

Issue	Appellant - Owner's Response	Reference
Work is not exempted routine repair, interior remodeling or addition less than 150 SF	Declarations of former staff, code analysis and CAR discussion conclude the ordinance was intended to prevent the construction of new buildings exempting routine repairs for maintenance, interior remodeling and small additions to/of existing buildings.	See declarations and code analysis.
The home has no utilities	Water, telephone and septic are operable and electrical and gas utilities are available upon completion of routine repairs.	See City water atlas for 1809 Stanwood and Finance records for 1801 Stanwood.
The building is abandoned	Taxes were paid, the building was kept secure and the land use conforms to current zoning. There are no standards defining a building as abandoned nor prohibitions outlawing keeping a building vacant when it is secured from entry.	No evidence of such or code prohibition. SHBC §8-102.1.4 allows reoccupying buildings regardless of any time unoccupied.
The building has no access or driveway	Drive way access is from 1815 Stanwood as noted in the City street files.	See street file subdivision plans showing driveway location.
No parking is provided	Uncovered parking spaces is provided in excess of the number of spaces required by the zoning ordinance.	Building predates covered parking requirements. Adequate lot area is present to build a carport or to erect a canopy structure to create "covered" parking.
Transfer of permit	City's policy is that land use entitlements like enforcement actions run with the land.	In any case a replacement permit can be re-issued to anew owner pursuant to existing policy.
Expiration of permit	Since the permit is ministerial and meets the Conejo Ordinance exemption, a new permit may replace an expired permit. The City may toll and reinstate the original permit while work was stopped.	Current City practice and established policy.
No inspections were obtained.	Deputy inspections were performed as documented in the engineer's report.	See engineer report. City allows special inspections of deep foundations in-lieu of City inspection and the use of theEOR for such inspections has been honored for many years.
Work does not match plans	The revised plans submitted in July and August of 2007 reflect both as-built conditions and the 1949 record plans.	See revised plans provided.
Substandard conditions	Plans and proposed work will abate all substandard conditions. City inspections will confirm satisfactory repairs.	See plans and general notes provided.
Geology	Slide has never damaged the building and neighboring buildings are occupied..	City files. Interviews with neighbors.

Issue Matrix

RECORD OF SURVEY

A PORTION OF TRACT 1 FLORES RANCH SANTA BARBARA, CALIFORNIA

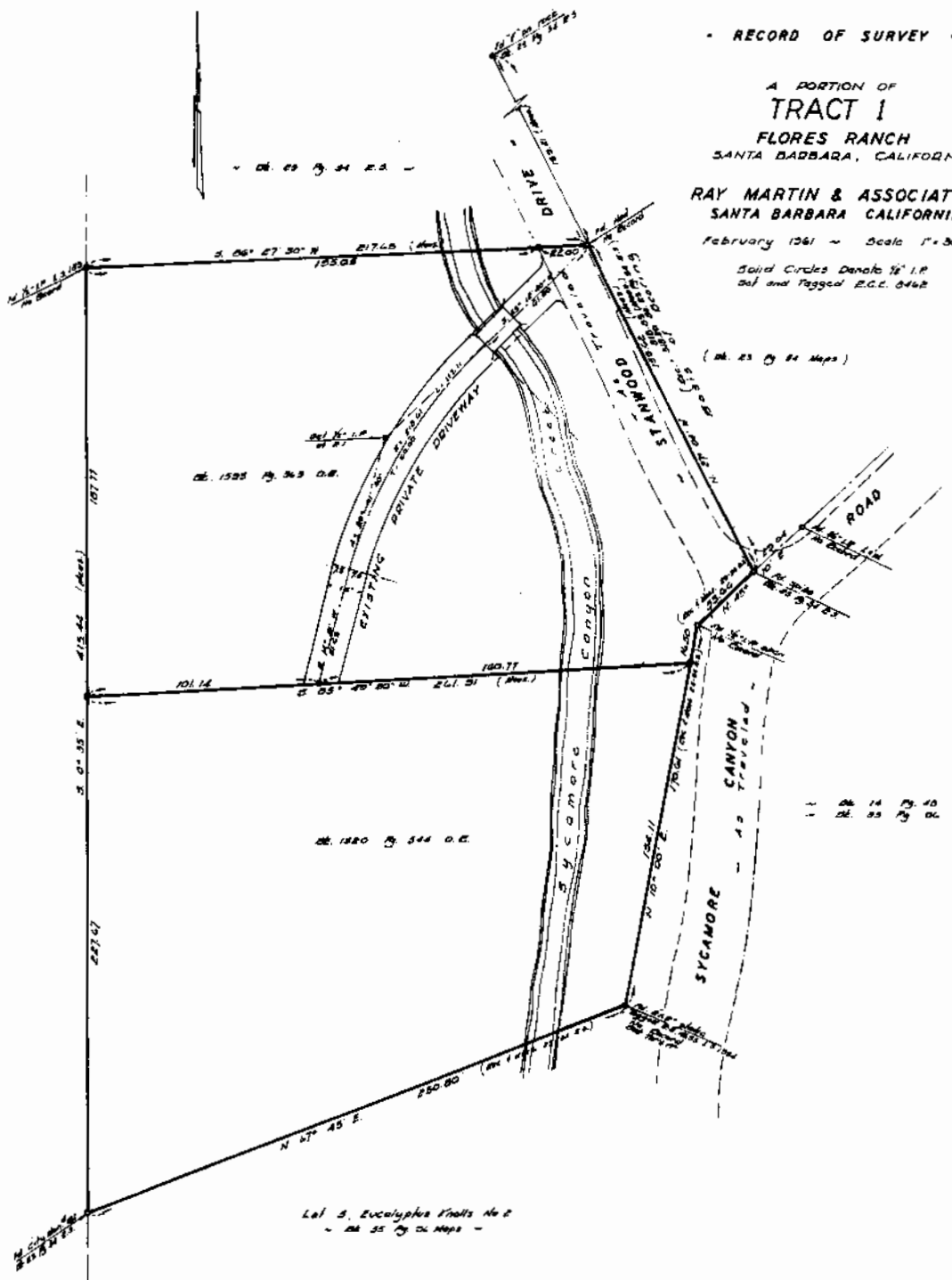
RAY MARTIN & ASSOCIATES SANTA BARBARA CALIFORNIA

February 1961 - Scale 1" = 30'

Solid Circles Denote 1/2" I.P. and Tagged E.C.C. 0462

(M. 23 By 24 Maps)

M. 14 By 20 Maps - M. 25 By 26 Maps -



SURVEYORS CERTIFICATE

This map represents a survey made by me or under my direction in accordance with the requirements of Chapter 13, Division 3, of the Business and Professions Code, at the request of Ray Martin, on February 1, 1961.

Raymond G. Martin, R.C.C. No. 2428

COUNTY SURVEYORS CERTIFICATE

This map has been examined for conformance with the requirements of Chapter 13, Division 3 of the Business and Professions Code this 20th day of MARCH, 1961.

Francis E. Corrao, County Surveyor

RECORDERS CERTIFICATE

Filed this 7th day of JUNE 1961 at 9:20 a.m. in Book 62 of Page 11 of Record of Surveys at the request of Raymond G. Martin, Civil Engineer, No. 2428.

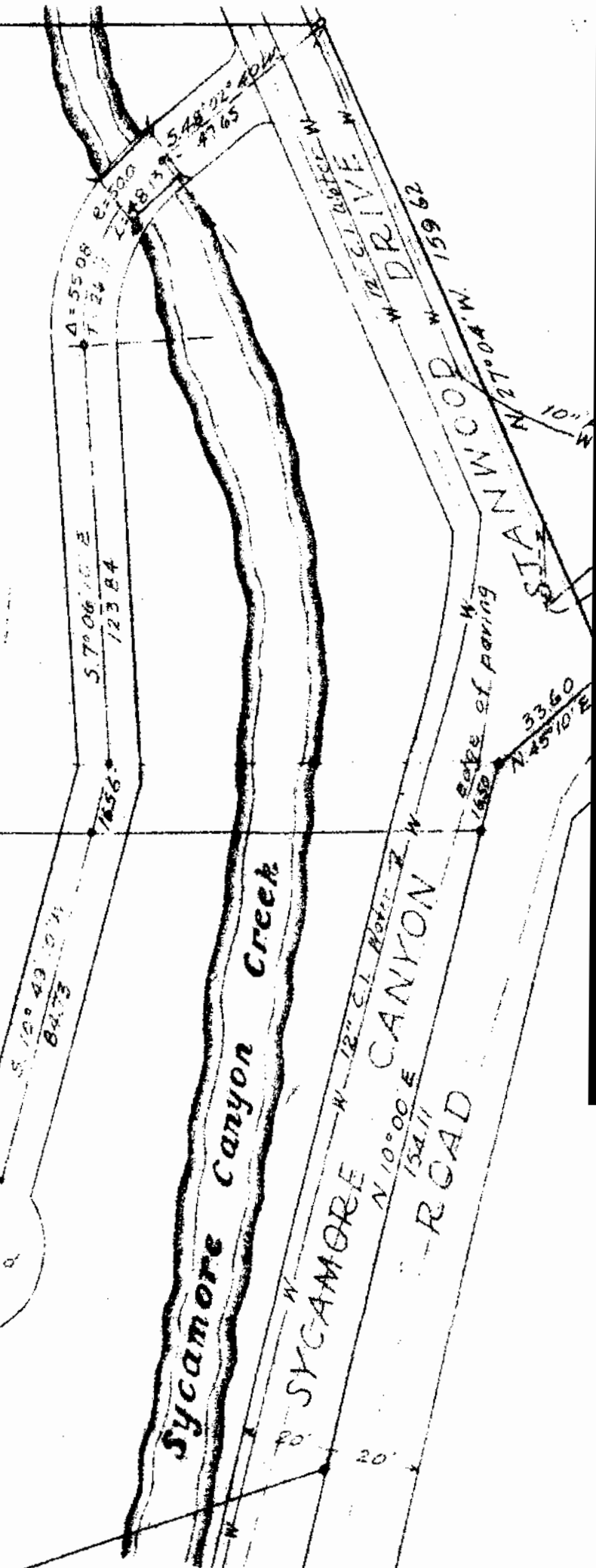
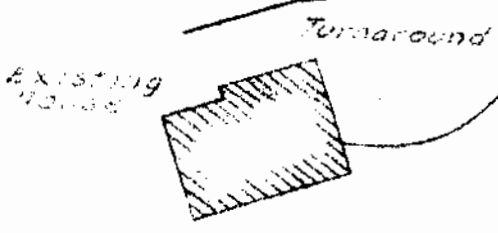
James G. Fowler by Rita Vandushkin, County Recorder, Assistant FILE NO. 19851 FEE \$5.00

217 65

(B)
100 Ac

S 85° 53' W. 261.90'
173.26'
Proposed Lot Split

(A)
1.66 Ac.



13177

10'

Edge of paving

33.60
N 45° 10' E

STANWOOD

DRIVE

Sycamore Canyon Creek

CANYON

ROAD

SYCAMORE

20'

20'

N 10° 00' E
154.11

N 12° E.L. Road 7 W

S 12° 49' 0" W
84.73

S 7° 06' 10" E
123.84

A = 55.08
T = 24

L = 813

S 48° 02' 40" W
47.65

W 159.62

N 27° 04' W

W 12° E.L. Drive W