

#4

LATE
DIST

Katherine Douglas

Appellant Presentation

From: Katherine Anderson <katherine@lomcsb.com>
Sent: Friday, September 5, 2025 4:51 PM
To: sbcob
Cc: Marc Chytilo; Pegeen Soutar
Subject: Soutar Powerpoint
Attachments: Soutar Presentation 9-9-25 PDF.pdf

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Hello, Chelsea,

Thank you for the phone call earlier. Could you please replace the powerpoint sent earlier with this one? I appreciate it. We will have the hard copy (single-sided, no staple, no hole punch) first thing Monday morning.

Many thanks, and best regards,

Katherine

Katherine Anderson
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Appeal of Mission Isla Vista Partners LP

24DVP-00005

COUNTY OF SANTA BARBARA
PLANNING COMMISSION

AUGUST 9, 2025

Jon and Pegeen Soutar





Pegeen Soutar

Lifelong resident committed to community improvement

20+ years service on the Board of the Isla Vista Recreation and Parks District

Summary Of Issues

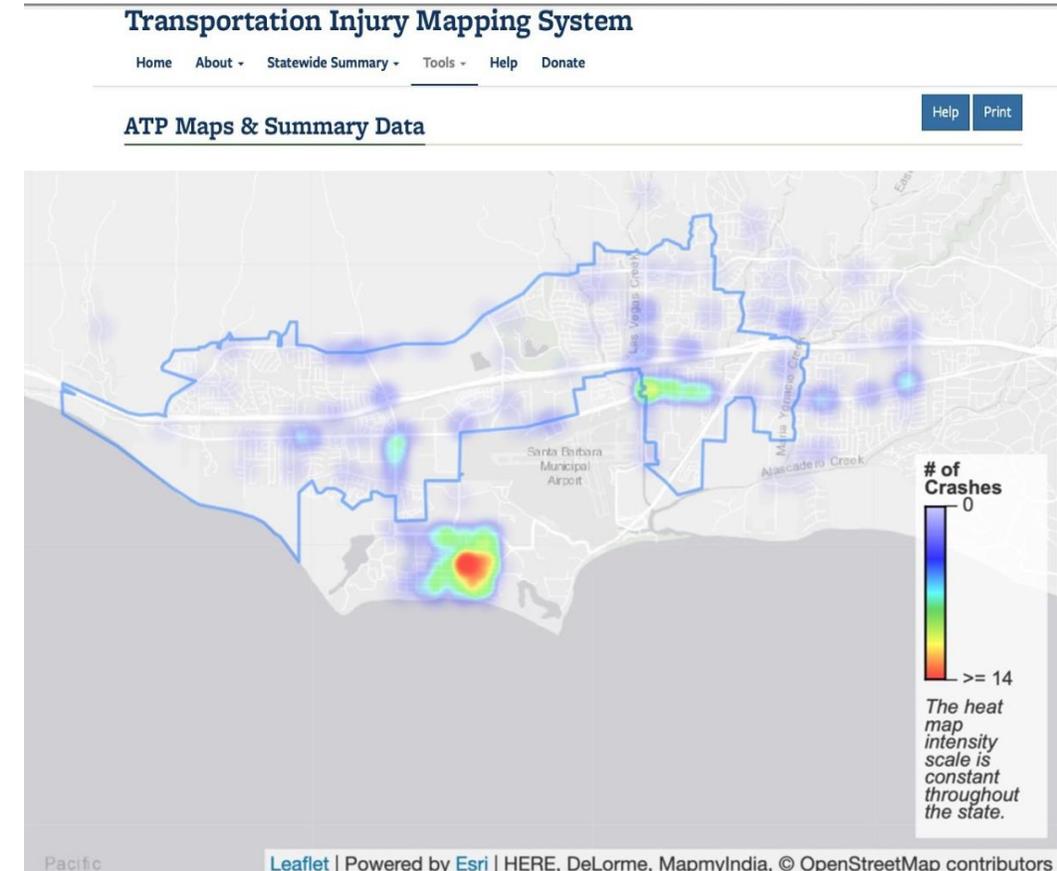
- Recent relaxed rules have created a “gold rush” for additional housing with minimal analysis
 - 450 new bedrooms mean 900 to 1200 new residents, most of whom will rely on cars for transportation
- Existing Conditions:
 - Substantial parking shortfall directly impacts public safety
 - Conditions will worsen if Project is approved as-is
- Current law gives the Board discretion if the Project contributes to cumulative impacts and/or is inconsistent with objective policy
 - Both cumulative impacts and policy inconsistencies exist for the Project
 - The Board has the authority to further condition the Project and to conduct CEQA analysis

Impacts to the Isla Vista Community

- Substantial parking shortfall directly impacts public safety by impeding visibility
- Isla Vista a known hotspot for traffic related injuries



The screenshot shows the Edhat.com website with a news article. The article title is "Two Bicyclists Injured After Being Hit by Vehicle in Isla Vista". It is dated May 14, 2025, at 11:07 am and has 1.1k views. Below the text is a photograph of an emergency scene where two bicyclists are being treated by paramedics next to a damaged silver car. The caption below the photo reads: "Two bicyclists were injured after being struck by a vehicle in Isla Vista on May 13, 2025 [Photo: Geo Duarte]"



SB 330 Housing Crisis Act of 2019 CA Code 65589.5 (j)(1)(A-B)

Allows reduction or denial of a project based upon public health and safety impacts:

(j)(1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

- A. The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- B. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

Local Coastal Plan Policy Inconsistencies

- Local Coastal Plan Policy 2-22 provides an objective standard with which the Project conflicts

Isla Vista Development Policies

[IV. Planning and Zoning Study, 11/88]

Policy 2-22: To improve the overall appearance and quality of development in the community of Isla Vista, new development shall adhere to the following standards to the maximum extent feasible:

- Residential units in multiple residential projects shall be designed to maximize living space and reduce overcrowding of units, in recognition of the double occupancy per bedroom and rental patterns that have become characteristic of the community. **A standard of 80 square feet of bedroom area per intended occupant shall be implemented.**
- Projects shall be designed to include architectural and aesthetic amenities to improve the overall appearance and quality of development in the community.⁹

Policy 2-23: The County shall work with property owners in Isla Vista to identify vacant sites for the potential development of parking to serve existing residential units. The County may also explore the possibility of acquiring or developing public parking.¹⁰

Coastal Commission Staff Report Th12a

County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-24-0027-1-Part A (Housing Bill Implementation Ordinance), December 12, 2024:

Section 35-144B.1.C.3. Coastal Resource Protection. Where compliance with only the objective standards of this Local Coastal Program is required under state housing law for a proposed multi-unit or mixed-use housing development project and where an applicable coastal resource protection policy or provision of this Local Coastal Program contains objective and subjective components, the objective portion(s) shall apply such that adverse impacts to coastal resources shall be avoided.

County of Santa Barbara, Coastal Plan, Isla Vista Development Policies [IV. Planning and Zoning Study, 11/88]

Policy 2-22: To improve the overall appearance and quality of development in the community of Isla Vista, new development shall adhere to the following standards to the maximum extent feasible:

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Current and Proposed Housing Development in Isla Vista

Current And Proposed Development in Isla Vista									August 11, 2025			
Project name	Address	Case number	Builder's Remedy?	Current status	# Units	# Bed rooms	Parking spaces	Parking Congestion				
CP land Inv. LLC 075-020-007	No address	24DVP-00006		Hearing Sep.3 T.C		72	36 spaces	60%-70%				
Finear ADU 075-133-015	999 Camino Corto	24CDP-00065	ADU	Issued O.B	Partial Garage Conversion	1						
Camino Del Sur Part. 075-102-026	930 Camino Del Sur	24DVP-00011 24CDP-00073	Y	App.Incomplete W.B	12 two bedroom units and three studio units	27	no parking	>100%				
Camino Del Sur Part. 075-102-025	936 Camino Del Sur	24DVP-00011 24CDP-00073	Y	App. Incomplete W.B	12 two bedroom units and three studio units	27	no parking	>100%				
St George ADU 075-102-024	948 Camino Del Sur			Finished		3		>100%				
Camino Pesc. LLC 075-062-009	850 Camino Pescadero	23CDP-00028	ADU	issued D.B and L.E		1?						
Gilson ADU 075-101-016	935 Camino Pescadero	21CDP-00000-00073	ADU	In Progress	925 Also? Convert garage to ADU VERONICA KING	1 ?						
Cervantes	6587 Cervantes 075-032-008	23DVP-00025	Y	Application complete not yet approved	22 existing adding another 27	30	26 spaces	90%-100%				
How Cordoba LLC 075-111-003	6587 Cordoba	23CDP-00017 23BDP-01183	ADU	Issued	Convert 2 garages into ADUs	2?						
IV Student Res.LLC 075-222-019	6516 Del Playa	24CDP-00103 25RVP-00017	ADU	CDP issued; RVP approved not issued	2 story ADU; RVP Convert gable roof to shed roof	3		>100%				
St. George ADU 075-222-009	6518 Del Playa	21CDP-00000-00044	ADU	?		3		>100%				
	6554 Del Playa		ADU	?	2 story ADU	2?		>100%				
Blueberry LLC. 075-212-038	6558 Del Playa	22CDP-00000-00128	ADU	Finished KD	2 Story ADU	3		>100%				
St. George ADU 075-212-025	6598 Del Playa	24CDP-00095	ADU	issued	Two story ADU D.V	3		>100%				
St. George ADU 075-201-023	6602 Del Playa	24CDP-00213		issued	705 sq ft ADU	3		>100%				
Oceanside Invest. 075-202-049 075-202-048	6613-6619 Del Playa	24DVP-00008 24CDP-00048		In Progress Not in AB2097 zone	Rebuild - same # units - less pig	0	-20	>100%				
St. George ADU 075-201-026	6622 Del Playa	24CDP-00107	ADU	issued	2 story ADU	3		>100%				
IV Owner LLC 075-202-036	6653 Del Playa	24CDP-00094	ADU	In review	Pull back from cliff?	1?		>100%				
Windward LLC 075-202-001	6697 Del Playa	21CDP-00000-00069	ADU		Garage to ADU	1		>100%				
Blue water LLC 075-191-028	6712 Del Playa	24CDP-00038	ADU	just finished	Garage to ADU	1						
Del Playa Dr.LLC 075-191-023	6730 Del Playa	24CDP-00087 24CDH-00016	SB 330	Just Finished	single family home 3 bedrooms and an ADU	6	4 car garage	>100%				
Kramer ADU 075-191-050	6732 Del Playa	24CDP-00028	ADU	Issued	Garage to ADU	1						

Del Playa LLC 075-191-024	6746-48 Del Playa	22CDP-00000-00137	ADU	Issued B.B		3						
St. George ADU 075-191-045	6766 Del Playa	24CDP-00136	ADU	Issued D.B	2 story ADU	3		>100%				
McQueen ADU 23CDP-00065	6776 Del Playa	23CDP-00065	ADU	Buildind in progress	McQueen ADU	3						
SBID LLC (iv market) 075-161-013	939 Embarcadero del Mar	24CDP-00102		?		56	15 spaces	60%-100%				
St. George Res. Build. 075-162-011	971 Embarcadero Del Mar	22DUP-00010		approved		28	no parking	>100%				
St George ADU 075-082-008	885 Fortuna	24CDP-00112	ADU	awaiting applicant action	2 story ADU	3		80%-90%				
Madrid LLC 075-112-013	6584 Madrid Rd.	24CUP-00008 24CDP00029	Y	In Review	50 studio residential units	50	no parking	80%-90%				
St George ADU 075-081-014	6680 Pasado	24CDP-00106	ADU	Awaiting Applicant Action	2 story ADU	3		90%-100%				
Patterson ADU 075-201-017	6621 Sabado Tarde	20CDP-00000-00107	ADU	Issued	Legalize ADU	1						
Infinite Advan. LLC 075-142-039	6714 Sabado Tarde	24CDP-00067	ADU	Issued	conversion of garage to ADU	1		>100%				
St. George ADU 075-191-016	6721 Sabado Tarde	24CDP-00098	ADU	?	conversion of garage to ADU	1?		>100%				
S.T Student Partners 075-142019	6722 Sabado Tarde	24DVP-00013 24CDP-00074	Y	Application incomplete	12 two bedroom units and three studio units	27	no parking	>100%				
St George SFRAADU 075-191-044	6767 Sabado Tarde	25CDP-00015		Building Started	SFH and ADU	6	3 spaces	>100%				
St. George ADU 075-010-011	6618 Sueno	24CDP-00102 24BDP-03997	ADU	Building just finished	Two story detached ADU	3		90%-100%				
Sueno Partners LLC 075-102-010	6625 Sueno	21DBP-00000-00431	ADU	finished	new detached ADU & garage	3		90%-100%				
St. George ADU 075-102-004	6657 Sueno	21BDP-00000-00804 21DBP-00000-00259	ADU	finished	units 101 102 201	3		90%-100%				
Mission IV Partners 075-092-009	6737 Sueno	24DVP-00005 24CDP-00021	AB 330	Waiting appeal hearing		48	24 spaces	>100%				
Sueno Rd. LLC 075-092-031	6783 Sueno	24BDP-01115	ADU	finished		1		90%-100%				
St. George ADU 075-151-023	6626 Trigo	24CDP-00120	ADU		ADU above existing duplex	1?						
API LLC 075-151-003	6692 Trigo	22CDP-00000-00115		Finished		1		>100%				
Hemingway ADU 075-151-003	6746 Trigo	25CDP-00005	ADU	issued	2 story ADU	3		>100%				
	6753 Trigo		ADU		UCSB Behind house (F)	1?						
Pinozbakhsh ADU 075-133-005	6615 Trigo	22CDP-00000-00093	ADU	Finished	Garage (F)	1 ?						
Riardon ADU 075-131-017	6667 Trigo	23CDP-00013	ADU	Finished	Garage (F). Revision ?	1?						
	6694 Sabado Tarde			in progress		3						
						450		95				

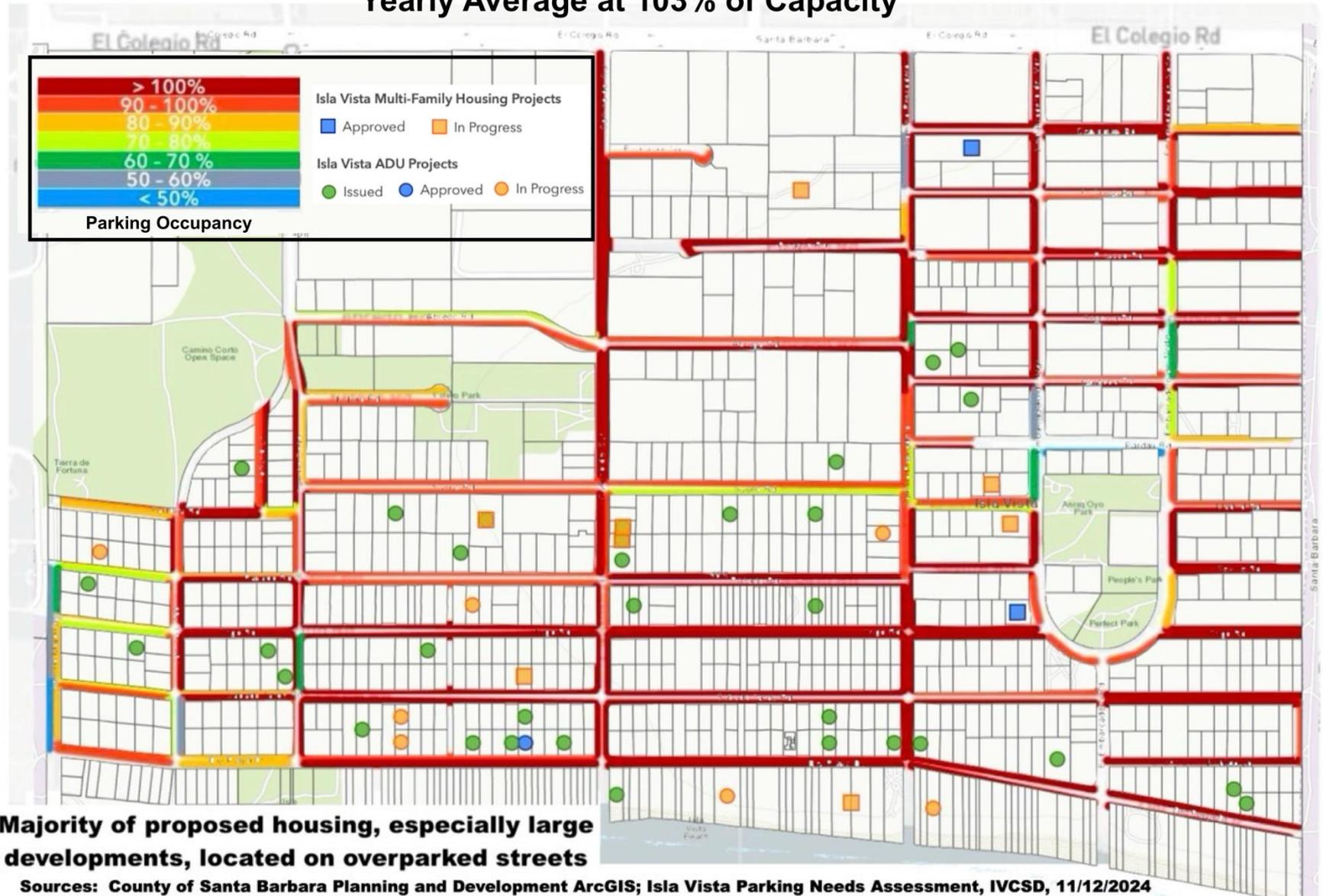
Proposed Housing Overlaid on Map of 2023's Averaged On-Street Parking Occupancy

Isla Vista Parking Needs Assessment

Isla Vista Parking Study

Prepared for the
Isla Vista Community Services District
November 12, 2024

Proposed Housing Projects Overlaid on 2023 Average On-Street Parking Occupancy Yearly Average at 103% of Capacity

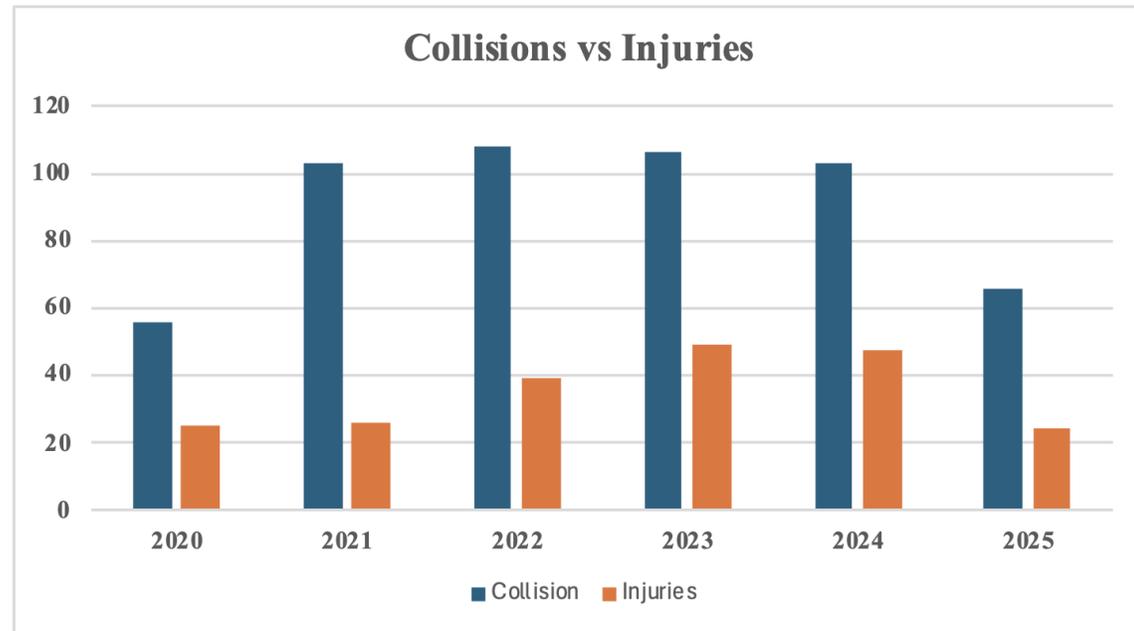


Increasing Circulation and Parking Problems May Contribute to the Increasing Number of Collisions and Injuries by cars blocking visibility and pedestrian/bike access

California Highway Patrol Incident reports

Year	Collision	Injuries
2020	56	25
2021	103	26
2022	108	39
2023	106	49
2024	103	47
2025	66	24

(incomplete year data)



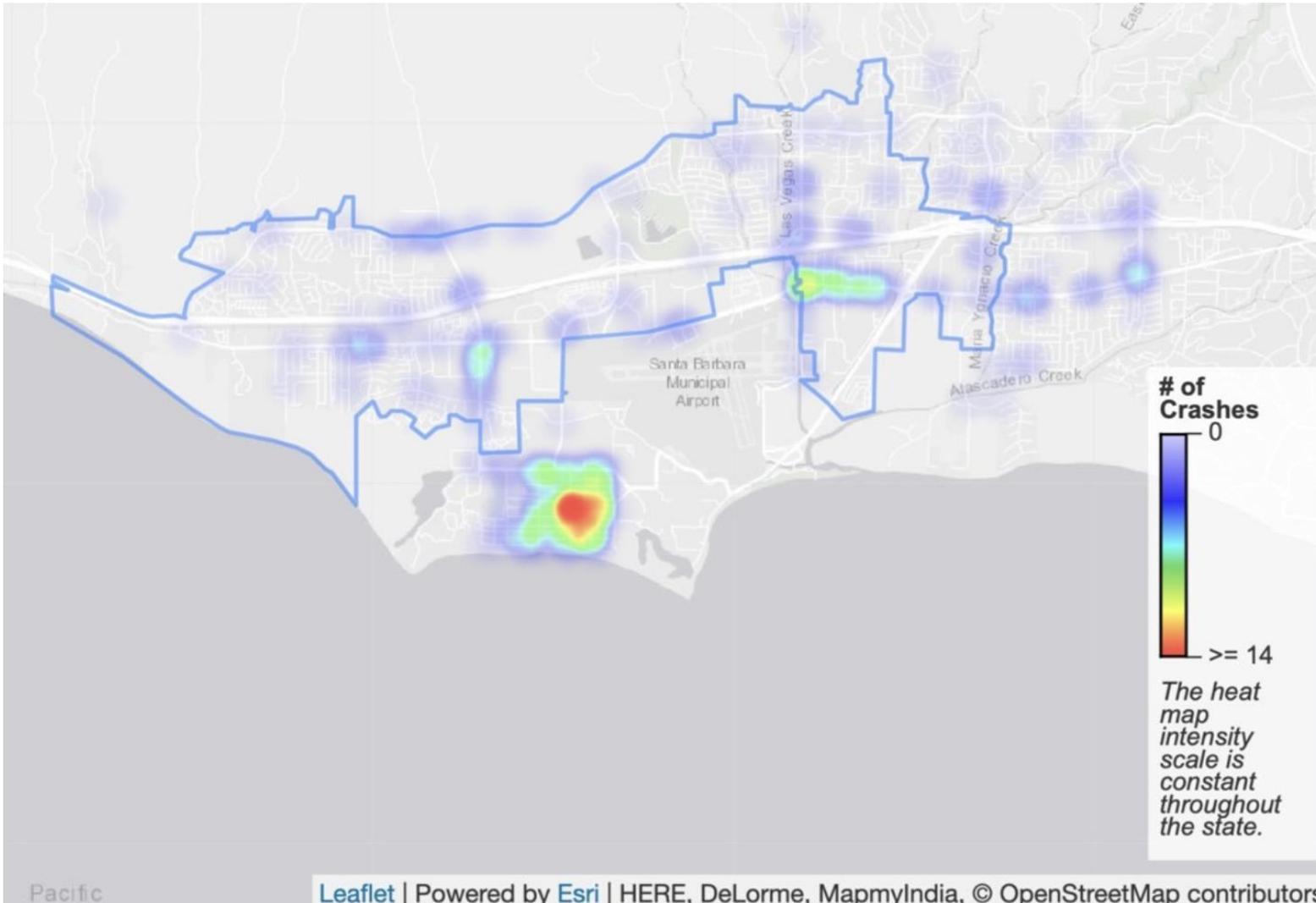
Transportation Injury Mapping System

Home About - Statewide Summary - Tools - Help Donate

ATP Maps & Summary Data

Help

Print



Unsafe On-Street Parking Leads To Unsafe Conditions



2024 Deltopia event led to declaration of a mass casualty event, with congestion impeding first responders KSBY, April 8, 2024; Photo SB Sheriff's Department

Current Parking Conditions Create Impediments to Pedestrian Safety

- Blocking sidewalks and driveways
- Impairing use of enhanced safety crosswalks for the impaired
- Ignoring ‘daylighting’ setbacks to street crossings to protect pedestrians



Current Parking Impediments to Emergency Personnel and Equipment

- Blocking access to fire hydrants
- Blocking access to buildings
- Blocking access to driveways and emergency accessways
- Crowded streets with cars parked on both sides may impact evacuation traffic and incoming emergency vehicles



Current lack of parking may impede emergency evacuation



Proposed Project Will Add to Cumulative Impacts

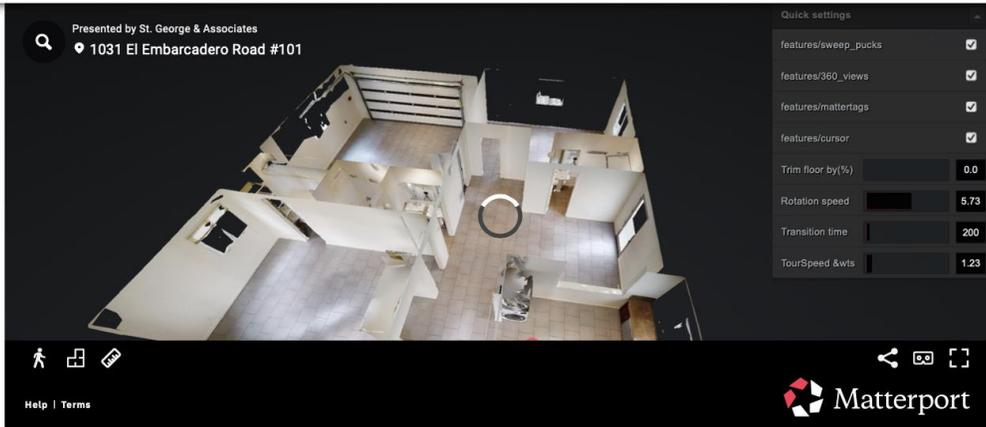
- 2772 current on-street parking spaces
 - 100 spaces will be removed due to the new daylighting law
 - 157 spaces will be removed for circulation improvements
- Project proposes 45 bedrooms with 21 onsite parking spaces
 - 2 residents per bedroom create further neighborhood parking congestion in competition for an additional 69 spaces
 - 48 housing projects are proposed for Isla Vista, with approximately 450 bedrooms, with only 95 onsite parking spaces. At 2 persons per bedroom, on-street parking congestion will increase by 805 cars
 - The number of cars needing parking may increase if there are 3 persons per bedroom and if onsite parking is removed to build ADUs
 - The loss of 257 on-street parking spaces plus approximately 900 new residents represent a 41% increase in parking need

Egregious exceedance of LCP-mandated occupancy common in Isla Vista leads to more cars using on-street parking:

Example of two 2-bedroom homes on one parcel with an occupancy of 10 persons, illegal lofts, illegally converted garage



ABOUT OUR LOCATIONS COMMUNITY LIFE APPLY FAQ CONTACT US RESIDENT LOGIN



1031 El Embarcadero, - 101, Isla Vista, CA 93117

Discover the perfect blend of comfort and convenience at this charming blue Spanish-style home, ideally situated just steps from the stunning Isla Vista Beach! Located a short stroll from the lively Del Playa Drive, this property offers an unbeatable beachside living experience.

Key Features:

Large Garage: This expansive space offers plenty of room for parking, storage, or any other use your imagination dreams up. Whether it's for storing beach gear, bikes, or creating a personal workshop, the possibilities are endless.

In-Unit Washer & Dryer: Enjoy the convenience of doing laundry from the comfort of your home – no laundromats required!

Front Yard & Large Courtyard: Relax or entertain in your private mini-front yard or the expansive, well-maintained courtyard, perfect for outdoor activities or gatherings.

Spacious Layout: With two bedrooms, modern bathrooms, and authentic tile flooring, this home combines Spanish charm with modern comforts.

Beach Access: You'll be right next to the steps that lead down to the sandy shores, making it effortless to

Rent

\$11,550

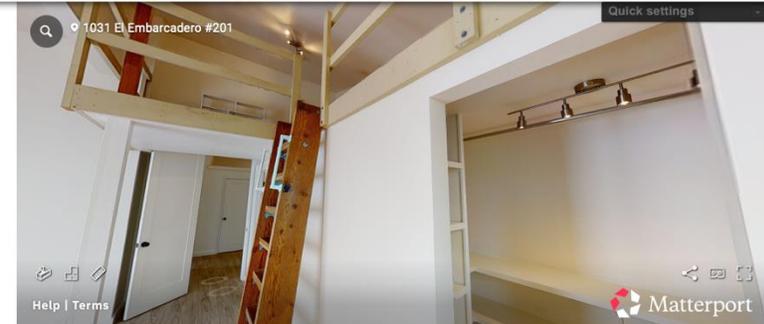
Terms

Max Occupancy 10

Security Deposit \$11,550



ABOUT OUR LOCATIONS COMMUNITY LIFE APPLY FAQ CONTACT US RESIDENT LOGIN



1031 El Embarcadero #201, Isla Vista, CA 93117

Rent

\$12,650

Terms

Max Occupancy 10

Security Deposit \$12,650

Discover the perfect blend of comfort and convenience at this charming blue Spanish-style home, ideally situated just steps from the stunning Isla Vista Beach! Located a short stroll from the lively Del Playa Drive, this property offers an unbeatable beachside living experience.

Key Features:

Prime Location: Situated on the corner of El Embarcadero and Del Playa, you're just one block away from campus, making this the ideal home for students or anyone seeking convenient access to both the beach and university.

Lofts: Both bedrooms feature lofts, creating a unique layout that maximizes floor space. This setup is perfect for making the most of your living area and providing a cozy, elevated sleeping experience.

Private Balcony: Step out onto your private balcony to enjoy fresh ocean air, relax with a book, or take in the peaceful neighborhood views.

In-Unit Washer & Dryer: Enjoy the convenience of doing laundry from the comfort of your home – no laundromats required!

Front Yard & Large Courtyard: Relax or entertain in your private mini-front yard or the expansive, well-maintained courtyard, perfect for outdoor activities or gatherings.

Beach Access: You'll be right next to the steps that lead down to the sandy shores, making it effortless to enjoy the beach. Perfect for sunbathers, surfers, or anyone looking for a peaceful walk by the ocean.

Spacious Layout: With two bedrooms featuring lofted bed spaces, modern bathrooms, and authentic tile flooring, this home combines Spanish charm with modern comforts.

Additional Perks: Reserved off-street parking, communal bike parking, and trash service included.

Whether you're seeking a beachside retreat or a comfortable year-round home, this Isla Vista

Common Practice In Isla Vista to Rent 3 Persons or More Per Bedroom or Alternative Space



Many proposed ADUs will be built in currently allotted on-site parking spaces, further exacerbating off-street parking congestion



Findings Cannot Be Made

- 5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.
- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.

REQUESTED ACTIONS

- **Reject Approval Findings and Direct Processing as a Revised DVP**
 - To include bedroom occupancy limits per LCP 2-22
 - Perform complete Local Coastal Plan conformity analysis
- **Direct Preparation of Updated, Complete and Robust Traffic Impact Study and Evacuation Study**
- **Direct Updated Conditions**
- **Conduct Project-Specific Environmental Review**