



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Supervisors

FROM: Travis Seawards, Deputy Director, Development Review Division

STAFF CONTACT: Kathleen Volpi, Planner, (805) 568-2033

DATE: November 13, 2025

HEARING DATE: **December 9, 2025**

RE: Soutar Appeal of the County Planning Commission Approval of the Mission Isla Vista Partners LP Housing Development, Case No. 25APL-00010, 6737 Sueno Road, APN 075-092-009

INTRODUCTION

On September 9, 2025, the Souter Appeal of the County Planning Commission Approval of the Mission Isla Vista Partners LP Housing Development was heard by the Board of Supervisors. The Board of Supervisors continued the project to allow the applicant to respond to concerns raised by the Board. Since that time, the parties have participated in facilitation (Attachment 3) and the applicant has submitted a revised project description that includes the following updates:

- Provision added to the Project Description specifying that each affordable housing lease will include one designated parking space at no additional cost;
- Provision added to the Project Description granting tenants of affordable units the first right of refusal to lease an additional parking space; and
- Request for a fourth concession to allow for the potential of multiple occupants per bedroom and remove the 80 square foot bedroom area per occupant requirement, pursuant to Coastal Land Use Plan Policy 2-22.

These updates are described in the following sections. The Conditions of Approval have been revised to reflect the updated project description, and the Findings have been amended to include the fourth concession.

REVISED PROJECT DESCRIPTION

Changes to the project description are shown in the section below, with changes shown in ~~strikethrough~~ and underline. The complete revised project description is available under Condition No. 1 of the Revised Conditions of Approval (Attachment 2-A).

The project is a request for a Development Plan submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single-family dwelling and 455 SF garage, and the construction of three new, 3-story multi-family buildings totaling 15,093 net SF and 18,436 gross SF. The project includes 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36'-7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8-foot tall masonry wall along the southern property line and a portion of the western property line, two 6-foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). Each affordable housing lease will include one parking space at no additional cost, and tenants of affordable units will have the first right of refusal to lease a second parking space. The Applicant will evaluate the option to provide a car-share vehicle (such as zip-car) on-site. The Applicant will also voluntarily market the housing complex as a public-transit accessible site.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and ~~three~~ four concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, an increase to maximum height limit for the SR-M Zone District, and removal of Coastal Land Use Plan bedroom area per occupant standard. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58-acres net, 0.65-acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District.

CONCESSIONS

Pursuant to State Density Bonus Law, an applicant may apply for one or more "concessions" for density bonus projects, depending upon the number of affordable units in the project, to reduce affordable housing costs. Government Code Section 65915(d)(2)(F) provides four concessions for projects that include at least 16% of the units for very low income households. The project is entitled to four concessions based on the inclusion of two very low income units, which constitutes 18.2% affordability over the base density of 11 units.

The four concessions are outlined below:

1. **Article II Section 35.76.7, Bedroom Density.** Request to allow an increase in bedroom density from 10 bedrooms per 25,430 net square feet to 48 bedrooms per 25,430 net square feet.
2. **Article II Section 35-76.8, Setbacks for Buildings and Structures.** Request to allow front, side, and rear setback reductions as follows:
 - Front 50' from road centerline and 20' from road right-of-way setback to be reduced to 12' 7" from road right-of-way.
 - Side 12' 9" setbacks reduced to 8' 6" west and 12' 3" east side setbacks.
 - Rear 25' setback reduced to 10' rear setback.
3. **Article II Section 35-76.10, Height Limit.** Request to allow a height of 36' 7" for all three buildings in lieu of the 25' height limit for the SR-M Zone District.
4. **Coastal Land Use Plan Policy 2-22a, Bedroom Area.** Request to allow for the potential of multiple occupants per bedroom and remove 80 square foot bedroom area per occupant standard under Isla Vista Development Policies.

RECOMMENDATIONS

The proposed Project is a multi-unit housing development processed under the Housing Accountability Act, which limits the County's ability to deny or reduce the project's density if it complies with objective general plan, zoning, and subdivision standards, unless substantial evidence demonstrates a specific, adverse impact on public health or safety that cannot be feasibly mitigated. The Project must also comply with the California Coastal Act and the County's Local Coastal Plan. Under State Density Bonus Law, the applicant is requesting a 45% density bonus and four concessions to facilitate affordable housing. Under the SDBL, such concessions must be granted unless they would result in specific adverse health or safety impacts, affect historically listed properties, or conflict with state or federal law.

The Project was submitted under Senate Bill 330, which vests the Project under the code and policy requirements in effect at the time of submission and limits the number of public hearings. The Board hearing on December 9, 2025, will constitute the fifth and final public hearing.

Staff has determined that the Project is consistent with all applicable policies in the Santa Barbara County Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, as well as all objective standards in Article II.

Staff recommends the Board of Supervisors' motion should include the following:

1. Deny the appeal, Case No. 25APL-00010;
2. Make the required findings for approval of the project, Case Nos. 24DVP-00005 and 24CDP-00021, including CEQA findings (Attachment 1 of this memorandum);
3. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21159.25 (Attachment C of Board Letter dated September 9, 2025); and
4. Grant *de novo* approval of the project, Case Nos. 24DVP-00005 & 24CDP-00021, subject to the revised conditions of approval included as Attachment 2 of this memorandum.

SPECIAL INSTRUCTIONS

The Planning and Development Department Hearing Support shall publish a legal notice in the Santa Barbara News-Press or equivalent at least 10 days prior to the hearing on December 9, 2025. The Planning and Development Department Hearing Support shall also fulfill mailed noticing requirements. The Clerk of the Board shall forward the minute order of the hearing as well as a copy of the notice and proof of publication to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Attachments:

Attachment 1	Revised Findings
Attachment 2-A	Revised Conditions of Approval
Attachment 2-B	Revised Coastal Development Permit
Attachment 3	Facilitation Report

Cc: Hearing Support