

ATTACHMENT 1

**DIRECTOR DECISION
 APPEALED TO THE BOARD OF SUPERVISORS
 December 15, 2014**

Case Number: N/A	Title:	Appeal of Consent to Transfer Agreement, Santa Barbara Ranch Inland Development Agreement	
APN: Various	Applicant:	SBRHC, Inc.	
Area: Gaviota	Appealed by:	Greg Garmon, Standard Portfolios, LLC (Agent for SBRHC, Inc.)	
District: Third	Date appealed:	December 15, 2014 at 10:58 a.m.	
	Director Decision		Board of Supervisors
Hearing Dates:	December 5, 2014	Denied Consent to Transfer Agreement	
Fee Paid:			\$648.26
APPELLANTS REASON FOR APPEAL: See attached appeal form.			
FACILITATION: N/A			
OUTCOME OF BOS HEARING:			

cc: Glenn Russell, Director
 Dianne M. Black, Assistant Director
 Alice McCurdy, Deputy Director
 Records Management
 Elisa Moser, Accounting
 Petra Leyva, Building & Safety
 David Villalobos, Hearing Support



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Appeal to the Board of Supervisors or Planning Commission (County or Montecito)

2014 DEC 15 AM 10:58
COUNTY OF SANTA BARBARA
OFFICE OF THE
PLANNING AND DEVELOPMENT

APPEAL TO THE BOARD OF SUPERVISORS OR PLANNING COMMISSION (APL) on the issuance, revocation, or modification of:

- All Discretionary projects heard by one of the Planning Commissions
- Board of Architectural Review decisions
- Coastal Development Permit decisions
- Land Use Permit decisions
- Planning & Development Director's decisions
- Zoning Administrator's decisions

THIS PACKAGE CONTAINS

- ✓ APPLICATION FORM
- ✓ SUBMITTAL REQUIREMENTS

AND, IF ✓'D, ALSO CONTAINS

South County Office 123 E. Anapamu Street Santa Barbara, CA 93101 Phone: (805) 568-2000 Fax: (805) 568-2030	Energy Division 123 E. Anapamu Street Santa Barbara, CA 93101 Phone: (805) 568-2000 Fax: (805) 568-2030	North County Office 624 W. Foster Road, Suite C Santa Maria, CA 93455 Phone: (805) 934-6250 Fax: (805) 934-6258	Clerk of the Board 105 E. Anapamu Street Santa Barbara, CA 93101 Phone: (805) 568-2240 Fax: (805) 568-2249
Website: www.sbcountyplanning.org			



**PLANNING & DEVELOPMENT
APPEAL FORM**

SITE ADDRESS: _____ Santa Barbara Ranch _____

ASSESSOR PARCEL NUMBER: _____

Are there previous permits/applications? no yes numbers: Numerous previous approvals
(include permit# & lot # if tract)

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

1. Appellant: Standard Portfolios LLC Phone: (626) 263-5109 FAX: _____

Mailing Address: 488 E. Santa Clara Street, Suite 304, Arcadia, CA 91006 E-mail: info@standardportfolios.com
Street City State Zip

2. Owner: SBRHC, LLC by Standard Portfolios as agent Phone: Same FAX: Same

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

3. Agent: _____ Phone: _____ FAX: _____

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

4. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail _____
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 _____

2011 DEC 15 AM 10:58
COUNTY OF SANTA BARBARA
CLERK OF THE COUNTY

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.

SEE ATTACHED LETTER

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

- a.

- b.

- c.

- d.



Standard Portfolios, LLC

VIA OVERNIGHT MAIL

Glenn S. Russell, PhD., RPA
Director, Planning and Development
County of Santa Barbara
123 Anapamu St.
Santa Barbara, CA 93101-2030

Re: Appeal of Denial of Consent to Transfer Agreement – Santa Barbara Ranch Inland Development Agreement

Dear Dr. Russell:

I represent Standard Portfolios LLC, which has entered into a purchase and sale agreement with SBRHC, LLC to purchase SBRHC's entire interest in Santa Barbara Ranch, including the inland portion of the project that is subject to the Inland Development Agreement. As you know, on December 1, 2014, SBRHC sent you a letter requesting the County's consent to the Transfer Agreement enclosed with that letter and requesting that the County communicate with Standard Portfolios regarding any information the County would require in connection with providing its consent. In that regard, attorney Stanley Lamport contacted Dianne Black on December 3 to discuss the transfer of the Inland Development Agreement and the information Standard Portfolios should provide in that regard. Ms. Black was about to leave on vacation at that point, and she and Mr. Lamport discussed scheduling a meeting next week, which we have been working on coordinating with Ms. Black's assistant.

We are in receipt of your December 5, 2014 letter to Mr. Umhoff indicating your refusal to consent to the transfer based on lack of information and informing Mr. Umhoff that an appeal to the Board of Supervisors may need to be filed within 10 days of your decision. In that regard, SBRHC has designated Standard Portfolios as its agent for purposes of filing and prosecuting such an appeal.

In its capacity as SBRHC's agent and in its capacity as the buyer of SBRHC's interest in Santa Barbara Ranch, Standard Portfolios hereby appeals your decision to the Board of Supervisors.



COUNTY OF SANTA BARBARA

Planning and Development

www.tbcountyplanning.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:
FOR PURPOSE OF FILING AND PROSECUTING AN APPEAL OF THE COUNTY'S DENIAL OF A REQUEST FOR CONSENT TO TRANSFER INLAND DEVELOPMENT AGREEMENT

STREET ADDRESS SANTA BARBARA RANCH INLAND PROJECT SITE
CITY, STATE, ZIP CODE: SANTA BARBARA COUNTY, CA
ASSESSOR'S PARCEL NUMBER: SEE ATTACHED LIST OF APNS. SEE ALSO ATTACHED LEGAL DESCRIPTION FROM INLAND DEVELOPMENT AGREEMENT

OWNER:

NAME SBRHC, INC.
STREET ADDRESS C/O SEED MACKALL LLP, 1332 ANACAPA STREET, SUITE 200
CITY, STATE, ZIP CODE: SANTA BARBARA, CA 93101 ATTENTION: PETER A. UMOFF
DAYTIME PHONE 805-963-0669

PRINT NAME JOHN MONTGOMERY
SIGNATURE [Signature]
TITLE VICE PRESIDENT
(Property Owner, Partner, Corporation Officer, Specify Other)
DATE 12/2/14

AGENT:

NAME STANDARD PORTFOLIOS, LLC
FIRM NAME (IF ANY)
STREET ADDRESS 488 E. SANTA CLARA STREET, SUITE 304
CITY, STATE, ZIP CODE . ARCADIA, CA 91006
DAYTIME PHONE (626) 263-5109

PRINT NAME GREG GARMON
SIGNATURE-AGENT [Signature]
DATE 12-2-14

APN# for Development Agreement Inland Dos Pueblos Ranch

079-090-30 (Portion)

EXHIBIT A-1

Description of the SBR Inland Site

(to be inserted; consists of legal description)

Legal Description
Development Agreement Inland
Santa Barbara Ranch

Being all of Blocks 20, 21, 25, 26, 46 through 53, 104, 105, 107, 108, 133, 134, 135, 136, 162, 163, 185, 196, 200 and 246 of the Official Map of the Town of Naples, in the County of Santa Barbara, State of California, as shown on the map thereof recorded in Book 99, Pages 4 through 9, inclusive, of Official Maps.

Except therefrom that portion that lies southerly of the Coastal Zone boundary line as shown on the Regulatory and Jurisdictional Boundaries, Coastal Zone Map Sheet 123, Dos Pueblos Canyon, approved by the California Coastal Commission on December 8, 2004.

EXHIBIT A-2

Depiction of the SBR Inland Site

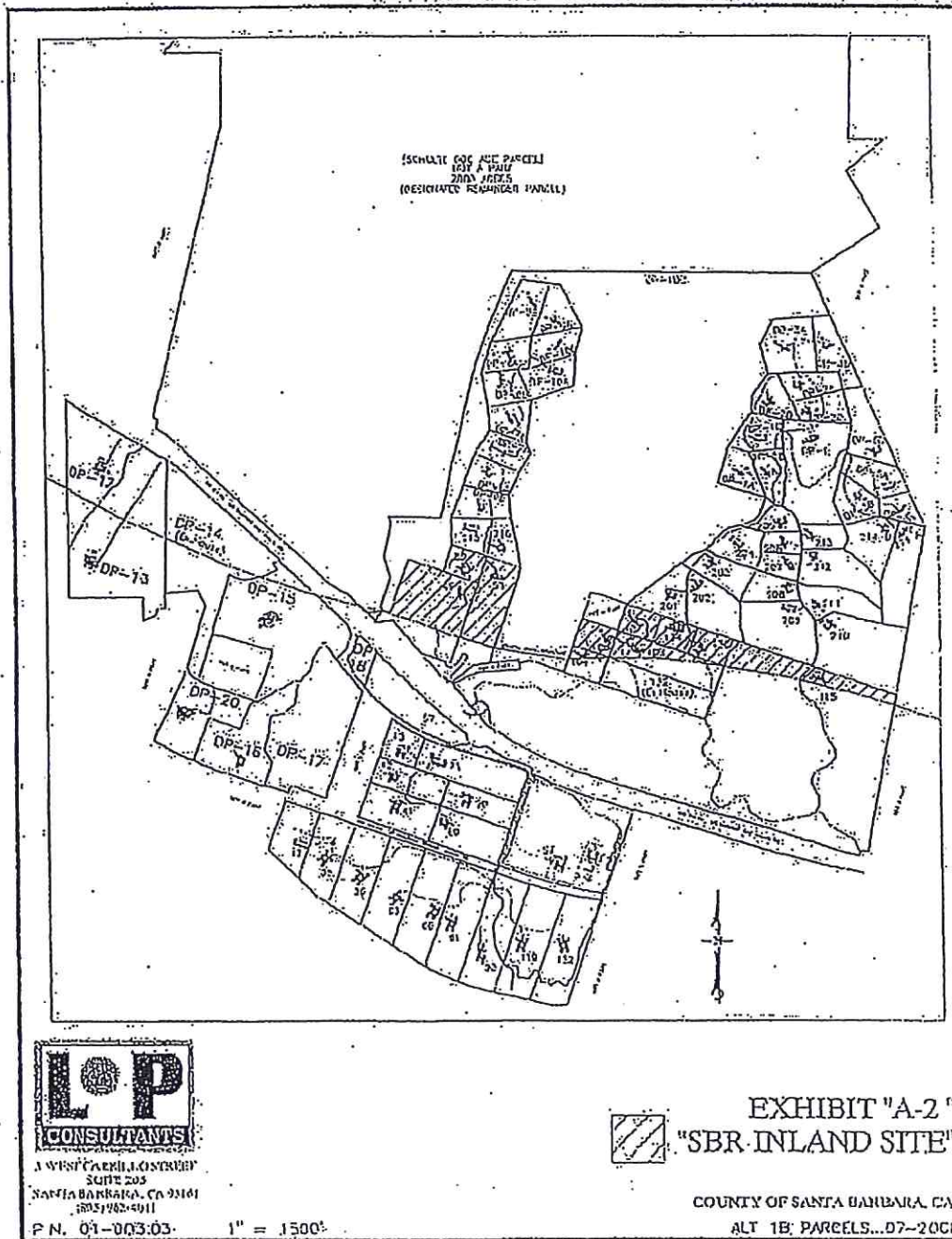


EXHIBIT A-3

Description of the DPR Inland Site

(to be inserted; consists of legal description)

**Legal Description
Development Agreement Inland**

Dos Pueblos Ranch

Being that portion of Parcel A of Parcel Map 12264, in the County of Santa Barbara, State of California, as shown on the map thereof recorded in Book 16, Pages 53 through 56, inclusive, of Parcel Maps, in the Office of the County Recorder of said County described as follows:

Beginning at the northeasterly corner of Block 200 of the Official Map of the Town of Naples, in the County of Santa Barbara, State of California, as shown on the map thereof recorded in Book 99, Pages 4 through 9, inclusive, of Official Maps, in the Office of the County Recorder of said County;

Thence West along the northerly line of said Block 200 a distance of 5,984.07 feet;

Thence North $11^{\circ}00'33''$ East, a distance of 1,896.85 feet;

Thence North $18^{\circ}12'50''$ East, a distance of 1,370.94 feet;

Thence North $89^{\circ}27'14''$ East, a distance of 3,766.10 feet to a point in the easterly line of said Parcel A;

Thence southerly along said easterly line South $24^{\circ}02'22''$ East, a distance of 3,504.00 feet to the Point of Beginning.

Except therefrom that portion that lies southerly of the Coastal Zone boundary line as shown on the Regulatory and Jurisdictional Boundaries, Coastal Zone Map Sheet 123, Dos Pueblos Canyon, approved by the California Coastal Commission on December 8, 2004.

EXHIBIT A-4

Depiction of the DPR Inland Site

