

**SANTA BARBARA COUNTY PLANNING COMMISSION**

**Staff Report for**

**Appeal of the Zoning Administrator's Coastal Development Permit Approval of Walker Single Family Dwelling Demolition & Rebuild**

**Hearing Date:** August 27, 2014

**Staff Report Date:** August 7, 2014

**Case Nos.:** 14APL-00000-00009  
(13CDH-00000-00024)

**Environmental Document:** Notice of Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines

**Deputy Director:** Alice McCurdy

**Division:** Development Review

**Supervising Planner:** Anne Almy

**Supervising Planner Phone #:** 568-2053

**Staff Contact:** Ryan Cooksey

**Planner's Phone #:** 568-2046

**OWNER/APPLICANT:**

David Walker / IGW Trust  
454 Toro Canyon Road  
Santa Barbara, CA 93101  
917-622-7667

**OWNER'S AGENT & ARCHITECT:**

Chris Belanger  
1187 Coast Village Road  
Suite 1-203  
Montecito, CA 93108  
805-252-8260

**APPELLANTS:**

Antonia J. Robertson &  
Lawrence Dworet  
475 Toro Canyon Road  
Santa Barbara, CA 93108  
805-451-9427



This site is identified as AP No. 155-140-014, located at 454 Toro Canyon Road, Toro Canyon Plan area, First Supervisorial District.

Applications Submitted:

SBAR Preliminary Approval:

Zoning Administrator's Approved Land Use Permit:

Appeal Filed:

July 9, 2013

July 25, 2014

April 7, 2014

April 7, 2014

## **1.0 REQUEST**

Hearing on the request of Antonia J. Robertson and Lawrence Dworet to consider the appeal, Case No. 14APL-00000-00009 [appeal filed on April 7, 2014], of the decision of the Zoning Administrator to approve the Coastal Development Permit, Case No. 13CDH-00000-00024, for the Walker Demo/New Single Family Dwelling project in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the 1-E-1 zone; and to determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15303 of the State Guidelines for the Implementation of CEQA. The application involves AP No. 155-140-014, located at 454 Toro Canyon Road, in the Toro Canyon Plan Area, First Supervisorial District.

## **2.0 RECOMMENDATION AND PROCEDURES**

Follow the procedures outlined below and deny the appeal, Case No. 14APL-00000-00009, and affirm the decision of the Zoning Administrator to approve the Coastal Development Permit, Case No. 13CDH-00000-00024, for the Walker Demo/New Single Family Dwelling project, based upon the project's consistency with the Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Deny the appeal, Case No. 14APL-00000-00009 of the decision of the Zoning Administrator to approve the Coastal Development Permit, Case No. 13CDH-00000-00024;
2. Make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings;
3. Determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303, as specified in Attachment C; and
4. Grant *de novo* approval of the project, Case No. 13CDH-00000-00024, subject to the conditions included as Attachment B, thereby affirming the decision of the Zoning Administrator.

Refer back to staff if your Commission takes other than the recommended action for appropriate findings and conditions.

### 3.0 JURISDICTION

This project is being considered by the County Planning Commission (CPC) based on Article II, Section 35-182.4.A, which states that any decision of the Zoning Administrator to approve a Coastal Development Permit may be appealed to the CPC. The Planning Commission’s review of the project is *de novo*.

### 4.0 ISSUE SUMMARY

The proposed project is located in a coastal Existing Developed Rural Neighborhood, on a lot zoned 1-E-1, in the Toro Canyon Area. At 1.14 acres, the lot is conforming as to size. The project includes demolition of the existing single-family dwelling and detached garage, and construction of a new single family dwelling and detached garage with a guesthouse located above the garage. Construction of the proposed development would be in the same general footprint of existing development. No protected trees will be removed, though one six inch palm tree and one six inch ficus tree would be removed. The existing swimming pool and all existing landscaping would remain.

The Zoning Administrator approved a Coastal Development Permit (CDH) for the project. The appellants appealed the Zoning Administrator’s decision, asserting that the size (specifically the square footage) of the proposed project is incompatible with the surrounding neighborhood. Subsequent to the appeal of the CDH, the design of the project received preliminary approval from the South Board of Architectural Review (SBAR). The SBAR preliminary approval was not appealed. In granting preliminary approval, SBAR commented that the size, bulk and scale of the project are compatible with the neighborhood. Neither County code nor policy place limits on the size of development on the subject lot.

The evidence presented herein supports the approval, on a *de novo* basis, of the Coastal Development Permit case number 13CDH-00000-00024.

### 5.0 PROJECT INFORMATION

#### 5.1 Site Information

<b>Site Information</b>	
Comprehensive Plan Designation	Coastal Zone, Rural, EDRN, Residential, RES-1.0 (one single family dwelling per acre), Toro Canyon Plan Area
Ordinance, Zone	Article II Coastal Zoning Ordinance, California Coastal Commission Appeal Jurisdiction, 1-E-1, Single Family Residential, 1 acre minimum parcel size
Site Size	1.14 Acres
Present Use & Development	Single Family Dwelling, Detached Garage, Swimming Pool
Surrounding Uses/Zone(s)	<i>North:</i> Single-family residence, 1-E-1 <i>South:</i> Single-family residence, AG-I-10

<b>Site Information</b>	
	<i>East:</i> Single-family residence, 1-E-1 <i>West:</i> Single-family residence, 1-E-1
Access	Toro Canyon Road
Public Services	Water Supply: Montecito Water District Sewage: Private Septic System Fire: Santa Barbara County Fire Department Police Services: County Sheriff

## 5.2 Setting

The 1.14 acre parcel is located on Toro Canyon Road, approximately one half mile south of East Valley Road. The parcel is currently developed with an existing, two-story single family dwelling (3,972 gross sq. ft.), detached garage (530 gross sq. ft.) and a swimming pool. The subject lot is a part of the Torito Existing Developed Rural Neighborhood (EDRN). As defined by the County's Comprehensive plan, EDRNs are neighborhood areas that have developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of residential development from expanding onto adjacent rural and agricultural lands. Residentially developed parcels located within the Torito EDRN range from 1.00 to 2.83 acres in size, and include single and two-story dwellings ranging from 876 gross sq. ft. to 7,006 gross sq. ft. in size.

## 5.3 Statistics

<b>Development</b>	<b>To Be Demolished (gross SF)</b>	<b>To Be Constructed (gross SF)</b>
Residence	3,972	5,344
Garage	530	1,023
Guesthouse	-----	825
Total	4,502	7,192

## 5.4 Description

The project is for a Coastal Development Permit for the demolition of the existing 3,972 gross sq. ft. two-story single-family dwelling and the construction of a new 5,344 gross sq. ft. two-story single-family dwelling. The permit is also for the demolition of an existing 530 gross sq. ft. garage and construction of a new 1,023 gross sq. ft. garage with an 825 gross sq. ft. guesthouse above. No protected trees will be removed as a part of the project (though one six inch palm tree and one six inch ficus tree will be removed). Approximately 855 cubic yards of cut and 33 cubic yards of fill are required. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Toro Canyon Road. The project is located at 454 Toro Canyon Road (APN 155-140-014), on a 1.14 acre parcel zoned 1-E-1. The project site is located within the Coastal Zone of the Toro Canyon Plan area, First Supervisorial District.

## 6.0 PROJECT ANALYSIS

### 6.1 Appeal Issues and Staff Responses

As noted above, in section 4.0 of this staff report, the appeal focuses on the square footage of the proposed project. The appellants contend that the project is incompatible with the surrounding neighborhood due to its size and, thus, is incompatible with the Toro Canyon Plan. No specific policies of the Toro Canyon Plan are referenced in the appeal. The appellants also contend that, considering the current drought, the proposed project's size represents an increase in water demand and, accordingly, is inappropriate.

The appellants' appeal issues have been summarized below and are followed by staff's response. Please see Attachment D for the appellant's statement of appeal.

#### **Issue: Neighborhood Compatibility**

The appellants contend that the size of the proposed development is incompatible with the neighborhood and, thus, the Toro Canyon Plan. No specific policies of the Toro Canyon Plan are referenced in the appeal. The appellants' letter includes data compiled on the square footage of existing development on 28 parcels surrounding the subject lot. According to the appellants' calculations, the average size of a dwelling located on the 28 lots examined is 2,837 sq. ft., and the median size 2,664 sq. ft. (these figures were not defined as net or gross). Additionally, the appellants contend that the vegetative screening that currently exists on the project site may change in the future, thereby making the purported incompatibility of the project more visible.

**Staff Response:** The Toro Canyon Plan contains one policy addressing compatibility of development with the surrounding area:

*Policy VIS-TC-2: Development shall be sited and designed to be compatible with the rural and semi-rural character of the area, minimize impact on open space, and avoid destruction of significant natural resources.*

The Toro Canyon Plan does not contain design guidelines with specific recommendations limiting the size of proposed development (such as floor area ratio guidelines, for instance). Accordingly, the Toro Canyon Plan does not specifically limit the size of proposed development.

The project is located within the Torito Existing Developed Rural Neighborhood (EDRN). Staff conducted a neighborhood study addressing development within the Torito EDRN. Data were collected from the records of the County Assessor's Office, which provided the square footage (gross) of dwellings for each parcel. Records from the County Assessor's Office do not provide

figures regarding the size of accessory structures. As used in the following response from staff, “neighborhood” means the 47 residentially developed lots within the Torito EDNR.

The neighborhood surrounding the project site is comprised of parcels ranging from approximately 1.0 to 2.83 acres in size. The mean size of a dwelling within the neighborhood is 2,591 gross square feet. The median size of a dwelling within the neighborhood is 2,576 gross square feet. The neighborhood includes single family dwellings ranging from approximately 876 to 7,006 gross square feet in size. The subject lot is a 1.14 acre parcel, on which the applicant proposes to construct a 5,344 gross square foot dwelling. Accordingly, the project on appeal falls within the existing range for the neighborhood. The project on appeal would be the second largest dwelling in the neighborhood. However, within the neighborhood, the average dwelling constructed since 1980 is 618 gross square feet larger than the average dwelling constructed before 1980. Similarly, within the neighborhood, the median size home constructed since 1980 is 737 gross sq. ft. larger than the median size home built prior to 1980. Additionally, the largest dwelling in the neighborhood, 7,006 gross square feet in size, was constructed in 2012. Clearly, newer homes in the neighborhood are increasing in size in comparison with the existing housing stock.

It is important to note that size is not the sole criterion for determining neighborhood compatibility. Rather, mass, bulk, scale and style come into play, as well as excellence in design. In the instant case, the proposed dwelling is located approximately 290 feet from Toro Canyon Road and, due to existing landscaping, would not be visible from the Toro Canyon Road, nor to property owners located to the south, east or west. The property owner of the lot adjacent to, and north of, the subject lot would have limited views of the proposed project. However, the owner of this property (AP No. 155-140-059) has not expressed any concerns regarding the proposed project. Furthermore, views of the proposed project from AP No. -059 would be compatible with the neighborhood (as determined by SBAR) and private views are not protected by County code or policy. The proposed project would not be visible from the appellants’ property. The rear of the proposed dwelling would be bunkered into existing slopes in order to conform to existing topography. On June 21, 2013 and July 25, 2014, SBAR commented that the mass, bulk and scale of the project are compatible with the neighborhood (see Attachment E, SBAR Minutes). SBAR further commented, during its July 25, 2014 review, that the project is an improvement over existing conditions. In the instant case, the SBAR based its finding of neighborhood compatibility on the existence of vegetative screening, the success of the design, including the well articulated massing of the structure, and colors and materials appropriate to the rural setting of the site (see Attachment E, SBAR Minutes and Findings).

In sum, the Toro Canyon Plan does not limit the size of development and the proposed project falls within the range of developed properties in the neighborhood. Furthermore, the siting, design, vegetative screening and well articulated massing of the proposed project are consistent with County Policies addressing neighborhood compatibility (specifically, Coastal Land Use Policy 4-4 and Toro Canyon Policy VIS-TC-2, see Section 6.3). Accordingly, the proposed development is compatible with the established physical scale of the area and Coastal Development Permit finding of approval No. 2.5 can be made (see Attachment A, Findings)

### **Issue: Water Service Availability**

The appellants contend that, considering the current drought, the proposed project's size represents an inappropriate increase in water demand.

**Staff Response:** The proposed project would not result in an increase in the number of bedrooms or bathrooms on the property. Furthermore, the project does not propose new landscaping. Therefore, the proposed project's water usage would be similar to the property's historic usage and would not result in a significant increase in water demand. The proposed project has received a Certificate of Water Service Availability from the Montecito Water District (see Attachment G). Accordingly, adequate water services exist for the proposed project.

### **Issue: Landscaping as Screening**

The appellants contend that, while current landscaping effectively screens the proposed project from Toro Canyon Road and the surrounding parcels, landscaping can change for many reasons, including the future years of drought. Accordingly, the appellants contend, the proposed project could become significantly more visible in the future.

**Staff Response:** The project on appeal proposes no new landscaping. Unlike grass and turf, which are most susceptible to drought conditions, the existing landscaping which provides screening is defined by well established trees. Thus, it is safe to anticipate that the elements of the landscaping which provide screening will survive if the current drought conditions persist. Furthermore, the project has received Certificate of Water Service Availability from the Montecito Water District (see Attachment G).

## **6.2 Environmental Review**

The proposed project is exempt from environmental review pursuant to Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the CEQA.

Demolition of the existing single-family dwelling and the 530 sq. ft. garage is categorically exempt pursuant to §15301(l)(1) and §15301(1)(4), respectively, of the Guidelines for Implementation of CEQA. Section 15301(l)(1) specifically exempts the demolition and removal of individual small structures, including one single-family residence, and §15301(1)(4) specifically exempts the demolition and removal of accessory structures, including garages. The construction of the new two-story 5,344 [gross] sq. ft. single-family dwelling with a new 1,023 [gross] sq. ft. garage and 825 [gross] sq. ft. guesthouse is also categorically exempt pursuant to

§15303(a) and §15303(e), respectively, of the Guidelines for Implementation of CEQA. Section 15303(a) specifically exempts the new construction of one single-family residence, and §15303(e) specifically exempts the new construction of accessory (appurtenant) structures, including garages. Therefore, the current project would fall within the limited scope of these exemptions. Attachment C of this staff report contains the Notice of Exemption.

### 6.3 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p><b>Coastal Land Use Plan Policy 4-4.</b> <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p> <p><b>Toro Canyon Policy VIS-TC-2:</b> <i>Development shall be sited and designed to be compatible with the rural and semi-rural character of the area, minimize impact on open space, and avoid destruction of significant natural resources.</i></p>	<p><b>Consistent.</b> The subject parcel is designated as rural on land use plan maps and is located within the Torito Existing Developed Rural Neighborhood (EDRN) of Toro Canyon area. The extensive remodel proposed would constitute a demo-rebuild and therefore, the resulting structure would be considered a new structure.</p> <p>The Torito EDRN is composed of parcels ranging from approximately 1 to 2.83 acres in size, and includes single family dwellings ranging from approximately 876 to 7,006 gross square feet in size. The subject lot is a 1.14 acre parcel, on which the applicant proposes to construct a 5,344 gross square foot dwelling. Accordingly, the project on appeal falls within the existing range for the neighborhood. The project on appeal would be the second largest dwelling in the neighborhood. However, within the neighborhood, the average dwelling constructed since 1980 is 618 gross square feet larger than the average dwelling constructed before 1980. Similarly, within the neighborhood, the median size home constructed since 1980 is 737 gross sq. ft. larger than the median size home built prior to 1980. Additionally, the largest dwelling in the neighborhood, 7,006 gross square feet in size, was constructed in 2012. Clearly, the homes in the neighborhood are increasing in size.</p> <p>On June 21, 2013 and July 25, 2014, SBAR commented that the mass, bulk and scale of the</p>



REQUIREMENT	DISCUSSION
	<p>project are compatible with the neighborhood (see Attachment E, SBAR Minutes). SBAR further commented, during its July 25, 2014 review, that the project is an improvement over existing conditions. In the instant case, the SBAR based its finding of neighborhood compatibility on the existence of vegetative screening, the success of the design, including the well articulated massing of the structure, and colors and materials appropriate to the rural setting of the site (see Attachment E, SBAR Findings).</p> <p>The nearest mapped ESH to the project site is a Riparian Corridor / Oak Tree Canopy located approximately 50 feet to the north of the existing home. All new development would be located outside of the 50-foot buffer applied as a standard to riparian corridors in urban areas. As discussed in the arborist report, prepared by Peter Winn and dated September 5, 2013 and as conditioned (see Attachment B, Condition #5) the proposed project will not negatively impact any oak trees. Accordingly, ESH will be protected and adverse impacts on habitat resources and oak trees will be avoided.</p> <p>In sum, the Toro Canyon Plan does not limit the size of development and the proposed project falls within the range of developed properties in the neighborhood. Furthermore, the siting, design and well articulated massing of the proposed project are consistent with Coastal Land Use Policy 4-4 and Toro Canyon Policy VIS-TC-2. Additionally, as development will not occur within 50 feet of ESH and will not damage oak trees, the project will avoid destruction of significant natural resources.</p>
<p><b>Toro Canyon Policy LUG-TC-7.</b> <i>In addition to the requirements of CLUP Policy 2-11, development shall be scaled, sited and</i></p>	<p><b>Consistent.</b> The nearest mapped ESH to the project site is a Riparian Corridor / Oak Tree</p>

REQUIREMENT	DISCUSSION
<p><i>designed to protect resources such as environmentally sensitive habitat and visual resources and to respect site constraints such as steep slopes. Regulatory measures to ensure such protection shall include but not be limited to restrictions on the following: size; color; reflectivity and height of structures; roofs and other architectural features; length of roads and driveways; number and size of accessory structures; configuration and size of development envelopes including concentrating development in existing developed areas; amount and location of grading; vegetation removal; and night lighting.</i></p>	<p>Canopy located approximately 50 feet to the north of the existing home. All new development would be located outside of the 50-foot buffer applied as a standard to riparian corridors in urban areas. The proposed project would not impact views of the mountains or ocean. Additionally, the proposed demolition and reconstruction activities would occur almost entirely within the footprint of the existing development, thereby avoiding impacts to EHS and steep slopes, and minimizing grading. The project involves one accessory structure, located more than 50 feet from the nearest mapped EHS. Lighting for the project will be of low wattage and will direct light downward (See Attachment B, Condition #3).</p>
<p><b>Coastal Land Use Plan Policy 2-6.</b> <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.</i></p>	<p><b>Consistent.</b> Public and Private Utilities: All utilities are currently available to adequately serve the proposed development on the site.</p> <p><b>Water:</b> The site is currently served by the Montecito Water District and will continue to be provided water services from the District (see Attachment G - Certificate of Water Service Availability).</p> <p><b>Wastewater/Sewer:</b> The current dwelling on the site received approval of a septic system when originally built in 1970. Prior to issuance of this CDP, the existing septic will be reassessed and approved by the County Environmental Health Services to affirm that capacity and function are acceptable or otherwise permit any required improvements to the on-site septic system (see Attachment B, Condition #10).</p> <p><b>Roads:</b> Access to the property would continue to be provided by an existing driveway taken off of Toro Canyon Road. This driveway connection meets all current visual clearance, driveway access and curb-cut requirements for</p>

REQUIREMENT	DISCUSSION
	<p>County Public Works- Roads Division.</p> <p><b>Fire Protection:</b> The project site is located within the Montecito Fire Protection District. The driveway connection with Toro Canyon Road meets all current driveway design standards and requirements for the District, including emergency override gate access and adequate setback for emergency vehicles to maneuver off of the road right-of-way while gaining access through the gate.</p>
<p><b>Toro Canyon Policy WW-TC-3.</b>  <i>Development shall incorporate appropriate water efficient design, technology, and landscaping.</i></p>	<p><b>Consistent.</b> The proposed project is subject to the CA Water Conservation in Landscaping requirements. As conditioned (see Attachment B, Condition #8), prior to issuance of the CDP, the applicant will demonstrate to staff that appropriate water efficient design, technology and landscaping has been incorporated into the proposed development.</p>
<p><b>Toro Canyon Policy CIRC-TC-1.</b> The County shall allow reasonable development of parcels within Toro Canyon while maintaining safe roadways and intersections at acceptable levels of service.</p>	<p><b>Consistent.</b> The proposed development would neither intensify the residential use on the property nor increase vehicle trips to or from the subject parcel. As such, there would be no change in the level of service (LOS) of nearby roadways and intersections.</p>
<p><b>Coastal Land Use Plan Policy 2-11.</b> <i>All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources.</i></p> <p><b>Coastal Land Use Plan Policy 9-35.</b> <i>Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native</i></p>	<p><b>Consistent.</b> The nearest mapped ESH to the project site is a Riparian Corridor / Oak Tree Canopy located approximately 50 feet to the north of the existing home. All new development would be located outside of the 50-foot buffer applied as a standard to riparian corridors in urban areas. As discussed in the arborist report, prepared by Peter Winn and dated September 5, 2013 and as conditioned (see Attachment B, Condition #5) the proposed project will not negatively impact any oak trees. Accordingly, ESH will be protected and</p>

REQUIREMENT	DISCUSSION
<p><i>oak trees. Regeneration of oak trees on grazing lands should be encouraged.</i></p> <p><b>Toro Canyon Policy BIO-TC-1.</b>  <i>Environmentally Sensitive Habitat (ESH) areas shall be protected and, where appropriate, enhanced.</i></p> <p><b>Coastal Land Use Plan Policy 9-1.</b> <i>Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.</i></p>	<p>adverse impacts on habitat resources and oak trees will be avoided.</p>
<p><b>Toro Canyon Policy BIO-TC-2.</b>  <i>Landscaping for development shall use appropriate plant species to ensure compatibility with and preservation of ESH. All landscaping shall utilize only non-invasive plants.</i></p> <p><b>Toro Canyon Policy BIO-TC-13.</b> <i>Native protected trees and non-native protected trees shall be preserved to the maximum extent feasible.</i></p>	<p><b>Consistent.</b> The final landscape plan for the proposed development would be reviewed and receive final approval by the SBAR prior to issuance of the Coastal Development Permit. All landscaping shall utilize only non-invasive plants and protected trees shall be preserved to the maximum extent feasible (see Attachment B, Condition #3).</p>

REQUIREMENT	DISCUSSION
<p><b>Coastal Land Use Plan Policy 3-13:</b> <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p><b>Coastal Land Use Plan Policy 3-14.</b> <i>All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p> <p><b>Toro Canyon Policy GEO-TC-1.</b> <i>Hillside and watershed areas shall be protected to the maximum extent feasible to avoid adverse geologic impacts and preserve watershed function.</i></p>	<p><b>Consistent.</b> The proposed development would be located almost entirely within the footprint area of the existing home with the exception of an expansion of the home to the east and to the west and the construction of a new garage and guesthouse in the location of the existing garage. Therefore, grading is minimized. The proposed project bunkers into the slopes at the rear of the property and steps with the existing topography downward toward Toro Canyon Road. Accordingly, the proposed development integrates with existing site conditions, including steeply sloped topography, soils, geology, and hydrology of the project site. Additionally, the proposed development is approximately 50 feet from a mapped ESH-Riparian Corridor. All protected trees shall be preserved to the maximum extent feasible (see Attachment B, Condition #3). All potential impacts to hillside and watershed areas in the project area will be minimized by implementing the best management practices (BMPs) as discussed in Attachment B, Condition #6.</p>
<p><b>Toro Canyon Policy LUR-TC-2.</b> <i>Residential development, including but not limited to the size of structures and development envelopes, shall be scaled to protect resources such as environmentally sensitive habitat and visual resources and to respect site constraints such as steep slopes.</i></p>	<p><b>Consistent.</b> The proposed project would occur almost entirely within the existing building footprint and has been designed to step with the existing grade in order to minimize grading and impacts to the existing topography. The project, therefore, has been appropriately designed and scaled to protect sensitive resources and natural terrain, as well as minimize grading. The nearest ESH area is approximately 50 feet from the proposed development footprint. The final plans for the proposed development, including, grading and landscaping plans would be reviewed and receive final approval by the SBAR prior to issuance of the Coastal Development Permit (see Attachment B, Condition #3).</p>

REQUIREMENT	DISCUSSION
<p><b>Toro Canyon Policy FLD-TC-2.</b> <i>Short-term and long-term erosion associated with development shall be minimized.</i></p> <p><b>Toro Canyon Policy GEO-TC-2.</b> <i>Grading shall be designed to minimize scars in topography and avoid the potential for earth slippage, erosion and other safety risks.</i></p>	<p><b>Consistent.</b> The proposed development is largely situated in the same location as the existing dwelling and garage on the site. The proposed project bunkers into the slopes at the rear of the property and steps with the existing topography downward toward Toro Canyon Road. As such, grading and scars in topography have been effectively minimized. Additionally, as conditioned (Attachment B, Condition #6), the implementation and maintenance of erosion controls (BMPs) is required throughout construction activity.</p>
<p><b>Toro Canyon Policy GEO-TC-5.</b> <i>Grading shall be carried out in a manner that minimizes air pollution.</i></p>	<p><b>Consistent.</b> As designed, the proposed development has minimized necessary grading and other site disturbance. Additionally, as conditioned (Attachment B, Condition #4), the implementation and maintenance of dust controls components is required throughout construction activity.</p>
<p><b>Coastal Act Policy 30211.</b> <i>Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.</i></p>	<p>The project is located approximately 1.5 miles from the nearest beach. No trails providing access to the sea are located on the subject lot and the proposed project would not adversely impact levels of service along Toro Canyon Road toward the sea. Accordingly, the project would not interfere with the public's access to the sea in any way.</p>

## 6.4 Zoning: Article II, Coastal Zoning Ordinance

**6.4.1 Section 35-169.1 – Purpose and Intent** [of Coastal Development Permits] in the Coastal Zoning Ordinance states:

*This section establishes procedures and findings for approval, issuance and effective time periods for Coastal Development Permits that are required by this Article. The intent of this section is to ensure that development is in conformity with the provisions of this Article, the*

*Comprehensive Plan, including the Coastal Land Use Plan and any applicable Community Plan and any permit conditions established by the County, and to provide public hearing opportunities for development that is defined as appealable to the Coastal Commission in compliance with Section 35-182.*

**Consistent:** As discussed above in Section 6.3 of this staff report, dated August 7, 2014, the proposed project would be consistent with the policies of the County Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Plan. Additionally, as discussed below in Sections 6.4.2 – 6.4.3 and as conditioned in Attachment B of this staff report, the project would be in conformance with the applicable provisions of the Article II Coastal Zoning Ordinance. Furthermore, the project was also subject to a public hearing before the Zoning Administrator on April 7, 2014. The decision of the Zoning Administrator to approve the project is now on appeal before your Commission and is appealable to the Coastal Commission in compliance with Article II, Section 35-182 (Appeals).

**6.4.2 Section 35-71.1 – Intent & Purpose of the E-1 Zone District**

The purpose of the E-1 zoning district is to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health, welfare, and safety. Furthermore, it is the intent of this district to protect the residential characteristics of an area and to promote a suitable environment for family life.

**Consistent:** Consistent with the purpose of the E-1 zone, the proposed two-story single-family residence would be the only dwelling on the subject 1.14 acre lot. Adequate services exist to serve the project and, as designed, the proposed development on the lot would be consistent with setback requirements. Accordingly, the project would be consistent with sound standards of public health, welfare and safety. As conditioned, short-term impacts from noise, dust and erosion would be minimized through construction activity. Finally, the project received preliminary approval from SBAR on July 25, 2014 and will be required to receive final SBAR approval prior to issuance of this Coastal Development Permit to ensure that the residential characteristics of the area are protected (see Attachment B, Condition #3).

**6.4.3 Development Standards for the E-1 Zone District**

<b>Section 35-71.3. Permitted Uses</b>	<b>Consistent:</b> The proposed single-family dwelling, guesthouse and detached garage (accessory structure) are each specifically cited as allowable uses within the E-1 zone, pursuant to this section.
<b>Section 35-71.6 – Minimum Lot Area</b>	<b>Consistent:</b> The project site is a 1.14 acre lot that exceeds the minimum 1 acre (gross) lot size requirement for the 1-E-1 zone district. Additionally, the lot width average of approximately 190 feet also exceeds the minimum 120-foot lot width requirement.

<p><b>Section 35-71.7 – Setbacks for Buildings and Structures.</b></p> <p><b>Section 35-71.8 Permitted Variations of Setbacks for Buildings</b></p>	<p><b>Consistent:</b> The proposed development would be located approximately 290 feet from Toro Canyon Road. Accordingly, the project would comply with the front setback requirement of 50-feet from centerline and 20 feet from the right-of-way line.</p> <p>The proposed development would be located 20 feet from the subject lot’s side property lines. Accordingly, the project would comply with the required 10-foot side setback.</p> <p>The required rear setback for the subject lot is 25 feet from the property line. However, within the E-1 zone, the rear setback may be ‘varied’ and reduced to 15 feet. The varied rear setback allows a portion of a building to be located within the required rear setback provided that the footprint area of the portion of the building that intrudes into the required rear setback is compensated by an equal or greater area that is not covered by any building footprint area located outside of and adjacent to the rear setback and the rear setback line. As depicted in project’s site plan, Attachment F to this staff report, the proposed project includes 402 sq. ft. of development within the rear setback. All development within the rear setback is, at minimum, 15 feet from the rear property line. A variable rear setback area, outside of any building footprint, is depicted on the site plan to compensate for this encroachment. Accordingly, the proposed project complies with the setback requirements and variable allowances for the E-1 zone.</p>
<p><b>Section 35-71.10 – Building Height</b></p>	<p><b>Consistent:</b> The maximum allowable height for the E-1 zone is 25-feet. However, a project utilizing a 4:12 roof pitch would receive a 3-foot height bonus for a total allowable height of 28-feet. Just as the existing home on the site, the proposed dwelling would utilize a 4:12 pitched roof and would be a maximum height of 26 feet from natural grade.</p>

**6.5 Design Review**



The SBAR reviewed the project on June 21, 2013, September 6, 2013, July 11, 2014 and July 25, 2014. Attachment E of this staff report contains the approved minutes from these meetings.

The SBAR's initial comments at the June 21, 2013 meeting stated that the mass, bulk and scale of the project were appropriate. The remaining comments focused on the architectural design and style of the project.

The applicant returned on September 6, 2013 for further conceptual review. SBAR commented on the architectural design of the project (e.g., to thicken walls around windows, consider omitting stone coining around windows, restudy junction of stair tower with roof). The applicant was told to return for preliminary approval following the Zoning Administrator's action. SBAR had no further comments regarding the mass, bulk and scale of the project.

On April 7, 2014 the Zoning Administrator approved the Coastal Development Permit (CDH) and on the same day the appellants filed their appeal. In order to avoid a scenario in which appeal of the CDH was resolved, only to have SBAR's preliminary approval then appealed, the project returned to SBAR on July 11, 2014 for preliminary approval. SBAR did not comment on the mass, bulk and scale of the project. Rather comments focused on design elements of numerous elevations and the applicant was told to return for further preliminary review.

On July 25, 2014 the applicant returned for further preliminary review and was granted preliminary approval by SBAR. SBAR commented that the project is an improvement over existing conditions, the project's additional size will not cause visual impacts due to it being shielded from public view and that the size, bulk and scale are compatible with the neighborhood. No appeal of SBAR's preliminary approval was filed.

## **7.0 APPEALS PROCEDURE**

The action of the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days of said action. For developments which are appealable to the Coastal Commission under Section 35-182.6, no appeal fee will be charged.

The action of the Board of Supervisors may be appealed to the Coastal Commission within ten (10) working days of receipt by the Coastal Commission of the County's notice of final action and no appeal fee will be charged.

## **ATTACHMENTS**

- A. Findings
- B. Coastal Development Permit 13CDH-00000-00024 with Conditions of Approval
- C. Notice of Exemption

- D. Appeal Application and Letter, South Board of Architectural Review Preliminary Approval, Case No. 13BAR-00000-00103, and Coastal Development Permit, Case No. 13CDH-00000-00024
- E. South Board of Architectural Review Minutes & Findings for Approval, Case No. 13BAR-00000-00103
- F. Reduced Site Plan
- G. Montecito Water District – Certificate of Water Service Availability

## **ATTACHMENT A: FINDINGS**

### **1.0 CEQA FINDINGS**

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of the State CEQA Guidelines. See Attachment C for a more detailed discussion.

### **2.0 COASTAL DEVELOPMENT PERMIT FINDINGS**

In compliance with Section 35-169.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.2, the review authority shall first make all of the following findings:

#### **2.1 The proposed development conforms:**

- a. To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;**
- b. With the applicable provisions of this Article or the project falls within the limited exceptions allowed under Section 35-161 (Nonconforming Use of Land, Buildings and Structures).**

As discussed in Sections 6.3 and 6.4 of the staff report, dated August 7, 2014 and incorporated herein by reference, the project would conform to all applicable provisions of the County Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Plan. The proposed project, consisting of the demolition of an existing single-family dwelling and garage and construction of a new dwelling, garage and guesthouse would be developed in proportion (size, bulk, scale and height) to the surrounding neighborhood and consistent with the applicable Article II zoning requirements for the E-1 zone.

The subject property is located within an urban, coastal, developed neighborhood in the E-1 zone district. Pursuant to Article II, Section 35-71.1:

*“The purpose of this district is to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health, welfare, and safety. It is the intent of this district to protect the residential characteristics of an area and to promote a suitable environment for family life.”*

As discussed in Sections 6.1 of the staff report, dated August 7, 2014 and incorporated herein by reference, the proposed project for the demolition of the existing dwelling and garage and the construction of a new dwelling, garage and guesthouse would be consistent with surrounding residential development and uses. Furthermore, the development would be situated in the rear of the lot and would be constructed within the area where the

existing dwelling and garage are located. Therefore, the proposed project would be consistent with the purpose and intent of the E-1 zone.

**2.2 The proposed development is located on a legally created lot.**

The subject parcel is considered to be a legally created lot for planning purposes as it is currently developed with an existing single-family dwelling and has been validated by prior issuance of a County Building Permit. Therefore, this finding can be made.

**2.3 The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).**

The subject property and all existing and proposed development are in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of Article II, the Coastal Zoning Ordinance. Therefore this finding can be made.

**2.4 The proposed development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.**

The proposed project will be constructed on a portion of the site already developed with an existing dwelling and garage and will be the same overall height as the current dwelling so as to not add any new adverse effects to existing vistas and viewpoints. Additionally, as proposed, the project will not obstruct any public views from any public road or from a public recreation area to, or along the coast because of its distance from the coastline. Therefore, this finding can be made.

**2.5 The proposed development is compatible with the established physical scale of the area.**

As discussed in Section 6.1, 6.3 and 6.4 of the staff report, dated August 7, 2014 and incorporated herein by reference, the proposed project for the demolition of the existing 3,972 [gross] sq. ft two-story single-family dwelling and 530 [gross] sq. ft. garage and the construction of a new 5,344 [gross] sq. ft. two-story dwelling and a 1,023 [gross] sq. ft. garage with a 825 [gross] sq. ft. guesthouse above, will be compatible with the established physical scale of the area. Furthermore, during its June 21, 2013 and July 25, 2014 reviews of the project, SBAR stated that the mass, bulk and scale of the project was appropriate and that the project was compatible with the surrounding neighborhood.

Therefore, this finding can be made.

**2.6. The proposed development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.**

As discussed in Section 6.3 of the staff report, dated August 7, 2014 and incorporated herein by reference, the proposed project will be consistent with all applicable public access and recreation policies of the Comprehensive Plan, including the Coastal Land Use Plan. Therefore, this finding can be made.

**2.7. In compliance with Section 35-60.5, adequate services and resources shall be available to serve the proposed development.**

The parcel will continue to be served by the Montecito Water District (see Attachment G), a private onsite septic system, the Santa Barbara County Sheriff and the Montecito Fire Department. Access to the site will continue to be provided off of Toro Canyon Road. Therefore, this finding can be made.

**2.8 Pursuant to Section 35-194.4 of Article II (Coastal Zoning Ordinance), a Coastal Development Permit shall only be approved if the following additional Finding is made:**

**In addition to the findings that are required for approval of a development project (as development is defined in this Article), as identified in each section of Division 11 - Permit Procedures of Article II, a finding shall also be made that the project meets all applicable policies and development standards included in the Toro Canyon Plan.**

The proposed development is in conformance with all applicable policies of Article II, Coastal Zoning Ordinance, the Coastal Land Use Plan and the Toro Canyon Plan, as discussed in Sections 6.1, 6.3 and 6.4 of this staff report, dated August 7, 2014 and incorporated herein by reference. Therefore, this additional finding can be made.

**2.9 Additional Findings:**

**Coastal Land Use Plan Policy 9-1.**

**Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.**

As discussed in Section 6.3 of the staff report, dated August 7, 2014 and incorporated herein by reference, the proposed development on the subject parcel is approximately 50 feet from a mapped ESH-Riparian Corridor and is separated from the ESH by a landscaped area. All potential impacts to the riparian corridor will be minimized by implementing best management practices (BMPs) (see Attachment B, Condition #6). Therefore, this finding can be made.



COUNTY OF SANTA BARBARA

## Planning and Development

### DRAFT COASTAL DEVELOPMENT PERMIT

**Case No.:** 13CDH-00000-00024

**Project Name:** Walker SFD Demo-Rebuild

**Project Address:** 454 Toro Canyon Road, Santa Barbara, CA 93108

**Assessor's Parcel No.:** 155-140-014

**Applicant Name:** Chris Belanger

The Santa Barbara County Planning Commission hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**Date of Approval:** August 27, 2014

**Associated Case Number(s):** 14APL-00000-00009, 13BAR-00000-00103

**Project Description Summary:** Demolition and rebuild of a single family dwelling, with a detached garage and guesthouse.

**Project Specific Conditions:** Yes

**Permit Compliance Case:** \_\_\_ Yes \_\_\_x\_\_\_ No;

**Permit Compliance Case No.:** \_\_\_\_\_

**Appeals:** The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant or an aggrieved person. The written appeal and accompanying fee must be filed with the Clerk of the Board at 123 East Anapamu Street, Santa Barbara, by 5:00 p.m. on or before September 8, 2014. If you have questions regarding this project please contact the planner, Ryan Cooksey, at 805-568-2046.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

#### Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued on September 9, 2014, provided an appeal of this approval has not been filed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

**NOTE:** Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.





**ATTACHMENT A: CONDITIONS OF APPROVAL**

**Project Description**

- 1. Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The project is for a Coastal Development Permit for the demolition of the existing 3,972 [gross] sq. ft. two-story single-family dwelling and the construction of a new 5,344 [gross] sq. ft. two-story single-family dwelling. The permit is also for the demolition of an existing 530 [gross] sq. ft. garage and construction of a new 1,023 [gross] sq. ft. garage with a 825 [gross] sq. ft. guesthouse above. No protected trees will be removed as a part of the project and approximately 855 cubic yards of cut and 33 cubic yards of fill is required. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Toro Canyon Road. The project is located at 454 Toro Canyon Road (APN 155-140-014), on a 1.13-acre parcel zoned 1-E-1. The project site is located within the Coastal Zone of the Toro Canyon Plan area, First Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

**Conditions By Issue Area**

- 3. Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to the BAR approved plans. All landscaping shall utilize only non-invasive plants and protected trees shall be preserved to the maximum extent feasible.

**TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of this Coastal Development Permit. Grading plans, shall be submitted to P&D concurrent with or prior to BAR plan filing.

**MONITORING:** The Owner/Applicant shall demonstrate to B&S Inspection staff that the project has been built consistent with approved BAR design, landscape and lighting plans prior to Final Building Inspection Clearance.

4. **Air-01 Dust Control:** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
  - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
  - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
  - f. Order increased watering as necessary to prevent transport of dust off-site.
  - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
  - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
    - i. Seed and water to re-vegetate graded areas; and/or
    - ii. Spread soil binders; and/or
    - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to first Grading Permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

5. **Bio-01 Tree Protection:** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all protected trees.

In addition to the Tree Protections listed in the Arborist Report, prepared by Peter Winn (Westree), dated September 5, 2013, the following conditions shall also apply to the project, case no. 13CDH-00000-00024.

- a. Prior to the approval of Building Permits, all oak trees shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.

c. To help ensure the long term survival of protected oak trees, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

PLAN REQUIREMENTS: Fencing shall be graphically depicted on project plans.

TIMING: This condition shall be printed on project plans submitted for Building Permit approval.

MONITORING: B&S Inspection Staff shall review plans and confirm fence installation. Inspectors shall conduct site inspections to ensure compliance during construction.

6. **Bio-10 Storm Water BMPs:** To minimize pollutants impacting downstream waterbodies or habitat, the parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property.

PLAN REQUIREMENTS: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans.

TIMING: The plans and maintenance program shall be submitted to P&D for approval prior to approval of first grading or building permits.

MONITORING: B&S inspection staff shall site inspect for installation prior to Final Building Inspection Clearance.

7. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

**MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

- 8. WatCons-03 Water Conservation in Landscaping:** The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a Residential Water Authorization Supplemental application or Water Efficient Landscape Ordinance Supplemental application, as appropriate to the size of the landscape area.

**TIMING:** The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to issuance of this Coastal Development Permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

**MONITORING:** B&S inspection staff shall check in the field prior to Final Building Inspection Clearance.

### **County Rules and Regulations**

- 9. Rules-02 Effective Date-Applicable to CCC:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].

- 10. Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Additional permits include, but are not limited to Environmental Health Services septic permit, Grading and Building Permits.

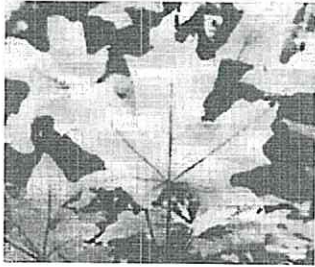
**TIMING:** Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

- 11. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

- 12. Rules-10 CDP Expiration:** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Planning Director. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.

- 13. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.

14. **Rules-23 Processing Fees Required:** Prior to issuance of Building or Grading Permits, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
15. **Rules-28 NTPO Condition:** A recorded Notice to Property Owner document is necessary to ensure that the proposed Guesthouse shall be used only for its permitted uses. The property owner shall sign and record the document prior to Issuance of this Coastal Development Permit.
16. **Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
17. **Rules-32 Contractor and Subcontractor Notification:** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
18. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
19. **Rules-35 Limits:** This approval does not confer legal status on any existing structures(s) or use(s) on the property unless specifically authorized by this approval.
20. **Rules-37 Time Extensions:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.



WESTREE

Peter Winn  
P.O. Box 22702  
Santa Barbara  
CA 93121

805-966-3239  
Cont. Lic. #772299

September 5, 2013

Chris Belanger  
Residential Design  
1187 Coast Village Rd. Suite 203  
Santa Barbara, CA 93108

RE: IGW Trust Renovation. 454 Toro Canyon.

Dear Chris,

As per your request, I met with you and your client to discuss the proposed renovation of the existing house to see if there will be any negative impact to the existing trees.

The only protected trees on the site are Coast Live Oaks (*Quercus agrifolia*) located along the rear of the property above the residence. These trees vary in age, health & condition. Fortunately, your proposed plan that you showed me does not have any negative impact to the trees as all the work will be outside of the drip lines and provided all of the attached tree protection recommendations are adhered to.

The California Pepper (*Schinus molle*) located in the existing house and deck foundations is an important tree to the client and will need to be worked around with extreme caution while the renovations takes place.

In addition to the standard recommendations for protection during construction, I did mention these other points to further promote the well-being of the trees.

1. Excavate any excess soil from around the trunks that as occurred from natural erosion.
2. Stop any irrigation around the immediate trunk area of the Oaks.
3. Supplemental watering of the Oaks until they get our annual rains that have been lacking for the last two years.
4. Light pruning of the heavy limbs to help prevent branch failure.

**RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION.**

- Fence off all trees from construction at the critical root zone or where practical with 6' chain link or orange construction fence with metal stakes.
- No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
- Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.
- All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
- Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
- Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary plywood or equivalent shall be placed on top.
- During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
- Project arborist shall be notified prior to any activities within the critical root zone.
- All trenching of utilities, irrigation and lighting shall not encroach within the critical root zone unless approved by the project Biologist or Arborist.
- Native or Specimen trees removed or damaged shall be mitigated, utilizing the current County recommendations of either 10:1-1gallon, or 5:1- 15gallon or 3:1 24"boxed trees.
- Clean out area shall be located away from any protected trees.

Should you have any further questions or comments please do not hesitate to call my office at 805 966 3239.

Yours sincerely,



Peter J.H. Winn  
I.S.A. Certified Arborist #921

**ATTACHMENT C: NOTICE OF EXEMPTION**

**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Ryan Cooksey, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

**AP No.:** 115-140-014

**Case No.:** 13CDH-00000-00024

**Location:** 454 Toro Canyon Road, Toro Canyon, CA

**Project Title:** Walker SFD & Garage Demo, New SFD, Garage and Guesthouse

**Project Description:** The project is for a Coastal Development Permit for the demolition of the existing 3,972 [gross] sq. ft. two-story single-family dwelling and the construction of a new 5,344 [net] sq. ft. two-story single-family dwelling. The permit is also for the demolition of an existing 530 [gross] sq. ft. garage and construction of a new 1,023 [gross] sq. ft. garage with a 825 [gross] sq. ft. guesthouse above. No protected trees will be removed as a part of the project and approximately 875 cubic yards of cut and fill is required. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Toro Canyon Road. The project is located at 454 Toro Canyon Road (APN 155-140-014), on a 1.13-acre parcel zoned 1-E-1. The project site is located within the Coastal Zone of the Toro Canyon Plan area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara  
Name of Person or Agency Carrying Out Project: David Walker, property owner

**Exempt Status:**

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

**Cite specific CEQA Guideline Sections:** §15301: Existing Facilities; and  
§15303: New Construction or Conversion of Small Structures

**Reasons to support exemption findings:** Demolition of the existing 3,972 [gross] sq. ft. SFD and the 530 sq. ft. garage is categorically exempt pursuant to §15301(I)(1) and §15301(I)(4), respectively, of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15301(I)(1) specifically exempts the demolition and removal of individual



small structures, including one single-family residence, and §15301(I)(4) specifically exempts the demolition and removal of accessory structures, including garages. The construction of the new two-story 5,344 [gross] sq. ft. SFD with a new 1,023 [gross] sq. ft. garage is also categorically exempt pursuant to §15303(a) and §15303(e), respectively, of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303(a) specifically exempts the new construction of one single-family residence, and §15303(e) specifically exempts the new construction of accessory (appurtenant) structures, including garages.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

There are no designated or mapped environmentally sensitive habitat (ESH), biological resources or other resources of hazardous or critical concern located within 50 feet of the proposed development. The nearest mapped ESH area (Riparian Corridor) is approximately 50 feet north of the location of the proposed project and is separated by an existing landscaped area. Accordingly, the project would not impact the ESH mapped on the subject lot.

The entirety of the proposed development will be located on already developed portions of the site and any exterior lighting would be conditioned to be low-wattage, hooded and directed downward in order to minimize any impacts off-site (see Attachment B, Condition #3). Therefore, this exception to the categorical exemptions would not apply.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed project is for the demolition of an existing single-family dwelling and garage and the construction of new dwelling, garage and guesthouse in the same location as the existing structures. The proposed development meets all applicable criteria of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Plan. The proposed development would create no significant impacts and additional structural development in the surrounding neighborhood, developed

in conformance with applicable ordinance and policy regulations would not result in a cumulatively significant impact. Past, present and future successive projects of the same type in the area would not cause cumulatively significant impacts. Therefore, this exception to the categorical exemptions would not apply.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

There are no designated or mapped environmental sensitive habitat (ESH), biological resources or other resources of hazardous or critical concern located within 50 feet of the proposed development. The nearest mapped ESH area (Riparian Corridor) is approximately 50 feet north of the location of the proposed project and is separated by an existing landscaped area. All proposed development would be located on portions of the subject parcel that are already developed and maintained. As conditioned (see Attachment B, Condition #5), the nearby oak trees would be protected throughout construction activity. Furthermore, the circumstances under which the proposed project is requested and under which construction is proposed are not unusual. The demolition and rebuild of single family dwellings and accessory structures is commonplace within the area. The proposed project consists of only minor development and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Therefore, this exception to the categorical exemptions would not apply.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The project would be located entirely within the eastern, previously developed portion of the site. This area is currently developed with an existing dwelling, garage and pool. No development would be visible from any highway officially designated as a state scenic highway and there is no possible damage that could occur to any scenic resources (including trees, historic buildings, rock outcroppings, etc). Therefore, this exception to the categorical exemptions would not apply.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project is not located on a site that is included on any list compiled pursuant to §65962.5 of the Government Code. Therefore, this exception to the categorical exemptions would not apply.

**(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemptions would not apply.

Lead Agency Contact Person: Ryan Cooksey Phone #: (805) 568-2046

Department/Division Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Distribution: Hearing Support Staff

Project file (when P&D permit is required)  
Date Filed by County Clerk: \_\_\_\_\_.



PLANNING & DEVELOPMENT  
APPEAL FORM

SITE ADDRESS: 454 TORO CANYON RD  
 ASSESSOR PARCEL NUMBER: 155-140-014  
 PARCEL SIZE (acres/sq.ft.): Gross 1.13 acres Net \_\_\_\_\_  
 COMPREHENSIVE/COASTAL PLAN DESIGNATION: RES-1.0 ZONING: 1-E-1  
 Are there previous permits/applications?  no  yes numbers: 13CDH-00000-00024  
 (include permit# & lot # if tract)  
 Are there previous environmental (CEQA) documents?  no  yes numbers: to the best of my knowledge

Antonia J. Robertson, J.D. cell- 805-451-9427  
 1. Appellant: Lawrence D Wore, M.D. (4) Phone: 805-964-2333 FAX: 805-322-2449  
 Mailing Address: 475 TORO CANYON RD, Santa Barbara, CA 93106 E-mail: LDWORE@a-gmail.com  
 2. Owner: \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Street City State Zip  
 3. Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Street City State Zip  
 4. Attorney: \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Street City State Zip

**14APL-00000-00009**

WALKER SFD DEMO-REBUILD APPEAL

454 TORO CANYON RD

4/7/14

SANTA BARBARA

155-140-014

COUNTY USE ONLY

Companion Case Number: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Accepted for Processing \_\_\_\_\_

Comp. Plan Designation \_\_\_\_\_

COUNTY OF SANTA BARBARA APPEAL TO THE :

\_\_\_ BOARD OF SUPERVISORS

✓ PLANNING COMMISSION: \_\_\_ COUNTY \_\_\_ MONTECITO

RE: Project Title WALKER single Family Dwelling

Case No. 13 CDH

Date of Action April 7

I hereby appeal the ✓ approval \_\_\_ approval w /conditions \_\_\_ denial of the:

\_\_\_ Board of Architectural Review – Which Board? \_\_\_

\_\_\_ Coastal Development Permit decision

\_\_\_ Land Use Permit decision

\_\_\_ Planning Commission decision – Which Commission? \_\_\_

\_\_\_ Planning & Development Director decision

✓ Zoning Administrator decision

Is the appellat the applicant or an aggrieved party?

\_\_\_ Applicant

✓ Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

I have standing as a RESULT OF HAVING FILED WRITTEN MATERIALS FOR the Zoning Administrator (Jeff Hunt) previous HEARING ON THIS CASE. SHARON FOSTER OF SUPPORT STAFF WILL VOUCH FOR THIS.

Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

I BELIEVE THE DECISION OF THE ZONING ADMINISTRATOR IS WRONG. I BELIEVE THE PROPOSED HOME AT 424 TORO CANYON RD IS INCOMPATIBLE WITH THE NEIGHBORHOOD AND INCONSISTENT WITH THE GENERAL TORO CANYON PLAN.  
 (please see 46 pages of attachments)

Specific conditions imposed which I wish to appeal are (if applicable):


- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Please include any other information you feel is relevant to this application.

**CERTIFICATION OF ACCURACY AND COMPLETENESS** Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

*I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.*

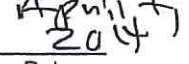
~~LAURENCE DWORZET~~ 

Print name and sign - Firm

Date

Print name and sign - Preparer of this form 

Date

LAURENCE DWORZET AND ANTONIA ROBerson 

Print name and sign - Applicant

Date

Print name and sign - Agent

Date

Print name and sign - Landowner

Date

RE:

Walker SFD Demo-Rebuild

Case No. 13CDH-00000-00024

Site address: 454 Toro Canyon Road, Santa Barbara, 93101,

AP No.: 155-140-014

Jeff Hunt

Zoning Administrator,

Santa Barbara County

123 East Anapamu St.

Santa Barbara, CA 93101

Dear Mr. Hunt:

In our original Feb 20, 2014 letter (reproduced in the Appendix), we requested a public hearing before Planning & Development decided the Coastal Development Permit application on this property and we noted that we would be out of California from March 24 until the end of April. J. Ritterbeck, overseeing this case for P&D originally had hoped to have the hearing March 17. But when there were problems getting it on the docket, the hearing was moved to Monday, April 7.

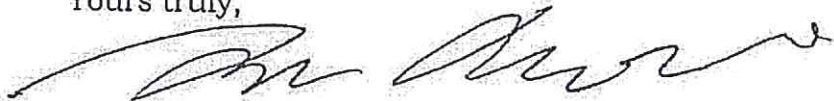
We respectfully request that as a first order of business, that you delay this hearing until May so that we may be present to present our case in person.

If you cannot grant this request, we ask that the following material and appended documents be read into the record for the Zoning Administrative Hearing so that we have standing.


We also ask that you stay any final decision until May 1 so that we can more easily appeal it.

Thank you.

Yours truly,



Laurence Dworet, M.D.



Antonia J. Robertson, J.D.



RE:

**Walker SFD Demo-Rebuild  
Case No. 13CDH-00000-00024**

Jeff Hunt  
Zoning Administrator,  
Santa Barbara County

I, Laurence Dworet am a physician/writer; Antonia Robertson is an attorney. We have lived in Santa Barbara since 1992 and have been active in the community since about 1982 (as partial owners of the former Victoria St. theater when it was a movie theater venue, and as partners in commercial real estate downtown).

We are writing this letter and including key documents to be read into the record for the Zoning Administrative Hearing so that we have standing.

First, let it be understood that we bear no animus toward either the owner of 454 Toro Canyon Rd. or the architect, Chris Belanger. Laurence met the purported owner, a woman named Erin Boone, on Saturday, March 22, when she came over to discuss the matter. Laurence let her know that the issue is not personal and our feelings would be the same if a relative was trying to reproduce her efforts.

Likewise, Laurence spoke to the architect, Chris Belanger, two or three times. Mr. Belanger made clear that it was his intent to minimize any visible increase in the size of the new house from what has been there up to the present.

Laurence went down to Planning and Development and reviewed the plans.

We also know that we would stand to gain by any large, expensive house that would increase ours and our neighbor's property values.

In fact, some of our neighbors have said that they would not oppose the new building at 454 for precisely this reason: because it would increase their property values as well.

But we have to disagree and challenge the building of this house for one key reason:

The proposed house of 5,652 [gross sq ft, single family dwelling] is simply not compatible with the existing neighborhood.

We examined the square footage of the 28 houses surrounding 454 Toro Canyon, and these are presented in the appendix in a graph from an Excel spreadsheet (that Sharon Foster of Planning and Development has a copy of).

In a glance, you can see that the average square footage of all these 28 structures is 2,837 sq ft. with a median of 2,664 sq ft. The proposed 5,652 [gross sq ft] at 454 Toro Canyon is almost off the chart.

Add in the proposed 1,109 sq ft garage and 908 sq ft guesthouse and you're really looking at a massive house of roughly 7,669 gross sq ft.

While the square footage numbers alone are reason enough for you to reject the permitting of this proposed house, there's another important aspect.

The soul of the Toro Canyon neighborhood.

Why we live here.

We used to live on East Mountain Drive surrounded by huge homes that were continually being built, torn down, and rebuilt.

To escape all these McMansions, we looked for a new home in a pastoral setting where we could find some peace.

We looked at Toro Canyon and read the Toro Canyon Plan, which strongly outlines the area is to be of quasi-rustic character. The Toro Canyon Plan strongly emphasizes that any future building must take into account neighborhood compatibility

That's why we moved there in 2005.

The proposed building at 454 Toro Canyon Rd. is a step in the wrong direction and is contrary to the spirit of the Toro Canyon Plan.

It would also set a dangerous precedent for future building in the area.

Moreover, with the emergency water situation (Montecito/Summerland Water District) and a lack of water projected for many years into the future by most climate scientists, it seems the height of folly to allow such a big structure into our peaceful, rustic setting.

And to the argument that the existing landscaping hides visibility of the house from both neighbors and the street, obviously landscaping can change for many reasons including that future years of projected drought will possibly radically alter the landscaping so that what is now invisible could easily become very visible.

Mr. Hunt, the bottom line is:

The proposed 5,652 [gross sq ft] home is, by itself, not compatible with the existing neighborhood. Never mind including the proposed 1,109 sq ft garage and 908 sq ft guesthouse.

We hope that you will instruct the owner and architect to come up with a design that is more in keeping with both our existing neighborhood and the Toro Canyon Plan.

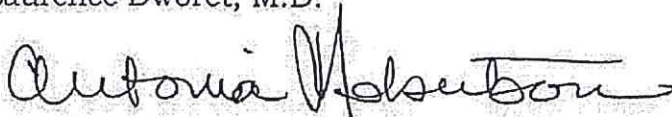
Thank you.

And please look at the appendices.

Yours truly,



Laurence Dworet, M.D.



Antonia J. Robertson, J.D.

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APPENDIX 1: Excel Spreadsheet

APPENDIX 2: Letter from Planning and Development - Notice of Intent

APPENDIX 3:

Support numbers: Some of the numbers were taken from the Assessor's web site:

[www.sbcvote.com/assessor/details.apx?apn=005100023](http://www.sbcvote.com/assessor/details.apx?apn=005100023)

also known as "Assessor Parcel Information Details."

Most of the Title is from the Assessor's office via Fidelity National Title Data (as indicated)

# APPENDIX 1:Excel Spreadsheet

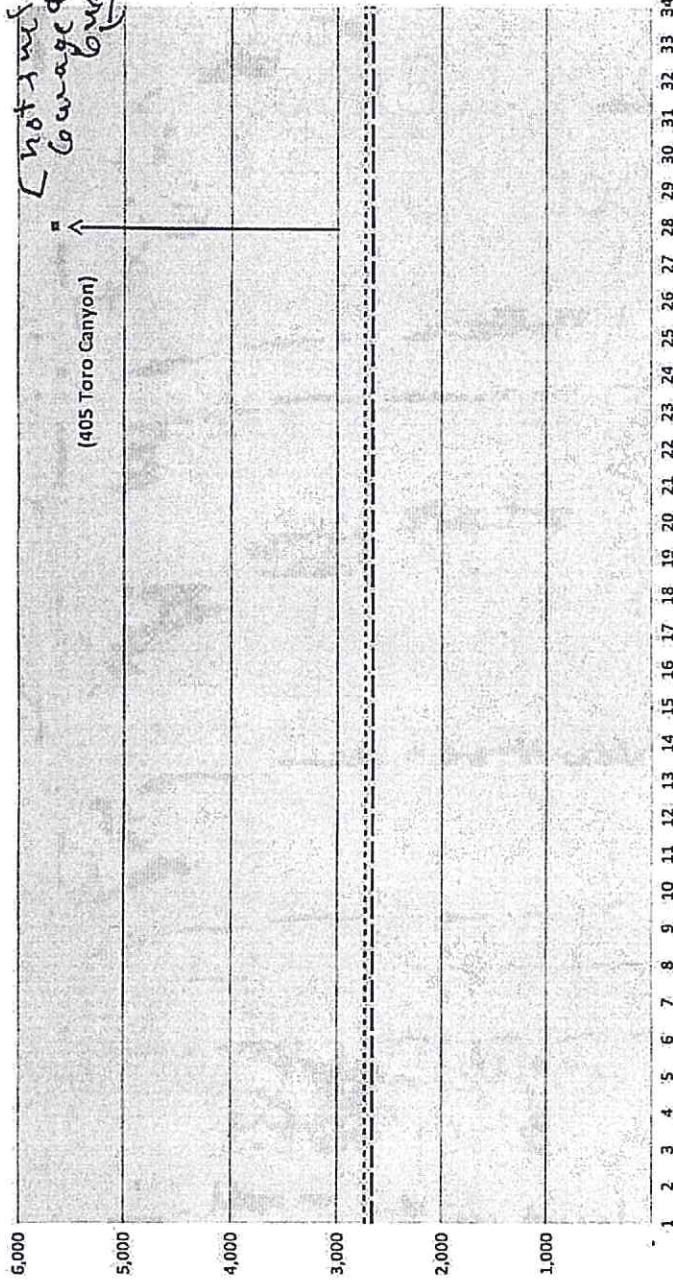
# APPENDIX 1A

Here including Garage & Porch + House

Address	Total Square Footage
405 Toro Canyon Rd.	5,526
418 Toro Canyon Rd.	5,570
420 Toro Canyon Rd.	1,248
424 Toro Canyon Rd.	1,760
438 Toro Canyon Rd.	3,900
440 Toro Canyon Rd.	No info available
448 Toro Canyon Rd.	No info available
450 Toro Canyon Rd.	2,664
455 Toro Canyon Rd.	1,016
462 Toro Canyon Rd.	3,025
466 Toro Canyon Rd.	2,120
474 Toro Canyon Rd.	1,804
475 Toro Canyon Rd.	2,791
480 Toro Canyon Rd.	2,077
482 Toro Canyon Rd.	4,109
484 Toro Canyon Rd.	2,560
486 Toro Canyon Rd.	2,042
495 Toro Canyon Rd.	3,836
498 Toro Canyon Rd.	1,400
500 Toro Canyon Rd.	2,673
502 Toro Canyon Rd.	4,835
504 Toro Canyon Rd.	2,947
510 Toro Canyon Rd.	2,108
521 Toro Canyon Rd.	2,899
540 Toro Canyon Rd.	1,763
2928 Torito Rd.	2,064
2930 Torito Rd.	1,266
2932 Torito Rd.	2,843
2934 Torito Rd.	3,678
2938 Torito Rd.	3,281
2940 Torito Rd.	1,978
2942 Torito Rd.	3,128
2948 Torito Rd.	1,929

Average Square Footage	2,737
Median Square Footage	2,664

Proposed Square Footage of House, Against Average and Median Values



..... Average Square Footage    ——— Median Square Footage    ——— Proposed House Square Footage

This is page 1 of 8 PDF File.

Miss 17 Steps to Q.D.T.

← 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17.

# APPENDIX 183

| ADDRESS             | HOUSE Square Footage                            | GARAGE Square Footage                           | Can't tell - assume total Square Footage                    |
|---------------------|---|---|---|
| 405 Toro Canyon Rd. |   |   | 20 acre estate excluded from sample and over 300 feet away  |
| 418 Toro Canyon Rd. | 5526  |   |   |
| 420 Toro Canyon Rd. | 4784 (from Assessor)                            | 786 Guesthouse                                  |   |
| 424 Toro Canyon Rd. | 1248  |   |   |
| 428 Toro Canyon Rd. | 1760  |   |   |
| 438 Toro Canyon Rd. | 3900 (approximately, from assessor)             |   |   |
| 440 Toro Canyon Rd. | mailbox but no property data available anywhere |   |   |
| 448 Toro Canyon Rd. | mailbox but no property data available anywhere |   |   |
| 450 Toro Canyon Rd. | 2664  |   |   |
| 455 Toro Canyon Rd. | 1016  |   |   |
| 462 Toro Canyon Rd. | 3025  |   |   |
| 466 Toro Canyon Rd. | 2120  |   |   |
| 474 Toro Canyon Rd. | 1804  |   |   |
| 475 Toro Canyon Rd. | 2791  |   |   |
| 480 Toro Canyon Rd. | 2077  |   |   |
| 482 Toro Canyon Rd. | 4109  |   |   |
| 484 Toro Canyon Rd. | 2560  |   |   |
| 486 Toro Canyon Rd. | 2042  |   |   |
| 495 Toro Canyon Rd. | 3100 (estimated)                                |   | total 3836 includes 2 one bedroom cottages and 3 car garage |
| 498 Toro Canyon Rd. | 1400  |   |   |
| 500 Toro Canyon Rd. | 2673  |   |   |
| 502 Toro Canyon Rd. | 4835  |   |   |
| 504 Toro Canyon Rd. | 2947  |   |   |
| 510 Toro Canyon Rd. | 2108  |   |   |
| 521 Toro Canyon Rd. | 2899  |   |   |
| 540 Toro Canyon Rd. | 1763  |   |   |
| 2928 Torito Rd.     |   |   |   |
| 2930 Torito Rd.     | 2064  |   |   |
| 2932 Torito Rd.     | 1266  |   |   |
| 2934 Torito Rd.     | 2843  |   |   |
| 2938 Torito Rd.     | 3678  |   |   |
| 2940 Torito Rd.     | 3281  |   |   |
| 2942 Torito Rd.     | 1978  |   |   |
| 2944 Torito Rd.     | 3128  |   |   |
| 2948 Torito Rd.     | Ignore - this is a                              | 315 sq ft CABOOSE Railroad car used as a rental |   |
|                     | 1929  |   |   |

APPENDIX 2: Letter from  
Planning and Development -  
Notice of Intent and our  
original appeal letter from  
Feb 20, 2014



Appendix 2



**County of Santa Barbara  
Planning and Development**

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

**SANTA BARBARA COUNTY PLANNING AND DEVELOPMENT  
NOTICE OF INTENT TO DECIDE ON A COASTAL DEVELOPMENT  
PERMIT WITHIN THE GEOGRAPHIC APPEALS JURISDICTION  
AND WAIVE REQUIREMENT OF A PUBLIC HEARING**

**DATE OF NOTICE:** February 18, 2014

**REQUEST FOR HEARING EXPIRATION DATE:** March 10, 2014

**SCHEDULED DECISION DATE:** *on or after* March 11, 2014

**APPLICANT:** David Walker / IGW Trust, property owner

**CASE NAME & NUMBER:** Walker SFD Demo-Rebuild  
Case No. 13CDH-00000-00024

**SITE ADDRESS & ASSESSOR PARCEL NUMBER:** 454 Toro Canyon Road  
Santa Barbara, CA 93101  
AP No.: 155-140-014

**PROJECT DESCRIPTION:**

The project is for a Coastal Development Permit for the demolition of the existing 3,638 [gross] sq. ft. single-family dwelling and the construction of a new 5,652 [gross] sq. ft. single-family dwelling. The permit is also for the demolition of the existing 530 sq. ft. garage and construction of a new 1,109 sq. ft. garage with a 908 sq. ft. guesthouse above. No protected trees will be removed as a part of the project and approximately 855 cubic yards of cut and fill is required. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Toro Canyon Road. The project is located at 454 Toro Canyon Road (APN 155-140-014), on a 1.13-acre parcel zoned 1-E-1. The project site is located within the Coastal Zone of the Toro Canyon Plan area, First Supervisorial District.

**PUBLIC HEARING WAIVER:** Planning & Development intends to decide this Coastal Development Permit application and to waive the public hearing unless a written request for such hearing is submitted by any interested party to Planning & Development within 15 working days of the February 18, 2014 notice date. All requests for a hearing must be submitted to Santa Barbara County, Planning & Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101.  
**Attention:** David Villalobos, or faxed to 805-568-2030.

**APPEAL PERIOD:** The action of the Planning Director may be appealed to the County Planning Commission within ten (10) calendar days of the actual decision date.

**WARNING:** Failure by a person to request a public hearing may result in the loss of the person's ability to appeal any action taken by the County of Santa Barbara of this Coastal Development Permit to the Board of Supervisors and ultimately the California Coastal Commission. If a public hearing is requested, notice of such a hearing will be provided.

**PUBLIC COMMENT:** Interested parties who want to comment on the project but are not requesting a public hearing, may submit written comments to Santa Barbara County, Planning & Development, 123 E. Anapamu Street, Santa Barbara, CA 93101, Attention: J. Ritterbeck, for Glenn Russell, Ph.D. Planning Director.

For further information please contact, J. Ritterbeck at (805) 568-3509.

**MATERIAL REVIEW:** Plans and staff analysis of the proposal will be available for public review at Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA 93101 a week prior to the final action.

# Original Request

ANTONIA ROBERTSON, J.D.

AND

LAURENCE DWORET, M.D.

Feb 20, 2014

RE:

Walker SFD Demo-Rebuild

Case No. 13CDH-00000-00024

Site address: 454 Toro Canyon Road, Santa Barbara, 93101,

AP No.: 155-140-014

Planning and Development Department

Santa Barbara County

123 East Anapamu St.

Santa Barbara, CA 93101

To Whom It May Concern:

We request a public hearing before Planning & Development decides the Coastal Development Permit application on this property.

The applicant, David Walker's, request to demolish a 3,638 gross sq ft house to build a 5,632 gross sq ft single family dwelling along with an 1,109 sq ft garage (replacing an existing 530 sq ft one) PLUS a 908 sq ft guesthouse above it, is simply way too big for the surrounding community of mostly roughly 3,000 sq ft homes.

Moreover, with the lack of water we now have -- and a lack of water projected for many years into the future by most climate scientists -- it seems the height of folly to allow such a McMansion structure into our peaceful, rustic setting.

Many of the other neighbors (all that I have spoken to) feel the same way and will also file appeals and be at a public meeting.

March 24, 2014

Please note: we will be away (out of California) March 24 until the end of April, as will our neighbor, Laurel Rose, so if you can schedule the hearing for May, we'd be most appreciative.

Thank you.

Sincerely,

Antonia Robertson, J.D.

Laurence Dworet, M.D.

## APPENDIX 3:

Support numbers: Some of the numbers were taken from the Assessor's web site:

[www.sbcvote.com/assessor/details.apx?apn=005100023](http://www.sbcvote.com/assessor/details.apx?apn=005100023)

also known as "Assessor Parcel Information Details."

Most of the Title is from the Assessor's office via Fidelity National Title Data (as indicated)

NOTE: these figures came from both

1) the numbers I found on the Assessor's web site:  
[www.sbcvote.com/assessor/details.apx?apn=005100023](http://www.sbcvote.com/assessor/details.apx?apn=005100023)  
 also known as "Assessor Parcel Information Details."

and

2) From Fidelity National Title Website (the source pages are included)

NOTE: I had an assistant go down to the Country to pull the Assessor numbers and look at the microfiche, etc.

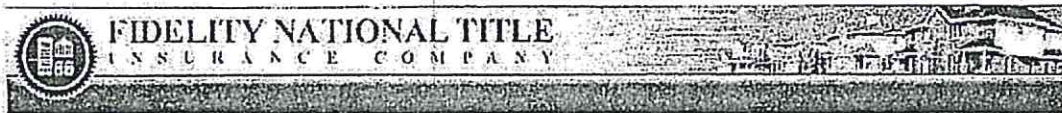
| ADDRESS             | HOUSE SQUARE FOOTAGE                            | GARAGE SQUARE FOOTAGE | CAN'T TELL - ASSUME TOTAL SQUARE FOOTAGE                   |
|---------------------|---|-----------------------|--|
| 405 Toro Canyon Rd. |   |                       | 20 acre estate excluded from sample and over 300 feet away |
| 418 Toro Canyon Rd. | 5526  |                       |  |
| 420 Toro Canyon Rd. | 4784 (from Assessor)                            | 786 Guesthouse        |  |
| 424 Toro Canyon Rd. | 1248  |                       |  |
| 428 Toro Canyon Rd. | 1760  |                       |  |
| 438 Toro Canyon Rd. | 3900<br>(approximately, from assessor)          |                       |  |
| 440 Toro Canyon Rd. | mailbox but no property data available anywhere |                       |  |
| 448 Toro Canyon Rd. | mailbox but no property data available anywhere |                       |  |
| 450 Toro Canyon Rd. | 2664  |                       |  |
| 455 Toro Canyon Rd. | 1016  |                       |  |
| 462 Toro Canyon Rd. | 3025  |                       |  |
| 466 Toro Canyon Rd. | 2120  |                       |  |
| 474 Toro Canyon Rd. | 1804  |                       |  |
| 475 Toro Canyon Rd. | 2791  |                       |  |
| 480 Toro Canyon Rd. | 2077  |                       |  |
| 482 Toro Canyon Rd. | 4109  |                       |  |
| 484 Toro Canyon Rd. | 2560  |                       |  |
| 486 Toro Canyon Rd. | 2042  |                       |  |

|                     |                    |   |   |
|---------------------|--------------------|---|---|
| 495 Toro Canyon Rd. | 3100 (estimated)   |   | total 3836<br>includes 2 one<br>bedrom cottages<br>and 3 car garage |
| 498 Toro Canyon Rd. | 1400               |   |   |
| 500 Toro Canyon Rd. | 2673               |   |   |
| 502 Toro Canyon Rd. | 4835               |   |   |
| 504 Toro Canyon Rd. | 2947               |   |   |
| 510 Toro Canyon Rd. | 2108               |   |   |
| 521 Toro Canyon Rd. | 2899               |   |   |
| 540 Toro Canyon Rd. | 1763               |   |   |
|                     |                    |   |   |
| 2928 Torito Rd.     | 2064               |   |   |
| 2930 Torito Rd.     | 1266               |   |   |
| 2932 Torito Rd.     | 2843               |   |   |
| 2934 Torito Rd.     | 3678               |   |   |
| 2938 Torito Rd.     | 3281               |   |   |
| 2940 Torito Rd.     | 1978               |   |   |
| 2942 Torito Rd.     | 3128               |   |   |
| 2944 Torito Rd.     | Ignore - this is a | 315 sq ft CABOOSE<br>Railroad car used as<br>a rental |   |
| 2948 Torito Rd.     | 1929               |   |   |

# Square Footage Data Used - Torito Rd



2928



Profile Report

Fidelity National Title

Primary Owner: SONNINO PAUL 2009 TRUST (3/26/09)

Secondary Owner:

Mail Address: 2928 TORITO RD  
SANTA BARBARA, CA 93108-1632

Site Address: 2928 TORITO RD  
SANTA BARBARA, CA 93108-1632

APN: 005-050-040

Housing Tract Number:

Lot Number:

Legal Description:

Property Details

|                  |                  |                                     |
|------------------|------------------|-------------------------------------|
| Bedrooms: 2      | Year Built: 1966 | Square Feet: 2,064                  |
| Bathrooms: 2     | Garage:          | Lot Size: 1.78 AC                   |
| Total Rooms: 5   | Fireplace: 1     | Number of Units: 0                  |
| Zoning:          | Pool:            | Use Code: Single Family Residential |
| No of Stories: 2 |                  |                                     |
| Building Style:  |                  |                                     |

Sale Information

|                               |                            |               |
|-------------------------------|----------------------------|---------------|
| Transfer Date: 03/27/2009     | Seller: SONNINO, PAUL MARK |               |
| Transfer Value: \$0.00        | Document#: 2009-0016800    | Cost/Sq Feet: |
| Title Company: NONE AVAILABLE |                            |               |

Assessment and Taxes

|                                |                             |                        |
|--------------------------------|-----------------------------|------------------------|
| Assessed Value: \$133,757.00   | Percent Improvement: 60.00% | Homeowner Exemption: H |
| Land Value: \$53,499.00        | Tax Amount: \$1,401.18      | Tax Rate Area: 59-005  |
| Improvement Value: \$80,258.00 | Tax Account ID:             | Tax Status: Current    |
| Market Improvement Value:      | Market Land Value:          | Market Value:          |
| Tax Year: 2013                 |                             |                        |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.

2930



Profile Report



**Primary Owner:** COOKSON KATHERINE S REVOCABLE TRUST 2001  
**Secondary Owner:**  
**Mail Address:** PO BOX 1605  
 SUMMERLAND, CA 93067-1605  
**Site Address:** 2930 TORITO RD  
 SANTA BARBARA, CA 93108-1632  
**APN:** 005-050-009  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

Property Details

|                        |                          |  |
|------------------------|--------------------------|--|
| <b>Bedrooms:</b> 2     | <b>Year Built:</b> 1941  | <b>Square Feet:</b> 1,266                  |
| <b>Bathrooms:</b> 1    | <b>Garage:</b> Carport 0 | <b>Lot Size:</b> 1.14 AC                   |
| <b>Total Rooms:</b> 5  | <b>Fireplace:</b> 1      | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>             | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                          |  |
| <b>Building Style:</b> |                          |  |

Sale Information

**Transfer Date:** 03/19/2004      **Seller:** LEVIN, RICHARD HARVEY; LEVIN, LINDA DOREEN  
**Transfer Value:** \$0.00      **Document#:** 2004-0025816      **Cost/Sq Feet:**  
**Title Company:** LAWYERS TITLE COMPANY

Assessment and Taxes

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,267,000.00  | <b>Percent Improvement:</b> 25.81% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$940,000.00        | <b>Tax Amount:</b> \$13,075.70     | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$327,000.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.

2932



Profile Report

Fidelity National Title

Primary Owner: WOODCOCK, LINDA D; THE LINDA D WOODCOCK FAMILY LIVING TRUST,

Secondary Owner:

Mall Address: PO BOX 2142 KETCHUM, ID 83340-2142

Site Address: 2932 TORITO RD SANTA BARBARA, CA 93108-1632

APN: 005-050-041

Housing Tract Number:

Lot Number:

Legal Description:

Property Details

|                 |   |             |           |                  |                           |
|-----------------|---|-------------|-----------|------------------|---------------------------|
| Bedrooms:       | 2 | Year Built: | 1969      | Square Feet:     | 2,843                     |
| Bathrooms:      | 2 | Garage:     | Carport:0 | Lot Size:        | 1 AC                      |
| Total Rooms:    | 5 | Fireplace:  | 3         | Number of Units: | 0                         |
| Zoning:         |   | Pool:       |           | Use Code:        | Single Family Residential |
| No of Stories:  | 1 |             |           |                  |                           |
| Building Style: |   |             |           |                  |                           |

Sale Information

Transfer Date: 05/22/2012    Seller: WOODCOCK, LINDA D; THE LINDA D WOODCOCK FAMILY LIVING TRUST,  
 Transfer Value: \$0.00    Document#: 2012-0033212    Cost/Sq Feet:  
 Title Company: FIRST AMERICAN TITLE COMPANY

Assessment and Taxes

|                           |                |                      |             |                      |         |
|---------------------------|----------------|----------------------|-------------|----------------------|---------|
| Assessed Value:           | \$1,518,171.00 | Percent Improvement: | 48.99%      | Homeowner Exemption: |         |
| Land Value:               | \$774,390.00   | Tax Amount:          | \$15,617.40 | Tax Rate Area:       | 59-005  |
| Improvement Value:        | \$743,781.00   | Tax Account ID:      |             | Tax Status:          | Current |
| Market Improvement Value: |                | Market Land Value:   |             | Market Value:        |         |
| Tax Year:                 | 2013           |                      |             |                      |         |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.

2934



Profile Report

Fidelity National Title

**Primary Owner:** FOSTER TORITO ROAD TRUST (12/15/10)  
**Secondary Owner:**  
**Mail Address:** 2934 TORITO RD  
 SANTA BARBARA, CA 93108-1632  
**Site Address:** 2934 TORITO RD  
 SANTA BARBARA, CA 93108-1632  
**APN:** 005-050-033  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

Property Details

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1964 | <b>Square Feet:</b> 3,678                  |
| <b>Bathrooms:</b> 3    | <b>Garage:</b>          | <b>Lot Size:</b> 1.36 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

Sale Information

|                                      |   |
|--------------------------------------|---|
| <b>Transfer Date:</b> 02/09/2011     | <b>Seller:</b> FOSTER, FRANK H; FOSTER, TIFFANY H   |
| <b>Transfer Value:</b> \$0.00        | <b>Document#:</b> 2011-0009505 <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> NONE AVAILABLE |   |

Assessment and Taxes

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$2,465,186.00  | <b>Percent Improvement:</b> 35.72% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,584,731.00      | <b>Tax Amount:</b> \$25,348.50     | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$880,455.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.

2935



Profile Report

Fidelity National Title

Primary Owner: YOUNG ROBERT G & GAIL

Secondary Owner:

Mail Address: 2938 TORITO RD  
SANTA BARBARA, CA 93108-1632

Site Address: 2938 TORITO RD  
SANTA BARBARA, CA 93108-1632

APN: 005-050-042

Housing Tract Number:

Lot Number:

Legal Description:

Property Details

|                  |                  |                                     |
|------------------|------------------|-------------------------------------|
| Bedrooms: 3      | Year Built: 1951 | Square Feet: 3,281                  |
| Bathrooms: 3     | Garage:          | Lot Size: 1.82 AC                   |
| Total Rooms:     | Fireplace: 1     | Number of Units: 0                  |
| Zoning:          | Pool:            | Use Code: Single Family Residential |
| No of Stories: 2 |                  |                                     |
| Building Style:  |                  |                                     |

Sale Information

|                                     |  |
|-------------------------------------|--|
| Transfer Date: 11/16/1995           | Seller: WHITE, GEORGE E; WHITE, MARY ELIZABETH |
| Transfer Value: \$6,500.00          | Document#: 25-064133 Cost/Sq Feet:             |
| Title Company: EQUITY TITLE COMPANY |  |

Assessment and Taxes

|                                 |                             |                        |
|---------------------------------|-----------------------------|------------------------|
| Assessed Value: \$1,091,149.00  | Percent Improvement: 55.73% | Homeowner Exemption: H |
| Land Value: \$483,091.00        | Tax Amount: \$11,206.80     | Tax Rate Area: 59-006  |
| Improvement Value: \$608,058.00 | Tax Account ID:             | Tax Status: Current    |
| Market Improvement Value:       | Market Land Value:          | Market Value:          |
| Tax Year: 2013                  |                             |                        |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.

2940



**Profile Report**

Fidelity National Title

**Primary Owner:** RAVANSHENAS, SHAHRYAR; SHAHRYAR RAVANSHENAS  
SANTA BARBARA QUALI,

**Secondary Owner:**

**Mail Address:** 326 COMSTOCK AVE  
LOS ANGELES, CA 90024-2627

**Site Address:** 2940 TORITO RD  
SANTA BARBARA, CA 93108-1632

**APN:** 005-050-007

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1981 | <b>Square Feet:</b> 1,978                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1 AC                      |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                      |   |
|--------------------------------------|---|
| <b>Transfer Date:</b> 04/15/2013     | <b>Seller:</b> RAVANSHENAS, SHAHRYAR                |
| <b>Transfer Value:</b> \$0.00        | <b>Document#:</b> 2013-0025321 <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> NONE AVAILABLE |   |

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,755,000.00  | <b>Percent Improvement:</b> 31.62% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,200,000.00      | <b>Tax Amount:</b> \$18,042.90     | <b>Tax Rate Area:</b> 59-005 |
| <b>Improvement Value:</b> \$555,000.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.

2942



**Profile Report**

Fidelity National Title

**Primary Owner:** CLARK EARL L

**Secondary Owner:**

**Mail Address:** 2942 TORITO RD  
SANTA BARBARA, CA 93108-1632

**Site Address:** 2942 TORITO RD  
SANTA BARBARA, CA 93108-1632

**APN:** 005-050-062

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1950 | <b>Square Feet:</b> 3,128                  |
| <b>Bathrooms:</b> 3    | <b>Garage:</b>          | <b>Lot Size:</b> 1.01 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 4     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                  |   |
|----------------------------------|---|
| <b>Transfer Date:</b> 12/06/2004 | <b>Seller:</b> CLARK, EARL L; CLARK, PATRICIA       |
| <b>Transfer Value:</b> \$0.00    | <b>Document#:</b> 2004-0127692 <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b>            |   |

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$163,489.00    | <b>Percent Improvement:</b> 79.55% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$33,433.00         | <b>Tax Amount:</b> \$1,773.06      | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$130,056.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.

29441



**Profile Report**

Fidelity National Title

**Primary Owner:** CLARK EARL L

**Secondary Owner:**

**Mail Address:** 2942 TORITO RD  
SANTA BARBARA, CA 93108-1632

**Site Address:** 2944 TORITO RD  
SANTA BARBARA, CA 93108-1632

**APN:** 005-050-063

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 0     | <b>Year Built:</b> 1979 | <b>Square Feet:</b> 315                  |
| <b>Bathrooms:</b> 0    | <b>Garage:</b>          | <b>Lot Size:</b> 1.02 AC                 |
| <b>Total Rooms:</b>    | <b>Fireplace:</b>       | <b>Number of Units:</b> 0                |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Residential-Vacant Land |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                  |                               |                      |
|----------------------------------|-------------------------------|----------------------|
| <b>Transfer Date:</b> 12/06/2004 | <b>Seller:</b> N/A            |                      |
| <b>Transfer Value:</b> \$0.00    | <b>Document#:</b> 2004-127692 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b>            |                               |                      |

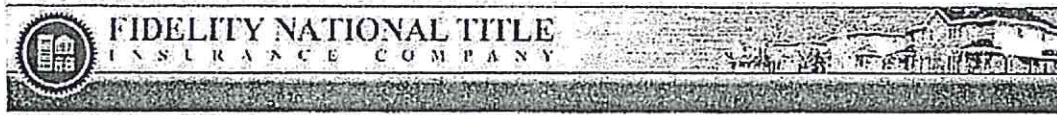
**Assessment and Taxes**

|                                       |                                    |                              |
|---------------------------------------|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$49,893.00    | <b>Percent Improvement:</b> 32.99% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$33,433.00        | <b>Tax Amount:</b> \$583.62        | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$16,460.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>      | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                 |                                    |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



29418



**Profile Report**

Fidelity National Title

**Primary Owner:** FOSTER JENNIFER  
**Secondary Owner:**  
**Mail Address:** PO BOX 591  
 SUMMERLAND, CA 93067-0591  
**Site Address:** 2948 TORITO RD  
 SANTA BARBARA, CA 93108-1632  
**APN:** 005-050-013  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 4     | <b>Year Built:</b> 1945 | <b>Square Feet:</b> 1,929                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1.06 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 2     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

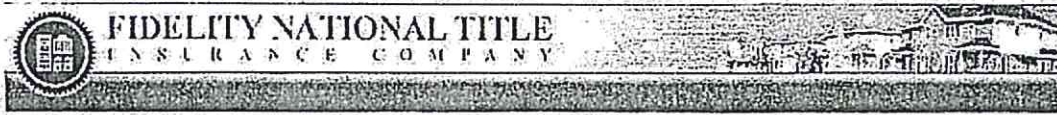
|                                  |                                 |                      |
|----------------------------------|---------------------------------|----------------------|
| <b>Transfer Date:</b> 08/11/2005 | <b>Seller:</b> SIEMENS, WAYNE G |                      |
| <b>Transfer Value:</b> \$0.00    | <b>Document#:</b> 2005-0075863  | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b>            |                                 |                      |

**Assessment and Taxes**

|  |                                    |                               |
|--|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$1,114,000.00  | <b>Percent Improvement:</b> 23.79% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$849,000.00        | <b>Tax Amount:</b> \$11,436.60     | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$265,000.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                  |                                    |                               |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.

Square Footage Data Used -  
Toro Canyon Rd



**Profile Report**

Fidelity National Title

**Primary Owner:** SWEET, LURLINE L; LURLINE SWEET LIVING TRUST,

**Secondary Owner:**

**Mail Address:** 5007 2ND AVE NW  
SEATTLE, WA 98107-3408

**Site Address:** 424 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-049

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1983 | <b>Square Feet:</b> 1,248                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1 AC                      |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 0     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                      |                                |                      |
|--------------------------------------|--------------------------------|----------------------|
| <b>Transfer Date:</b> 10/03/2012     | <b>Seller:</b> HALL, LUCY ANN  |                      |
| <b>Transfer Value:</b> \$0.00        | <b>Document#:</b> 2012-0056441 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> NONE AVAILABLE |                                |                      |

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$925,000.00    | <b>Percent Improvement:</b> 21.62% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$725,000.00        | <b>Tax Amount:</b> \$9,542.24      | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$200,000.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** ALTA MANAGEMENT SERVICES, LLC  
**Secondary Owner:**  
**Mail Address:** 9055 SOQUEL DR STE H  
 APTOS, CA 95003-4039  
**Site Address:** 428 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1634  
**APN:** 155-140-058

**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 2     | <b>Year Built:</b> 1974 | <b>Square Feet:</b> 1,760                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1 AC                      |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|  |                                   |                      |
|--|-----------------------------------|----------------------|
| <b>Transfer Date:</b> 12/22/2005                 | <b>Seller:</b> SUTHERLAND, TONI L |                      |
| <b>Transfer Value:</b> \$0.00                    | <b>Document#:</b> 2005-0122627    | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> FIDELITY NATIONAL TITLE CO |                                   |                      |

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,301,000.00  | <b>Percent Improvement:</b> 18.99% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,054,000.00      | <b>Tax Amount:</b> \$13,393.20     | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$247,000.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** NAHMIAS, NATHAN; NAHMIAS, JOYCE

**Secondary Owner:**

**Mail Address:** 16530 VENTURA BLVD STE 309  
ENCINO, CA 91436-4597

**Site Address:** 455 TORO CANYON RD  
SANTA BARBARA, CA 93108-1633

**APN:** 005-050-011

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 2     | <b>Year Built:</b> 1931 | <b>Square Feet:</b> 1,016                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 2.34 AC                   |
| <b>Total Rooms:</b> 5  | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|  |                                |                      |
|--|--------------------------------|----------------------|
| <b>Transfer Date:</b> 09/20/2013           | <b>Seller:</b> NAHMIAS, NATHAN |                      |
| <b>Transfer Value:</b> \$0.00              | <b>Document#:</b> 2013-0062656 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> PLACER TITLE COMPANY |                                |                      |

**Assessment and Taxes**

|                                       |                                   |                              |
|---------------------------------------|-----------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,796,000.00 | <b>Percent Improvement:</b> 5.29% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,701,000.00     | <b>Tax Amount:</b> \$18,530.40    | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$95,000.00 | <b>Tax Account ID:</b>            | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>      | <b>Market Land Value:</b>         | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                 |                                   |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** SWEET, LURLINE L

**Secondary Owner:**

**Mail Address:** 5007 2ND AVE NW  
SEATTLE, WA 98107-3408

**Site Address:** 450 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-077

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 2010 | <b>Square Feet:</b> 2,664                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 2.85 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                      |                                |                      |
|--------------------------------------|--------------------------------|----------------------|
| <b>Transfer Date:</b> 10/03/2012     | <b>Seller:</b> HALL, LUCY ANN  |                      |
| <b>Transfer Value:</b> \$0.00        | <b>Document#:</b> 2012-0066442 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> NONE AVAILABLE |                                |                      |

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,541,534.00  | <b>Percent Improvement:</b> 34.04% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,016,796.00      | <b>Tax Amount:</b> \$15,927.10     | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$524,738.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** HOHLBAUCH ANDRIANA A  
**Secondary Owner:**  
**Mail Address:** 474 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1634  
**Site Address:** 474 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1634  
**APN:** 155-140-032

**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Details**

|                        |                          |  |
|------------------------|--------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1931  | <b>Square Feet:</b> 1,804                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b> Carport 0 | <b>Lot Size:</b> 1 AC                      |
| <b>Total Rooms:</b> 7  | <b>Fireplace:</b> 1      | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>             | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                          |  |
| <b>Building Style:</b> |                          |  |

**Sale Information**

**Transfer Date:** 07/16/2002      **Seller:** PORTER, ALAN R; CLARE PORTER TRUST,  
**Transfer Value:** \$0.00      **Document#:** 2002-0068519      **Cost/Sq Feet:**  
**Title Company:** CHICAGO TITLE CO

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,053,819.00  | <b>Percent Improvement:</b> 25.22% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$788,015.00        | <b>Tax Amount:</b> \$10,861.60     | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$265,804.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** CAMPBELL FAMILY TRUST (9/10/03)  
**Secondary Owner:**  
**Mail Address:** 466 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1634  
**Site Address:** 466 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1634  
**APN:** 155-140-060  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 2     | <b>Year Built:</b> 1988 | <b>Square Feet:</b> 2,120                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1.15 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 2     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

**Transfer Date:** 07/15/2009    **Seller:** CAMPBELL, EDWARD HAWLEY; CAMPBELL, SHANDRA FRANCES  
**Transfer Value:** \$0.00    **Document#:** 2009-0047284    **Cost/Sq Feet:**  
**Title Company:** FIRST AMERICAN TITLE COMPANY

**Assessment and Taxes**

|  |                                    |                               |
|--|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$831,795.00    | <b>Percent Improvement:</b> 35.46% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$528,513.00        | <b>Tax Amount:</b> \$8,546.80      | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$303,282.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                  |                                    |                               |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.





**Profile Report**

Fidelity National Title

**Primary Owner:** ROSE, LAUREL; THE LAUREL ROSE TRUST,

**Secondary Owner:**

**Mail Address:** 462 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**Site Address:** 462 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-059

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                          |                           |  |
|--------------------------|---------------------------|--|
| <b>Bedrooms:</b> 4       | <b>Year Built:</b> 1989   | <b>Square Feet:</b> 3,025                  |
| <b>Bathrooms:</b> 2      | <b>Garage:</b> Attached 0 | <b>Lot Size:</b> 1.04 AC                   |
| <b>Total Rooms:</b> 9    | <b>Fireplace:</b> 2       | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>           | <b>Pool:</b>              | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b> 2  |                           |  |
| <b>Building Style:</b> K |                           |  |

**Sale Information**

|                                     |                                |                      |
|-------------------------------------|--------------------------------|----------------------|
| <b>Transfer Date:</b> 06/28/2013    | <b>Seller:</b> ROSE, LAUREL C  |                      |
| <b>Transfer Value:</b> \$0.00       | <b>Document#:</b> 2013-0043246 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> ACCOMMODATION |                                |                      |

**Assessment and Taxes**

|  |                                    |                               |
|--|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$1,195,321.00  | <b>Percent Improvement:</b> 37.50% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$747,078.00        | <b>Tax Amount:</b> \$12,269.30     | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$448,243.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                  |                                    |                               |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** FREEDMAN, DORENDA M; DORENDA MILLIKIN FREEDMAN TRUST,

**Secondary Owner:**

**Mail Address:** 485 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**Site Address:** 485 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-037

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                          |                           |  |
|--------------------------|---------------------------|--|
| <b>Bedrooms:</b> 3       | <b>Year Built:</b> 1986   | <b>Square Feet:</b> 2,042                  |
| <b>Bathrooms:</b> 2      | <b>Garage:</b> Attached 0 | <b>Lot Size:</b> 1.02 AC                   |
| <b>Total Rooms:</b> 7    | <b>Fireplace:</b> 1       | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>           | <b>Pool:</b>              | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b> 2  |                           |  |
| <b>Building Style:</b> T |                           |  |

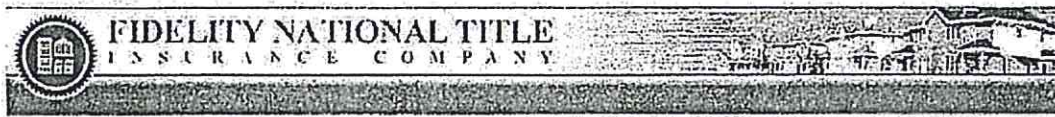
**Sale Information**

|   |   |
|---|---|
| <b>Transfer Date:</b> 02/07/2013            | <b>Seller:</b> FREEDMAN, DORENDA; FREED, JENNIFER |
| <b>Transfer Value:</b> \$0.00               | <b>Document#:</b> 2013-0006523                    |
| <b>Title Company:</b> CHICAGO TITLE COMPANY | <b>Cost/Sq Feet:</b>                              |

**Assessment and Taxes**

|  |                                    |                               |
|--|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$1,001,705.00  | <b>Percent Improvement:</b> 38.71% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$613,944.00        | <b>Tax Amount:</b> \$10,286.20     | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$387,761.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                  |                                    |                               |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

**Fidelity National Title**

**Primary Owner:** PRICE ROBERT A

**Secondary Owner:**

**Mail Address:** 484 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**Site Address:** 484 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-034

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 2     | <b>Year Built:</b> 1987 | <b>Square Feet:</b> 2,560                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1.01 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 3     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

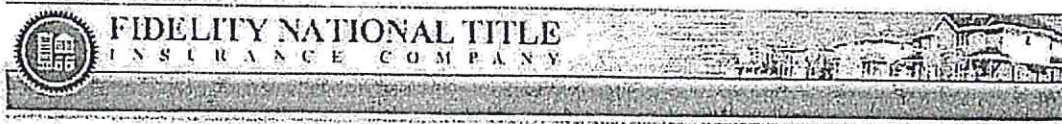
**Sale Information**

|                                  |  |
|----------------------------------|--|
| <b>Transfer Date:</b> 03/26/2003 | <b>Seller:</b> PRICE, ROBERT A; THE CARL A DEWEY & ROBERT A PRICE TRUST, |
| <b>Transfer Value:</b> \$0.00    | <b>Document#:</b> <u>2003-0037493</u> <b>Cost/Sq Feet:</b>               |
| <b>Title Company:</b>            |  |

**Assessment and Taxes**

|  |                                    |                               |
|--|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$899,421.00    | <b>Percent Improvement:</b> 48.62% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$462,126.00        | <b>Tax Amount:</b> \$9,238.62      | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$437,295.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                  |                                    |                               |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** MURDOCK ENTERPRISES LIMITED PARTNERSHIP

**Secondary Owner:**

**Mall Address:** 482 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**Site Address:** 482 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-029

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                         |                         |  |
|-------------------------|-------------------------|--|
| <b>Bedrooms:</b> 5      | <b>Year Built:</b> 1966 | <b>Square Feet:</b> 4,109                  |
| <b>Bathrooms:</b> 2     | <b>Garage:</b>          | <b>Lot Size:</b> 1.07 AC                   |
| <b>Total Rooms:</b> 6   | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>          | <b>Pool:</b> P          | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b> 2 |                         |  |
| <b>Building Style:</b>  |                         |  |

**Sale Information**

|                                      |   |                      |
|--------------------------------------|---|----------------------|
| <b>Transfer Date:</b> 09/17/2008     | <b>Seller:</b> MURDOCK, LINTON F; THE LINTON F MURDOCK REVOCABLE TRUST, |                      |
| <b>Transfer Value:</b> \$0.00        | <b>Document#:</b> 2008-0054417  | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b> NONE AVAILABLE |   |                      |

**Assessment and Taxes**

|  |                                    |                              |
|--|------------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,441,285.00  | <b>Percent Improvement:</b> 58.71% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$595,174.00        | <b>Tax Amount:</b> \$14,860.30     | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$846,111.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>          | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                    |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Profile Report**

**Fidelity National Title**

**Primary Owner:** MONTGOMERY ELLEN-IRENE /MONTGOMERY ELLEN-IRENE TR  
7

**Secondary Owner:**

**Mail Address:** 480 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**Site Address:** 480 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

**APN:** 155-140-036

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Details**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 4     | <b>Year Built:</b> 1967 | <b>Square Feet:</b> 2,077                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1.39 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                  |                               |                      |
|----------------------------------|-------------------------------|----------------------|
| <b>Transfer Date:</b> 09/20/1993 | <b>Seller:</b> N/A            |                      |
| <b>Transfer Value:</b> \$0.00    | <b>Document#:</b> 1993-073801 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b>            |                               |                      |

**Assessment and Taxes**

|                                       |                                    |                               |
|---------------------------------------|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$152,877.00   | <b>Percent Improvement:</b> 65.01% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$53,494.00        | <b>Tax Amount:</b> \$1,594.82      | <b>Tax Rate Area:</b> 59-005  |
| <b>Improvement Value:</b> \$99,383.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>      | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                 |                                    |                               |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable, but is not guaranteed.



**Profile Report**

Fidelity National Title

**Primary Owner:** ROBERTSON-DWORET FAMILY TRUST  
**Secondary Owner:**  
**Mail Address:** 475 TORO CANYON RD  
 MONTECITO, CA 93108-1633  
**Site Address:** 475 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1633  
**APN:** 005-050-048  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Details**

|                          |                           |  |
|--------------------------|---------------------------|--|
| <b>Bedrooms:</b> 3       | <b>Year Built:</b> 1989   | <b>Square Feet:</b> 2,791                  |
| <b>Bathrooms:</b> 3      | <b>Garage:</b> Attached 0 | <b>Lot Size:</b> 1 AC                      |
| <b>Total Rooms:</b> 8    | <b>Fireplace:</b> 2       | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>           | <b>Pool:</b>              | <b>Use Code:</b> Single Family Residential |
| <b>No of Storles:</b> 2  |                           |  |
| <b>Building Style:</b> K |                           |  |

**Sale Information**

**Transfer Date:** 05/27/2005      **Seller:** PEETERS, HENDRIK; PEETERS, CAROL L  
**Transfer Value:** \$1,080,000.00      **Document#:** 2005-0049457      **Cost/Sq Feet:**  
**Title Company:** FIDELITY NATIONAL TITLE

**Assessment and Taxes**

|  |                                    |                               |
|--|------------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$1,651,430.00    | <b>Percent Improvement:</b> 60.87% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$646,209.00          | <b>Tax Amount:</b> \$14,745.10     | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$1,005,221.00 | <b>Tax Account ID:</b>             | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>         | <b>Market Land Value:</b>          | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                    |                                    |                               |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.



Property Profile with Map



Primary Owner: MILES CALVIN & NONA E

Secondary Owner:

Mail Address: 498 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

Site Address: 498 TORO CANYON RD  
SANTA BARBARA, CA 93108-1634

Assessor Parcel Number: 155-140-044

Housing Tract Number:

Lot Number:

Legal Description:

Property Characteristics

|                 |   |             |      |                  |                           |
|-----------------|---|-------------|------|------------------|---------------------------|
| Bedrooms:       | 2 | Year Built: | 1973 | Square Feet:     | 1,400                     |
| Bathrooms:      | 2 | Garage:     |      | Lot Size:        | 1.1 AC                    |
| Total Rooms:    |   | Fireplace:  | 0    | Number of Units: | 0                         |
| Zoning:         |   | Pool:       |      | Use Code:        | Single Family Residential |
| No of Stories:  |   |             |      |                  |                           |
| Building Style: |   |             |      |                  |                           |

Sale Information

|                 |            |             |             |               |  |
|-----------------|------------|-------------|-------------|---------------|--|
| Transfer Date:  | 12/04/1990 | Seller:     | N/A         | Cost/Sq Feet: |  |
| Transfer Value: | \$0.00     | Document #: | 1990-077220 |               |  |
| Title Company:  |            |             |             |               |  |

Assessment & Tax Information

|                           |              |                      |            |                      |         |
|---------------------------|--------------|----------------------|------------|----------------------|---------|
| Assessed Value:           | \$142,949.00 | Percent Improvement: | 67%        | Homeowner Exemption: | H       |
| Land Value:               | \$46,804.00  | Tax Amount:          | \$1,491.50 | Tax Rate Area:       | 59-006  |
| Improvement Value:        | \$96,145.00  | Tax Account ID:      |            | Tax Status:          | Current |
| Market Improvement Value: |              | Market Land Value:   |            | Market Value:        |         |
| Tax Year:                 | 2013         |                      |            |                      |         |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Property Profile with Map**

Fidelity National Title

**Primary Owner:** ROSS JAN 2006 TRUST (10/12/06)

**Secondary Owner:**

**Mail Address:** 3671 BERRY DR  
STUDIO CITY, CA 91604-3853

**Site Address:** 500 TORO CANYON RD  
SANTA BARBARA, CA 93108-1636

**Assessor Parcel Number:** 155-140-018

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Characteristics**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 4     | <b>Year Built:</b> 1931 | <b>Square Feet:</b> 2,673                  |
| <b>Bathrooms:</b> 3    | <b>Garage:</b>          | <b>Lot Size:</b> 1.04 AC                   |
| <b>Total Rooms:</b> 6  | <b>Fireplace:</b> 3     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|   |   |
|---|---|
| <b>Transfer Date:</b> 11/04/2009            | <b>Seller:</b> CARR JR, HAROLD W; CARR, NANCY J |
| <b>Transfer Value:</b> \$0.00               | <b>Document #:</b> 2009-0066663                 |
| <b>Title Company:</b> CHICAGO TITLE COMPANY | <b>Cost/Sq Feet:</b>                            |

**Assessment & Tax Information**

|  |                                 |                              |
|--|---------------------------------|------------------------------|
| <b>Assessed Value:</b> \$1,818,000.00  | <b>Percent Improvement:</b> 41% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,077,000.00      | <b>Tax Amount:</b> \$18,718.40  | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$741,000.00 | <b>Tax Account ID:</b>          | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>       | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                 |                              |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.





**Property Profile with Map**

Fidelity National Title 

**Primary Owner:** DELVES ROBERT H  
**Secondary Owner:**  
**Mail Address:** 215 RUSSELL DR  
 MOUNTAIN VILLAGE, CO 81435-9306  
**Site Address:** 502 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1636  
**Assessor Parcel Number:** 155-140-045  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Characteristics**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1972 | <b>Square Feet:</b> 4,835                  |
| <b>Bathrooms:</b> 4    | <b>Garage:</b>          | <b>Lot Size:</b> 1.53 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

**Transfer Date:** 09/02/2009    **Seller:** JOHNSTON, KRISTEN S; JOHNSTON REVOCABLE TRUST OF 2009,  
**Transfer Value:** \$0.00    **Document #:** 2009-0053888    **Cost/Sq Feet:**  
**Title Company:** CHICAGO TITLE COMPANY

**Assessment & Tax Information**

|  |                                 |                              |
|--|---------------------------------|------------------------------|
| <b>Assessed Value:</b> \$3,017,110.00    | <b>Percent Improvement:</b> 43% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$1,729,585.00        | <b>Tax Amount:</b> \$31,002.20  | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$1,287,525.00 | <b>Tax Account ID:</b>          | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>         | <b>Market Land Value:</b>       | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                    |                                 |                              |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All Information produced is deemed reliable but is not guaranteed.



**Property Profile with Map**

**Fidelity National Title**

**Primary Owner:** CHANCER JEFFREY & JOANNE FAMILY TRUST (6/19/01)

**Secondary Owner:**

**Mail Address:** 504 TORO CANYON RD  
SANTA BARBARA, CA 93108-1636

**Site Address:** 504 TORO CANYON RD  
SANTA BARBARA, CA 93108-1636

**Assessor Parcel Number:** 155-140-046

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Characteristics**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1970 | <b>Square Feet:</b> 2,947                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1.12 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|  |  |
|--|--|
| <b>Transfer Date:</b> 03/19/2009                 | <b>Seller:</b> POLESHUK, STEVE; POLESHUK, LORI |
| <b>Transfer Value:</b> \$0.00                    | <b>Document #:</b> 2009-0014685                |
| <b>Title Company:</b> FIDELITY NATIONAL TITLE CO | <b>Cost/Sq Feet:</b>                           |

**Assessment & Tax Information**

|  |                                 |                               |
|--|---------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$955,036.00    | <b>Percent Improvement:</b> 59% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$389,001.00        | <b>Tax Amount:</b> \$9,808.84   | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$566,035.00 | <b>Tax Account ID:</b>          | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>       | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                  |                                 |                               |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.



**Property Profile with Map**



**Primary Owner:** ALBERTS REBECCA REVOCABLE FAMILY TRUST  
**Secondary Owner:**  
**Mail Address:** PO BOX 42  
 SUMMERLAND, CA 93067-0042  
**Site Address:** 510 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1636  
**Assessor Parcel Number:** 155-140-020  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Characteristics**

|                         |                         |  |
|-------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3      | <b>Year Built:</b> 1935 | <b>Square Feet:</b> 2,108                  |
| <b>Bathrooms:</b> 2     | <b>Garage:</b>          | <b>Lot Size:</b> 1.36 AC                   |
| <b>Total Rooms:</b> 7   | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>          | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b> 2 |                         |  |
| <b>Building Style:</b>  |                         |  |

**Sale Information**

|                                  |                                       |
|----------------------------------|---------------------------------------|
| <b>Transfer Date:</b> 07/31/2001 | <b>Seller:</b> ALBERTS, ALICE REBECCA |
| <b>Transfer Value:</b> \$0.00    | <b>Document #:</b> 2001-0063985       |
| <b>Title Company:</b>            | <b>Cost/Sq Feet:</b>                  |

**Assessment & Tax Information**

|                                       |                                 |                               |
|---------------------------------------|---------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$127,059.00   | <b>Percent Improvement:</b> 53% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$60,185.00        | <b>Tax Amount:</b> \$1,330.22   | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$66,874.00 | <b>Tax Account ID:</b>          | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>      | <b>Market Land Value:</b>       | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                 |                                 |                               |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.



**Property Profile with Map**



**Primary Owner:** RILEY FAMILY TRUST  
**Secondary Owner:**  
**Mail Address:** 10 CHIPPECHAUG TRL  
 MYSTIC, CT 06355-3210  
**Site Address:** 521 TORO CANYON RD  
 SANTA BARBARA, CA 93108-1635  
**Assessor Parcel Number:** 005-050-044  
**Housing Tract Number:**  
**Lot Number:**  
**Legal Description:**

**Property Characteristics**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 3     | <b>Year Built:</b> 1998 | <b>Square Feet:</b> 2,899                  |
| <b>Bathrooms:</b> 2    | <b>Garage:</b>          | <b>Lot Size:</b> 1.55 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 2     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                  |                                 |                      |
|----------------------------------|---------------------------------|----------------------|
| <b>Transfer Date:</b> 01/27/2003 | <b>Seller:</b> RILEY, MARY KAY  |                      |
| <b>Transfer Value:</b> \$0.00    | <b>Document #:</b> 2003-0010497 | <b>Cost/Sq Feet:</b> |
| <b>Title Company:</b>            |                                 |                      |

**Assessment & Tax Information**

|  |                                 |                              |
|--|---------------------------------|------------------------------|
| <b>Assessed Value:</b> \$821,292.00    | <b>Percent Improvement:</b> 57% | <b>Homeowner Exemption:</b>  |
| <b>Land Value:</b> \$350,751.00        | <b>Tax Amount:</b> \$8,513.18   | <b>Tax Rate Area:</b> 59-006 |
| <b>Improvement Value:</b> \$470,541.00 | <b>Tax Account ID:</b>          | <b>Tax Status:</b> Current   |
| <b>Market Improvement Value:</b>       | <b>Market Land Value:</b>       | <b>Market Value:</b>         |
| <b>Tax Year:</b> 2013                  |                                 |                              |

Courtesy of Fidelity National Title  
 Offered by Fidelity National Title  
 All information produced is deemed reliable but is not guaranteed.



**Property Profile with Map**

**Fidelity National Title**

**Primary Owner:** SARPOLIS JOHN & CHERYL LIVING TRUST (12/4/08)

**Secondary Owner:**

**Mail Address:** 540 TORO CANYON RD  
SANTA BARBARA, CA 93108-1636

**Site Address:** 540 TORO CANYON RD  
SANTA BARBARA, CA 93108-1636

**Assessor Parcel Number:** 155-140-019

**Housing Tract Number:**

**Lot Number:**

**Legal Description:**

**Property Characteristics**

|                        |                         |  |
|------------------------|-------------------------|--|
| <b>Bedrooms:</b> 1     | <b>Year Built:</b> 1941 | <b>Square Feet:</b> 1,763                  |
| <b>Bathrooms:</b> 1    | <b>Garage:</b>          | <b>Lot Size:</b> 1.77 AC                   |
| <b>Total Rooms:</b>    | <b>Fireplace:</b> 1     | <b>Number of Units:</b> 0                  |
| <b>Zoning:</b>         | <b>Pool:</b>            | <b>Use Code:</b> Single Family Residential |
| <b>No of Stories:</b>  |                         |  |
| <b>Building Style:</b> |                         |  |

**Sale Information**

|                                      |   |
|--------------------------------------|---|
| <b>Transfer Date:</b> 12/15/2008     | <b>Seller:</b> SARPOLIS, JOHN; SARPOLIS, GRACE CHERYL |
| <b>Transfer Value:</b> \$0.00        | <b>Document #:</b> 2008-0069176 <b>Cost/Sq Feet:</b>  |
| <b>Title Company:</b> NONE AVAILABLE |   |

**Assessment & Tax Information**

|                                       |                                |                               |
|---------------------------------------|--------------------------------|-------------------------------|
| <b>Assessed Value:</b> \$368,516.00   | <b>Percent Improvement:</b> 4% | <b>Homeowner Exemption:</b> H |
| <b>Land Value:</b> \$354,722.00       | <b>Tax Amount:</b> \$3,805.50  | <b>Tax Rate Area:</b> 59-006  |
| <b>Improvement Value:</b> \$13,794.00 | <b>Tax Account ID:</b>         | <b>Tax Status:</b> Current    |
| <b>Market Improvement Value:</b>      | <b>Market Land Value:</b>      | <b>Market Value:</b>          |
| <b>Tax Year:</b> 2013                 |                                |                               |

Courtesy of Fidelity National Title  
Offered by Fidelity National Title  
All information produced is deemed reliable but is not guaranteed.

**ATTACHMENT E: SOUTH BOARD OF ARCHITECTURAL REVIEW MINUTES &  
BOARD OF ARCHITECTURAL REVIEW FINDINGS FOR APPROVAL**

**(CASE NO. 13BAR-00000-00103)**

**SBAR Minutes of June 21, 2013**

**13BAR-00000-00103**                      **IGW Residence Remodel and Addition**                      **Toro Canyon**

**(No Assigned Planner)**                      Jurisdiction: Toro

Request of Chris Belanger, architect for the owner, David Walker, IGW Trust, to consider Case No. 13BAR-00000-00103 for **conceptual review of a residence full remodel with an addition of approximately 992 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,562 square feet and two-car-garage of approximately 523 square feet. The proposed project will require 138 cubic yards of cut and 24 cubic yards of fill. The property is a 1.13 acre parcel zoned 1-E-1and shown as Assessor's Parcel Number 155-140-014, located at **454 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

**COMMENTS:**

- a. SBAR appreciates the conceptual level of the drawing presented.**
- b. Mass, bulk and scale are appropriate. Drawings look great.**
- c. In terms of size, seems modest for the neighborhood.**
- d. House at west elevation seems to be stepping down only to the entry porch. Restudy to follow grade better throughout.**
- e. Re., style: at east elevation, "eclectic" elements doesn't work. May have too many arches. Rectangular doors/windows will be a nice contrast. Arche3s should be a special element.**
- f. Palladian door at north elevation doesn't work; restudy.**
- g. Return for further conceptual review with drawings that clarify what is existing and what is proposed. Also return with existing elevations as well as proposed elevations.**

**Project received further conceptual only, no action was taken. Applicant was asked to return for further conceptual review.**

**SBAR Minutes of September 6, 2013**

**13BAR-00000-00103                      Walker Residence Remodel and Addition                      Toro Canyon**

---

**13CDH-00000-00024 (J. Ritterbeck, Planner)                      Jurisdiction: Toro**

Request of Chris Belanger, architect for the owner, David Walker, IGW Trust, to consider Case No. 13BAR-00000-00103 for further **conceptual review/preliminary approval of a residence full remodel with an addition of approximately 992 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,562 square feet and two-car-garage of approximately 523 square feet. The proposed project will require 138 cubic yards of cut and 24 cubic yards of fill. The property is a 1.13 acre parcel zoned 1-E-1and shown as Assessor's Parcel Number 155-140-014, located at **454 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 6/21/13)**

**COMMENTS:**

- a. Thicken walls around windows to get depth and recesses. Windows should not be located near the corners of the walls.**
- b. Consider omitting stone coining around arched windows. Simplify stone details overall.**
- c. Restudy junction of stair tower with roof.**
- d. Return for preliminary review following ZA action.**

**Project received conceptual review only, no action was taken. Applicant may return for preliminary approval.**

**SBAR Minutes of July 11, 2014**

**13BAR-00000-00103 Walker Residence Remodel and Addition Toro Canyon**

**13CDH-00000-00024 (Ryan Cooksey, Planner) Jurisdiction: Toro**

Request of Chris Belanger, architect for the owner, David Walker, IGW Trust, to consider Case No. 13BAR-00000-00103 for **further preliminary approval of a residence full remodel with an addition of approximately 992 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,562 square feet and two-car-garage of approximately 523 square feet. The proposed project will require 138 cubic yards of cut and 24 cubic yards of fill. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-014, located at **454 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (**Continued from 6/21/13 & 9/06/13**)

**COMMENTS:**

- **Show existing and proposed floor plan to clearly depict additions and changes; also on site plan.**
- **Restudy the pop-out of the second story south elevation and either extend further or pull back and flatten.**
- **Make the south elevation of the guest house as thick as the other walls for consistency.**
- **Simplify the entry elevation to the guest house.**
- **Make the lentils more proportional to the openings they are over.**

**ACTION: Froscher moved, seconded by Romano and carried by a vote of 5 to 0 (Ettinger and Chappell absent) to continue 13BaR-00000-00103 for further review, preliminary level.**



**SBAR Minutes of July 25, 2014**

**13BAR-00000-00103**

**Walker Residence Remodel and Addition**

**Toro Canyon**

**13CDH-00000-00024 (Ryan Cooksey, Planner)** Jurisdiction: Toro

Request of Chris Belanger, architect for the owner, David Walker, IGW Trust, to consider Case No. 13BAR-00000-00103 for **further preliminary approval of a residence full remodel with an addition of approximately 992 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,562 square feet and two-car-garage of approximately 523 square feet. The proposed project will require 138 cubic yards of cut and 24 cubic yards of fill. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-014, located at **454 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/21/13 & 9/06/13 & 7/11/14)

**COMMENTS:**

- **Project has addressed prior comments and improved design**
- **Project is an improvement over existing condition**
- **Additional size will not cause visual impact due to it being shielded from public and private views**
- **Size, bulk, and scale of the project are compatible with the neighborhood**
- **Preliminary Approval granted with the Findings for Approval as submitted by staff planner, Ryan Cooksey -**

**LUDC, Section 35.82.070.F.1**

**Findings required for all Design Review applications. A Design Review application shall be approved or conditionally approved only if the Board of Architectural Review first makes all of the following findings:**

- a. **Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.**
- b. **Electrical and mechanical equipment will be well integrated into the total design concept.**
- c. **There will be harmony of color, composition, and material on all sides of a structure.**
- d. **There will be a limited number of materials on the exterior face of the structure.**
- e. **There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**
- f. **Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.**
- g. **Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.**

**BOARD OF ARCHITECTURAL REVIEW FINDINGS FOR APPROVAL**  
(ARTICLE II, SECTION 35-184.6)

**1. In areas designated as rural on the land use plan maps, the design, height, and scale of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.**

The project is located in a designated urban area.

**2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.**

The proposed project is located within a designated urban area on a lot measuring 1.13 acres in an area with generally similarly sized lots. The project constitutes a rebuild and expansion of an existing residence, with exterior elevation improvements, as well as the demolition of an existing garage and the construction of a new garage with second story guest house. SBAR finds the project design to be pleasing and harmonious. Homes in the neighborhood range in size with the newer homes being generally larger than the older homes. Consistent with this trend the proposed home is on the larger size of homes in the area although it is within the range of existing home sizes. The subject lot is well vegetated and the proposed development is not visible from any public viewing area. As a result, the proposed development is in conformance with the scale and character of the existing community. As such, this finding can be made.

**3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.**

The proposed project massing is well designed. The project is located on a heavily vegetated site rendering the house not visible from other homes, and other homes not visible from the subject property. The house and garage/guest house are in proportion to and in scale with each other. As such, this finding can be made.

**4. Mechanical and electrical and equipment shall be well integrated in the total design concept.**

The home is modest, with mechanical, electrical and other equipment well integrated into the total design. Therefore this finding can be made.

**5. There shall be a harmony of material, color, and composition of all sides of a structure or building.**

Exterior materials include stone and stucco as well as wood shutters, windows, and doors. Coining, trellises and balconies are well integrated into the design. Materials are used in an harmonious fashion to result in well designed exterior elevations. Massing of the structure is well articulated and the house is stepped appropriately to the site. Proposed colors are muted and appropriate to the rural setting. As such, this finding can be made.

**6. A limited number of materials will be on the exterior face of the building or structure.**

The project uses a limited number of materials on its exterior elevations, including stucco walls with some stone cladding and coining. Other well integrated materials include wood and wrought iron. As such, this finding can be made.

**7. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The proposed project is located deep in a lot that is fully vegetated resulting in a completely screened residential development. Consistent with other residences in the area, the project is unique unto itself. Regardless, it is consistent with other developments in the area which are all unique as well as located on similarly sized and well vegetated lots. As such, this finding can be made.

**8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.**

The house and garage/guest house are well integrated into the site using preexisting developed areas and retaining and improving upon extensive existing landscaping. The house and garage/guest house are in a logical and appropriate orientation to eachother on the site. Therefore this finding can be made.

**9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all plantings.**

The subject lot is well vegetated with mature landscape materials such that the proposed development is well screened from any public views. Proposed new development is located in an area of existing development on the site. Landscaping is being preserved and improved where necessary as a result of redevelopment of the site. Therefore this finding can be made.

**10. Signs, including their lighting, shall be well designed and shall be appropriate in size and location.**

The project does not include any signs. Lighting is low level and directed downward consistent with residential development in the area as well as with development standards regulating lighting. Thus this finding can be made.

**11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section 35-144A of this Article.**

The proposed project is consistent with the 25 foot height limitation in the Toro Canyon area. The project is not subject to the Ridgeline and Hillside Development Guidelines. The project does not include large understories or exposed retaining walls. The structures have hipped and some gable roofs which harmonize with the rolling terrain surrounding the site. Exterior surfaces of the home will be clad in non-reflective building materials and colors. Outside lighting is minimized and directed downward. Cut and fill slopes are minimized. Therefore this finding can be made.

# IGW TRUST DEMO & REBUILD

454 TORO CANYON RD, SANTA BARBARA, CA 93101

## PROJECT DATA

A.P.N.: 155-141-014  
 ZONING: I-E-1  
 SITE AREA - GROSS: 1.13 ACRES

OWNER: DAVID WALKER / IGW TRUST

## SCOPE OF WORK

PARTIAL DEMOLITION & REBUILD OF AN EXISTING SINGLE FAMILY RESIDENCE.

| AREA             | NET (SQ.FT) | GROSS (SQ.FT.) |
|------------------|-------------|----------------|
| (E) RESIDENCE    |             |                |
| (E) BASEMENT     | 388         | 444            |
| (E) FIRST FLOOR  | 1928        | 2169           |
| (E) SECOND FLOOR | 917         | 1359           |
| (E) TOTAL        | 3233 SQ.FT  | 3972 SQ.FT     |

|                       |             |            |
|-----------------------|-------------|------------|
| (N) RESIDENCE         |             |            |
| (N) BASEMENT          | 29          | 69         |
| (N) FIRST FLOOR       | 283         | 599        |
| (N) SECOND FLOOR      | 691         | 704        |
| (N) RESIDENTIAL TOTAL | 4236 SQ.FT. | 5344 SQ.FT |

(EXISTING - DEMO + ADDITION = TOTAL)

|                 |            |            |
|-----------------|------------|------------|
| (N) GUEST HOUSE | 780 SQ.FT. | 825 SQ.FT. |
|-----------------|------------|------------|

|                           |             |             |
|---------------------------|-------------|-------------|
| (E) DETACHED 2 CAR GARAGE | -530 SQ.FT. | -530 SQ.FT. |
|---------------------------|-------------|-------------|

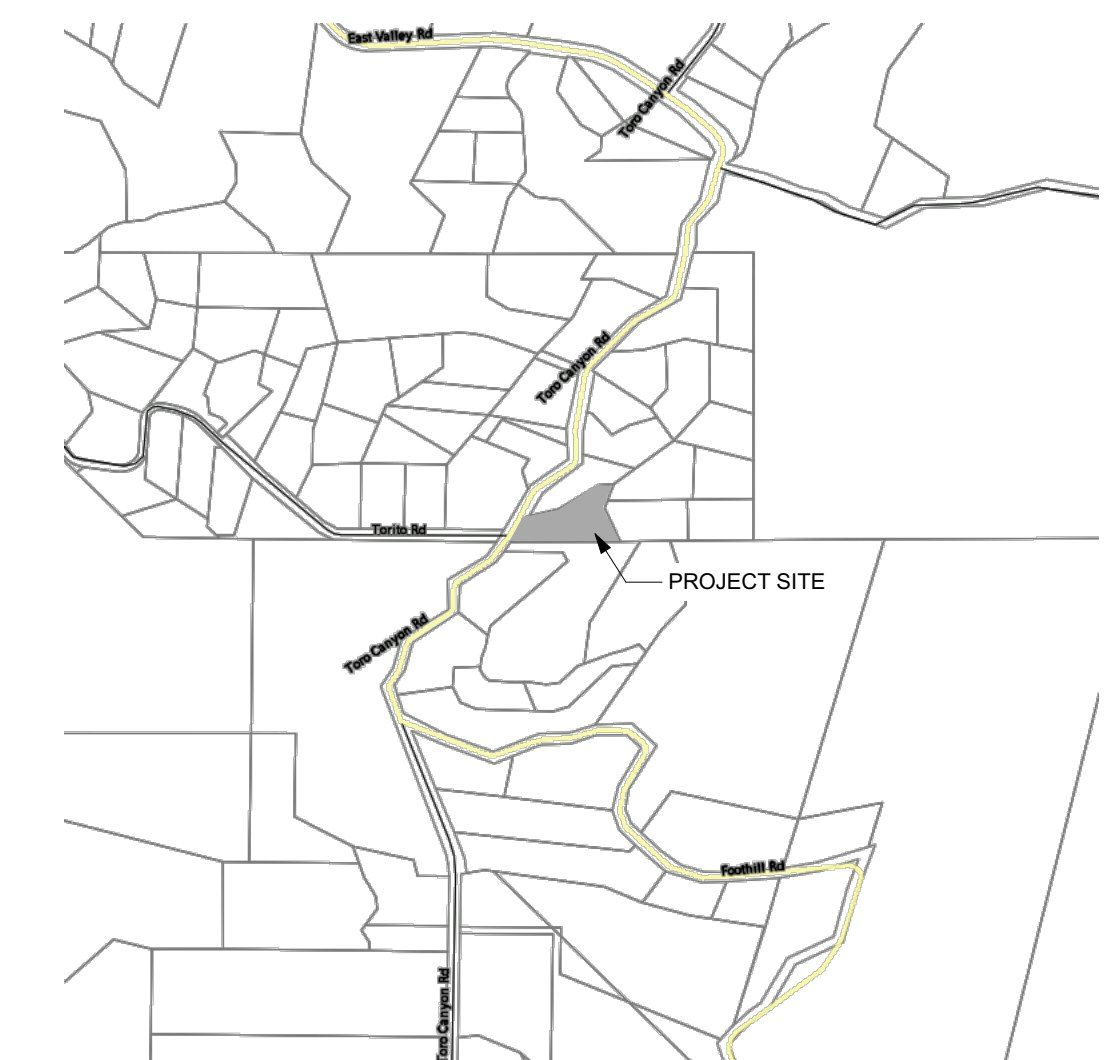
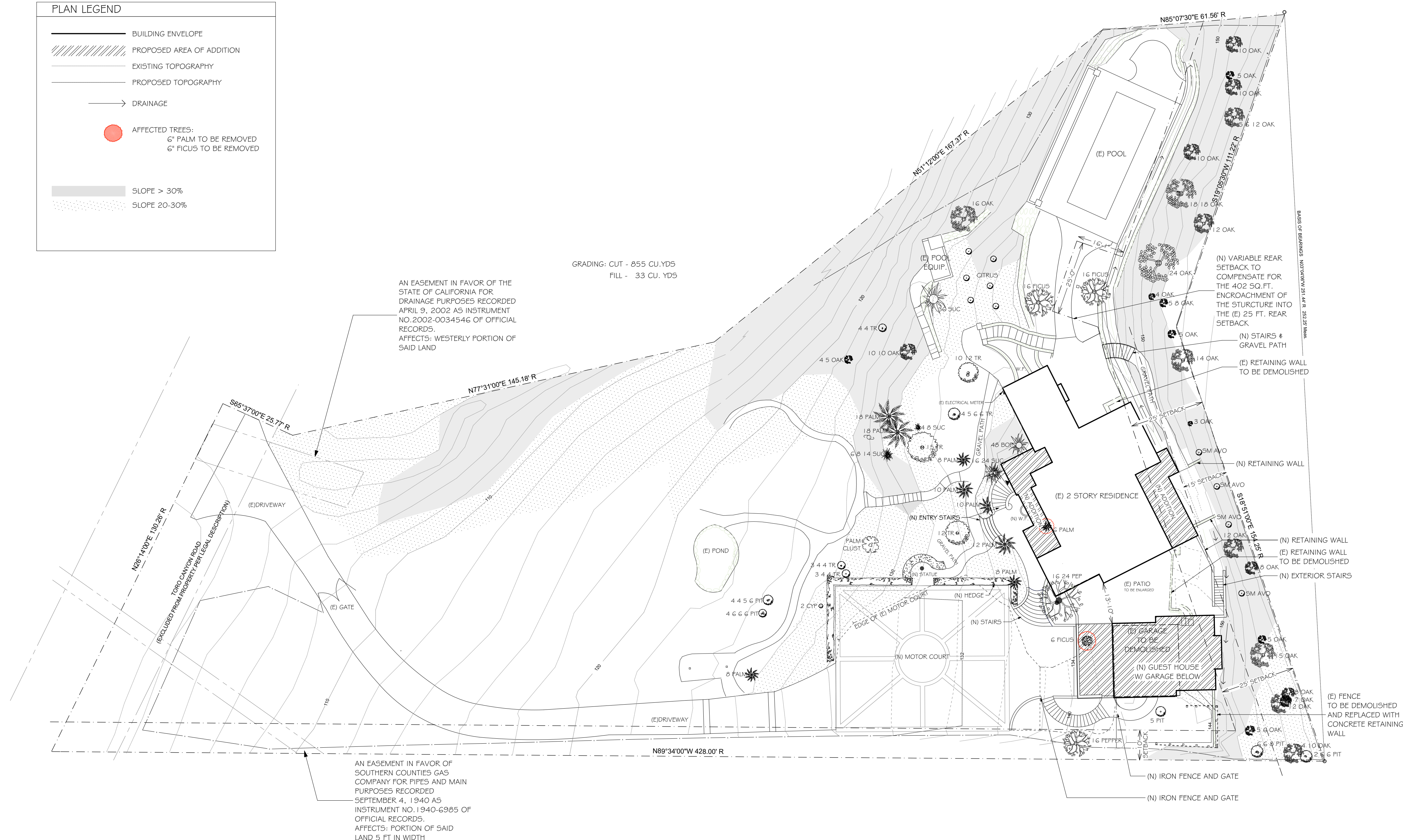
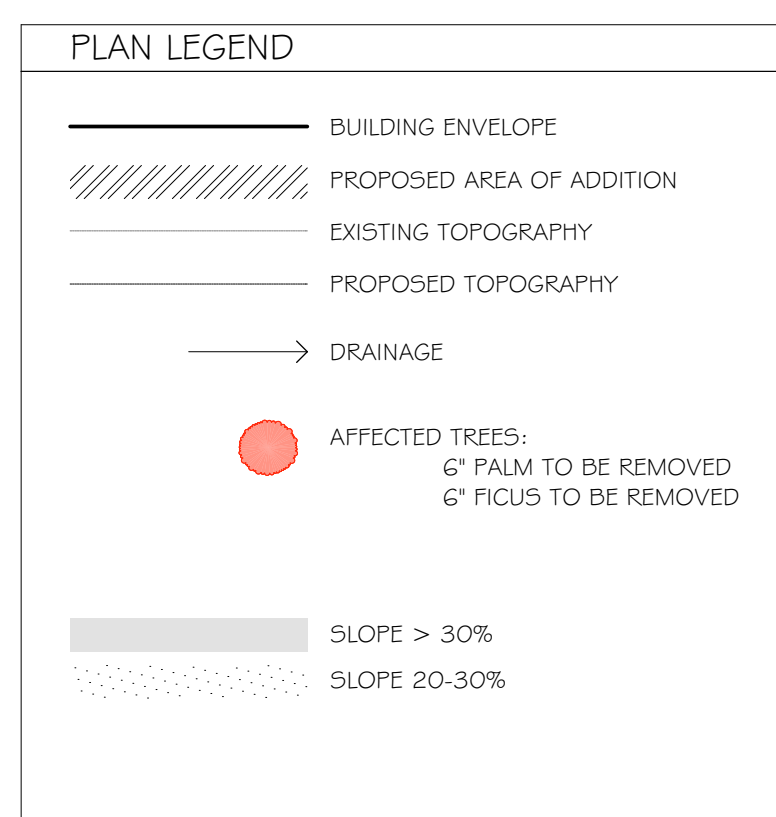
(TO BE DEMOLISHED)

|                                     |             |             |
|-------------------------------------|-------------|-------------|
| (N) DETACHED 2 CAR GARAGE & STORAGE | 1023 SQ.FT. | 1023 SQ.FT. |
|-------------------------------------|-------------|-------------|

|                      |            |            |
|----------------------|------------|------------|
| (N) TOTAL FLOOR AREA | 6039 SQ.FT | 7192 SQ.FT |
|----------------------|------------|------------|

(EXISTING - DEMO + ADDITION = TOTAL)

| GRADING | CUT        | FILL       |
|---------|------------|------------|
|         | 875 CU.YDS | 66 CU. YDS |



DESIGNER

CHRIS BELANGER  
 RESIDENTIAL  
 DESIGN

1187 COAST  
 VILLAGE ROAD  
 SUITE 1-203  
 MONTECITO, CA  
 93108

805 259 4525

IGW TRUST DEMO & REBUILD  
 SITE PLAN

SHEET NUMBER

0.2

DATE

7/21/2014



583 San Ysidro Road  
Santa Barbara, CA 93108  
(805) 969-2271

**MONTECITO WATER DISTRICT**  
**CERTIFICATE OF WATER SERVICE AVAILABILITY**

To the County Planning Department of Santa Barbara:

Montecito Water District has received the following application for water service availability:

|  |   |
|--|---|
| Date of Application                      | 06/28/13  |
| Name of Applicant                        | Kim Black, CBRD   |
| Property Owner                           | David Walker, IGW Trust   |
| Service address                          | 454 Toro Canyon Road  |
| Assessor's Parcel Number(s) to be served | 155-040-014   |
| Parcel/property size                     | 1.13  |
| Brief Project description                | SFR 1,964 sf addition and remodel, including removal of 1 bdrm and 1 bathroom |
| Permit(s) applied for                    | BDP   |

Having reviewed application and architectural plans by Chris Belanger Residential Design dated 06/27/13, and having considered the District's available water supply the District hereby notifies your office that the District can and will serve the subject property in accordance with Montecito Water District Ordinance 89 and the following limitations:

1. This project is consistent with the terms and conditions stipulated in Ordinance 89.
2. Service to be provided through existing 1-inch water service.
3. Property owner must enter into agreement with District to install the following facilities to connect with District's existing service: **None**
4. Applicant shall be responsible for the following fees, payable immediately upon issuance of this Certificate: **None**
5. Applicant must provide the following additional documents for District approval: **None**
6. Applicant agrees to install state-of-the-art water-saving technologies and to use no more water than is authorized under this Certificate. Applicant acknowledges that the District may increase the rate for all water delivered in excess of the property's Maximum Available Quantity and/or limit service to the property to no more than the Maximum Available Quantity, but the District shall provide at all times a supply of water sufficient to meet the health and safety needs of the property's occupants.
7. The Maximum Available Quantity of water has been determined pursuant to District Ordinance 89. Ordinance 89 provides that, under certain circumstances, a property owner may request a redetermination of the Maximum Availability Quantity. Should such a redetermination result in an increase in the Maximum Available Quantity, the District will issue an Amended Certificate.
8. This Certificate represents a determination of water availability as of the date of the Application. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's ordinances and requirements.

MONTECITO WATER DISTRICT

PROPERTY OWNER / APN 155-040-014

Dated July 11, 2013

By   
Tom Mosby, General Manager

By   
Trustee David Walker

IGW Trust "owner"