

Office of the City Attorney
 City of Santa Barbara
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FILED
 SUPERIOR COURT of CALIFORNIA
 COUNTY of SANTA BARBARA
05/01/2024
 Darrel E. Parker, Executive Officer
 BY Gerhard, Lisa Deputy Clerk

6 Attorneys for the People of the State of California
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8 SUPERIOR COURT FOR THE STATE OF CALIFORNIA

9 COUNTY OF SANTA BARBARA

10 FIGUEROA DIVISION

11 THE PEOPLE OF THE STATE OF
 12 CALIFORNIA,

13 Plaintiff,

14 vs.

15 JAMES PETER KNAPP (D.O.B.
 16 6/29/1989),

17 Defendant.
 18
 19

) CASE NO. **24CR03332**
)
) **MISDEMEANOR COMPLAINT**
)
)
) Date: May 22, 2024
) Time: 8:30 a.m.
) Dept.: 8

20 _____
 21 The undersigned is informed and believes that:

22 COUNT 1

23 On or about January 31, 2024 to March 27, 2024, in the County of Santa Barbara, the
 24 crime of TERMINATE TENANCY WITHOUT JUST CAUSE, a Misdemeanor, in violation of
 25 **SANTA BARBARA MUNICIPAL CODE Section 26.50.010**, was committed by JAMES
 26 PETER KNAPP, who did unlawfully terminate the tenancy of a qualified tenant without just
 27 cause stated in full in the termination notice.
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COUNT 2

On or about January 31, 2024 to March 27, 2024, in the County of Santa Barbara, the crime of FAILURE TO COMPLY WITH JUST CAUSE EVICTION NOTICE REQUIREMENTS, a Misdemeanor, in violation of **SANTA BARBARA MUNICIPAL CODE Section 26.50.040**, was committed by JAMES PETER KNAPP, who did unlawfully fail to comply with the just cause eviction notice requirements.

COUNT 3

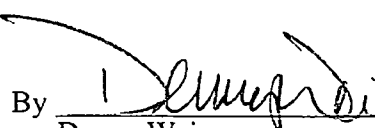
On or about January 31, 2024 to March 27, 2024, in the County of Santa Barbara, the crime of FAILURE TO SERVE COPY OF PERMITS, a Misdemeanor, in violation of **SANTA BARBARA MUNICIPAL CODE Section 26.50.070.2.d**, was committed by JAMES PETER KNAPP, who did unlawfully fail to serve the tenants with a copy of the permits along with the written notice stating the reason for the termination, the type and scope of work to be performed, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work requires the tenant to vacate the residential real property for at least 30 days when seeking to recover possession of a property to totally demolish or to substantially remodel.

Pursuant to Penal Code Section 1054.5(b), the People hereby informally request that the defendant and defense counsel provide discovery to the People as required by Penal Code Section 1054.3.

I declare under penalty of perjury that the foregoing is true and correct and that this Misdemeanor Complaint consists of three (3) misdemeanor counts.

DATED: 5/1/24

SARAH KNECHT,
Acting City Attorney/City Prosecutor

By 
Denny Wei
Assistant City Prosecutor
Attorneys for the People of the State of California

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<u>SEX</u>	<u>HAIR</u>	<u>EYES</u>	<u>HGT</u>	<u>WGT</u>	<u>RACE</u>	<u>DRIVER'S LICENSE</u>	<u>STS</u>
M	BRO	BRO	6'3"	185	W	D7138833	LTR