

CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING & SAFETY DIVISION 564-5485
FAX NUMBER 564-5476
HOUSING & REDEVELOPMENT DIVISION 564-5461
FAX NUMBER 564-5477
PLANNING DIVISION 564-5470
FAX NUMBER 897-1904
DIRECTOR'S OFFICE 564-5502
FAX NUMBER 564-5506



630 GARDEN STREET
POST OFFICE BOX 1990
SANTA BARBARA, CA 93102-1990

NOTICE AND ORDER OF THE BUILDING OFFICIAL DANGEROUS / SUBSTANDARD / ILLEGAL BUILDING

DATE: July 8, 2003

Dyc, Linda
911 Tennyson Lane
Ventura, CA 93003

CERTIFIED MAIL RETURN
RECEIPT REQUESTED Article #
7002 3150 0001 1487 5695

SUBJECT: A.P.N.: 021-143-005
SITE ADDRESS: 1801 Stanwood Drive
ENFORCEMENT CASE NO.: ENF2003-00459

Property Owner / Manager:

Property records indicate that you are the owner(s) of the Property.

This Building and Safety Division for the City of Santa Barbara has investigated a complaint/referral relative to your Property. As a result of our investigation, the Building Official has found the Property to be in violation of Santa Barbara Municipal Code section 22.04.010 as follows:

1. CODE SECTION:

22.90.030 New Construction Prohibited.

A. All new construction is prohibited on the parcels which are located entirely or partially within the boundary of Slide Mass C, except as provided in this Chapter 22.90. The existing parcels located entirely or partially within Slide Mass C are identified in Section 22.90.050, Parcels Within Slide Mass C.

B. It shall be unlawful to erect, produce, permit, maintain or keep any new construction on a parcel which is located entirely or partially within the boundary of Slide Mass C, in violation of the provisions of this Chapter.

VIOLATION:

A new foundation was constructed for a substandard structure located in Slide Mass C of the Conejo Slide Area. See photos 1 & 2.



Notice & Order of the Building Official
1801 Stanwood Drive – ENF2003-00459
July 8, 2003

REMEDY:

Demolish & remove the structure and the illegally constructed foundation. The investigation fee to be determined.

The Building Official has determined that the violations on the Property must be abated as stated above. This Notice and Order ("Order") requires that all plans, specifications and calculations be submitted, required permits be secured, and the work physically commenced **IMMEDIATELY** or **WITHIN 60 DAYS** from the date of this Order and completed **WITHIN 90 DAYS** of the date of this Order.

Any person having record title or legal interest in the Property may, at the discretion of the Building Official, appeal this Order in writing within ten days from the date of service of this Order.

If any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official (i) will order the Property vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against the Property or its owner.

If this Order is regarding a "dangerous building" or a "substandard building" and compliance is not obtained as ordered within the time specified in this Order, and no appeal has been properly and timely filed, the Building Official may file in the Office of the County Recorder a certificate describing the Property and certifying (i) that the Property has a "dangerous building" or a "substandard building" upon it and (ii) that the owner has been so notified.

In addition, the City of Santa Barbara may use one or more of the following remedies to gain compliance:

1. **Issue administrative citations of up to \$250.00 per day for every day that a violation exists on the Property;**
2. **File a civil complaint in superior court seeking an injunction and penalties of \$250.00 per day;**
3. **File a criminal complaint in superior court alleging misdemeanor violations of the Santa Barbara Municipal Code; and**
4. **If the property is defined as "substandard housing," notify the Franchise Tax Board so that you will be prohibited from deducting any interest, taxes, depreciation, or amortization for the above-referenced property on state income taxes.**



Notice & Order of the Issuing Official
1801 Stanwood Drive -- ENF2003-00459
July 8, 2003

In order to prevent any of the foregoing from occurring, you must immediately comply with the deadlines set forth in this Order.

This Order identifies the concerns of the Building and Safety Division of the City of Santa Barbara. Other department or divisions of the City of Santa Barbara and other governmental agencies may have additional concerns or requirements.

You may contact my office at (805) 564-5485 between the hours of 7:30 and noon or 1:30 and 4:30 p.m., Monday through Friday.

Your cooperation is solicited in the resolution of this matter.

Sincerely



Craig Frick, Senior Building Inspector

Date

7-8-3

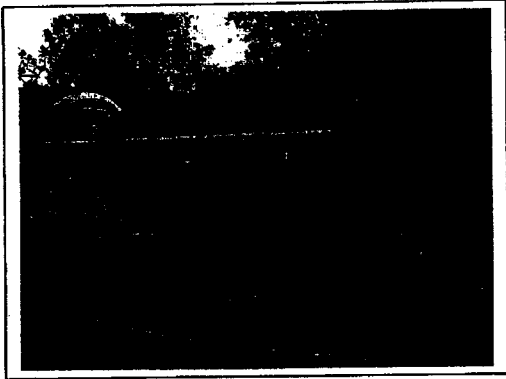
The Building and Safety Division
Community Development Department
City of Santa Barbara

Attachment: Field Investigation Images

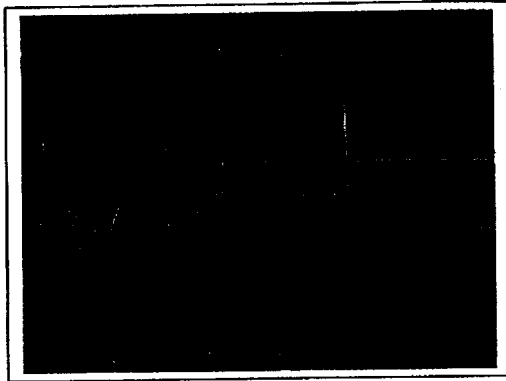


1801 Stanwood Drive
ENF2003-00459

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CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPARTMENT

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630 GARDEN STREET
POST OFFICE BOX 1990
SANTA BARBARA, CA 93102-1990

NOTICE AND ORDER OF THE BUILDING OFFICIAL DANGEROUS / SUBSTANDARD / ILLEGAL BUILDING

DATE: September 19, 2003

Linda Dye
911 Tennyson Lane
Ventura, CA 93003

CERTIFIED MAIL RETURN
RECEIPT REQUESTED Article #
7003 0500 0003 7034 0608

SUBJECT: A.P.N.: 021-143-005
SITE ADDRESS: 1801 Stanwood Drive
ENFORCEMENT CASE NO.: ENF2003-00459

Property Owner / Manager:

Property records indicate that you are the owner(s) of the Property.

This Building and Safety Division for the City of Santa Barbara has investigated a complaint/referral relative to your Property. As a result of our investigation, the Building Official has found the Property to be in violation of Santa Barbara Municipal Code section 22.04.010 as follows:

1. **CODE SECTION:**

U.C.A.D.B. 302 Dangerous Buildings: For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum



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1801 Stanwood Drive – ENF2003-00459
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requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.



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16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

VIOLATION:

Structure has become dilapidated, deteriorated, and damaged to the point that it is unsafe.

2. CODE SECTION:

22.90.030 New Construction Prohibited; Exceptions:

A. All new construction is prohibited on the parcels which are located entirely or partially within the boundary of Slide Mass C, except as provided in this Chapter 22.90. The existing parcels located entirely or partially within Slide Mass C are identified in Section 22.90.050, Parcels Within Slide Mass C.

B. It shall be unlawful to erect, produce, permit, maintain or keep any new construction on a parcel which is located entirely or partially within the boundary of Slide Mass C, in violation of the provisions of this Chapter.

C. The following new construction is excepted from the prohibitions of this section:
(i) routine repairs and maintenance to residential structures and to road, drive, and utilities improvements,
(ii) remodeling of the interior of an existing residential structure, and,
(iii) additions to an existing building which do not exceed one hundred and fifty (150) square feet of enclosed area during any twenty four (24) month period.

VIOLATION:

A new foundation was constructed for a substandard structure located in slide mass "C" of the Conejo Slide Area.

REMEDY:

The purpose of the Amended Notice and Order is to document that currently the structure located on the subject property is substandard, dilapidated and without electrical, water, gas heating provisions and may be structurally unsound. As such, the structure is considered not habitable.

It was agreed between George Estrella, Chief Building Official and your Attorney Mr. Richard Francis, that an engineering geologist would conduct an appropriate investigation of the site in accordance with SBMC Section 22.90.040 and that the findings and recommendations would be submitted to the Chief Building Official within 30 days from September 19, 2003. If a determination is made by the Building Official or on appeal to the City's Building and Fire Appeal Board that the structure may not be rehabilitate, it is the intent of this Notice and Order to



Notice & Order of the Building Official
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September 19, 2003

require that the subject structure removed from the property, which requires a relocation permit or otherwise demolished, which requires a demolishing permit; and that the site be returned to a natural state within 60 days of the final decision.

Should the Building Official or on appeal the Fire and Building Board of Appeals approve for the structure to be rehabilitated, you will be required to submit construction drawings to our office detailing all aspects of the reconstruction including a site plan, elevations, electrical, mechanical, plumbing plans and obtain a building permit with 60 days of the final decision.

If any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official (i) will order the Property vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against the Property or its owner.

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You may contact my office at (805) 564-5485 between the hours of 7:30 and noon or 1:30 and 4:30 p.m., Monday through Friday.

Your cooperation is solicited in the resolution of this matter.

Sincerely

 Date 9/19/03
George Estrella, Chief Building Official

The Building and Safety Division
Community Development Department
City of Santa Barbara

Attachment: Field Investigation Images (if applicable)



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ENF2003-00459

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