



PLANNING & DEVELOPMENT

APPEAL FORM

2015 DEC 18 PM 2:11

SITE ADDRESS: 300 Hot Springs Road, Montecito, CA 93108

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

ASSESSOR PARCEL NUMBER: 009-640-001

Are there previous permits/applications? no yes numbers: 90-CP-091RV01 & others
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: 91-ND-039

1. Appellant: Steven A. Amerikaner Phone: 805-882-1407 FAX: 805-965-4333

Mailing Address: 1020 State Street, Santa Barbara, CA 93101 E-mail: SAmerikaner@bhfs.com
Street City State Zip

2. Owner: Montecito Retirement Association/Casa Dorinda Phone: 805-969-8011 FAX:

Mailing Address: 300 Hot Springs Road, Montecito, CA 93108 E-mail:
Street City State Zip

3. Agent: Steven A. Amerikaner Phone: 805-882-1407 FAX: 805-965-4333

Mailing Address: 1020 State Street, Santa Barbara, CA 93101 E-mail: SAmerikaner@bhfs.com
Street City State Zip

4. Attorney: Steven A. Amerikaner Phone: 805-882-1407 FAX: 805-965-4333

Mailing Address: 1020 State Street, Santa Barbara, CA 93101 E-mail: SAmerikaner@bhfs.com
Street City State Zip

COUNTY USE ONLY

Case Number: _____ Companion Case Number: _____
Supervisorial 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 Casa Dorinda Master Plan Update

Case No. 14RVP-00000-00005, 14CUP-00000-00002, 15GOV-00000-00004, 15NGD-00000-00003

Date of Action 12/16/2015

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

Other: Appeal of decision directing that a Focused EIR ~~relating to Historical Resources~~ ^{SAA} be prepared

Board of Architectural Review – Which Board? _____

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? Montecito

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:

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.

Please see attached.

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

- a. _____
- b. _____
- c. _____
- d. _____

MONTECITO RETIREMENT ASSOCIATION -- CASA DORINDA

**GROUNDS FOR APPEAL FROM THE DECISION OF THE
MONTECITO PLANNING COMMISSION
TO THE
SANTA BARBARA BOARD OF SUPERVISORS**

Case Nos.: 14RVP-00000-0005
 14 CUP-00000-0002
 15 GOV-00000-00004

Environmental Document: 15 NGD-00000-00003

Decision Appealed: Decision of the Montecito Planning Commission dated December 16, 2015 directing that a Focused Environmental Impact Report be prepared relating to construction of a new two-way access bridge from Olive Mill Road and demolition of the bridge currently used for egress from the campus to Olive Mill Road, including impacts to historical resources, riparian habitat and other applicable issue areas.

Grounds for Appeal:



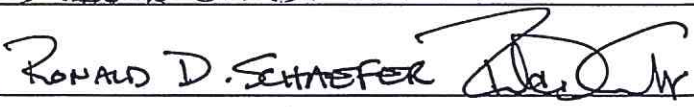
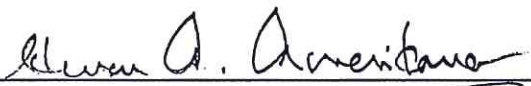

1. There is no substantial evidence in the record to support a fair argument that the bridge construction and bridge demolition, as mitigated with the mitigation measures identified in the Proposed Final Mitigated Negative Declaration dated October 1, 2015, may result in a significant effect on the environment.
2. CEQA does not authorize the County to require preparation of an environmental impact report under the facts in the record in this matter.

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.

Brownstein Hyatt Farber Schreck, LLP		12/17/2015
Print name and sign - Firm		Date
Steven A. Amerikaner		12/17/2015
Print name and sign - Preparer of this form		Date
Montecito Retirement Association/Casa Dorinda		12/17/2015
Print name and sign - Applicant		Date
Steven A. Amerikaner		12/17/2015
Print name and sign - Agent		Date
Montecito Retirement Association/Casa Dorinda		12/17/2015
Print name and sign - Landowner		Date



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountysplanning.org

AUTHORIZATION OF AGENT

Please fill in the following form including signatures. All signatures must be completed. If one or more of these signatures are the same, simply re-sign.
Thank you.

I hereby authorize the following person to act as my agent for the property located at:

STREET ADDRESS 300 Hot Springs Road
CITY, STATE, ZIP CODE: Montecito, CA 93108
ASSESSOR'S PARCEL NUMBER: 009-640-001

OWNER:

NAME Montecito Retirement Association/Casa Dorinda
STREET ADDRESS 300 Hot Springs Road
CITY, STATE, ZIP CODE: Montecito, CA 93108
DAYTIME PHONE 805-969-8011

PRINT NAME Ronald D. Schaefer
SIGNATURE [Signature]
TITLE PRESIDENT, M.R.A.
(Property Owner, Partner, Corporation Officer, Specify Other)
DATE 17 December, 2015

AGENT:

NAME Steven A. Amerikaner
FIRM NAME (IF ANY) Brownstein Hyatt Farber Schreck, LLP
STREET ADDRESS 1020 State Street
CITY, STATE, ZIP CODE Santa Barbara, CA 93101
DAYTIME PHONE 805-882-1407

PRINT NAME Steven A. Amerikaner
SIGNATURE-AGENT [Signature]
DATE 17 December 2015