

#4



Katherine Douglas

Applicant Presentation

From: Lonnie Roy <lroy@architects-ca.com>
Sent: Friday, September 5, 2025 9:44 AM
To: sbcob
Cc: Lia Graham
Subject: Board of Supervisor 9/9/25 - Departmental Item No 4 - Applicant Presentation
Attachments: D4 Applicant Presentation.pdf

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Hello,

Please find the applicants presentation for Departmental Item No 4 for the Board of Supervisor's hearing dated 9/9/25.

Please let me know if you have any issues with the file.

Thanks!

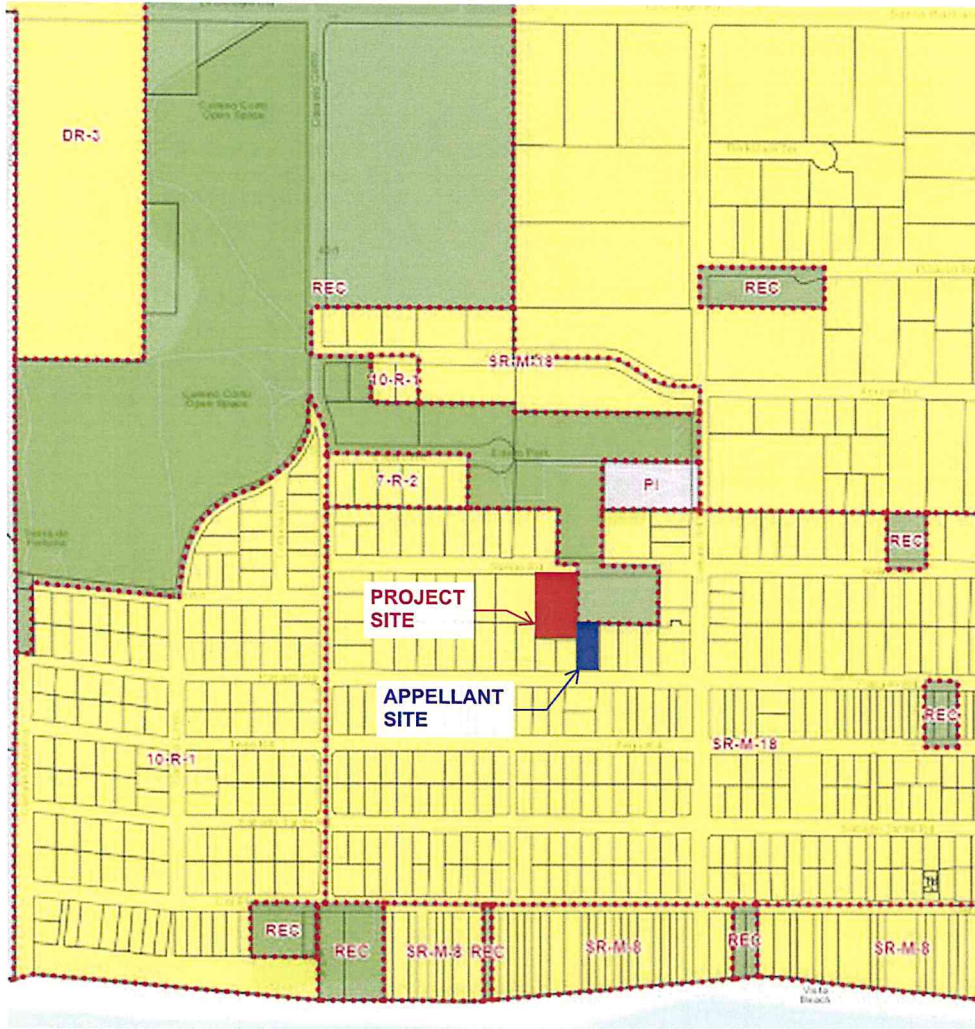
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6737 SUENO ROAD APARTMENTS



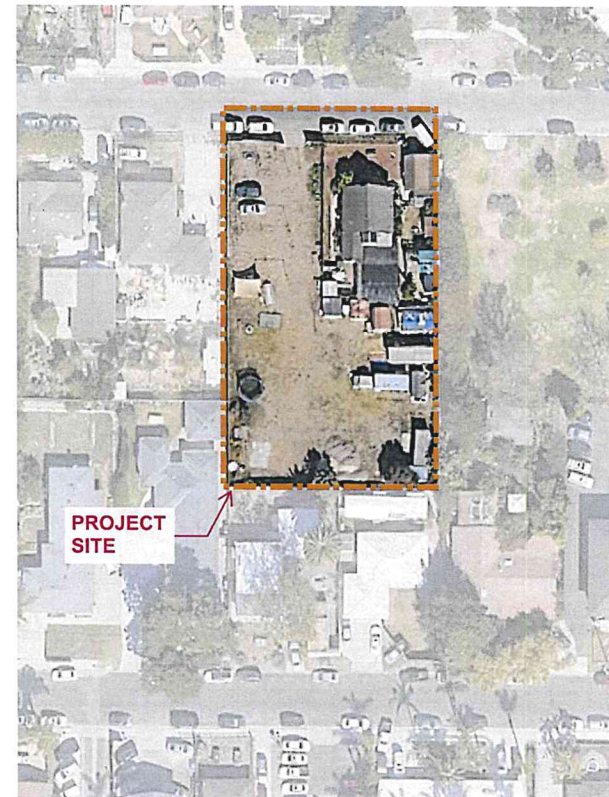
BOARD OF SUPERVISORS
9/9/2025





KEY POINTS

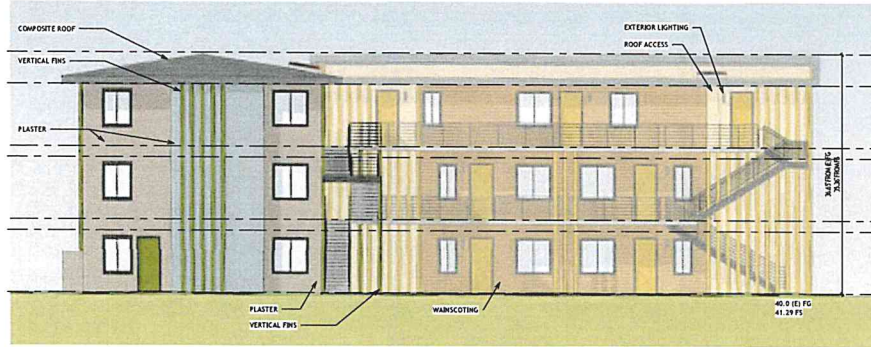
- Zoned Medium Density Student Residential (Site & Surrounding Area)
- Adjacent to over 30-Acres of parks and open space
- Site is blighted and underdeveloped



PROJECT LOCATION

6737 SUENO ROAD





02/26/25 PLANNING COMMISSION
HEARING 1



03/21/25 SOUTH BOARD OF ARCHITECTURAL REVIEW
HEARING 2

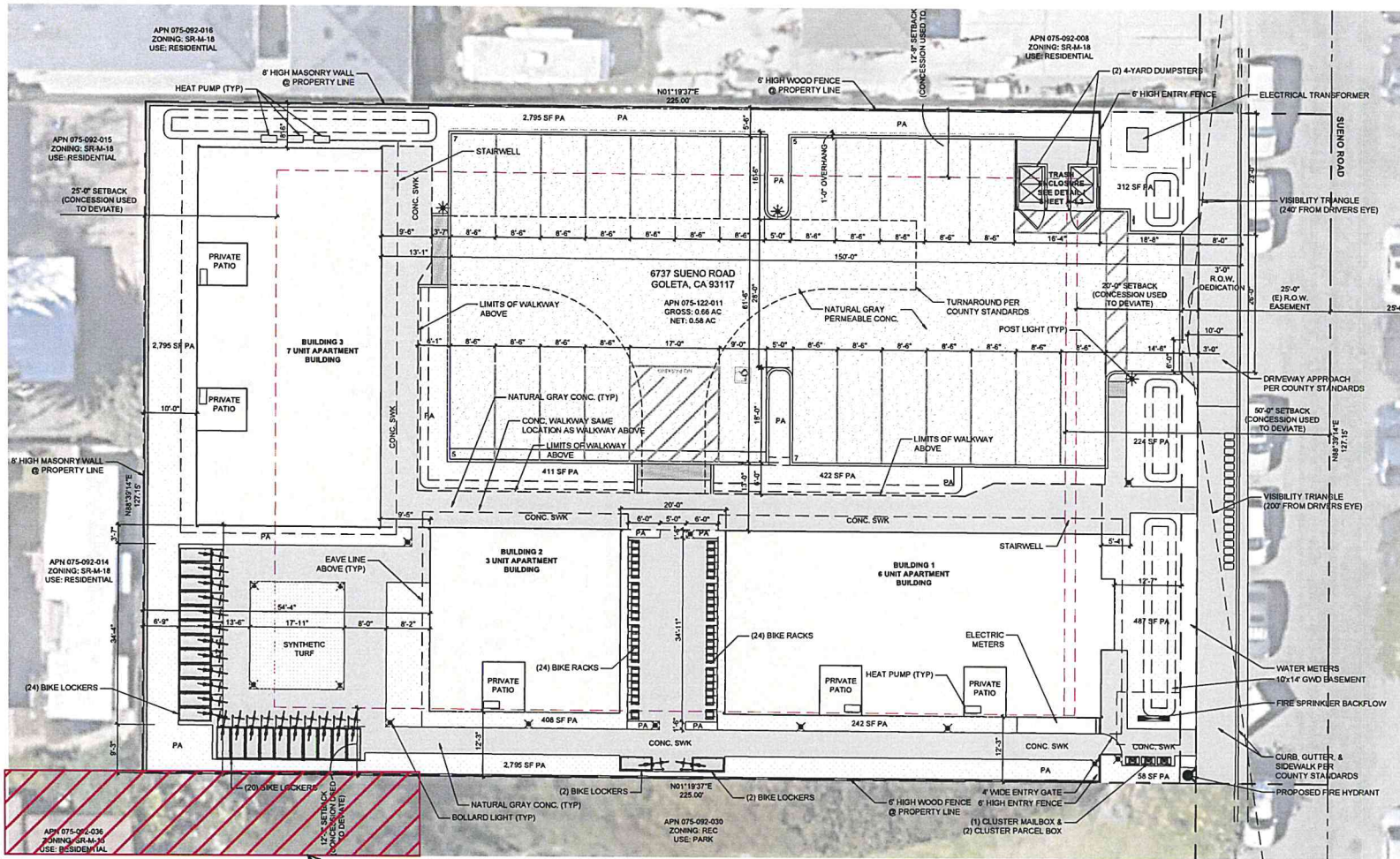


04/02/25 PLANNING COMMISSION
HEARING 3

HEARING HISTORY

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APPELLANT
SITE

SITE PLAN

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WEST BUILDING ELEVATION



NORTH BUILDING ELEVATION (STREET ELEVATION)

ELEVATIONS

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EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION

ELEVATIONS

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- The Project is not taking advantage of AB 2097. The Project is applying State Density Bonus parking ratios, which have been utilized by previous approved/built projects in Isla Vista, providing precedence for County acceptance of them.

Studio	1 space
1 Bedroom	1 space
2 Bedroom	1.5 spaces
3 Bedroom	1.5 spaces
4 Bedroom	2.5 spaces

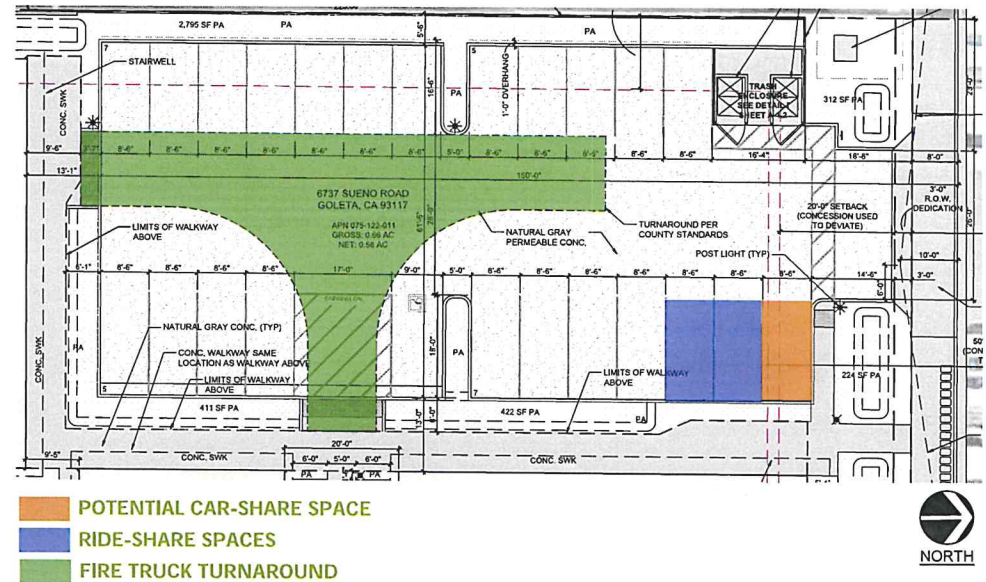
BIKE PARKING

- 100 Parking Spaces (2.22 spaces per bedroom)
- 48 Lockers
- 52 Racks

- Public transit information, resources, and vouchers can be provided for tenants

- Willing to reserve space for car-share vehicle (zip-car) if service wants to locate
- Designate spaces for ride-share pick-up and drop off

- Will market and promote development as car-free living.
- Will highlight that personal vehicles will not be permitted onsite unless parking space is leased.
- Will advise against bringing a personal vehicle due to limited street availability.
- Will provide information and resources for public and active transportation



- Parking spaces will be leased separate from the residential unit at an additional charge and only a single vehicle may be registered.

- Delivery vehicles and potential overflow ride-share vehicles have the ability to queue and turnaround on-site via a hammerhead turnaround sized to accomodate vehicles as large as a fire truck.



AB 2097 MAP

AB 2097 EXCERPT

This bill would prohibit a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit, as defined. The bill, notwithstanding the above-described prohibition, would authorize a city, county, or city and county to impose or enforce minimum automobile parking requirements on a housing development project if the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on the public agency's ability to meet its share of specified housing needs or existing residential or commercial parking within 1/2 mile of the housing development. The bill would create an exception from the above-described provision if the housing development project (1) dedicates a minimum of 20% of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities, (2) contains fewer than 20 housing units, or (3) is subject to parking reductions based on any other applicable law. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within 1/2 mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities. By changing the duties of local planning officials, this bill would impose a state-mandated local program.

RESPONSE

The County did not make written findings within 30 days of receipt of a completed application that the project would have a substantially negative impact due to parking.

The Appellant has provided no evidence in the appeal to support the assertion that the project will have a substantially negative impact due to parking, simply statements

Even if the County made written findings, the project provides 25% affordable units, therefore is exempt from the provision allowing the County to require parking.

AB 2097

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OVERARCHING COMMENT

"The concessions as to parking and excessive height, reduced setbacks and increased number of units conflicts with the California Coastal Act, Local Coastal Plan, General Plan and Coastal Zoning Ordinance, and must be harmonized..."

RESPONSE

-Concessions under State Density Bonus may not be used to find a project inconsistent with zoning or other development standards.
- The County or the Appellant have not made written findings, based upon substantial evidence that the concession or incentive has a specific, adverse impact. The Appellant has presented no evidence in their appeal to support the assertion that the project has an adverse impact.

Parking

- The County has accepted State Density Bonus parking ratios on past projects as being adequate.
- The site requires no parking per AB 2097 and is exempt from the provision for the County to require parking due to the amount of affordable units provided.

Height

- The project is requesting 1 story higher than the code allows, which has been approved by the County on numerous projects in Isla Vista.
- The County envisions this block as multi-family two story structures per their zoning code and should analyze the project based on how it is envisioned, not what is currently there.

Setbacks

- Majority of the buildings are located adjacent to the neighboring park, not the neighboring residential development.
- 3rd Story massing along southerly property line has a greater setback. 20' at building corners and 14.5' along the remainder. 1st & 2nd floor have a 10' setback.

Units

- The proposed number of Density Bonus units is on the lower scale of what can be requested. Up to 100% density bonus can be gained. Project is requesting 33% density bonus.



COMMON SPACE VIGNETTE

APPEAL

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PAGE 2, PARAGRAPH 3

Project inconsistency with Coastal Commission Document Th7a-12-2012, LCP Amendment MAJ-1-12-B, incorporated into the County's Coastal Zoning Ordinance Section 35-77.6.5.d

RESPONSE

The Appellant acknowledges that the code sections referenced are applicable to properties zoned High Density Student Residential. The Project Site is zoned Medium Density Student Residential, therefore the standard is not applicable to the project.

PAGE 2, PARAGRAPH 4

"County Board of Supervisors denied an IV project for lack of adequate parking in the Gerrity Garage Conversion project. 23APL-00032, Case No. 22CDP-00009, 10/17/2023"

RESPONSE

This case is not applicable to the project. Staff denied this due to the proposed garage conversion not being able to meet current parking codes. The proposed project as a State Density Bonus project may request to utilize the State Density Bonus parking ratios, which was done in this project, therefore meeting the parking standard. In addition, the project does not require any parking due to proximity to a qualifying transit stop.

We would point out that the subject property in the Gerrity Garage Conversion is also within the proximity to a qualifying transit stop, therefore not requiring parking and should resubmit their application if they still want to perform the conversion.

IV PROJECTS. PAGE 4 PARAGRAPH 2

- 428 additional bedroom units and 120 parking spaces are proposed among all proposed projects in Isla Vista

PROJECT

- Proposes 45 bedrooms or 10.5%
- Proposes 24 parking spaces or 20%

The project proposes a greater proportional share of proposed parking relative to bedrooms than other projects.



PARKING LOT VIGNETTE

APPEAL

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COUNTY PARKING ORDINANCE. PAGE 4 PARAGRAPH 3

- 2 Spaces per bedroom and a bedroom shall be a minimum of 80 sf

DESIGN

- A space is 8.5' wide by 16.5' long or 140.25 sf
- A single loaded drive aisle for a residential space is 28' or 238 sf of additional area per parking space.

-To build one bedroom under code, it requires 756.5 sf or 9.45 times the area of the bedroom to build the 2 parking spaces as single loaded or 518.5 sf or 6.48 times the area of the bedroom to build the 2 parking spaces as double loaded.

RESPONSE

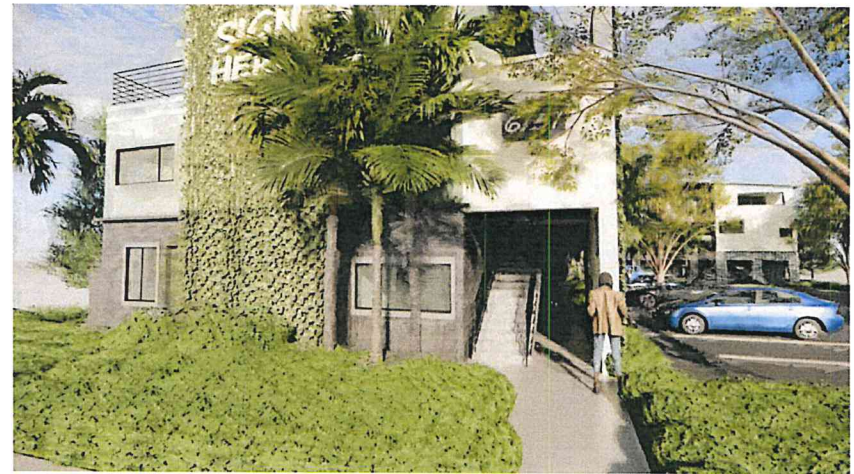
-It is cost prohibitive to develop a project to this standard and would result in projects that are primarily parking lots.

-No multi-family housing will be built in Isla Vista if the County requires this parking standard against State law.

- Isla Vista is a community that lower parking standards make sense as a majority of residents utilize active transportation once in Isla Vista, diminishing the necessity for vehicles.

IF APPEAL UPHOLD

- No new multi-family housing development in Isla Vista
- Continued over crowding
- Continued high rental prices
- Depriving residents new housing opportunities forcing them into aging housing stock that the County has concerns over
- County would not be living up to the Prohousing Designation that was applied for



STREET VIGNETTE

APPEAL

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**DENSITY
PROPOSED**

16 Dwelling Units (24.6 DU/AC)

POTENTIAL

24 Dwelling Units (36.9 DU/AC)

**HEIGHT
PROPOSED**

3 Stories

POTENTIAL

4 Stories

**PARKING
PROPOSED**

24 Parking spaces

POTENTIAL

0 Parking spaces

**BEDROOMS
PROPOSED**

45 Bedrooms

POTENTIAL

72 Bedrooms



POTENTIAL VS PROPOSED PROJECT

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THANK YOU

CONCLUSION

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