

Soutar Appeal of Mission Isla Vista Partners LP Housing Development

Case Nos. 25APL-00010, 24DVP-00005 & 24CDP-00021

Santa Barbara County Board of Supervisors

December 9, 2025



County of Santa Barbara
Planning and Development
Kathleen Volpi

Background

- Project originally heard by BOS September 9, 2025.
- Continued to allow applicant to respond to concerns raised by the Board.
- Applicant submitted revised project on September 30, 2025.

Project Revisions

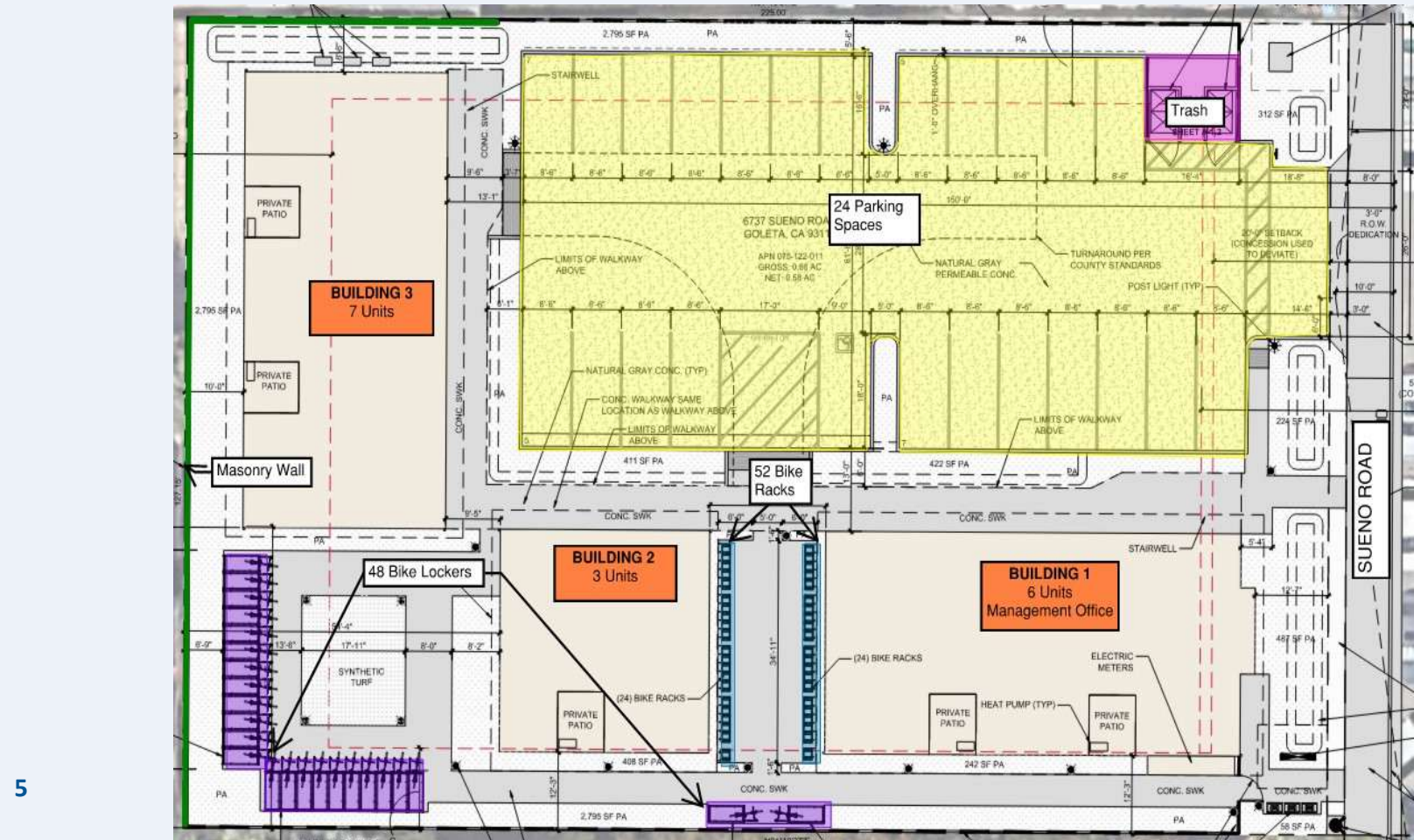
- **Changes to Project Description:**
 - Each affordable housing lease will include one designated parking space at no additional cost.
 - Tenants of affordable units will also have the first right of refusal to lease an additional parking space.
- **Request for 4th Concession:**
 - Remove 80 SF bedroom area per occupant constraint (Coastal Plan Policy 2-22) to allow for the potential of multiple occupants per bedroom.



Project Processing

- **Housing Accountability Act:** Limits review to objective general plan, zoning, and subdivision standards, and restricts the ability to deny or reduce project density.
- **SB 330:** Vests project under codes and policies in effect at time of Preliminary Application submission and limits project to 5 hearings.
- **SDBL:** Provides density bonus and concessions with the inclusion of affordable housing.
 - The project is entitled to 50% density bonus and 4 concessions with inclusion of 2 very low income units (18.2% affordability)
- **AB 2097:** Prohibits public agencies from imposing minimum parking requirements with projects located within ½ mile of a major transit stop.

Project Recap



Summary

- Housing Accountability Act & SB 330 project
- Subject to SDBL provisions
- AB 2097 parking standards apply
- Consistent with the Comprehensive Plan, including the Coastal Land Use Plan, the Goleta Community Plan, and Article II
- Exempt from environmental review pursuant to CEQA Guidelines Section 21159.25

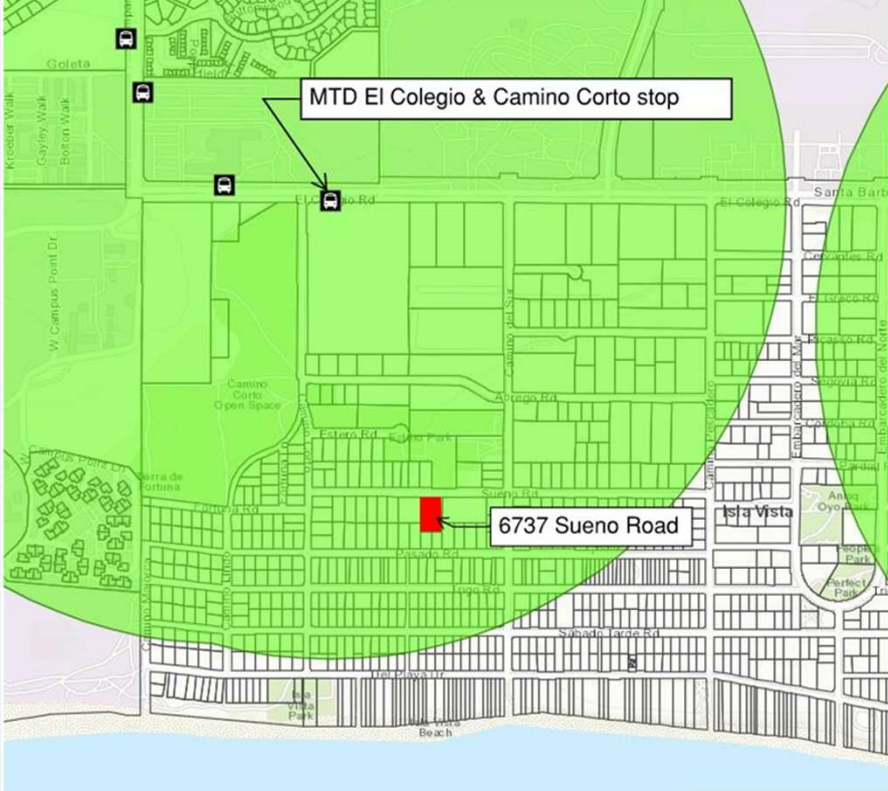
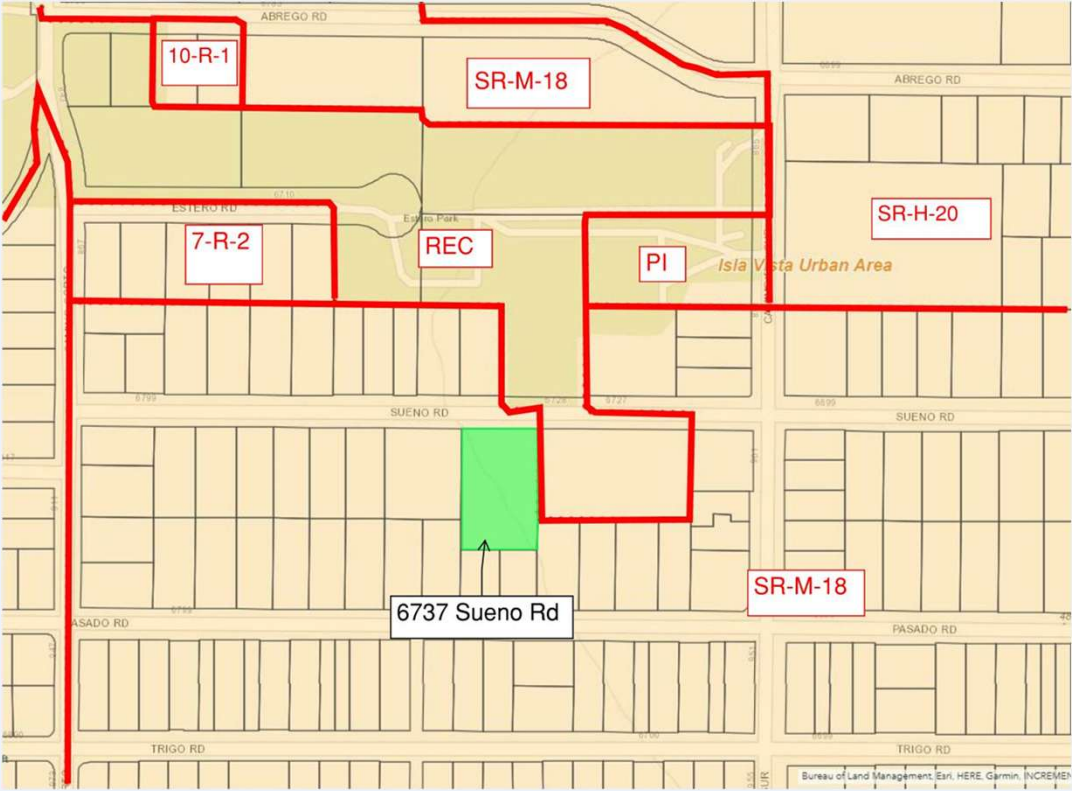


Recommended Actions

1. Deny the appeal, Case No. 25APL-00010;
2. Make the required findings for approval of the project as specified in Attachment 1 of staff memorandum including CEQA findings.
3. Determine the project is exempt from CEQA pursuant to CEQA Section 21159.25 (Attachment C of Board Letter dated Sept. 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 staff memorandum.



Vicinity Map & AB 2097 MTD Buffer



Site Photo/Aerial Photo

