

**NOTICE OF VIOLATION  
WARNING LETTER**

**BUILDING AND SAFETY**

**Director's Office**  
Tel: 805.564.5002  
Fax: 805.564.5058  
**Building & Safety**  
Tel: 805.564.5485  
Fax: 805.564.5478

**SUBJECT: 711 BATH STREET**  
**APN: 037-073-010 ZONE: R-MH**  
**ENFORCEMENT CASE NUMBER: ENF2023-00142**

**VIA FIRST CLASS MAIL**

Dear Property Owner/Tenant:

Property records indicate that you are the owner(s) and/or tenants of the above referenced parcel. On 6/8/2023, I inspected the subject property in response to a complaint received by our office and discovered a/several violation(s) of the Santa Barbara Municipal Code, described below.

The purpose of this notice is to inform you of the violation(s) on the subject property, to give you a reasonable timeframe to abate the violation(s), and to inform you of the consequences of not abating the violation(s) or repeating the violation(s).

**DESCRIPTION, REMEDY & FINAL ABATEMENT DATE OF VIOLATION(S):**

Please be advised that the below items are in violation of the Santa Barbara Municipal Code and/or the California Codes) SBMC 22.04.010, 2022 CRC 105.1, CMC 104.1, CPC 104.1, CEC 89.108.4.1., 2022 CEnergyC, 100.0 (a thru f).

**Unit 2 Violations:**

1. Installation of new water heater and supporting platform at North elevation without a permit. Additional Code Violations: CPC 502.1
2. Unpermitted new in-ground ejector pump, associated plumbing (building sewer).
3. Unpermitted new electrical near north property line (between structure and PL).
4. Unpermitted new underground and aboveground gas piping.
5. Unpermitted new underground and aboveground domestic water piping.
6. Unpermitted new underground and aboveground electrical wiring including new electrical panelboard at exterior facing East.

**Corrective Action(s):** Obtain a building permit to legalize or demo the unpermitted work. Deadline to submit plans and a building permit application: July 3, 2023. Once the permit is issued, an approved final inspection by the City's Building Department is required.

**Garage Violations:**

1. Existing garage converted into laundry room without a permit.
2. Unpermitted new gas piping.
3. Unpermitted new plumbing and underground waste piping.
4. Installation of new electrical without a permit, including new electrical panelboard.
5. Installation of new exhaust venting for dryers without a permit.

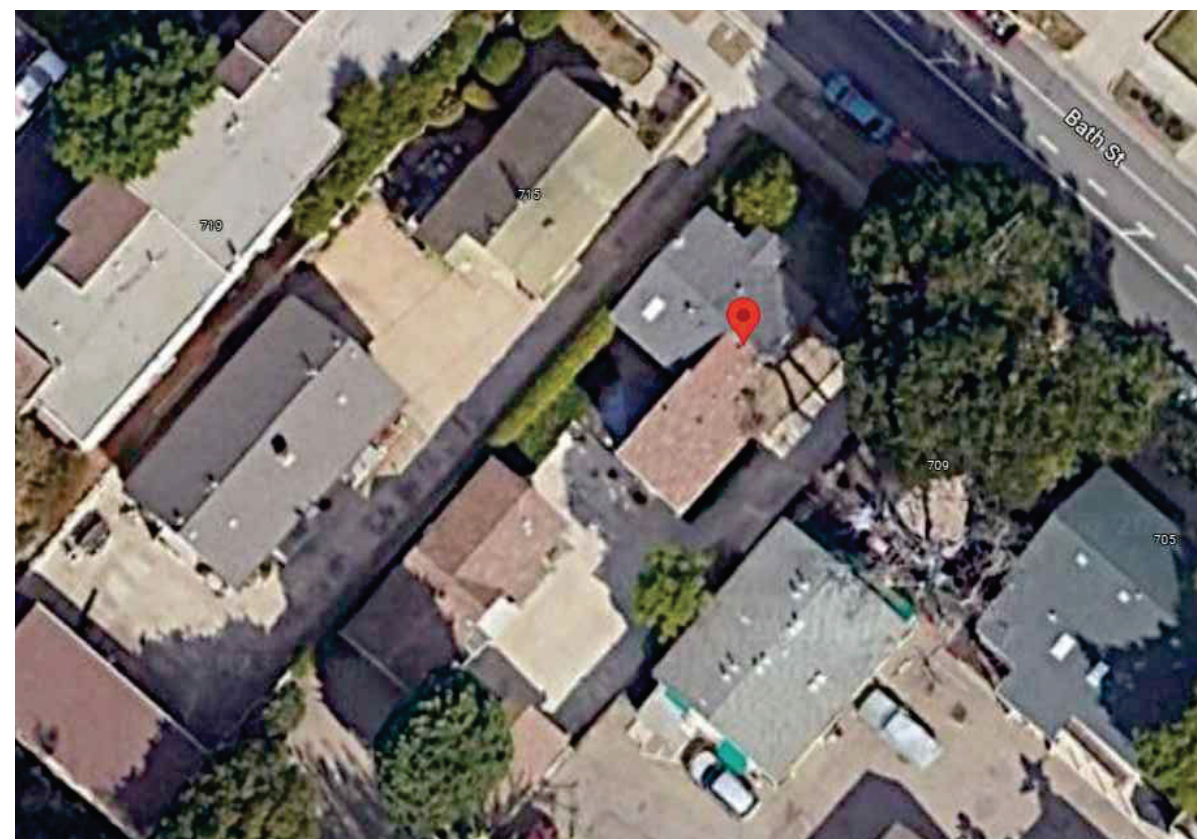
**Corrective Action(s):** Obtain a building permit to legalize or demo the unpermitted work. Deadline to submit plans and a building permit application: July 3, 2023. Once the permit is issued, an approved final inspection by the City's Building Department is required.

**Violations shall be abated by the date as shown above.**

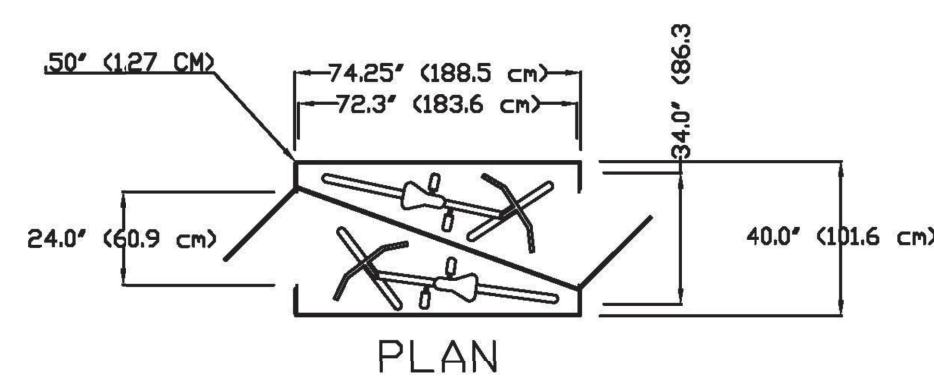
Should you find the date to submit plans and a building permit application unreasonable, please contact me to discuss the dates.

**CONSEQUENCE FOR NOT ABATING THE VIOLATION(S)**

If the violation(s) are not corrected by the Abatement Date(s), the First Administrative Citation will be imposed. The amount of the Citation will be \$100 per violation that still exists after the abatement date. If the violation(s) continue, additional Administrative Citations will be imposed, with the fine amount increasing to a maximum of \$250 per violation per day, for as long as the violation(s) continue, with the possibility of referral to the City Attorney's Office for criminal prosecution.

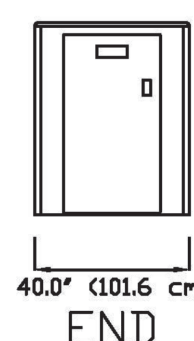
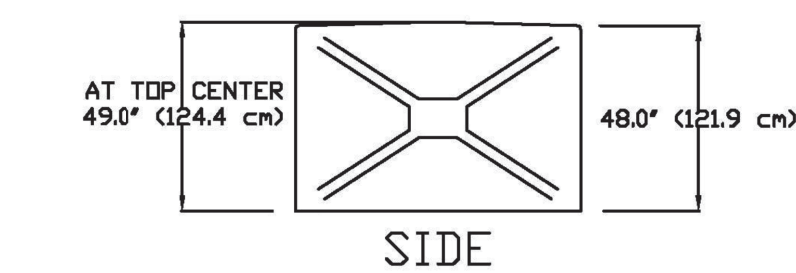


Adjacent Residences/Structures Locations



**LOT COVERAGE INFORMATION: 8995 sq. ft.**

Building Footprint 1788 sq. ft.	20%
Hardscape 2883 sq. ft.	32%
Landscape 4324 sq. ft.	48%



**Bike Shell - Model 302 - American Bicycle Security Co.**

1/4" = 1'-0"

**VIOLATION ABATEMENT AND CASE CLOSURE**

Please advise me once you have abated the violation(s). Once we have verified that the violation(s) have been abated, we will close this enforcement case.

**QUESTIONS & CONCERNS**

The City's intent with enforcement is to achieve compliance with the Municipal Codes and Building Codes. As the Compliance Officer assigned to this case, I would like to assist you in resolving this matter. Please email me at [CFranney@SantaBarbaraCA.gov](mailto:CFranney@SantaBarbaraCA.gov), or call me directly at (805) 564-5470 ext. 4563 (between the hours of 8:30 and 4:30 p.m., Monday through Thursday and every other Friday. The City appreciates your cooperation.

**ADDITIONAL CONTACT INFORMATION**

Our offices are closed every other Friday. Please go to [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) for further information on closure dates. For plan submittal and permit issuance requirements please call (805) 564-5485 between the hours of 7:30 and 4:30 p.m., Monday through Friday (except on closed Fridays). The Community Development public counters are located at 630 Garden Street.

Sincerely,

*[Signature]*  
Glenn Ferrigno  
Code Compliance Officer

**For violations that require a building permit, please see below:**

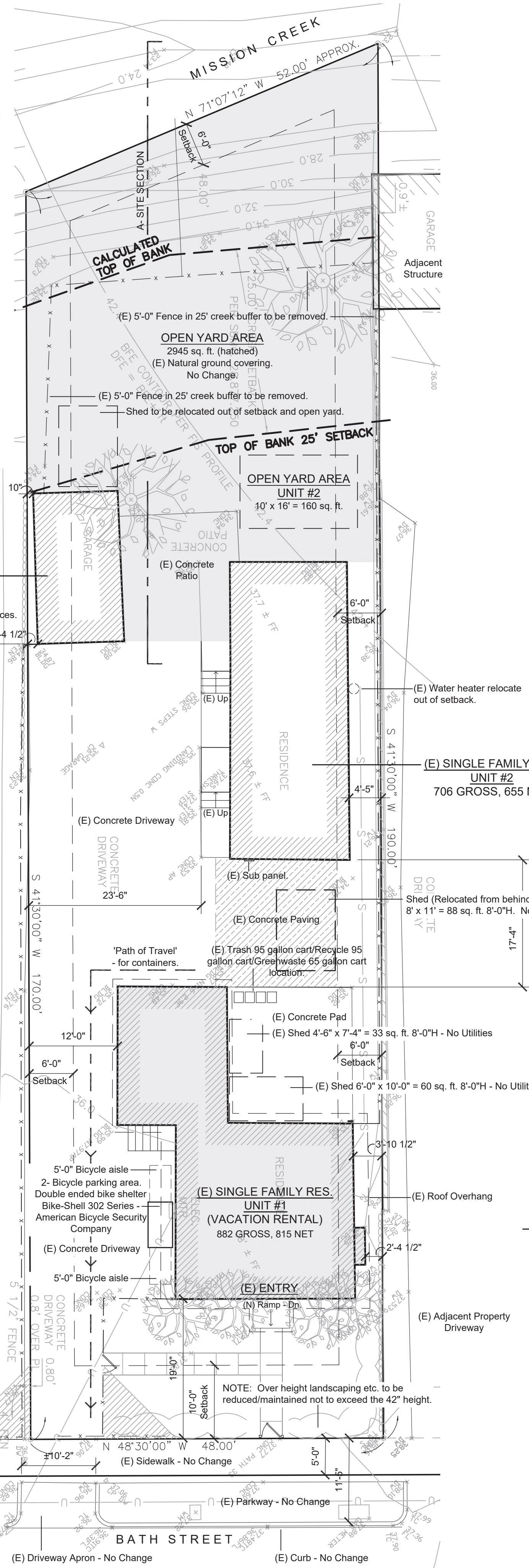
1. Consult with the Planning and Zoning to verify that alterations do not trigger design review of any kind. Contact Planning and Zoning Department by email at [planning@SantaBarbaraCA.gov](mailto:planning@SantaBarbaraCA.gov) or by phone at (805) 564-5578.
2. When approved by the Planning and Zoning to proceed, prepare and submit a complete application for the building permit(s) that are required to legalize the violations found during the inspection. Applications for a building permit can be made online at <http://www.SantaBarbaraCA.gov/OnlineBuildingPermits>

**Tax Implications**

Pursuant to California Revenue and Taxation Code sections 17724 and 24436.5, the City may forward information regarding you and any other owners of the above-referenced property to the State Franchise Tax Board for violation of State and City laws related to the health, safety, and building of the above listed property constitutes substantial housing. This action will prevent you, any other owners, or subsequent owners from deducting interest, taxes, depreciation, or amortization for the above-referenced property on the state income tax. In order to prevent this, you must immediately comply with all State and City laws to abate all violations.

**Appeal Rights**

Any party aggrieved by this decision of the City's Chief Building Official including but not limited to decisions or determinations made relative to the application and interpretations of the technical codes, and the refusal, suspension, voiding, or revocation of a license or permit, may appeal such decision to the Building and Fire Code Board of Appeals by obtaining an appeal form on the internet at <http://www.santabarbaraca.gov/buildingandfirecodeboardofappeals> or from the City Building & Safety office. You are required to submit the appeal form within ten (10) days from the date of this notice in order for your appeal to be heard by the Building and Fire Code Board of Appeals. The completed appeal form must be delivered, by hand or postage mail, to the City's Building & Safety office located at 630 Garden St., Santa Barbara, CA 93101. The completed appeal form may also be emailed to [CFranney@SantaBarbaraCA.gov](mailto:CFranney@SantaBarbaraCA.gov). For information regarding the appeal process, please refer to Santa Barbara Municipal Code Section 22.04.020 or contact the Community Development Department at (805) 564-5502. For information on the Building and Fire Code Board of Appeals, please visit the following website: <http://www.santabarbaraca.gov/buildingandfirecodeboardofappeals>



**Site Plan - Existing - 711 Bath Street**

1" = 10'-0"

**SCOPE OF WORK:**

Change of Use of existing residence (UNIT #1) to a Vacation Rental. **\*\*New nonresidential is 815 (net).\*\*** Interior Setback Modification requested to allow Change of Use within the required 6-foot interior setback.

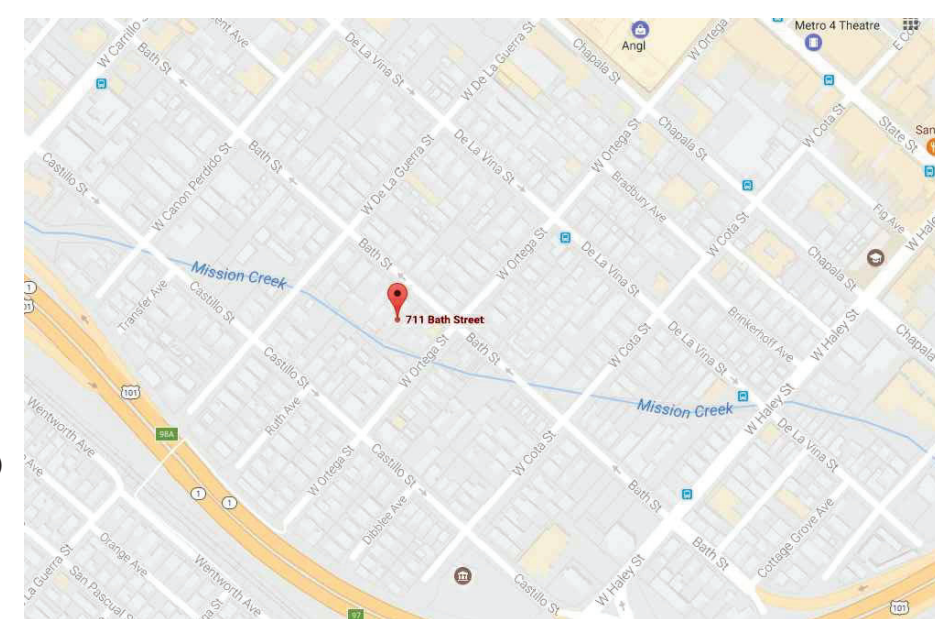
Remove Shed from sideyard setback (behind (E) Garage). Relocate.

**UNIT 2 VIOLATIONS - ENF2023-00142:**

1. Installation of new water heater and supporting platform at North elevation without a permit. Additional Code Violations: CPC 502.1  
ABATEMENT: RELOCATE OUT OF SETBACK
2. Unpermitted new in-ground ejector pump, associated plumbing (building sewer)  
ABATEMENT: ABANDON
3. Unpermitted new electrical near north property line (between structure and PL).  
ABATEMENT: PERMIT FOR GARAGE
4. Unpermitted new underground and aboveground gas piping.  
ABATEMENT: ABANDON
5. Unpermitted new underground and aboveground domestic water piping.  
ABATEMENT: ABANDON
6. Unpermitted new underground and aboveground electrical wiring including new electrical panel board at exterior facing East.  
ABATEMENT: PERMIT (E) WORK - UNIT 2

**GARAGE VIOLATIONS - ENF2023-00142:**

1. Existing garage converted into laundry room without a permit.  
ABATEMENT: ABANDON UTILITIES - RETURN TO GARAGE
2. Unpermitted new gas piping.  
ABATEMENT: ABANDON
3. Unpermitted new plumbing and underground waste piping.  
ABATEMENT: ABANDON
4. Installation of new electrical without a permit including new electrical panelboard.  
ABATEMENT: PERMIT
5. Installation of new exhaust venting for dryers without a permit.  
ABATEMENT: ABANDON



**VICINITY MAP**

North  
Not To Scale

**PROJECT DATA / BUILDING ANALYSIS**

**711 BATH STREET, SANTA BARBARA, CA**  
A.P.N. 037-073-010  
Address: 711 Bath Street, Santa Barbara  
Zone: R-MH (Residential Multi-Unit and Hotel) Zone  
Owner: David Chase, LLC  
Lot Size: 0.20 Acres (8995 sq. ft.)  
General Plan Neighborhood: Downtown: West Downtown  
Type of Construction: V-B  
High Fire Area: No  
Parking Calculation:  
Existing Parking:  
Unit #1 (Residence): 0 Spaces  
Unit #2 (Residence): 1 Covered Space  
Site is non-conforming to the number and type of parking spaces in that 2 covered and 2 uncovered parking spaces are required for the two existing residences.  
Proposed Parking:  
Unit #1 (Vacation Rental): 2 Uncovered spaces  
Unit #2 (Residence): 1 Uncovered space  
Required Parking:  
Unit #1 (Vacation Rental): 1 space  
Unit #2 (Residence): 2 Covered space  
\*Nonconforming parking spaces credit on the site per SBMC 30.175.020.B.2.a

Land Use:  
Existing: UNIT #1 Residential - UNIT #2 Residential  
Proposed: UNIT #1 Vacation Rental - UNIT #2 Residential  
Slope: 11% (est. from City GIS)  
(E) Structures:  
(E) SINGLE FAMILY RES. - UNIT #1 - (Vacation Rental) - 882 GROSS, 815 NET  
(E) SINGLE FAMILY RES. - UNIT #2 - 706 GROSS, 655 NET  
(E) 1-CAR GARAGE - 200 GROSS, 177 NET  
NOTE: Reason for discrepancy of sq. ft. numbers. At time of original submittal (BLD2017-00180) buildings were not accessible and unable to be verified for actual measurements. An exact field measurement/survey was provided of (E) buildings prior to planning submittal for Change of Use.  
NOTE: In this project - No New, Converted or Demolished Non-residential floor area is proposed.  
This project shall comply with:

- California Residential Code 2022 Edition
  - California Mechanical Code 2022 Edition
  - California Plumbing Code 2022 Edition
  - California Electrical Code 2022 Edition
  - California Fire Code: 2022 Edition
  - California Energy Code 2022 Edition
  - California Green Building Code 2022 Edition
- All amendments as adopted in Santa Barbara City Ordinances (NZO) Title 30 and 5919.

**CAL GREEN CODE:**  
Construction Waste Management requirements of CRC R324.1 will be met. Recycle and/or salvage for reuse of minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with CGBC Chapter 4, Division 4.4 (Cal Green Code)

Finish materials including adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings shall meet the volatile organic compound (VOC) emission limits in accordance with CGBC Chapter 4, Division 4.5 (Cal Green Code)

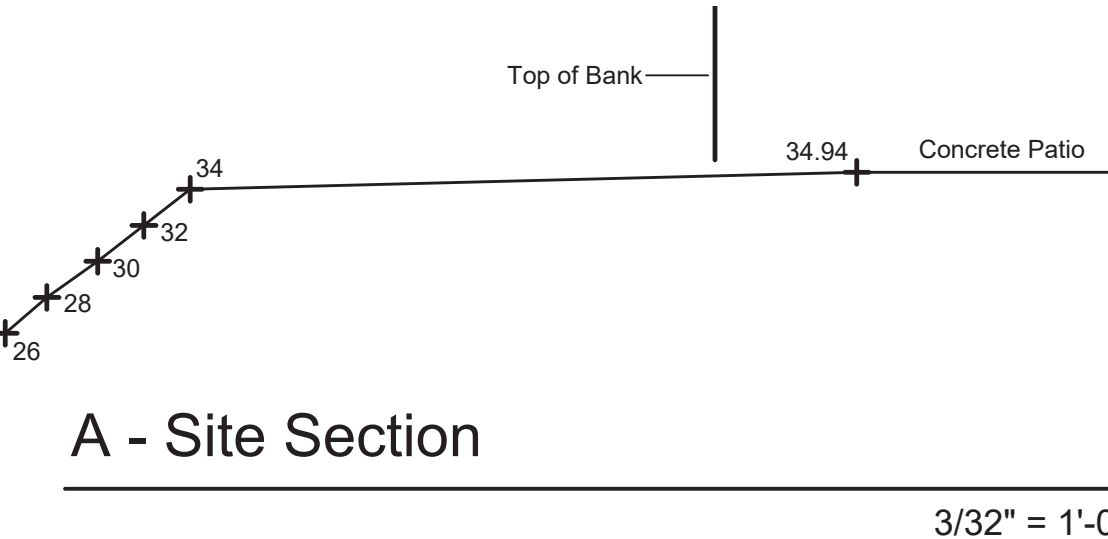
NOTE: A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR ALL WORK PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE: FIRE SPRINKLER WILL BE PROVIDED UNDER SEPARATE PERMIT.

A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER SECTION 4.408.1 AND CITY ORDINANCE, MARBORG INDUSTRIES TO PROVIDE WASTE AND RECYCLE REMOVAL.

**LIST OF DRAWINGS:**

- ARCHITECTURAL:**  
A1.0 Site Plan, Project Statistics, Vicinity Map, and Scope of Work
- SURVEY**  
A1.1 Site Photos and Existing Floor Plans

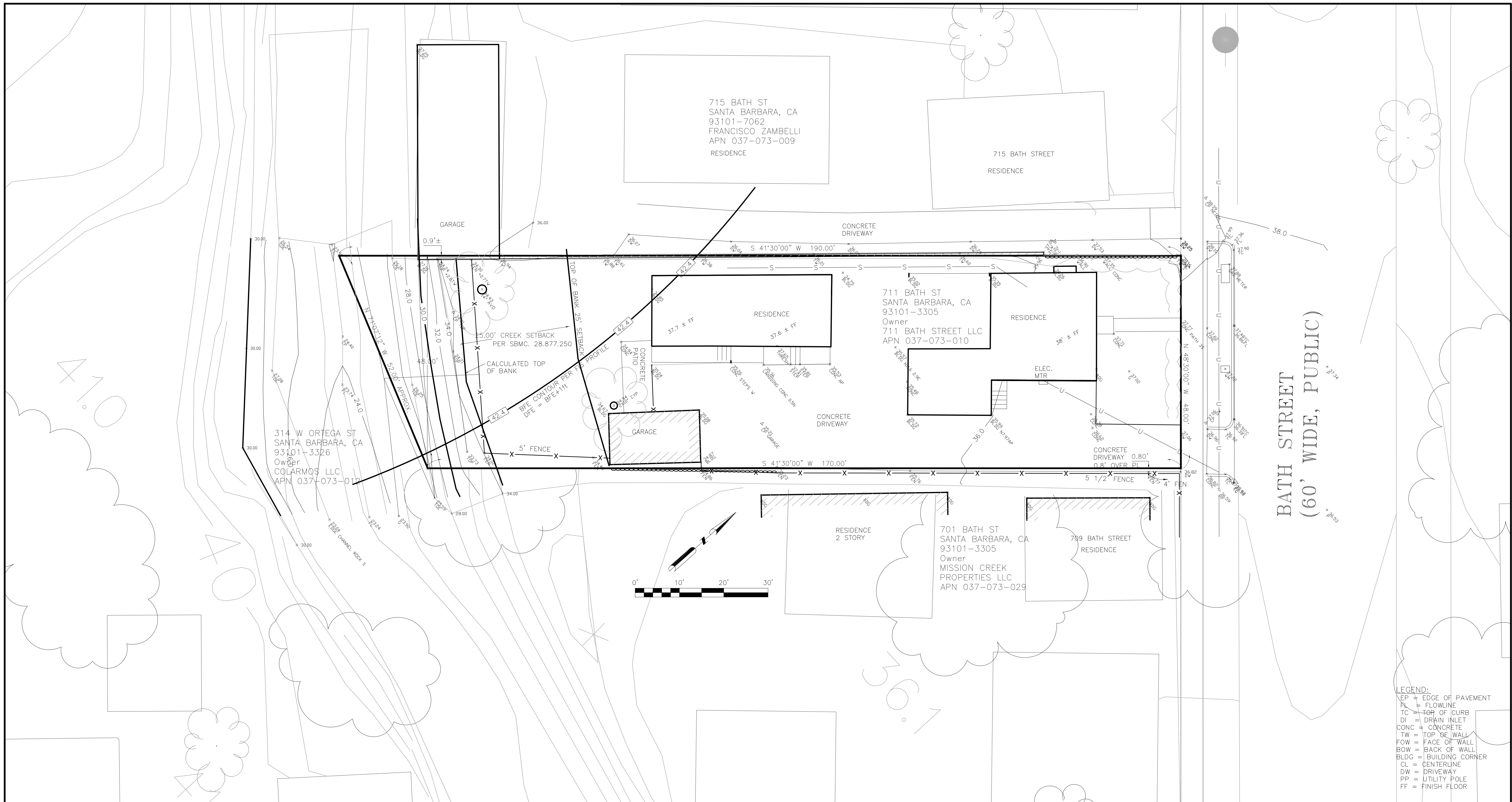


**A - Site Section**

3/32" = 1'-0"

Revisions:	Date:
Revision 2 - SHO	12-14-23
Owner: David Chase, LLC 6539 Camino Venturosa Santa Barbara, CA 93117 Tel: 805-453-3305 david@davidchaseconstruction.com	
Permitting and Drafting: Amy Von Protz 217 San Napoli Drive Goleta, CA. 93117 Tel: 805-722-0381 h2will7@netscape.net	
Surveyor: Gilmour Land Surveying 7127 Hollister Ave #25A-301 Goleta, CA. 93117 Tel.: 805-685-4500 info@gilmourlandsurveying.com	
Contractor: David Chase Construction 1109 De La Vina Santa Barbara, Ca. Tel: 805-453-3305 david@davidchaseconstruction.com	
Date:	
Scale: As Noted	
Job: Chase	
Sheet No.	<b>A1.0</b>





314 W ORTEGA ST  
SANTA BARBARA, CA  
93101-3326  
Owner  
COLARMO'S LLC  
APN 037-073-012

715 BATH ST  
SANTA BARBARA, CA  
93101-7062  
FRANCISCO ZAMBELLI  
APN 037-073-009  
RESIDENCE

715 BATH STREET  
RESIDENCE

711 BATH ST  
SANTA BARBARA, CA  
93101-3305  
Owner  
711 BATH STREET LLC  
APN 037-073-010

701 BATH ST  
SANTA BARBARA, CA  
93101-3305  
Owner  
MISSION CREEK  
PROPERTIES LLC  
APN 037-073-029

709 BATH STREET  
RESIDENCE

BATH STREET  
(60' WIDE, PUBLIC)

- LEGEND:
- EP = EDGE OF PAVEMENT
  - FL = FLOWLINE
  - TC = TOP OF CURB
  - DI = DRAIN INLET
  - CONC = CONCRETE
  - TW = TOP OF WALL
  - FOW = FACE OF WALL
  - BOW = BACK OF WALL
  - BLDG = BUILDING CORNER
  - CL = CENTERLINE
  - DW = DRIVEWAY
  - PP = UTILITY POLE
  - FF = FINISH FLOOR

**SURVEY NOTES:**

BOUNDARY SHOWN RECORD ONLY, PER DEED FROM JOHN TYMAN TO L.A. BARTHOLOMEW AND EDITH BARTHOLOMEW, DATED MARCH 16, 1926, AND RECORDED MARCH 31, 1926 IN BOOK 84, AT PAGE 443 OF OFFICIAL RECORDS SANTA BARBARA COUNTY. THE CURRENT GRANT DEED INST. NO. 2015-0041576 O.R., IS INCOMPLETE. THE POINT OF BEGINNING IS NOT STATED. ADJOINING PARCELS AGREE WITH THE HISTORICAL DESCRIPTION. THE ORIGINAL MAP THAT SURVEYED THE LOT WAS MAP BOOK 14, PAGE 62, DATED MARCH 13, 1922, BUT IT CONTAINS AN ERROR ON THE LOT WIDTH.  
BASIS OF BEARINGS: MAP BOOK 14, PAGE 78

EASEMENTS: PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT TITLE NUMBER FSBA-4201160810-SA DATED MAY 4, 2016 THERE ARE NO EASEMENTS ACROSS THE PARCEL.  
FLOOD DATA: BFE CALCULATED FROM LETTER OF MAP REVISION CASE NO. 20-09-0769P. EFF DATE JULY 20, 2021  
STATE OF CALIFORNIA REQUIRES NEW CONSTRUCTION TO DFE = BFE + 1ft.

BENCHMARK: CAR 400W, OF THE "2008 NAVD 88 BENCHMARK LIST" BY THE CITY OF SANTA BARBARA. CAR400W = 53.971 FL NAVD 88 DATUM  
SURROUNDING TOPOGRAPHY SUPPLEMENTED WITH SANTA BARBARA PUBLIC WORKS TOPOGRAPHY.

**FLOOD INSURANCE NOTE:** By graphics plotting only, this property is in ZONE AH of the Flood Insurance Rate Map, Community Panel No. 06083C1387J effective date of 07/20/2021  
Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS in a Special Flood Hazard Area.

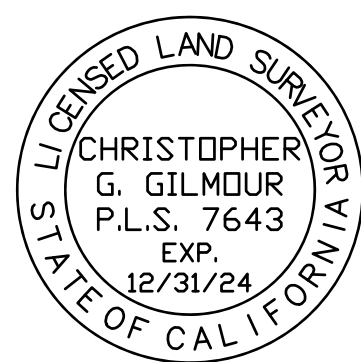
BASE FLOOD ELEVATIONS (BFE) ARE BASED ON THE MISSION CREEK FLOOD PROFILE (FIS) PAGE 93P. FOR A PROPOSED STRUCTURE THE BFE WOULD NEED TO BE CALCULATED SPECIFICALLY FOR IT, THIS IS ONLY A GUIDE.

- LEGEND:
- X—X—X—X—X = FENCE
  - ▬▬▬▬▬ = BUILDING LINE
  - U—U—U—U—U = OVERHEAD UTILITY LINE
  - ☁ = SCHEMATIC TREE
  - ▬▬▬▬▬ = RETAINING WALLS
  - WM = WATER METER
  - WV = WATER VALVES

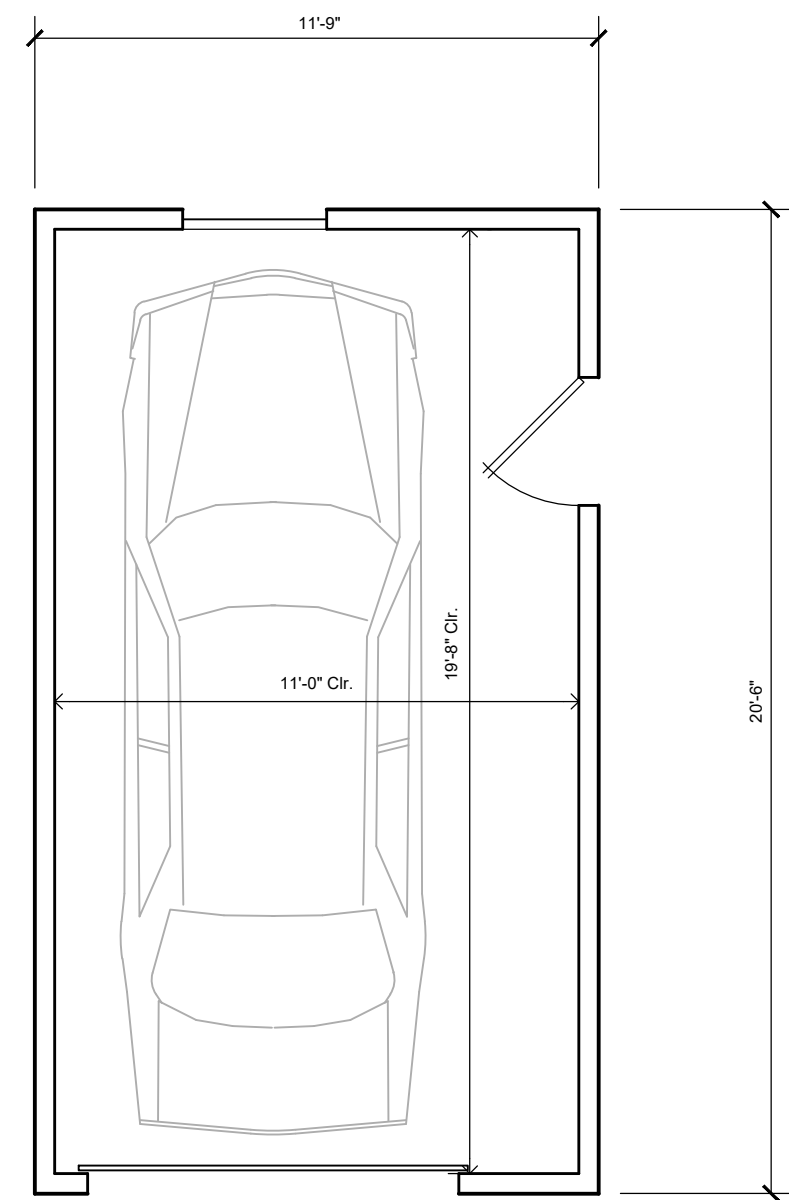
**TOPOGRAPHIC SURVEY**  
OF 711 BATH STREET  
A.P.N. 037-073-010  
IN THE CITY OF SANTA BARBARA  
AS DESCRIBED IN INSTRUMENT No. 2015-0041576 (SEE NOTES)  
AT THE REQUEST OF BILDSTEN ARCHITECTURE AND PLANNING  
JUNE 13, 2016 REV 05/04/2023 (FLOOD DATA)  
SCALE 1" = 10'

Christopher Gilmour, PLS 7643

Gilmour Land Surveying inc.  
7127 Hollister Ave. #25A-301  
Goleta, CA, 93117  
ph. 805.685.4500  
info@gilmourlandsurveying.com

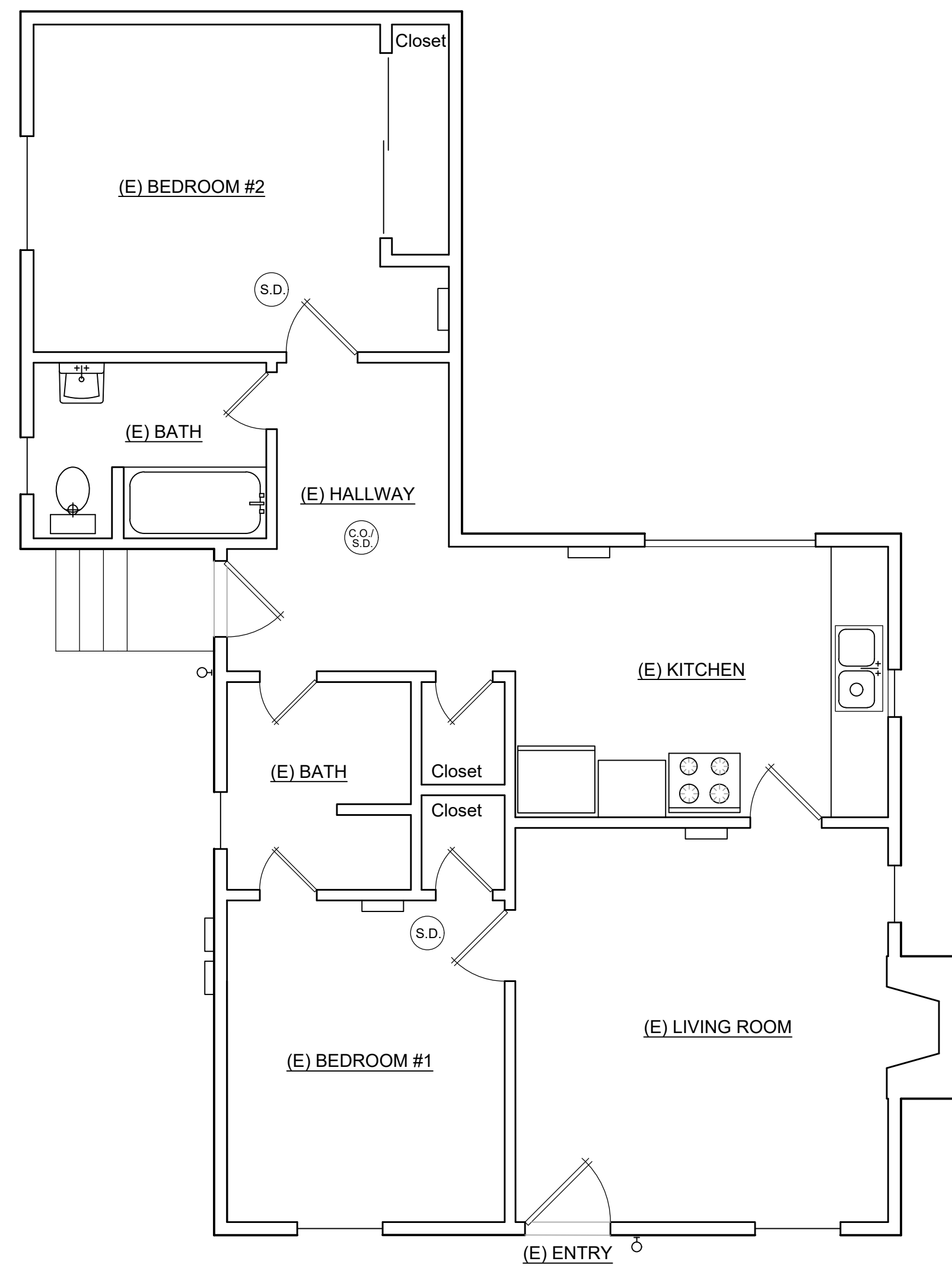






Floor Plan - Existing - GARAGE

1/4" = 1'-0"



Floor Plan - Existing/Proposed -  
VACATION RENTAL (Formerly UNIT #1)

1/4" = 1'-0"



STREET VIEW - VACATION RENTAL (FORMERLY UNIT #1)



STREET VIEW - 711 Bath Street, Santa Barbara



STREET VIEW - VACATION RENTAL (FORMERLY UNIT #1) - 711 Bath Street, Santa Barbara



UNIT #2 AND VACATION RENTAL (FORMERLY UNIT #1) - RELATIONSHIP BETWEEN BUILDINGS



UNIT #2 - NO CHANGE



VACATION RENTAL (FORMERLY UNIT #1) - REAR



VACATION RENTAL (FORMERLY UNIT #1) - DRIVEWAY



ADJACENT NEIGHBOR'S DRIVEWAY AND RESIDENCE



REAR OF PROPERTY - UNIT #2 AND GARAGE - VACATION RENTAL IN DISTANCE



GARAGE



GARAGE AND SHED TO BE REMOVED

Revisions:	Date:
Revision 2 - SHO	12-14-23

Owner:  
David Chase, LLC  
6539 Camino Venturosa  
Santa Barbara, CA 93117  
Tel: 805-453-3305  
david@davidchaseconstruction.com

Permitting and Drafting:  
Amy Von Protz  
217 San Napoli Drive  
Goleta, Ca. 93117  
Tel: 805-722-0381  
h2owill7@netscape.net

Surveyor:  
Gilmour Land Surveying  
7127 Hollister Ave #25A-301  
Goleta, Ca. 93117  
Tel.: 805-685-4500  
info@gilmourlandsurveying.com

Contractor:  
David Chase Construction  
1109 De La Vina  
Santa Barbara, Ca.  
Tel: 805-453-3305  
david@davidchaseconstruction.com

ZONING CHANGE (UNIT 1) TO VACATION RENTAL AND  
ENF2023-00142 ABATEMENT:

David Chase, LLC  
6539 Camino Venturosa  
Santa Barbara, CA 93117  
Tel: 805-453-3305  
david@davidchaseconstruction.com

Date:
Scale: As Noted
Job: Chase
Sheet No.

**A1.1**