

ANDRES REALY COMPANY
a California Corporation
1336 Morro Street
San Luis Obispo, CA 93401
(805) 541-5763 Fax (805) 547-1608
info@stewjenkins.com

October 24, 2022

Mayor Julian & Honorable Council Members

City of Guadalupe

918 Obispo Street

Guadalupe, CA 93434

Via: Ariston.julian@me.com, councilmemberramirez@ci.guadalupe.ca.us,
lcardenas@ci.guadalupe.ca.us, grobles@ci.guadalupe.ca.us, ecosta@ci.guadalupe.ca.us,
cityclerk@ci.guadalupe.ca.us, tbodem@ci.guadalupe.ca.us, bremscott@hotmail.com

Re: Oct. 25, 2022, City Council Agenda Items 9: Pa#2022-37-CUP Landlord comments.

Dear Mayor Julian and Honorable Council Members:

I write to advise you that - with our consent - our Tenants, Mr. Carrillo & Mr. Farias have applied pursuant to Municipal Code Section 18.40.030 at their own expense for a conditional use permit for Hwy 1 General Auto Repair. They are leasing a portion of our properties at 333 and 363 Guadalupe Street, Guadalupe. One of the proposed conditions would burden Mr. Carrillo and Mr. Farias with unreasonable expense and exposure to theft, vandalism, and loss. That condition number "6. Razor Wire Prohibited" would also unreasonably expose our Tenant to the Building and rear Yard at 363 Guadalupe Street to heightened risk of theft, vandalism and loss (Beltran Foods).

Andres Realty Company built the chain link fence, with a crown of barbed wire and razor wire along the Alley in 1976 (years before ordinance). See accompanying Permit No. 63817 and sign off. The alley is not straight. Andres Realty Company's alley is not visible from either 2nd or 5th or Guadalupe Street. Homes on the west side of the alley all have high solid walls/fences/buildings blocking views of the alley and our property - essentially blind to observation, particularly at night.

Since 1976 razor wire has deterred theft and vandalism from the alley. Evidence of this is in the picture accompanying this note: The remains of a tarp that quite recently appeared when someone attempted to climb over the razor wire from the alley – razor wire prevented success. Our neighbor, Guadalupe Hardware and our Tenants prefer to maintain the razor wire up as a security measure.

Both 333 and 363 are situated within the M-C, Industrial-Commercial District of the City. Mr. Carrillo's application is for a permitted use under Section 18.14.20, which reads:

Section 18.14.030

Uses permitted subject to obtaining a conditional use permit in the industrial-commercial

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(M-C) district include:

- A. Animal hospitals, kennels and veterinary establishments;**
- B. Bulk petroleum distribution plants;**
- C. Automobile, truck or farm machinery service, repair and storage facilities;**

Outside parking of vehicles for the short time waiting to be serviced and repaired and to be picked up by their owners after service and repair is connected to the natural operation of Hwy 1 General Auto Repair's business. No "salvage storage or storage yard" has been created by that incidental ordinary use related to the 3 bay mechanic's facility the applicants operate in the Back Bay of the 333 Guadalupe Street manufacturing structure. Parking for service is not storage, no matter the owner's financial standing or the vehicle's age and appearance.

Both 333 and 363 are already zoned to permit very similar uses with the similar connected ordinary and incidental temporary and regular parking for customers/employees seen if one travels the Zone:

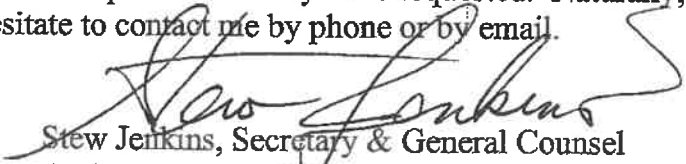
"Section 18.14.020 Permitted Uses

Uses permitted in the industrial-commercial district include:

- A. Ambulance service;**
- B. Automobile, truck or farm machinery sales facilities;**
- C. Bakeries;**
- D. Carpenter, cabinet and woodworking shops or box manufacturing;**
- E. Dwellings, limited to the use of a watchman or caretaker employed on the site, mobile or permanent;**
- F. Electric, plumbing, heating and sheet-metal shops;**
- G. Express offices, bus stations, shipping terminals;**
- H. General offices, professional offices and laboratories;**
- I. Hardware, building material, machinery, feed and seed stores;**
- J. Laundry and dry-cleaning facilities;**
- K. Public utility and municipal and communication facilities;**
- L. Restaurants;**
- M. Secondhand sales wholly within a building;**
- N. Union halls, employment agencies;**
- O. Welding and machine shops;**
- P. Wholesale, storage and warehouse establishments. (Ord. 99-343 §3; Ord. 189 Art. 3 §7.2, 1980)"**

While not the applicant, nor a sponsor of the applicant, we thank you for considering the application of our Tenant for issuance of the conditional use permit that they have requested. Naturally, if you have any further questions, please do not hesitate to contact me by phone or by email.

Sincerely,


Stew Jenkins, Secretary & General Counsel
Andres Realty Company

APPLICATION and PERMIT PERMIT N° 63817
PUBLIC WORKS

DIVISION OF BUILDING AND SAFETY — COUNTY OF SANTA BARBARA

Date of Application Jan. 28, 1976
 Address of Job 363 Guadalupe St. Census Tract 25-00
 Lot _____ Parcel 115-163-02-6 Tract _____
 Owner Andres Realty Co. Address same Phone 343-1771
 Contractor owner Address _____ Phone _____
 Arch., Eng. or D'ftsm'n _____ Address _____ Phone _____

BUILDING

<input type="checkbox"/> Erect	TYPE	GROUP	DIVISION
<input type="checkbox"/> Add	<input type="checkbox"/> I	<input type="checkbox"/> A	<input type="checkbox"/> 1
<input type="checkbox"/> Alter	<input type="checkbox"/> II	<input type="checkbox"/> B	<input type="checkbox"/> 2
<input type="checkbox"/> Convert	<input type="checkbox"/> III	<input type="checkbox"/> C	<input type="checkbox"/> 3
<input type="checkbox"/> Demolish	<input type="checkbox"/> IV	<input type="checkbox"/> D	<input type="checkbox"/> 4
<input type="checkbox"/> Move	<input type="checkbox"/> V	<input type="checkbox"/> E	<input type="checkbox"/> 5

_____ Rooms	ROOF	EXT. WALLS	FLOOR
_____ Families	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Wood
_____ Stories	<input type="checkbox"/> Comp. Shingles	<input type="checkbox"/> Stucco	<input type="checkbox"/> Slab
	<input type="checkbox"/> Tile	<input type="checkbox"/> Masonry	<input type="checkbox"/>
	<input type="checkbox"/> Built Up	<input type="checkbox"/> Steel	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

_____ Sq. ft. @ _____	Auto. Sprinklers	\$ _____
_____ Sq. ft. @ _____	Bldg.	\$ _____
_____ Sq. ft. @ _____	Porch	\$ _____
_____ Sq. ft. @ _____	Garage	\$ _____
1040 <input checked="" type="checkbox"/> @ _____	Carport	\$ _____
	.90 Chain Link Fence	\$ 936.00
	Total Valuation	\$ 900.00

House Type _____

Remarks: _____

CHAIN LINK FENCE

(Aluminite Manufacturing Co. Inc.)

OK City Of Glpe 4/12/76

CERTIFICATE OF APPLICANT

I hereby acknowledge that I have read this application, front and back, and state that the above is correct and agree to comply with all County Ordinances and State Laws regulating Building Construction.

mailed
 Owner or Authorized Agent

PLUMBING

_____ Traps
 _____ Water Heater
 _____ Water Piping
 _____ Septic Tank
 _____ Sewer Connection
 _____ Gas Piping Outlets

ELECTRICAL

_____ Temp. Service
 _____ Meter
 _____ Service
 _____ Sq. Ft. Dwg.
 _____ Sq. Ft. Gar
 Main Ser. _____ Amps.

MECHANICAL

_____ Fan(s)
 _____ Furnace
 _____ Repair or Alter.
 _____ Air Conditioning

SUMMARY OF FEES

Building Permit	\$ 9.00
Plan Check	\$ _____
Plumbing Permit	\$ _____
Electrical Permit	\$ _____
Mechanical Permit	\$ _____
SMIP	\$.50
TOTAL FEE	\$ 9.50

Receipt No.	<u>X305060</u>
Date	<u>4/15/76</u>
Received By	<u>E.g.</u>

Plans Filed _____
 Plans Checked By _____

Receipt No.	_____
Date	_____
Received By	_____

Advance Plan Check \$ _____

Work Units _____

Maximum Floor Live Load _____
 Certificate of Occupancy Number _____
 Date Certificate Issued _____

Date of Approval April 12, 1976

BUILDING OFFICIAL
 Santa Barbara County
 By Paul Dal Porto by E.g.

DIVISION OF BUILDING AND SAFETY — COUNTY OF SANTA BARBARA PERMIT # 63817

Date of Application: MAR 28 1976
 Address of Job: 499 Guadalupe St.
 Lot: 145-163-02
 Owner: Andres Realty Co. Address: same
 Contractor: J. J. J. Address: same
 Census Tract: 25.00
 Phone: 343-1779

BUILDING		
Type Inspection	Date Approved	Signature of Inspector
Set Backs		
Foundation		
Mesh & Membrane		
Slab		
Floor Joists		
Frame		
Fireplace		
Lathings (ext.) (Int)		
Drywall		
Final		

PLUMBING		
Inspection	Date	Initial
Rough In		
Water		
Top Out		
Sewer		
Septic Tank		
Absorption Area		
Gas		
Final		

CERTIFICATION OF COMPLETION

I certify that under date of 19 that I made a final inspection of all work under the BUILDING PERMIT and from this inspection it appears that the building is now ready for occupancy.

Signature: _____ Date: _____

ELECTRICAL		
Inspection	Date	Initial
Temporary Pole		
U.G. Wiring		
Rough Wiring		
Heating Service		
Panel		
Temp. w/w		
Final		

Remarks: *Handwritten notes and signatures in the remarks section.*

MECHANICAL		
Inspection	Date	Initial
U.G. Duct		
Heating (Rough)		
Air Conditioning		
Grease Hood		
Exhaust System		
Final		

SWIMMING POOL		
Inspection	Date	Initial
Pre-Gunite		
Pre-Deck		
Final		