

Katherine Douglas

Appellant's Presentation

4



From: Marc Chytilo <marc@lomcsb.com>
Sent: Friday, December 5, 2025 11:39 AM
To: sbcob
Cc: Pegeen Soutar
Subject: PPT for Item D4 12-9-25
Attachments: December 9th Appeal of 6737 Sueno LOMC 3.0.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Clerk – pls accept appellants Powerpoint for the hearing Tuesday.

Pls confirm receipt

Marc

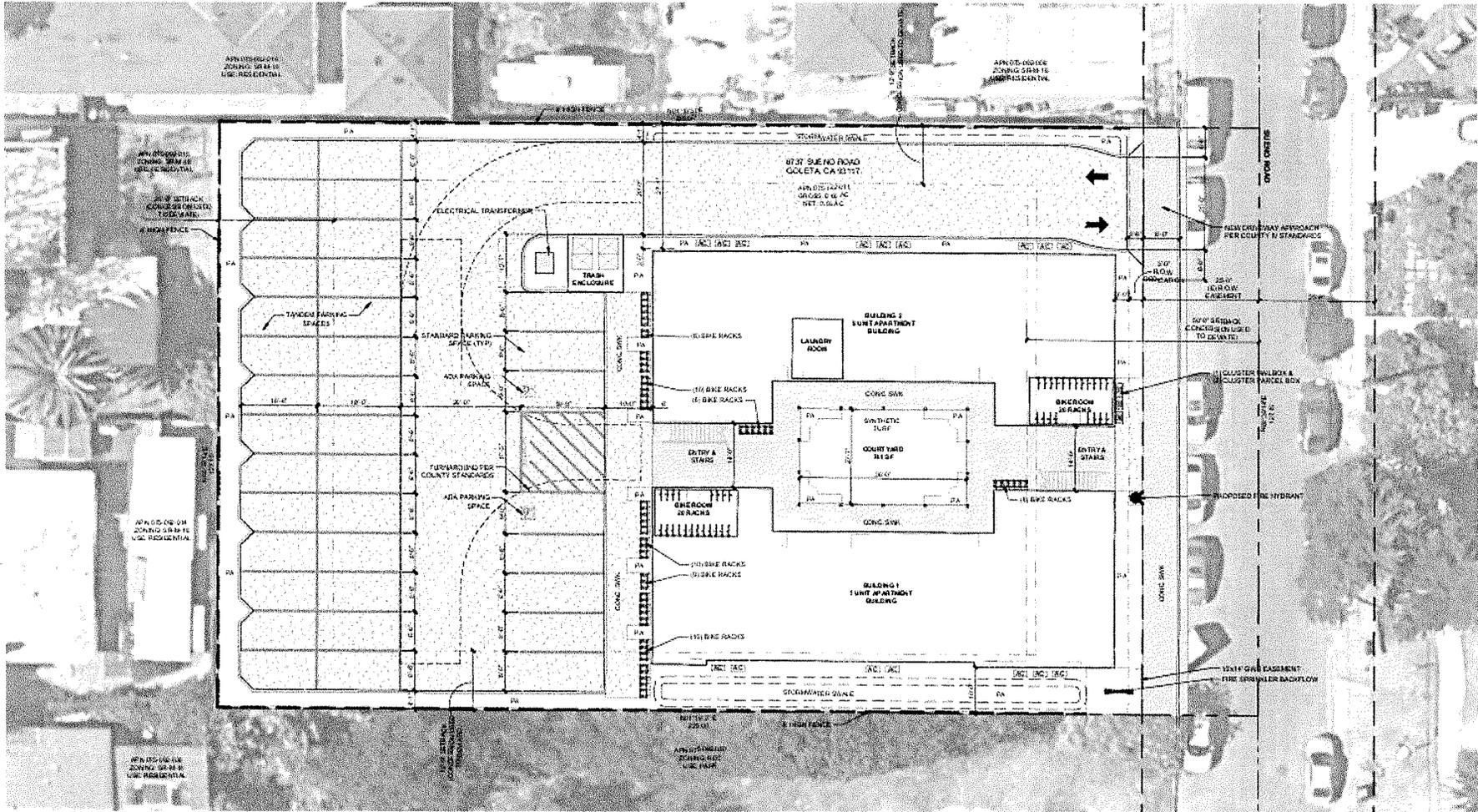
* * * * *

Marc Chytilo
Law Office of Marc Chytilo, APC
Post Office Box 92233
Santa Barbara, California 93190
Phone: (805) 682-0585
Email: Marc@lomcsb.com

We Saved the San Marcos Foothills - Forever! <https://www.foothillsforever.org/>

6737 SUENO APPEAL

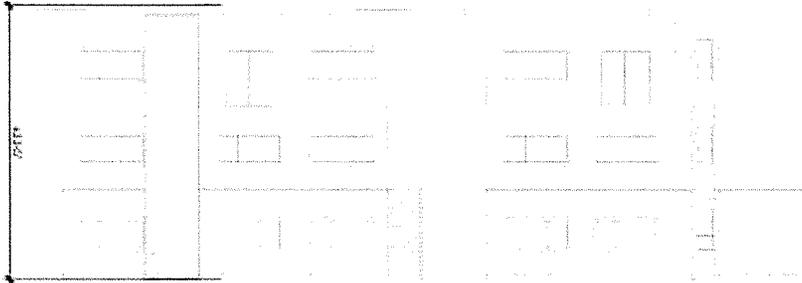




PROPOSED SITE PLAN

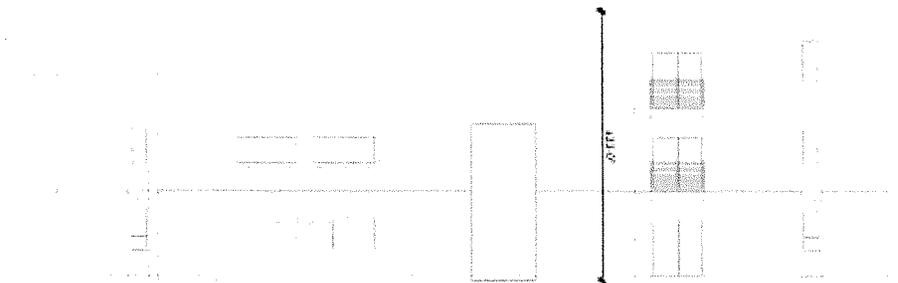
SCALE: 1" = 10'-0"

MATCH LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	Power Line
[Symbol]	Watermain Location
[Symbol]	Sanitary Sewer Location
[Symbol]	Fire Hydrant
[Symbol]	Proposed Fire Hydrant
[Symbol]	Proposed Fire Hydrant
[Symbol]	Proposed Fire Hydrant
[Symbol]	Proposed Fire Hydrant
[Symbol]	Proposed Fire Hydrant



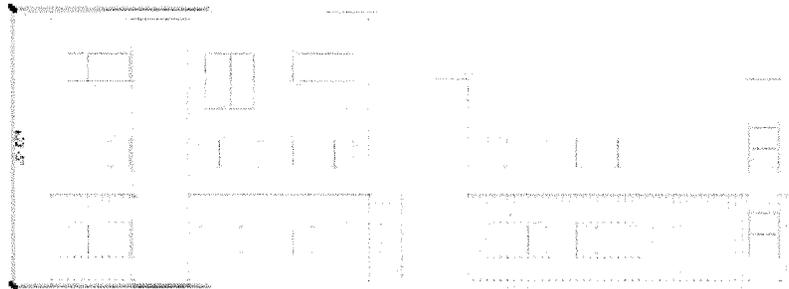
NORTH ELEVATION

SCALE 1" = 12'-0"



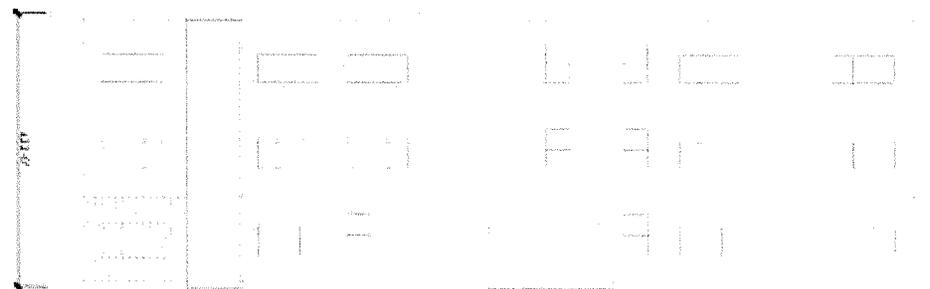
EAST ELEVATION

SCALE 1" = 12'-0"



SOUTH ELEVATION

SCALE 1" = 12'-0"



WEST ELEVATION

SCALE 1" = 12'-0"

Isla Vista And UCSB Vulnerable to Community-Level Hazards

- 2023 County Multi-Jurisdictional Hazard Mitigation Plan. Exhibit A
 - Isla Vista houses 11.8% of County Population
 - One of most dense occupancy in State – 62.5 people/acre
 - Lowest Median Age in County
 - Vulnerable to hazards exacerbated by climate change
 - WUI community at Risk
- KLD Engineering Evacuation Traffic Modelling Study. Exhibit B
 - Modelled Mass Evacuation of Isla Vista
 - Over 3 hours to evacuate IV (assuming unrealistic vehicle speeds)
 - Assumes 90 MTD busses immediately available to evacuate students without vehicles

Current lack of parking may impede emergency evacuation



Parking spaces available in Isla Vista both on street and private. Estimated 9,318 cars.

(Based on Isla Vista parking Study 2024)

On street parking

Block	Current Inventory
6500	1057
6600	602
6700	610
6800	503
Total	2772

Private off-street parking

Block	Inventory
6500	2,700
6600	2,031
6700	1,522
6800	293
Total	6,546

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 Completion				
CP Ind Inv. LLC 075-020-007	No address	240VP-00006		Hearing Sep. 3 TC		72	36 spaces	60%-70%				
Finer 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	240VP-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	240VP-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 O.B and L.E		17						
Gilson ADU 075-101-016	935 Camino Pescadero	21CDP-00000-00073	ADU	In Progress	925 Aco? Convert garage to ADU VERONICA KING	17						
Cervantes 075-032-008	6587 Cervantes	230VP-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	27						
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	27		>100%				
Buxberry 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	240VP-00008 24CDP-00048		In Progress Not in AB2097 zone	Rebuild - same # units - less pkg	0	-20	>100%				
St. George ADU 075-201-028	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?	17		>100%				
Winners LLC 075-202-001	6697 Del Playa	21CDP-00000-00059	ADU		Garage to ADU	1		>100%				
Bure 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%				
Kamer 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 O.B	2 story ADU	3		>100%				
McQueen ADU 23CDP-00065	6776 Del Playa	23CDP-00065	ADU	Building in progress	McQueen ADU	3						
SBID LLC (v 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 075-062-008	865 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%				
Paterson 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	17		>100%				
S.T Student Partners 075-142-019	6722 Sabado Tarde	240VP-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	SPH and ADU	6	3 spaces	>100%				
St. George ADU 075-010-011	6618 Sueno	24CDP-00102 24BDP-00997	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 21CDP-00000-00259	ADU	finished	units 101 102 201	3		90%-100%				
Mission IV Partners 075-092-009	6737 Sueno	240VP-00005 24CDP-00021	AB 330	Waiting appeal hearing		48	24 spaces	>100%				
Sueno Rd. LLC 075-092-031	6763 Sueno	24BDP-01115	ADU	finished		1		90%-100%				
St. George ADU 075-151-023	6626 Trigo	24CDP-00120	ADU		ADU above existing duplex	17						
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%				
075-142-012	6753 Trigo		ADU		UCSB Behind house (F)	17						
Pinocchietto ADU 075-133-005	6815 Trigo	22CDP-00000-00093	ADU	Finished	Garage (F)	17						
Riverton ADU 075-131-017	6867 Trigo	23CDP-00013	ADU	Finished	Garage (F) Revision ?	17						
	6694 Sabado Tarde			In progress		3						
						450		95				

CEQA Exemption Inapplicable Due to Cumulative Transportation Impacts

- **§ 21159.25 exemption from CEQA inapplicable if:**
 - **“The cumulative impacts of successive projects of the same type in the same place over time is significant”
§21,159.25(c)(1)**
 - **Record Includes Evidence of at least 450 new Bedrooms, and Project represents 10% more, adding potentially 135 more cars and residents**
- **The Board Cannot Make CEQA Findings and Must Deny the Project.**

CEQA Exemption Inapplicable Due to Cumulative Transportation Impacts

- **§ 21159.25 exemption from CEQA inapplicable if:**
 - “There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.” (c)(2)
 - Isla Vista
 - has one of the highest population densities in the State of California,
 - is the sixth largest community by population in the County, behind a number of cities and Orcutt
 - Has a young student population
 - Has high rates of transit dependency
 - Is subject to multiple hazards
- **The Board Cannot Make CEQA Findings and Must Deny the Project.**

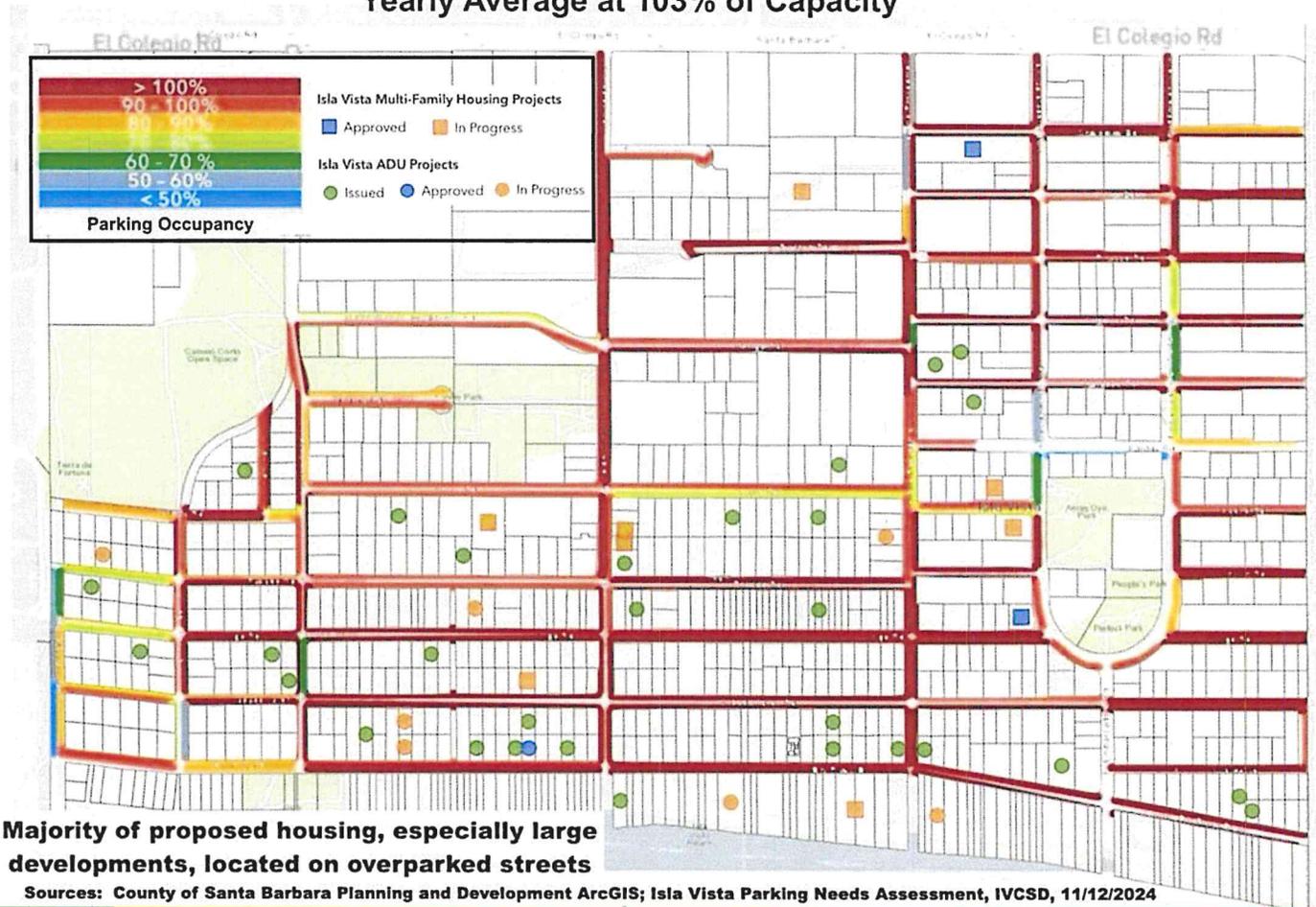
Proposed Housing Overlaid on Map of 2023's Averaged On-Street Parking Occupancy

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



Majority of proposed housing, especially large developments, located on overparked streets

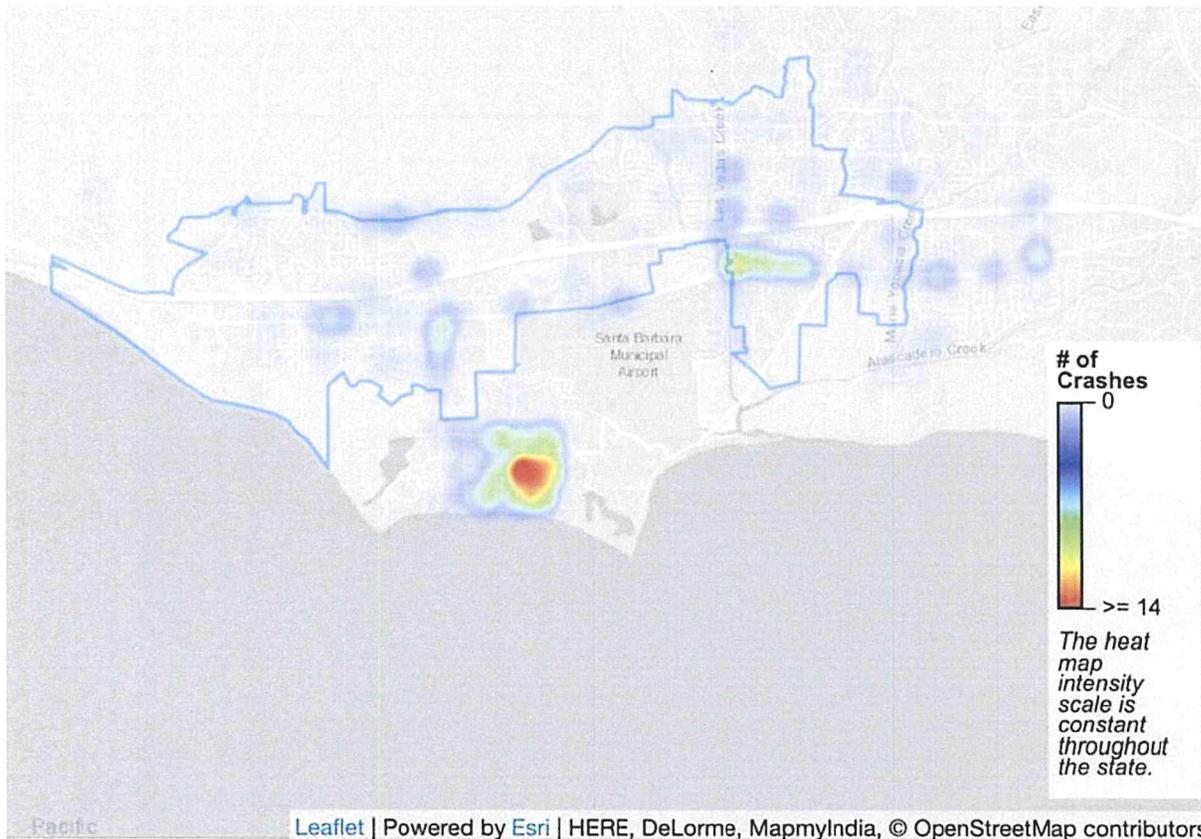
Sources: County of Santa Barbara Planning and Development ArcGIS; Isla Vista Parking Needs Assessment, IVCSA, 11/12/2024

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

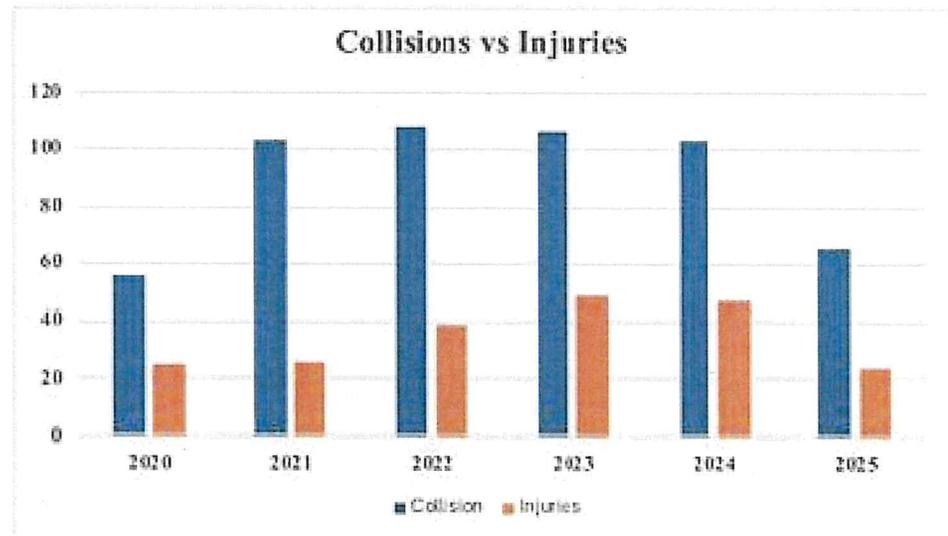


2024 Deltopia event led to declaration of a mass casualty event, with congestion impeding first responders KSBY, April 8, 2024; Photo SB Sheriff's Department

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)



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

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.

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.
-

Basis for Findings of Denial

- **Oversupply of cars to parking spaces creating risks for pedestrians, bicyclists, first responders**
 - CSD Parking Studies
 - SBC Multi-Jurisdictional Hazard Mitigation Plans
 - Emergency Incident Reports
- **Inability to timely evacuate Isla Vista during Likely Community Hazard Events**
 - KLD Evacuation Traffic Modeling Study
 - SBC Multi-Jurisdictional Hazard Mitigation Plans



- ↑ Beach Access Points
- Parking Facilities
- CAP = Coastal Access Program
- Beach Stairs
- Existing
- Proposed
- Boardwalks
- Existing
- Proposed
- Restrooms
- Existing
- Proposed
- Surf-Showers
- Bike Routes
- Trail System
- Coastal Zone Exclusion
- Parks and Reserves
- Beach



Beach Access Parking – Camino Majorca





6722 SABADO TARDE

6722 SABADO TARDE ROAD, GOLETA, CA 93117

DESIGNED FOR: SABADO TARDE PARTNERS LLC BY HAB DESIGN GROUP

6722 Sabado Tarde



SITE SUMMARY

PARCEL INFORMATION

PROJECT ADDRESS: 6722 Sabado Tarde Rd, Goleta, CA 93117
 APN: 075-142-019
 JURISDICTION: Santa Barbara County
 BASE ZONING: SR-M-18
 GENERAL PLAN DESIGNATION: N/A
 ZONING OVERLAY: COASTAL ZONE
 CLIMATE ZONE: 6
 HOA: N/A
 EXISTING LAND USE: Residential
 PROPOSED LAND USE: Residential
 ZONING PERMIT TYPE: N/A
 MAX. HEIGHT PER ZONING: 35'

SITE HAZARD ASSESSMENT

FIRE RESPONSIBILITY AREA: LOCAL (LRA)
 FIRE ZONE DESIGNATION: NON-VHFZ
 WILDLAND URBAN INTERFACE: NA
 FAULT HAZARD AREA: NO
 RISK CATEGORY: II
 SEISMIC DESIGN CATEGORY: D
 FLOOD ZONE DESIGNATION: NO FLOOD ZONE

BUILDING SUMMARY

GENERAL BUILDING CONFIGURATION

NUMBER OF STORIES: 3
 CONSTRUCTION TYPE: VB
 STRUCTURAL RISK CATEGORY: II
 FIRE SPRINKLERS REQUIRED: YES
 FIRE SPRINKLER TYPE: S13D

ALLOWABLE STORIES, HEIGHT & AREA (CBC TABULAR VALUES)

USE DESCRIPTION	OCC.	STORIES	HEIGHT*	AREA**
	303-314	CBC 504.4	CBC 504.3	CBC 506.2
3 STORY DWELLING	R-2	3	60'	21,000

MOST RESTRICTIVE HEIGHT & AREA

OCC.	HEIGHT		AREA	
	ALLOWED*	PROPOSED	ALLOWED**	PROPOSED
R-2	60'	30'	21,000	2,455

*HEIGHT MAY BE GOVERNED BY LOCAL ZONING. REFER TO "BUILDING HEIGHT SUMMARY"

**ALLOWABLE AREA MAY BE INCREASED REFER TO "BUILDING AREA INCREASE"

DIRECTORY

PROPERTY OWNER:

SABADO TARTE PARTNERS LLC
 PO BOX 91821
 SANTA BARBARA, CA 93190

CIVIL:

FLOWERS & ASSOCIATES, INC.
 115 W. CANON PERDIDO STREET
 SANTA BARBARA, CA 93101
 REP: KELLY COTE
 P: (805)966.2224
 E: KCote@flowersassoc.com

ARCHITECT:

HAB DESIGN GROUP
 330 S. HALCYON ROAD
 ARROYO GRANDE, CA 93420
 REP: C.J. HORSTMAN
 P: (805) 544-4334 x 104
 E: c.horstman@habgroup.net

PROJECT DESCRIPTION

THIS PROJECT INCLUDES A DEMO OF AN EXISTING DUPLEX TO CREATE A NEW 7,731 SF 15 UNIT DWELLING. CONSTRUCTION INCLUDES 12 UNITS WITH A MIX OF 2 BEDROOMS / 1 BATH UNITS ALONG WITH 3 STUDIO UNITS. CONSTRUCTION OF TWO STAIRWAY TOWERS ON THE NORTHWEST AND SOUTH WEST OF THE BUILDING. CONSTRUCTION OF A NEW TRASH ENCLOSURE, CONCRETE FLATWORK, AND LANDSCAPING.

VICINITY MAP



PROJECT DATA

GROSS SQUARE FOOTAGE: 5,000 SF

NET SQUARE FOOTAGE: 5,000 SF

FLOOR AREA OF EXISTING STRUCTURES: ~1,583 SF

AREA OF LANDSCAPING: 172 SF



930 CAMINO DEL SUR

930 CAMINO DEL SUR, GOLETA CA 93117

DESIGNED FOR: CAMINO DEL SUR PARTNERS LLC BY HAB DESIGN GROUP



936 CAMINO DEL SUR

936 CAMINO DEL SUR, GOLETA CA 93117

DESIGNED FOR: CAMINO DEL SUR PARTNERS LLC BY HAB DESIGN GROUP

930 Camino Del Sur

936 Camino Del Sur



PROJECT DESCRIPTION

THIS PROJECT INCLUDES A DEMO OF AN EXISTING DUPLEX TO CREATE A NEW 7,731 SF 15 UNIT DWELLING. CONSTRUCTION INCLUDES 12 UNITS WITH A MIX OF 2 BEDROOMS / 1 BATH UNITS ALONG WITH 3 STUDIO UNITS. CONSTRUCTION OF TWO STAIRWAY TOWERS ON THE NORTHWEST AND SOUTHWEST OF THE BUILDING. CONSTRUCTION OF A NEW TRASH ENCLOSURE, CONCRETE FLATWORK, AND LANDSCAPING.

SITE SUMMARY

PARCEL INFORMATION

PROJECT ADDRESS: 930 Camino Del Sur, Goleta, CA 93117
 APN: 075-102-025
 JURISDICTION: Santa Barbara County
 BASE ZONING: SR-M-18

GENERAL PLAN DESIGNATION: N/A

ZONING OVERLAY: COASTAL ZONE

CLIMATE ZONE: 6

HOA: N/A

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

ZONING PERMIT TYPE: N/A

MAX. HEIGHT PER ZONING: 35'

SITE HAZARD ASSESSMENT

FIRE RESPONSIBILITY AREA: LOCAL (LRA)

FIRE ZONE DESIGNATION: NON-VHFZ

WILDLAND URBAN INTERFACE: NA

FAULT HAZARD AREA: NO

RISK CATEGORY: II

SEISMIC DESIGN CATEGORY: D

FLOOD ZONE DESIGNATION: NO FLOOD ZONE

BUILDING SUMMARY

GENERAL BUILDING CONFIGURATION

NUMBER OF STORIES: 3

CONSTRUCTION TYPE: VB

STRUCTURAL RISK CATEGORY: II

FIRE SPRINKLERS REQUIRED: YES

FIRE SPRINKLER TYPE: S13D

ALLOWABLE STORIES, HEIGHT & AREA (CBC TABULAR VALUES)

USE DESCRIPTION	OCC.	STORIES	HEIGHT*	AREA**
3 STORY DWELLING	R-2	3	60'	21,000

MOST RESTRICTIVE HEIGHT & AREA

OCC.	HEIGHT		AREA	
	ALLOWED*	PROPOSED	ALLOWED**	PROPOSED
R-2	60'	30'	21,000	2,455

*HEIGHT MAY BE GOVERNED BY LOCAL ZONING, REFER TO "BUILDING HEIGHT SUMMARY"

**ALLOWABLE AREA MAY BE INCREASED REFER TO "BUILDING AREA INCREASE"

PROJECT DATA

GROSS SQUARE FOOTAGE: 5,000 SF

NET SQUARE FOOTAGE: 5,000 SF

FLOOR AREA OF EXISTING STRUCTURES: ~ 1,500 SF

AREA OF LANDSCAPING: 183.81 SF

VICINITY MAP



DIRECTORY

PROPERTY OWNER:

CAMINO DEL SUR PARTNERS LLC
 PO BOX 91821
 SANTA BARBARA, CA 93190

ARCHITECT:

HAB DESIGN GROUP
 330 S. HALCYON ROAD
 ARROYO GRANDE, CA 93420
 REP: C.J. HORSTMAN
 P: (805) 544-4334 x 104
 E: c.horstman@habgroup.net

CIVIL:

FLOWERS & ASSOCIATES, INC.
 115 W. CANON PERDIDO STREET
 SANTA BARBARA, CA 93101
 REP: KELLY COTE
 P: (805)966.2224
 E: KCote@flowersassoc.com