

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 1).

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 ~~37'36'-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. Bike parking will meet objective standards. The project includes approximately 3624 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.

The Applicant will submit to Planning and Development for a Minor Revision to effectuate the design changes needed to facilitate a project design generally consistent with the Project Plans by on Design LLC submitted to the Board of Supervisors December 9, 2025, within three (3) months approval.

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 ~~37' 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 remove the 80 square foot bedroom area per occupant standard under Isla Vista Development Policies.