



## **NOTICE OF VIOLATION WARNING LETTER**

### **BUILDING AND SAFETY**

**Director's Office**  
Tel: 805.564.5502  
Fax: 805.564.5506

**Building & Safety**  
Tel: 805.564.5485  
Fax: 805.564.5476

**Housing &  
Redevelopment**  
Tel: 805.564.5461  
Fax: 805.564.5477

**Planning**  
Tel: 805.564.5470  
Fax: 805.897.1904

**Rental Housing  
Mediation Task Force**  
Tel: 805.564.5420  
Fax: 805.564.5477

**630 Garden Street  
PO Box 1990  
Santa Barbara, CA  
93102-1990**

5/14/2025

La Casa Founders Holding Company, Inc.  
C/O Anthony C. Fischer, Secretary-Treasurer  
2208 Anacapa Street, Santa Barbara, CA 93105

Fischlaw@gmail.com

**VIA FIRST CLASS MAIL & EMAIL**

**SUBJECT: 601 E MONTECITO STREET, SANTA BARBARA, CA 93103**  
**APN: 031-352-014**  
**ENFORCEMENT CASE NUMBER: ENF2025-00184**

Dear Property Owner/Tenant:

Property records indicate that you are the owner(s) and/or tenants of the above-referenced parcel. On 5/7/2025, I, Nori Sanchez, was provided access and discovered 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). Please be advised that because not all areas of the building were accessible during the inspection, additional or new notices of violation may be determined. This also does not include any land use or potential violations of the Conditional Use Permit that have been approved for this site.

Your structure was red placarded "Unsafe" on 05/07/25 due to insufficient maintenance of an approved means of egress system, unsafe electrical, and unsafe gas piping.

Means of egress systems, as required by the Building Code, are designed to ensure the safe evacuation of all building occupants. In buildings with large assembly spaces and significant occupant loads, the importance of these systems is heightened. To ensure that a compliant means of egress is always available, it is critical that the exiting system be maintained appropriately.

The means of egress system includes all travel paths within a building that lead to exits, the exit doors themselves, and the routes extending from those doors to a public way. A building's use determines various egress requirements—such as the number, size, and placement of exit doors; the distance between required exits; door hardware specifications; minimum clear widths for travel paths both inside the building and from exits to the public way; as well as requirements for exit signage and lighting.

In a non-sprinklered building used for assembly purposes, the dangers posed by an unmaintained or obstructed egress system are compounded by unsafe electrical and gas piping systems, which significantly increase the risk of fire.

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

Please be advised that the items below violate the Santa Barbara Municipal Code and/or the California Code(s).

1. **Description of Violation:** Means of Egress not maintained throughout building.

- a) Lack of egress illumination (Figures 11, 13)
- b) Lack of exit signage illumination
- c) Blocked access to public right of way (Figures 12, 29)
- d) Missing exit door hardware (Figures 11, 23, 28)
- e) Unpermitted locks (Figures 12, 28)
- f) Insufficient Occupant Load signage (Figure 2)

**Code Violations:** IPMC § 702; IPMC § 111.1.1; IPMC § 111.1.5(1)

2. **Description of Violation:** Unsafe and unpermitted electrical system alterations.

- a) Exposed electrical conductors (Figure 6, 9, 10, 26)
- b) Electrical box overfill (Figure 10)
- c) Extension cords being used in lieu of permanent wiring (Figures 3, 6, 8, 9, 17, 18)
- d) Exposed non-metallic cable (Figure 9)

**Code Violations:** IPMC § 604.3; IPMC § 605.4; IPMC § 111.1.5(10)

3. **Description of Violation:** Unsafe and unpermitted gas and plumbing system alterations.

- a) Modification of cooking equipment gas piping (Figures 20, 21)
- b) Modification to listed grease exhaust system (Figure 19)
- c) Unsupported potable water service piping
- d) Insufficient capping of abandoned plumbing fixtures (Figure 24)

**Code Violations:** IPMC § 111.1.5(10); IPMC § 603.1; § CPC 313.1

4. **Description of Violation:** Lack of required handrails at stairs and ramps (Figures 1, 4, 27).

**Code Violations:** IPMC § 304.12

5. **Description of Violation:** Grease exhaust from food trailer is less than 10' away from building (Figures 15, 16).

**Code Violations:** CMC 510.9.1

6. **Description of Violation:** Miscellaneous work without permits (Removing interior windows, partition walls alterations, removing/replacing wall finishes).

**Code Violations:** IPMC § 111.1.1; IPMC § 111.1.5(10)

**Corrective Actions and Abatement Date:** The deadline to submit a building permit application with plans is 6/13/2025 ("Abatement Date"). Once a building permit is issued, obtain all necessary inspections to obtain final approval by the City's Building Department.

Not all areas of the building were accessible during the site visit on Wednesday, May 7<sup>th</sup>. The violations identified herein are limited to the areas accessed only. Additional violations could be added or a new Notice of Violation issued when full access is provided to the City.

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

**CONSEQUENCE FOR NOT ABATING BY THE FINAL DATE**

601 E. Montecito St  
ENF2025-00184  
May 14, 2025

If the violation(s) are not corrected by the Abatement Date(s), noted above, 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.

#### **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 Supervisor for this case, I would like to assist you in resolving this matter. Please email me at [NSanchez@SantaBarbaraCA.Gov](mailto:NSanchez@SantaBarbaraCA.Gov) or call me directly at (805) 897-2567 (between the hours of 8:00 and 4:00 p.m., Monday through Thursday and every other Friday). The City appreciates your cooperation.

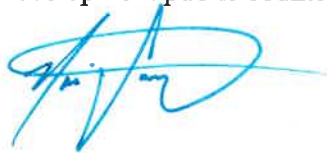
Si usted tiene preguntas respecto a la notificación y prefiere hablar con alguien en español, por favor llame la línea de investigaciones al (805) 897-2567. Deje su número de teléfono, la dirección del domicilio respecto a la notificación, el número ENF en la notificación, y un mensaje corto.

#### **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 8:30 a.m. and 12:00 p.m., Monday, Tuesday, Thursday, and Wednesday, between 8:30 a.m. and 5:00 p.m. The Community Development public counters are located at 630 Garden Street.

Sincerely,



Nori Sanchez  
Building and Safety Code Compliance Supervisor

cc Via Email Only: Jeremy Faith [jeremy@marguliesfaithlaw.com](mailto:jeremy@marguliesfaithlaw.com)

#### **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 the Planning Division by email at [http://www.PlanningCounter@SantaBarbaraCA.gov](mailto:http://www.PlanningCounter@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://permits.santabarbaraca.gov/Home>

#### **Tax Implications**

Pursuant to California Revenue and Taxation Code sections 17274 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 if the above-listed property constitutes substandard 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 taxes. To prevent this, you must immediately comply with all State and City laws to abate all violations.

#### **Appeal Rights**

601 E. Montecito St  
ENF2025-00184  
May 14, 2025

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/services/planning/forms/building.asp> 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 [CDBuildingCode@SantaBarbaraCa.gov](mailto:CDBuildingCode@SantaBarbaraCa.gov)

For information regarding the appeals 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 <https://santabarbaraca.gov/building-fire-code-board-appeals>





Figure 1

601 E. Montecito St  
ENF2025-00184  
May 14, 2025



Figure 2



Figure 3



Figure 4



601 E. Montecito St  
ENF2025-00184  
May 14, 2025

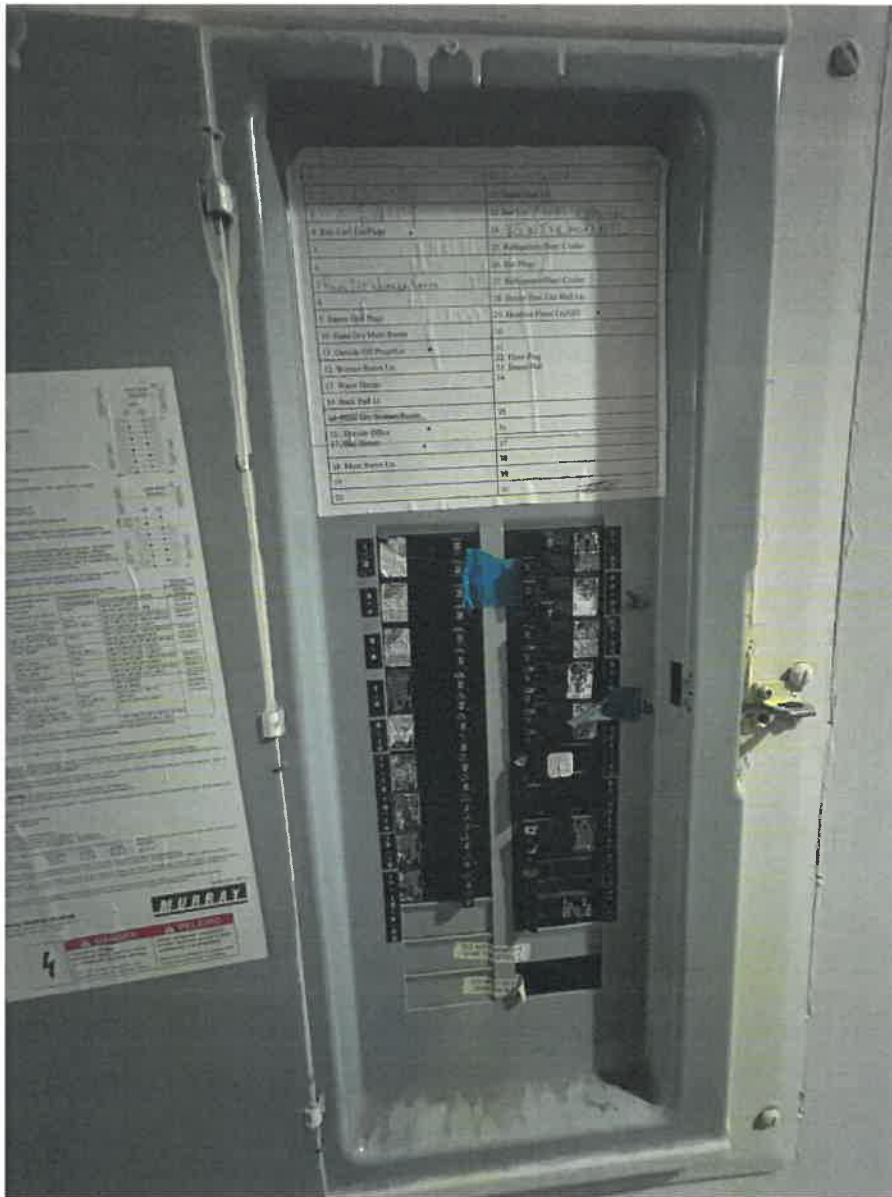


Figure 5



Figure 6

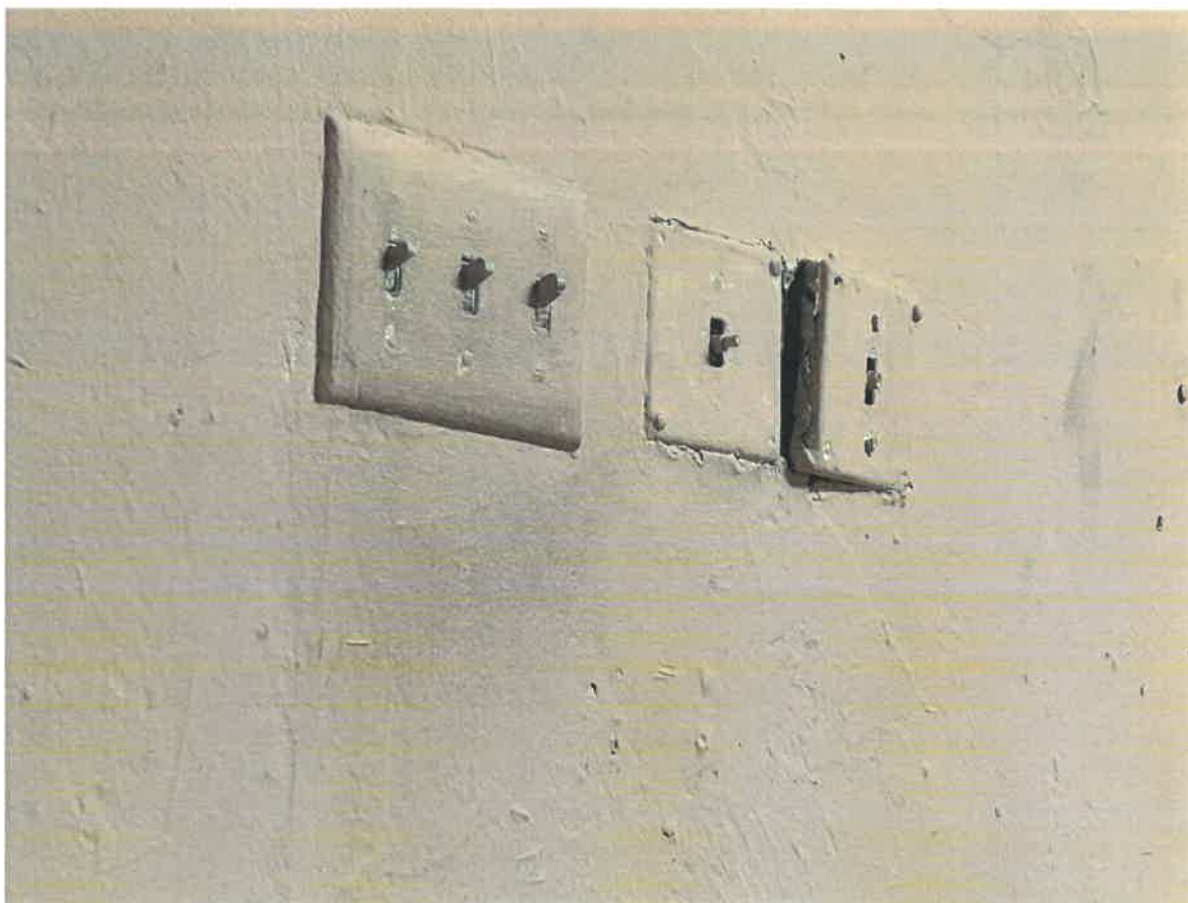


Figure 7



Figure 8





Figure 9

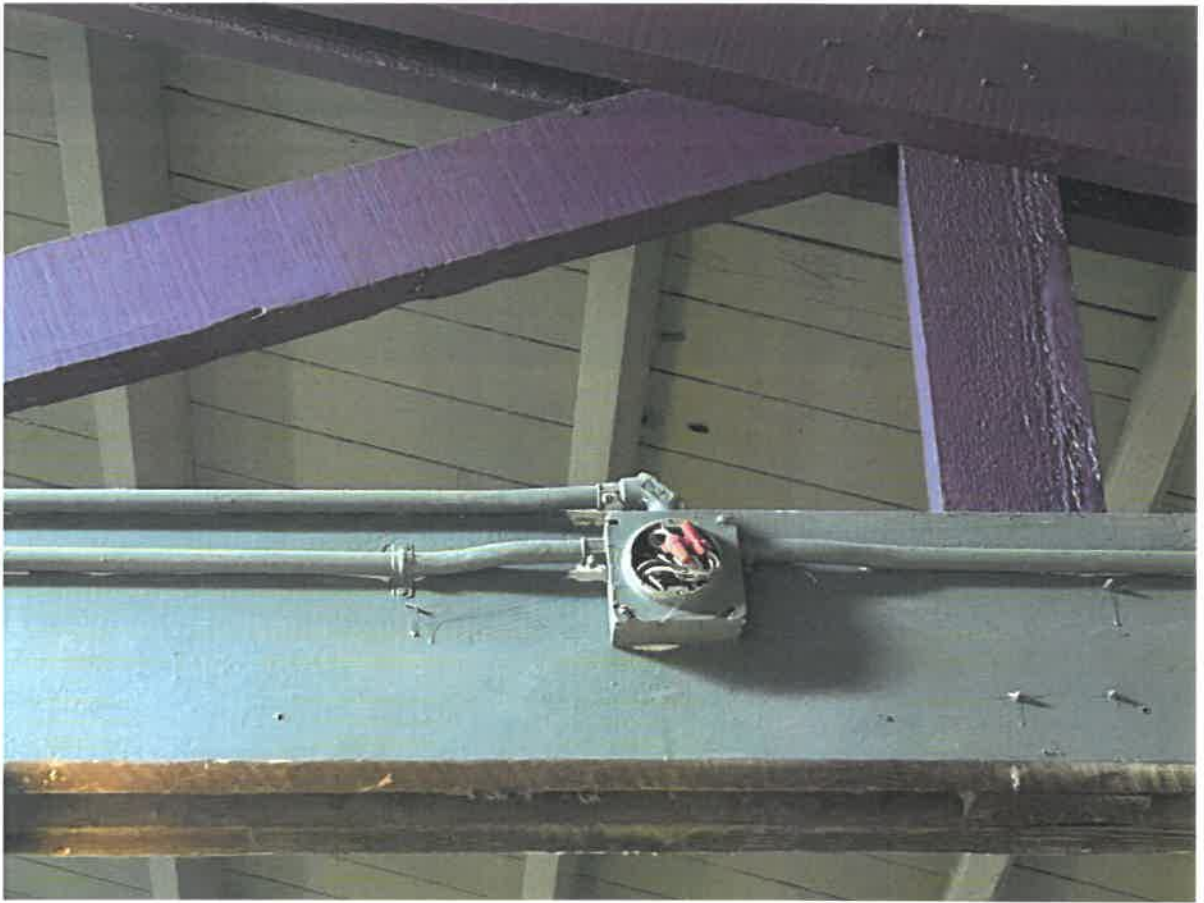


Figure 10

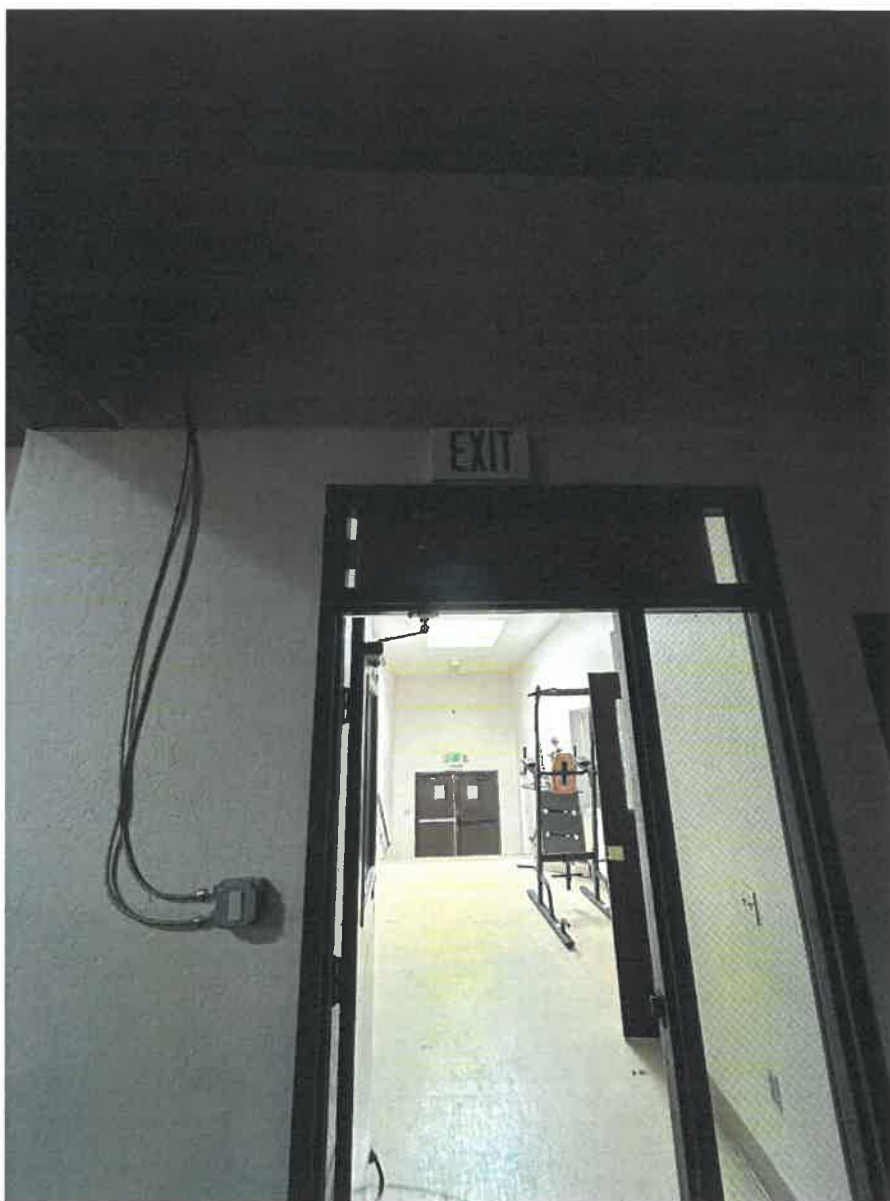


Figure 11



Figure 12



601 E. Montecito St  
ENF2025-00184  
May 14, 2025



Figure 13



Figure 14

601 E. Montecito St  
ENF2025-00184  
May 14, 2025



Figure 15



601 E. Montecito St  
ENF2025-00184  
May 14, 2025



Figure 16





Figure 17

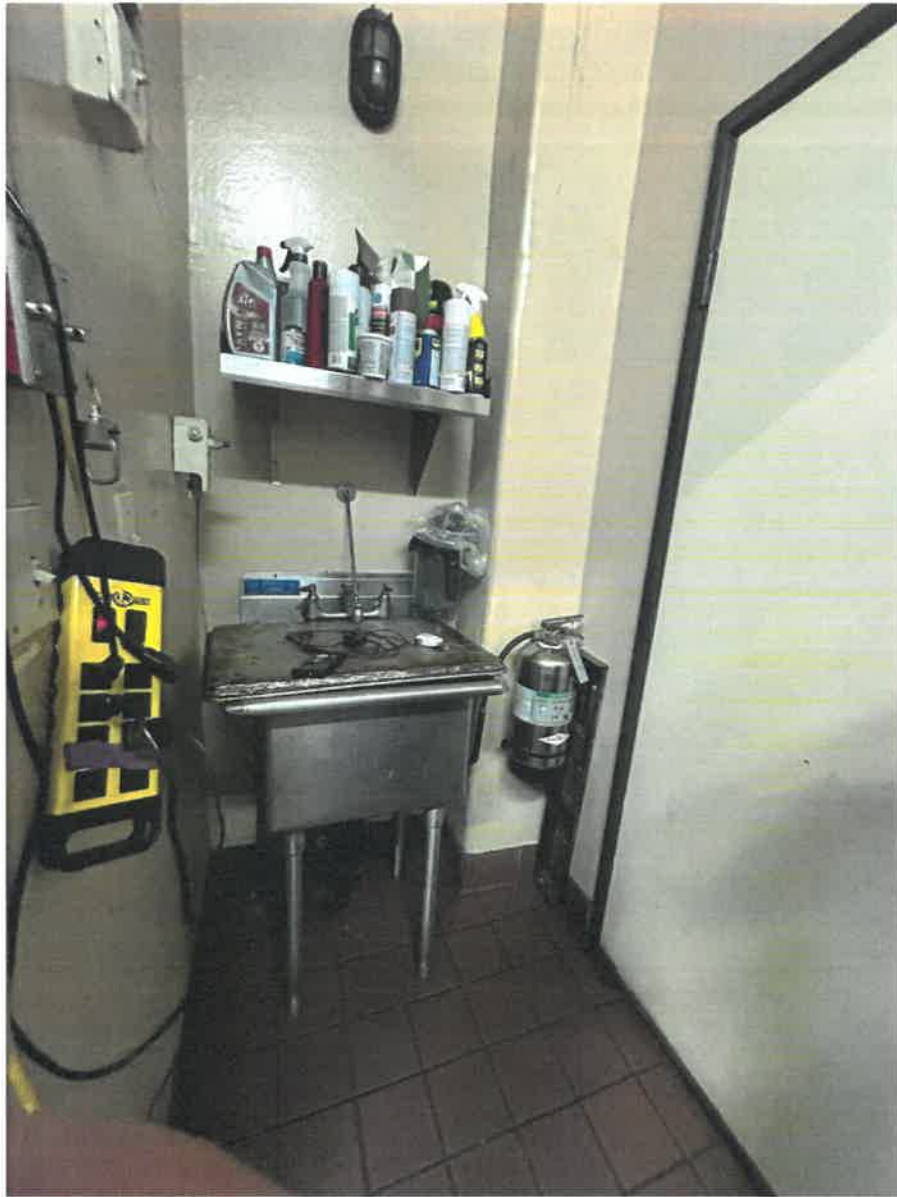


Figure 18



Figure 19

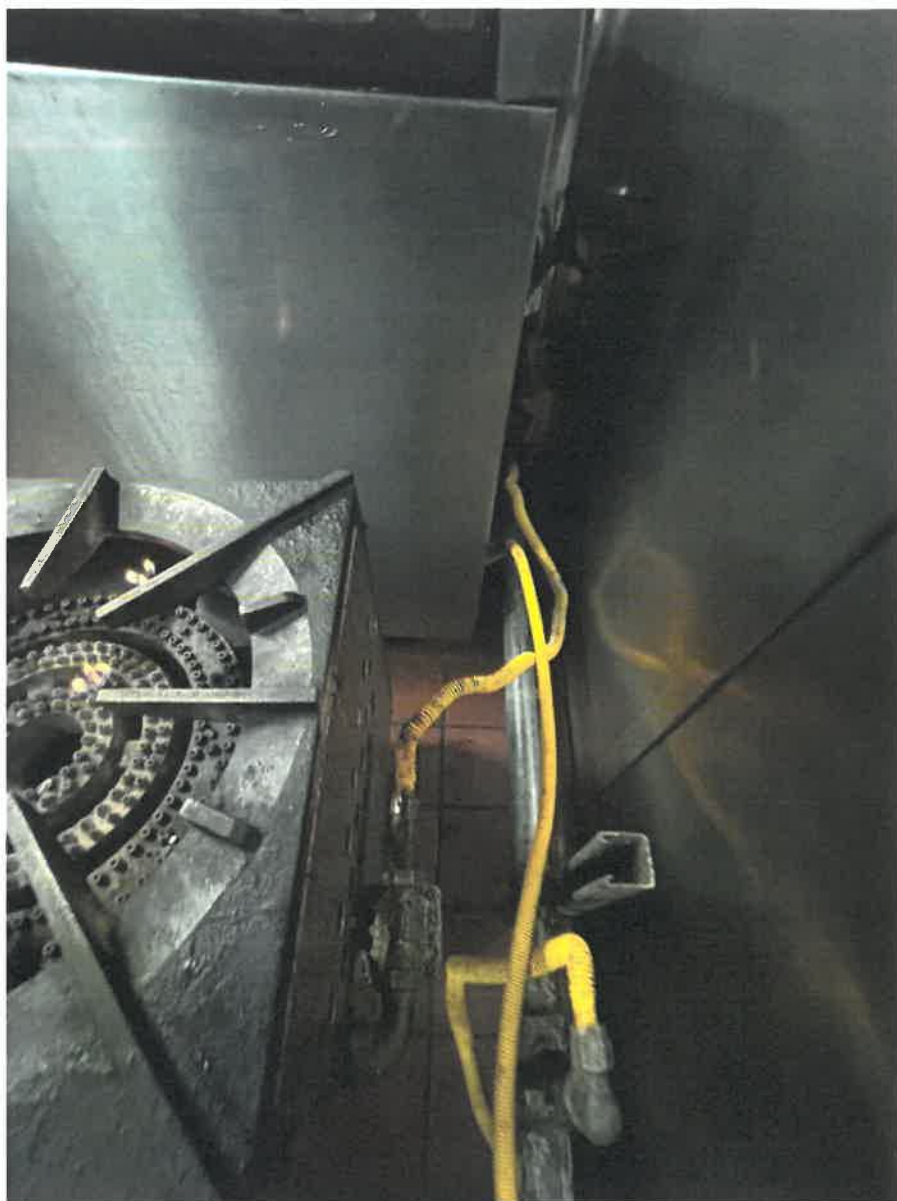


Figure 20



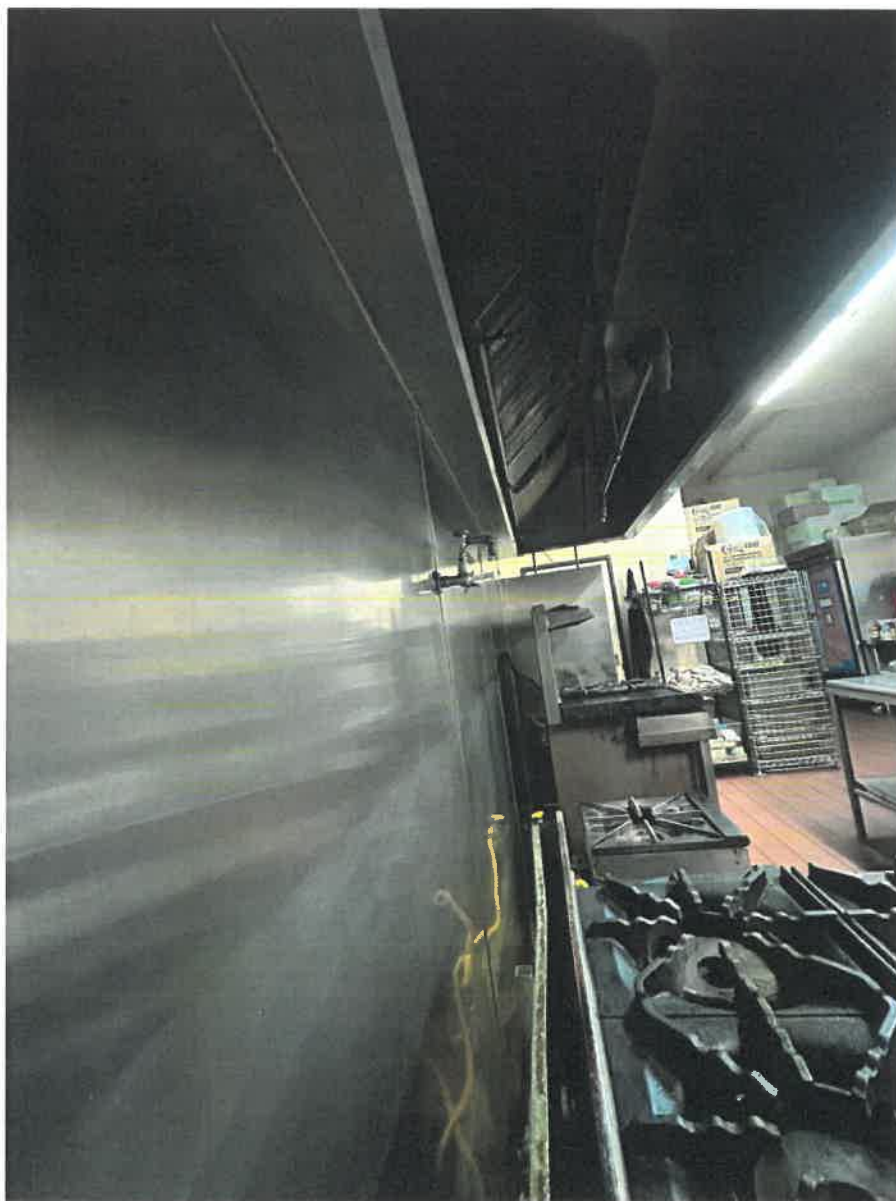


Figure 21



Figure 22



Figure 23



Figure 24





Figure 25



Figure 26



Figure 27



Figure 28



601 E. Montecito St  
ENF2025-00184  
May 14, 2025



Figure 29