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The State Bar of California
Board of Legal Specialization

October 31, 2014

2014 NOV -3 AM 11:57
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Salud Carbajal
SupervisorCarbajal@sbcbos1.org

Janet Wolf
jwolf@sbcbos2.org

Doreen Farr
dfarr@countyofsb.org

Peter Adam
Peter.adam@countyofsb.org

Steve Lavagnino
Steve.lavagnino@countyofsb.org

Dear Members of the Board of Supervisors:

Re: *Case No. 14 APL-00000-00022, Case No. 13 CDH-00000-00024, Walker Family Residence, 454 Toro Canyon Road, Agenda Item # 13 for Nov. 4, 2014 Hearing*

We represent the project applicants and owners of the above referenced property, David Walker and his fiancée Erin Boone. They intend to proceed with construction, schedule their wedding and move into the house on the property as their family home if and when their remodel is approved. Our purpose in writing is to share the several letters of support for the project from neighbors and to highlight how well the project complies with the Toro Canyon Plan.

The enclosed square footage chart shows the square footage of the existing house and garage as well as the square footage once the remodel is done. The existing house of 3972 gross square feet will increase to 5344 square feet. The garage will be lowered a full story down into the hillside and will be lengthened to include a storage area. A new guesthouse of 825 gross square feet will be built on top of the new garage and will sit in the exact same place as the existing garage.

The enclosed simple floor plan demonstrates how minimally the existing footprint will be expanded. The primary expansion to the footprint for the house adds only 276 square feet spread along the back and bunkered into the hillside. The new lower garage level will be entirely underground. The increase of the footprint of the new guesthouse in excess of the existing garage is only 295 square feet, all behind the existing structure and bunkered into the hillside.

The project has been reviewed on four separate occasions by the Board of Architectural Review and has received preliminary approval. The project has also been approved by the Zoning Administrator and by the Planning Commission following appeal of the Zoning Administrator's decision by a remote neighbor with no view of the project. The sole reason given for the appeal is that the square footage of the remodel is just too large.

The applicable Toro Canyon Plan contains no maximum square foot regulations or guidelines. The Toro Canyon Plan includes no floor area ratio guidelines. What the Plan does include is a Design Review Overlay requiring approval by the SBAR to ensure compatibility with the neighborhood.

The enclosed rendering shows how little the remodel differs in appearance from the approximately 90 year old existing house except for the addition of a more water and fire resistant tile roof. The minimal changes to the footprint are nearly all behind the existing structures and are bunkered into the hillside. There is no effect on the existing, mature landscaping dominated by full grown oak trees. The house is nearly 100 yards from the road and is essentially invisible from the road or from any neighbor's house. The existing house has always been larger than most of its neighbors but even with the remodel will be much smaller than the newer houses in Toro Canyon, including the 7,000 square foot new house immediately to the south.

The project received favorable comments in its four hearings before SBAR. In its initial review of the project on June 21, 2013, SBAR commented that the drawings "look great" and the size, bulk and scale were appropriate. At its last hearing on July 25, 2014, SBAR noted that the increased size of the house would be completely hidden by the vegetative screening. It once again affirmed that the size, bulk and scale of the project were compatible with the

neighborhood. SBAR remarked that the project was an improvement upon existing conditions of the property.

Other than the appellant, the neighbors agree with SBAR, the Zoning Administrator and the Planning Commission. Enclosed are multiple letters of support for the project from other Toro Canyon residents, including the only neighbor with even a partial view of the project, Laurel Rose at 462 Toro Canyon Road.

The Zoning Administrator, the Planning Commission and SBAR have all done a thorough job of examining the Walker remodel in light of the Toro Canyon Plan and have all approved it. The project carries the overwhelming support of the Toro Canyon neighborhood. Planning staff has consistently supported approval, as shown in the staff report for this appeal hearing that recommends denial of the appeal and approval of the project.

We urge that you honor the conclusions of planning staff, the Zoning Administrator, the Planning Commission, SBAR and the neighbors by also denying the appeal and approving the project.

Sincerely,

ALLEN & KIMBELL, LLP

By


John H. Parke, Esq.

JHP/lmw
Encls.
cc: Clients

SCOPE OF WORK

Net Square Feet

	Existing (E) to be Demolished	Proposed New (N)	Added SF
Basement	388	417	29
First floor	1,928	2,211	283
Second floor	917	1,608	691
Residence total:	3233	4236	1003
Garage (detached)	530	1,023	493
Guest house		780	793
Project Total:	3763	6039	2289

Gross Square Feet

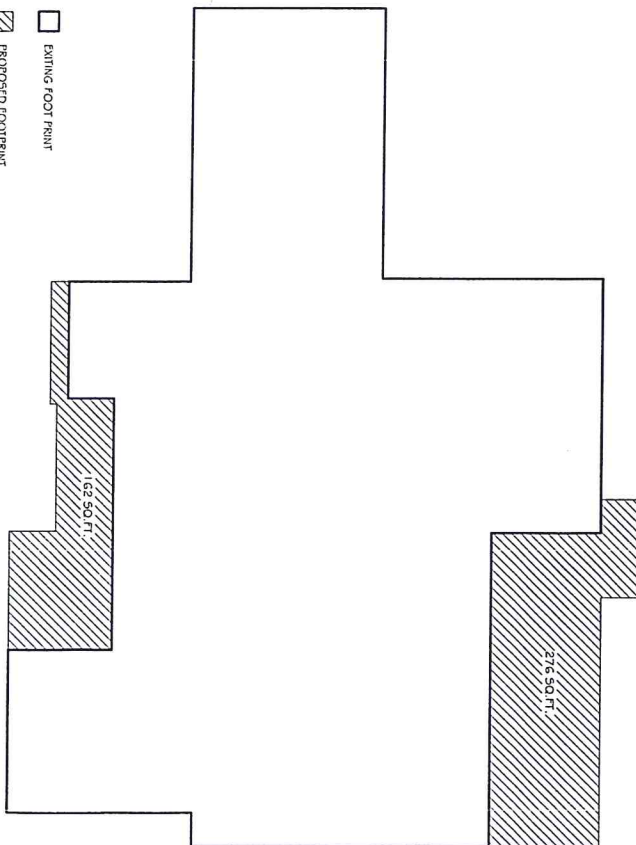
Existing (E) to be Demolished	Proposed New (N)	between (E) and (N)
444	513	69
2,169	2,768	599
1,359	2,063	704
3972	5344	1372
530	1,023	493
	825	836
4502	7192	2701

GROSS FLOOR AREA = AREA WITHIN THE SURROUNDING EXTERIOR WALLS OF ALL FLOORS OR LEVELS OF A BUILDING OR PORTION THEREOF, EXCLUSIVE OF VENT SHAFTS AND UNROOFED COURTYARDS, AS MEASURED TO THE INTERIOR SURFACES OF EXTERIOR

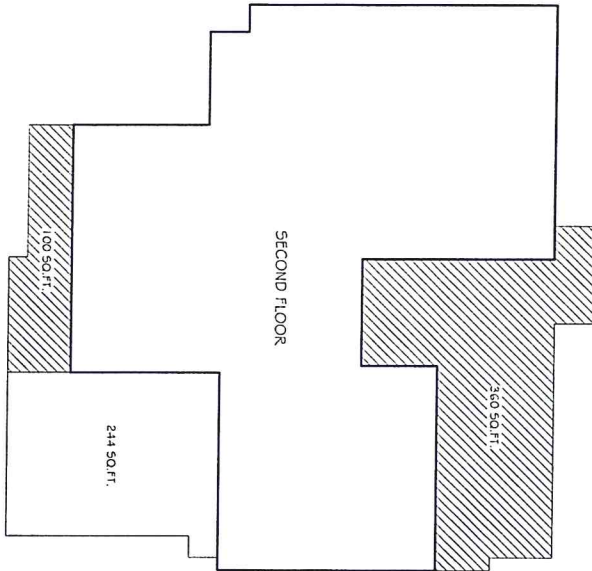
NET FLOOR AREA = GROSS FLOOR AREA EXCLUDING SHAFTS, STAIRWAYS, CORRIDORS AND HALLS, UNUSABLE ATTICS AND UNENCLOSED PORCHES AND BALCONIES.

TOTAL PROPOSED FOOTPRINT EXPANSION

- EXISTING FOOTPRINT
- ▨ PROPOSED FOOTPRINT

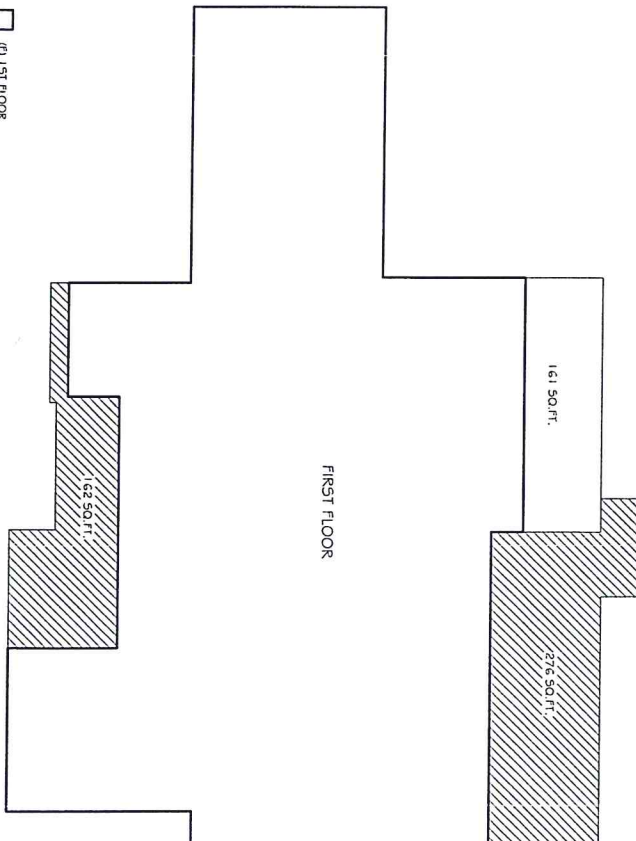


- (E) SECOND FLOOR
- PROPOSED 2ND FLOOR ADDITION OVER (E) 1ST FLOOR
- PROPOSED 2ND FLOOR ADDITION TO EXPAND BUILDING FOOTPRINT



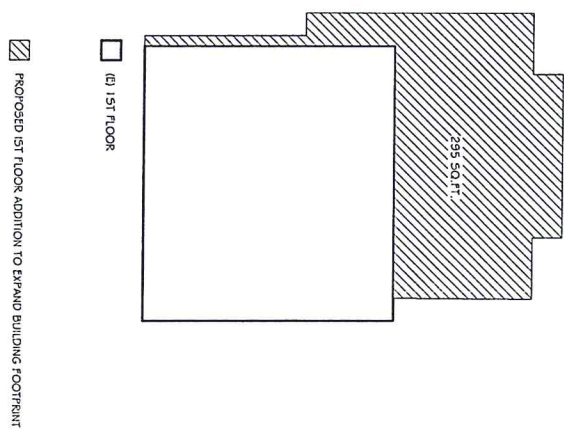
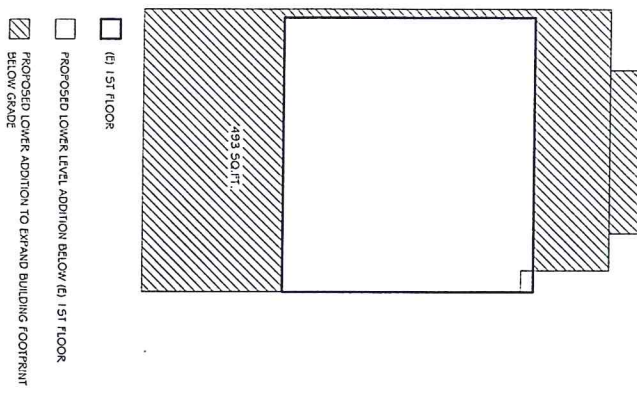
2 SECOND FLOOR PROPOSED VS. EXISTING

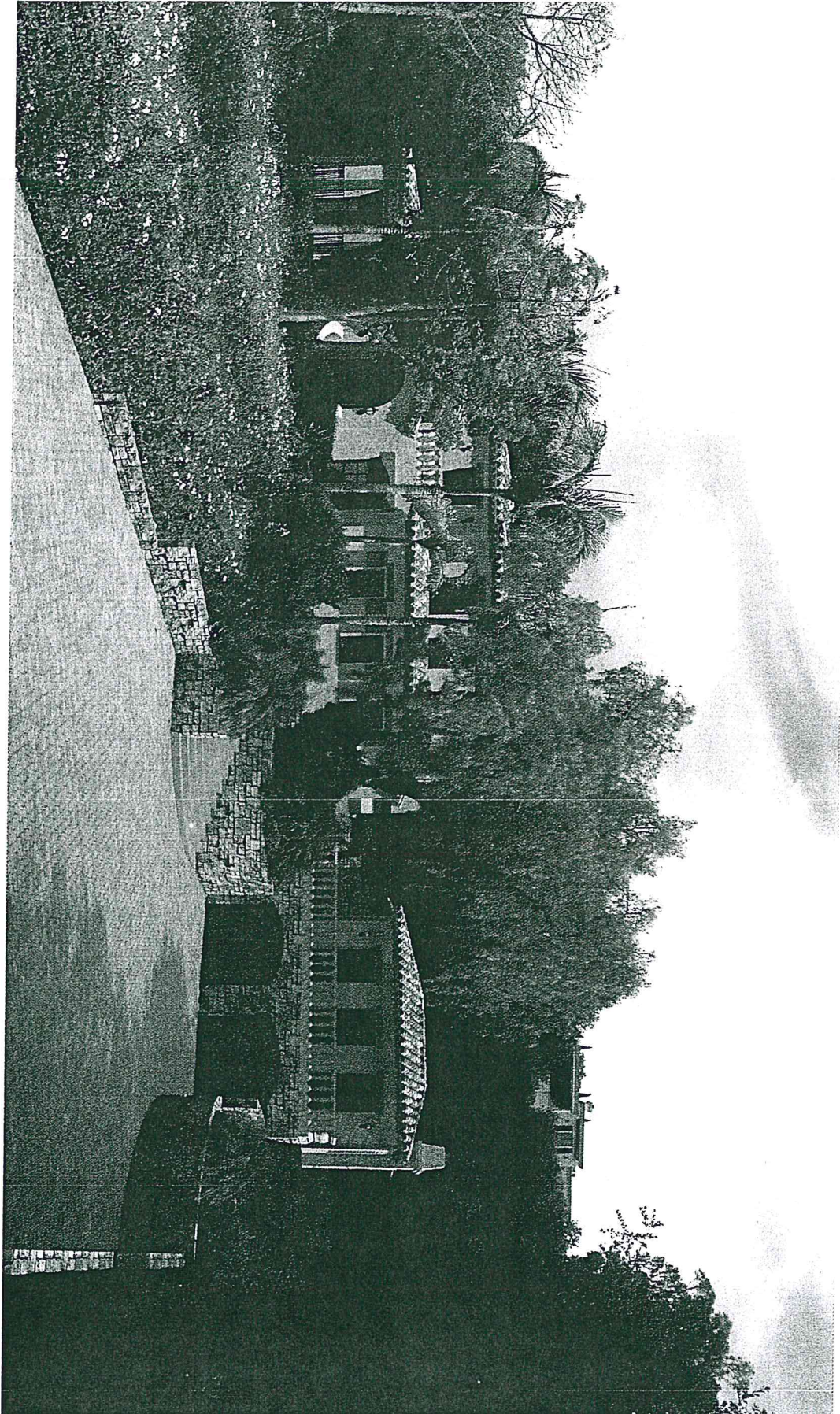
- (E) 1ST FLOOR
- PROPOSED 1ST FLOOR ADDITION BELOW (E) 2ND FLOOR
- PROPOSED 1ST FLOOR ADDITION TO EXPAND BUILDING FOOTPRINT



FIRST FLOOR PROPOSED VS. EXISTING

PROPOSED FOOTPRINT EXPANSION





PROPOSED EXTERIOR PERSPECTIVE

From: Laurel Rose laurelrose1000@gmail.com
Subject: heres my letter.
Date: October 12, 2014 at 4:11 PM
To: Erin Boone Realtor Erin@VillasOfMontecito.com

Laurel Rose
462 Toro Canyon Road
Santa Barbara, CA 93108
805 451-2114

October 12, 2014

To The Board of Supervisors,

My name is Laurel Rose, I am the immediate neighbor to 454 Toro Canyon Rd, the subject property. I would like to voice my support of the proposed plans for this home by the Walker/ Boone family.

I am the neighbor with the most immediate view of this home. Our property lines border each other. At that, I have only a partial view of the house. Their property directly impacts me. Erin was gracious to introduce herself to me. She seemed to be open about their restoration plans and asked for input if I had a concern.

The current structure on that property is a house that needs a lot of work. I have been familiar with that situation since before the new owners acquired the property. The house has been empty for much too long and has deteriorated. It would be ashame to let it go even more. I have reviewed their plans, they seem to have worked within the existing footprint of the house. The Walker's planned to restore and revive this old house. It seems the decisions they have made for restoration have been well designed. The additional square footage is either bunkered in behind the house, or underground which will not be visible to me or another property nearby.

I have no objection to their plans. It seems to be tastefully designed. I am in full support of getting this project started so it can be completed sooner than later. I urge you to please approve their plans and put an end to the appeals. It will benefit our neighborhood to have a finished home on the property rather than a house that is deteriorating over time.
Sincerely,

Laurel Rose

On Oct 2, 2014, at 12:00 PM, Erin Boone Realtor <Erin@VillasOfMontecito.com> wrote:

Thank you.

If you could email it to the board members? and send a copy signed to me and I will forward it to my attorney.

Thank you again!

Board Members

March 25, 2014

To the Santa Barbara County Zoning Administrator:

I currently live at 462 Toro Canyon Rd. and am writing to express my support for the proposed home at 454 Toro Canyon Road.

I have reviewed the plans and believe that this home will be a positive addition to the area. I particularly appreciate the way the house has been enlarged with little to no impact on neighboring properties or Toro Canyon Road.


I know that the house is in bad condition and definitely needs to be upgraded. What the new owners are doing will be a good improvement to my area. I live directly in front of this house and the longer it is empty and unlivable the worse it will get. From what I can see, the proposed construction will not obstruct my view or any of the houses around it. I believe it will be a good addition to the neighborhood.

I also feel that the appearance and quality of the proposed design is very nice and will be a significant improvement over the existing home on the site. It will no doubt contribute positively to surrounding property values.

I met with Erin Boone, one of the owners of the property. The home they propose to construct will be a lovely addition to the neighborhood and a wonderful place for them to raise a family.

I hope you will look favorably on the project and urge you to grant its approval.

Thank you,


Laurel Rose



454 Toro Canyon Road

Sheri Vincent <srvincentinteriors@gmail.com>
To: Erin Boone <erinboone09@gmail.com>

Fri, Sep 26, 2014 at 10:17 AM

To the board of Supervisors,

We live in the Toro Canyon district and want to express our support for the Walker/ Boone project at 454 Toro Canyon Road.

This home fits perfectly into the neighborhood. The minimal addition that is proposed is skillfully built into the hill and really lends itself to the spirit of the original home. The additional square footage of the property will not be seen from the street. The appropriate upgrades to the existing structure is beautifully and artistically designed, and there's no no reason you should not support this project.

The Walker's have gone through unfair scrutiny. The proposed home is a wonderful asset to Toro Canyon and we respectfully ask that you please end this nonsense and approve this desirable project.

Most Sincerely,
Sheri and Bruce Vincent
7363 Shepard Mesa Road
Carpinteria
805-368-7678

Erin Boone <erinboone09@gmail.com>
To: Sheri Vincent <srvincentinteriors@gmail.com>

Wed, Oct 1, 2014 at 11:21 AM

All 5 board members contact information

Board Members

1st District: Salud Carbajal

Phone: (805) 568-2186
Fax: (805) 568-2534
E-mail: SupervisorCarbajal@sbcbos1.org
Website: [Salud Carbajal](#)

2nd District: Janet Wolf, Vice Chair

Phone: (805) 568-2191
Fax: (805) 568-2283
E-mail: jwolf@sbcbos2.org
Website: Janet Wolf

Dear Salud,

We have known Erin Boone and David Walker for several years. David's mother is our next door neighbor on Toro Canyon Park Road, very close to the home Erin & David want to remodel. They are a terrific young couple. Erin has a very strong background in real estate. David has grown up in very beautiful homes. They want a home of their own & I know it will be stunning when the remodel is completed.

I know from discussing this project with Erin that it will have wonderful features. The increase in size is minor & will not be visible to neighbors, as it will be hidden behind the house. The house is designed very tastefully and in the spirit of Toro Canyon. They are being very smart to invest in energy efficient features and with water conservation in mind. The only neighbor who can see the house is in full support of Erin & David's plans. The fact that they are going to the expense of putting the garage underground so as to be more attractive is typical of their approach. It will be wonderful to have the current house, which is an eyesore and uninhabitable, remodeled to the standards of Toro Canyon.

We hope the Board of Supervisors will grant immediate approval for this excellent project by Erin & David. We so hope we can keep them in the neighborhood.

Best,

Martha and John Gabbert

Martha cell: 612-963-3040

John cell: 612-803-2620

M A R T H A G A B B E R T

September 30, 2014

Dear _____,

Regarding property at 454 Toro Canyon Rd

We have known Erin Boone and David Walker for several years. David's mother is our next door neighbor on Toro Canyon Park Road, very close to the home Erin & David want to remodel. They are a terrific young couple. Erin has a very strong background in real estate. David has grown up in very beautiful homes. They want a home of their own & I know it will be stunning when the remodel is completed.

I know from discussing this project with Erin that it will have wonderful features. The increase in size is minor and will not be visible to neighbors, as it will be hidden behind the house. The house is designed very tastefully and in the spirit of Toro Canyon. They are being very smart to invest in energy efficient features and with water conservation in mind. The only neighbor who can see the house is in full support of Erin & David's plans. The fact that they are going to the expense of putting the garage underground so as to be more attractive is typical of their approach. It will be wonderful to have the current house, which is an eyesore and uninhabitable, remodeled to the standards of Toro Canyon.

We hope the Board of Supervisors will grant immediate approval for this excellent project by Erin & David. We so hope we can keep them in the neighborhood.

Best,

Martha and John Gabbert

Martha cell: 612-963-3040
John cell: 612-803-2620

5 6 8 T O R O C A N Y O N P A R K R O A D , M O N T E C I T O , C A L I F O R N I A ,
9 3 1 0 8

Lani Wolfard

From: Erin Boone <erinboone09@gmail.com>
Sent: Friday, September 26, 2014 5:20 PM
To: John Parke; dhWalker
Subject: Fwd: 454 Toro Canyon Road

----- Forwarded message -----

From: Sheri Vincent <srvincentinteriors@gmail.com>
Date: Fri, Sep 26, 2014 at 10:17 AM
Subject: 454 Toro Canyon Road
To: Erin Boone <erinboone09@gmail.com>

To the board of Supervisors,

We live in the Toro Canyon district and want to express our support for the Walker/ Boone project at 454 Toro Canyon Road.

This home fits perfectly into the neighborhood. The minimal addition that is proposed is skillfully built into the hill and really lends itself to the spirit of the original home. The additional square footage of the property will not be seen from the street. The appropriate upgrades to the existing structure is beautifully and artistically designed, and there's no no reason you should not support this project.

The Walker's have gone through unfair scrutiny. The proposed home is a wonderful asset to Toro Canyon and we respectfully ask that you please end this nonsense and approve this desirable project.

Most Sincerely,
Sheri and Bruce Vincent
7363 Shepard Mesa Road
Carpinteria
805-368-7678

To the Santa Barbara County Zoning Administrator,

We currently live at 420 Toro Canyon Rd. and are writing to express our support for the proposed home at 454 Toro Canyon Road.

We have reviewed the plans and believe that this home will be a positive addition to the area. We particularly appreciate the way the house has been modestly enlarged with little to no impact on neighboring properties or Toro Canyon Road.

We also feel that the appearance and quality of the proposed design is very nice and will be a significant improvement over the existing home on the site. It will no doubt also contribute positively to surrounding property values.

We've met with David and Erin, the new owners of the property, and are very pleased to have them joining the Toro Canyon community. The home they propose to construct will be a lovely addition to the neighborhood and a wonderful place for them to raise a family.

We hope you will look favorably on the project and urge you to grant its approval.

Thank you,

A handwritten signature in cursive script, appearing to read "James & Dori Sandefer".

James & Dori Sandefer

Santa Barbara County Zoning Administrator,

I am a neighbor of David Walker and Erin Boone and am writing to express my support for the proposed home at 454 Toro Canyon Road.

I think that the upgrading of the home will be vastly improve the look of the home and will be an addition to our neighborhood. Currently the home is in need of repair and some upgrading. Their home is planned to be enlarged with little to no impact on neighboring properties or Toro Canyon Road.

There also may be an improvement on surrounding property values as an added benefit.

I've talked with David and Erin and am very pleased to have them joining the Toro Canyon community. The home they propose to construct will be a lovely addition to the neighborhood and a wonderful place for them to raise a family. Please consider their request to grant the approval for their project.

Thank you for your time and consideration. If you have any questions you can email me at mconte@sbcglobal.net.

Sincerely,

Michael Conte




3/26/14

Santa Barbara County Zoning Administrator,

I recently talked with David Walker and Erin Boone about their new plans for 454 Torr Canyon Road. I own a home about a quarter of a mile from their home and want to say that I am in favor of their design and plans. Specifically, the footprint and design of the new home will be an addition to the neighborhood because the current home needs a lot of work. They seem to be a lovely couple and just want to add to the community spirit and make the community a better place to live with their family. I do hope that you will allow them to realize their dreams by permitting the building of their home. Thank you for your understanding and support.

Yours truly,


Toni L. Sutherland

suthert@sbcglobal.net

John & Cheryl Sarpolis
540 Toro Canyon Road
Santa Barbara, CA 93108

March 31, 2014
Mr. Jeff Hunt
Deputy Director of Long Range Planning
& Santa Barbara County Zoning Administrator

Dear Sir:

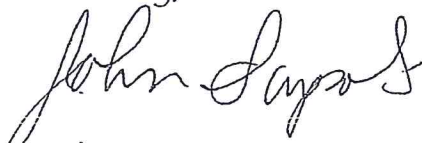
We live at 540 Toro Canyon Road and writing to express our support for the proposed project at 454 Toro Canyon Road.

We have reviewed the plans and walked the property with David Walker and Erin Boone several times. Considering the current condition of the house, the remodel is definitely needed, and long overdue. The appearance and quality of the proposed design is very nice and will be a positive addition to the area.

The home they propose to construct will be a lovely addition to the neighborhood and a wonderful place for them to raise a family.

We support them in their effort to build their dream home, which conforms with other homes already built in the Toro Canyon community.

Sincerely,



John W. Sarpolis