

May 3, 2026

VIA EMAIL & ACCELA

Director Lisa Plowman
Travis Sowards, Deputy Director
Willow Brown, Senior Planner
123 E Anapamu St,
Santa Barbara, CA 93101
Via email at: lplowman@countyofsb.org
tseowards@countyofsb.org
wbrown@countyofsb.org

**RE: Appeal of Determination Deeming Ministerial ADU Application Incomplete – 3202
Serena Ave., Carpinteria, CA 93013**

Dear Director Plowman and County Planning Commission:

Pursuant to the Santa Barbara County Code §§ 35-182.2 and 35-182.4(A)(2)(b), the applicant Tyler Quiel, on behalf of the Sandoval Quiel Revocable Living Trust (“Applicant”), hereby timely appeals the County of Santa Barbara’s Planning and Development’s (“County”) “Determination of Application Incompleteness” dated April 23, 2026 (“Determination”), issued in connection with Case No. 26CDP-00025.

I. APPELLANT AND INTEREST IN THE DECISION (§ 35-182.2(C)(1)(A))

Appellant, Tyler Quiel, acting as Trustee of the Sandoval Quiel Revocable Living Trust, is the applicant of record for Case No. 26CDP-00025. As both the property owner and applicant, Appellant has a direct, immediate, and substantial interest in the Determination.

II. DECISION APPEALED (§ 35-182.2(C)(1)(B))

The Determination of Application Incompleteness dated April 23, 2026, signed by Willow Brown of the Development Review Division, including all listed items and any conditions, requirements, and interpretations contained therein.

III. GROUNDS FOR APPEAL (§ 35-182.2(C)(1)(C)–(D))

The Determination is inconsistent with applicable laws on multiple independent grounds, including, but not limited to, those set forth below.

A. The Determination constitutes error and a prejudicial abuse of discretion in failing to comply with California’s ADU statutes.

Pursuant to § 35-182.2(C)(1)(d), Appellant specifically claims error and abuse of discretion on the part of the decision-maker. The Determination fails to proceed in the manner required by law (see Code Civ. Proc. § 1094.5(b)) and reflects a disregard for the streamlining mandates of California’s ADU statutes (Gov. Code §§ 66310 et seq., including the ministerial-legalization mandate of § 66311.7 for pre-2020 habitable units). The cumulative effect of the Determination, applying supplemental checklists, substantive design requirements, among other substantive issues, is arbitrary and capricious and exceeds the County’s statutory authority.

B. The Determination unlawfully imposes substantive and discretionary conditions on a ministerial ADU approval, including off-site requirements to widen roads on neighboring properties.

Several provisions of the Determination impose multiple affirmative, discretionary conditions, including off-site requirements that would necessitate widening roads on neighboring properties not owned or controlled by the Trust, as well as other similar unlawful requirements.

C. The Determination conditions the ministerial legalization of a pre-2020 habitable unit on the County's 68 unspecified case-specific submittal checklists in violation of Gov. Code §§ 66311.7.

Appellant’s application seeks recognition and legalization of an existing detached structure (a converted garage / third structure on the parcel assigned as 3202 Serena Avenue, APN 005-340-006), with a documented history as a habitable living unit prior to January 1, 2020, as an accessory dwelling unit. The application is brought under California Government Code § 66311.7.

Notwithstanding the express ministerial-approval mandate of § 66311.7, the Determination requires compliance with “all details requested on the County’s application checklists” and hyperlinks the County’s online submittal-materials directory, which lists 68 distinct case-specific submittal checklists.

This approach is grossly disproportionate to a § 66311.7 legalization of a pre-2020 habitable unit and is irreconcilable with the streamlining mandates of California’s ADU statutes (Gov. Code §§ 66310 et seq.), which establishes a ministerial-approval framework.

D. Reservation of right to supplement grounds.

The foregoing grounds satisfy the requirements of § 35-182.2(C) and provide a clear, complete, and concise statement of the legal and factual reasons why the Determination is inconsistent with applicable law. Given the ten-calendar-day appeal filing window prescribed by § 35-182.2(B)(1)(a), the breadth and number of items raised by the Determination, and the multiple substantive and procedural issues each item implicates, Appellant expressly reserves the

right to supplement, refine, and expand these grounds, including by submission of further written argument, evidence, expert input, and legal authority, upon acceptance of the appeal and in advance of the hearing before the Planning Commission.

Appellant respectfully observes that any rejection of this appeal under § 35-182.2(D) would itself be subject to judicial review under Code of Civil Procedure § 1085. Appellant relies in good faith on the Department's adherence to the procedural protections of § 35-182.2, and applicable state ADU authority in the disposition of this appeal.

IV. PROCEDURAL COMPLIANCE AND EFFECT OF FILING

This appeal is timely filed within ten (10) calendar days of the April 23, 2026 Determination in compliance with § 35-182.2(B)(1)(a).

V. RESERVATION OF RIGHTS

This appeal is filed in good faith. Appellant remains willing to work cooperatively with the County to process this application consistent with applicable law.

Appellant expressly reserves all rights, claims, defenses, damages, and remedies under federal, state, and local law, including but not limited to; California Government Code §§ 66300 et seq., and 66310 et seq.; the Housing Accountability Act; California's ADU and JADU statutes; due process and equal protection rights under the California and United States Constitutions; all rights, claims, defenses, damages, and remedies asserted or available in any pending proceeding between Appellant or the Trust and the County; and any other applicable law.

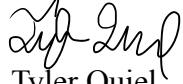
Filing of this appeal shall not be construed as: (i) a waiver of any right, claim, damages, defense, or remedy; (ii) acquiescence in any portion of the Determination; (iii) agreement that any item identified in the Determination is properly classified as a completeness item; (iv) consent to any extension of the time limits established by law; (v) agreement with, admission of, or acquiescence in any factual assertion, timeline, sequence of events, project description, characterization, or other recital contained in the Determination, the accompanying Project Description, or any prior or subsequent County communication; or (vi) concession that the April 23, 2026 Determination is a valid or operative determination. Appellant disputes any such assertions to the extent they are inconsistent with the laws and facts as Appellant understands them and reserves the right to contest each in any appropriate forum.

Appellant reserves the right to amend or supplement this appeal, to introduce additional evidence and argument at the hearing on this matter, and to pursue all administrative and judicial remedies, including but not limited to writ relief under Code of Civil Procedure § 1085.

VI. Relief Requested

Appellant respectfully requests that the Planning Commission direct that the application be processed and approved as mandated by California's ADU statutes (Gov. Code §§ 66310 et seq., including § 66311.7), without the imposition of discretionary review items, supplemental checklists, substantive design requirements, or other discretionary conditions not authorized by law.

Sincerely,



Tyler Quiel

Trustee of the Sandoval Quiel Revocable Living Trust

3196 Serena Avenue

Carpinteria, CA 93013

tyler@quiel.com