS

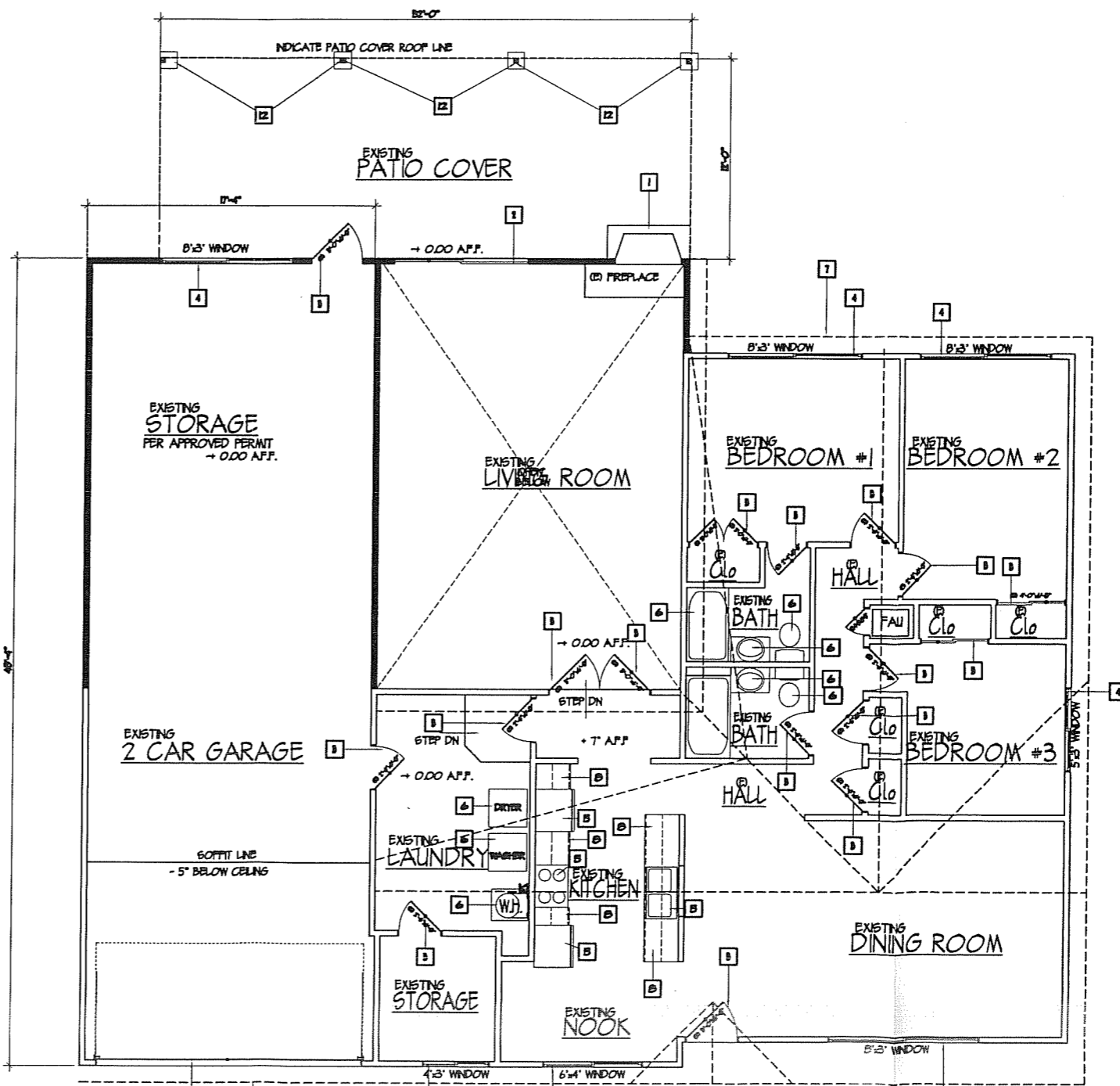


PRE-APPROVED PLANS P/PREVIOUS PERMITS # 62705, 7475, 71449
EXISTING SECOND FLOOR

SCALE 1/8"=1'-0"



GENERAL NOTES



PRE-APPROVED PLANS P/PREVIOUS PERMITS # 62705, 7475, 71449
EXISTING FIRST FLOOR

SCALE 1/8"=1'-0"

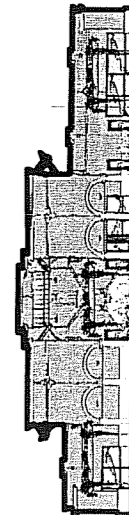


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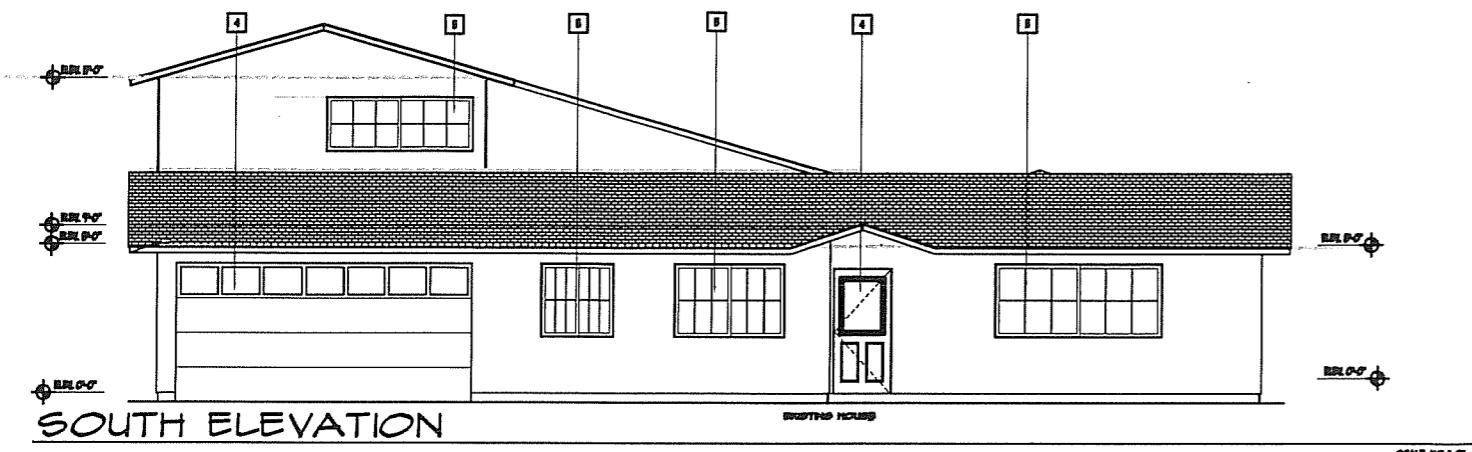
REVISIONS	DATE	DESCRIPTION	BY

PROJECT NAME: CODE ENFORCEMENT & TENANT IMPROVEMENTS
JOB ADDRESS: 240 61st AVE, SANTA ANITA, CA 94355
OWNER NAME: RAUL & JOVITA RAMIREZ
OWNER ADDRESS: 240 61st AVE, SANTA ANITA, CA 94355
PHONE: 805-94-5748
A.P.N.: 025-028-007
SHEET TITLE: APPROVED PLANS P/PERMIT # 62489, 7475, 71449
APPROVED FIRST & SECOND FLOOR PLAN

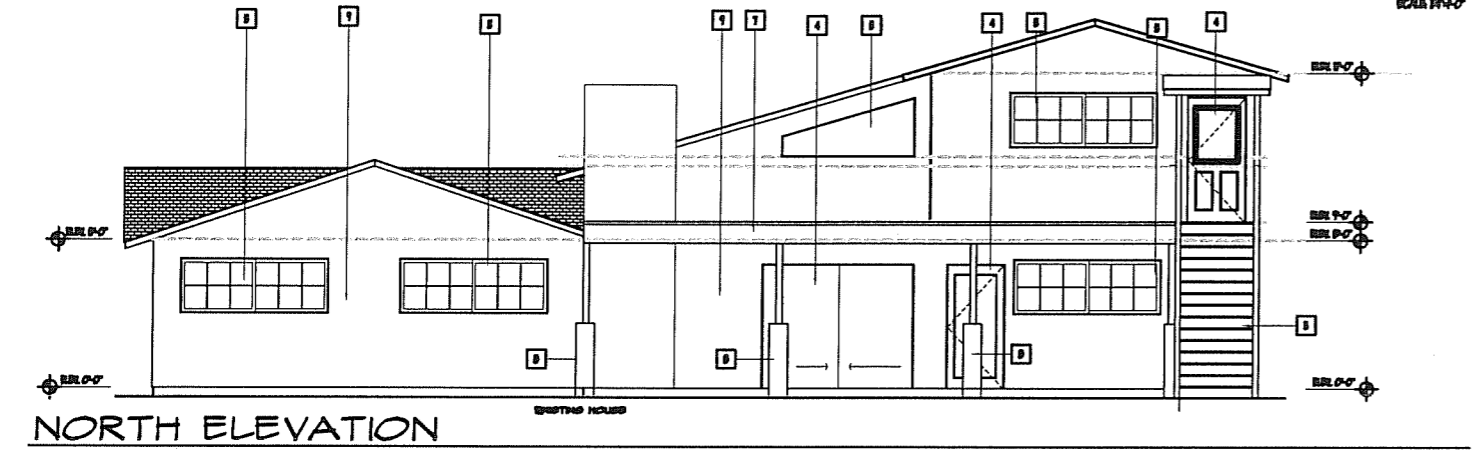
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SHEET NO.: **A-11**



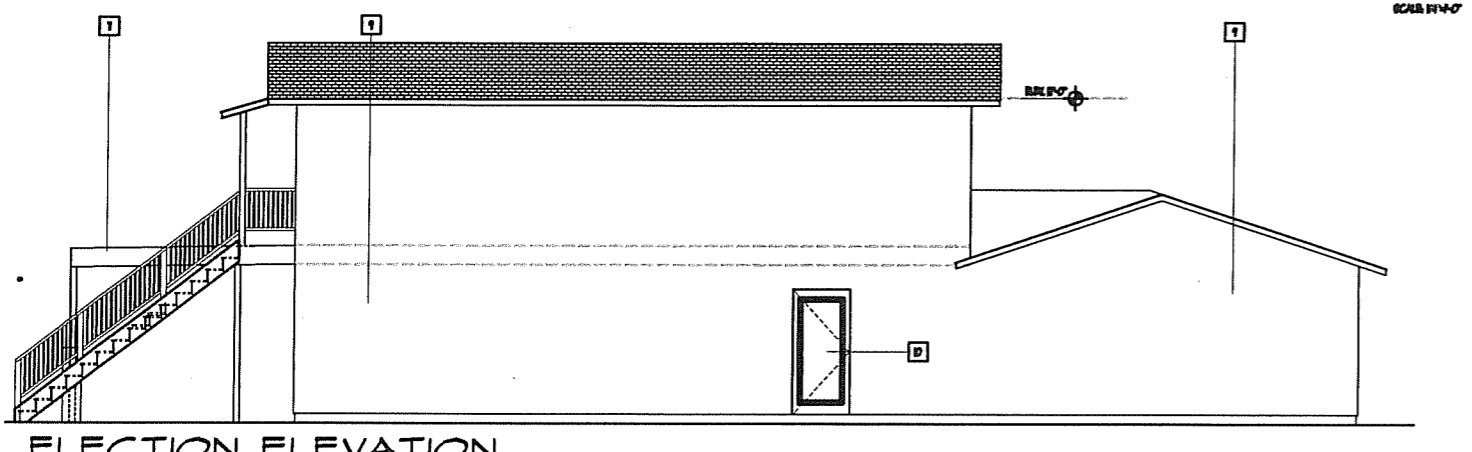
OMWICO
 Cad design group
 110 S. PINE ST. STE. 100
 SANTA ANITA, CA 94355
 PH (805) 922 4751
 FX (805) 922 4752
 EMAIL: info@omwico.com



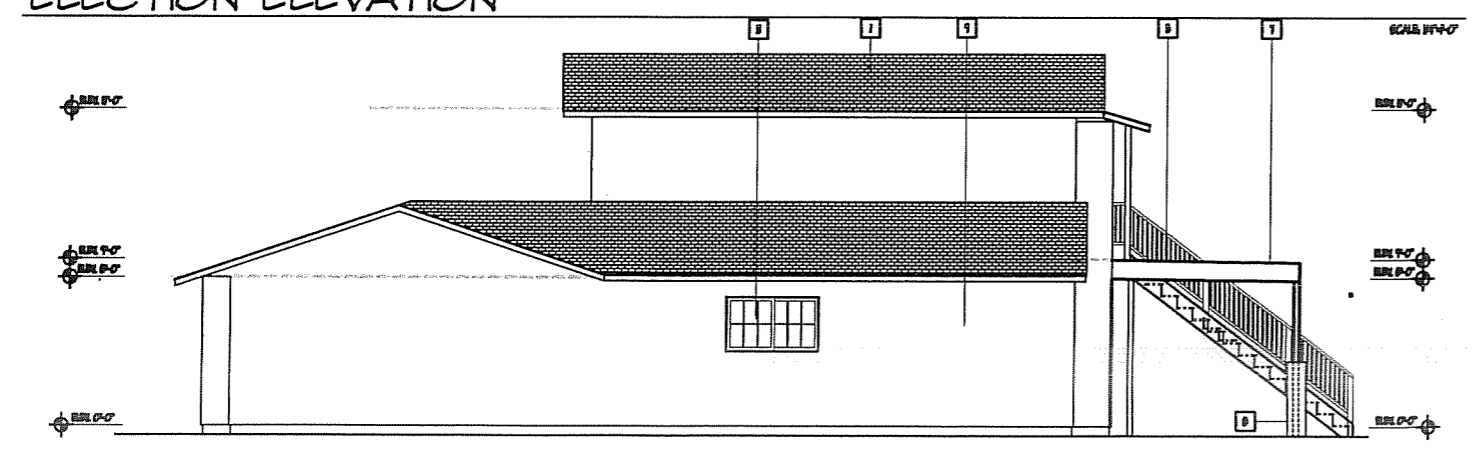
SOUTH ELEVATION



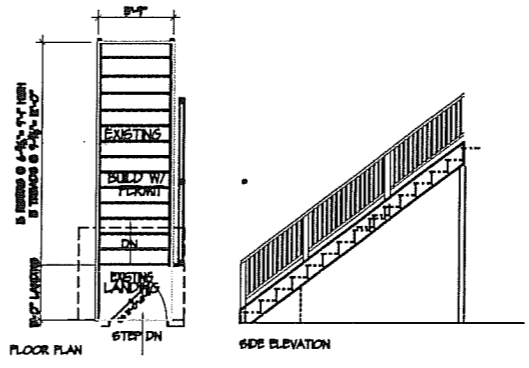
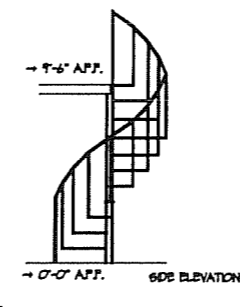
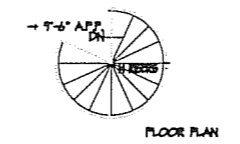
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



STAIR DETAILS

- 1 AERIAL ROOT BRUSHES OVER FLY PAPER
- 2 1/2" CDL PLYWOOD PANEL 1/2" OVER 24" W/ 1/2" AT EDGES & 1" AT TR.
- 3 EXISTING WOOD STAIR BY HANDRAIL
- 4 EXISTING DOOR
- 5 EXISTING WINDOW
- 6 EXISTING BRICK
- 7 EXISTING PHOTO COVER
- 8 EXISTING COLUMN
- 9 EXISTING 1" THK BRICK
- 10 NEW DOOR
- 11 NEW 5/8" FINISH BOARD
- 12 NEW FLOOR COLUMN FOR OTHER SELECTION
- 13 REBAR EXISTING ROOF STRUCTURE
- 14 NEW FLOOR TRIM BOARD FOR OTHER SELECTION

KEY NOTES

OMIVICO
Cad design group

110 S. PINE ST. STE. 100
SANTA ANA, CA 92705
PH (714) 822 4731
FAX (714) 822 4732
EMAIL omivico@earthlink.net

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REVISIONS	
NO.	DESCRIPTION

PROJECT NAME:	CODE ENFORCEMENT & TENANT IMPROVEMENTS
JOB ADDRESS:	240 STANBURY SANTA ANA CA 92705
OWNER NAME:	RAUL & JOVITA RAMIREZ
OWNER ADDRESS:	240 STANBURY SANTA ANA CA 92705
PHONE:	805-84-5748
A.P.N.:	05-059-001
SHEET TITLE:	ELEVATIONS & STAIR DETAILS

STATUS:	
DATE:	04-28-08
DRAWING SIZE:	24x36
SHEET:	1 of 6
SHEET NO.:	A-3-1