

Katherine Douglas

Applicant Presentation

# 4



**From:** Lonnie Roy <lroy@architects-ca.com>  
**Sent:** Friday, December 5, 2025 9:47 AM  
**To:** sbcob  
**Subject:** Presentation - Departmental Item No 4  
**Attachments:** Presentation.pdf

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Hello,

Attached is our brief presentation for Departmental Item No 4, the Souter Appeal. We are the applicant of the project that was appealed.

Thanks!

**Lonnie Roy, PLA**  
Land Use Planner  
ON Design Architects  
(805) 896-7896

# 6737 SUENO ROAD APARTMENTS

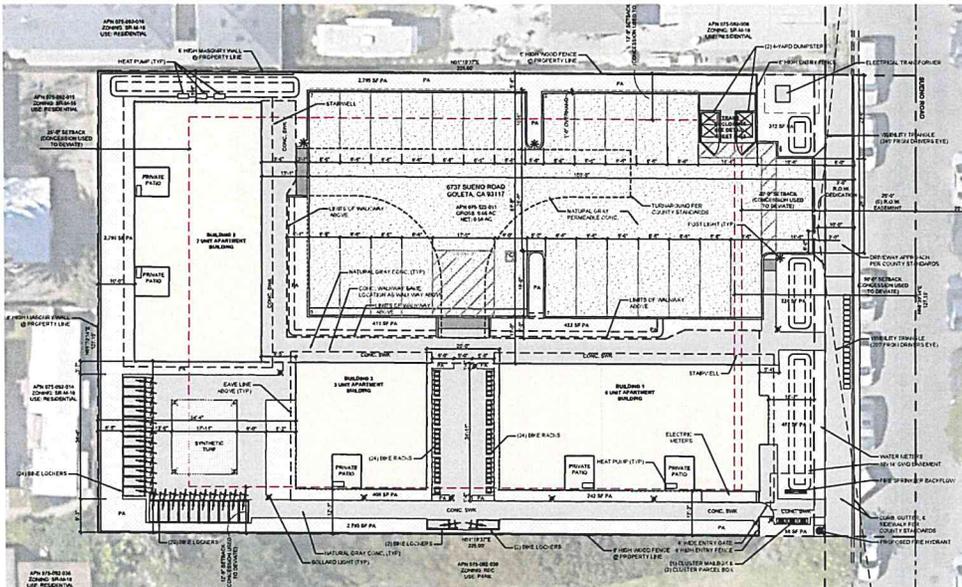


BOARD OF SUPERVISORS  
12/9/2025



## PROJECT SUMMARY

- ZONING: MEDIUM DENSITY STUDENT RESIDENTIAL
- DENSITY: 16 UNITS – 3 2-BED & 13 3-BED. COULD GET 24 UNITS MAXIMIZING STATE DENSITY BONUS
- PARKING: 24 SPACES CONSISTENT WITH STATE DENSITY BONUS. 0 REQUIRED
- AFFORDABLE HOUSING: 2 VERY LOW INCOME & 2 MODERATE. COULD HAVE USED A CONCESSION TO NOT PROVIDE THE MODERATE.
- HEIGHT: 1 STORY ABOVE CODE
- REVISION: 1 PARKING SPACE INCLUDE IN AFFORDABLE HOUSING RENT. RIGHT OF 1ST REFUSAL TO LEASE 2ND SPACE
- REVISION: 4TH CONCESSION ON BEDROOM AREA PER INTENDED OCCUPANT (POLICY 2-22)



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

# PROJECT

## 6737 SUENO ROAD

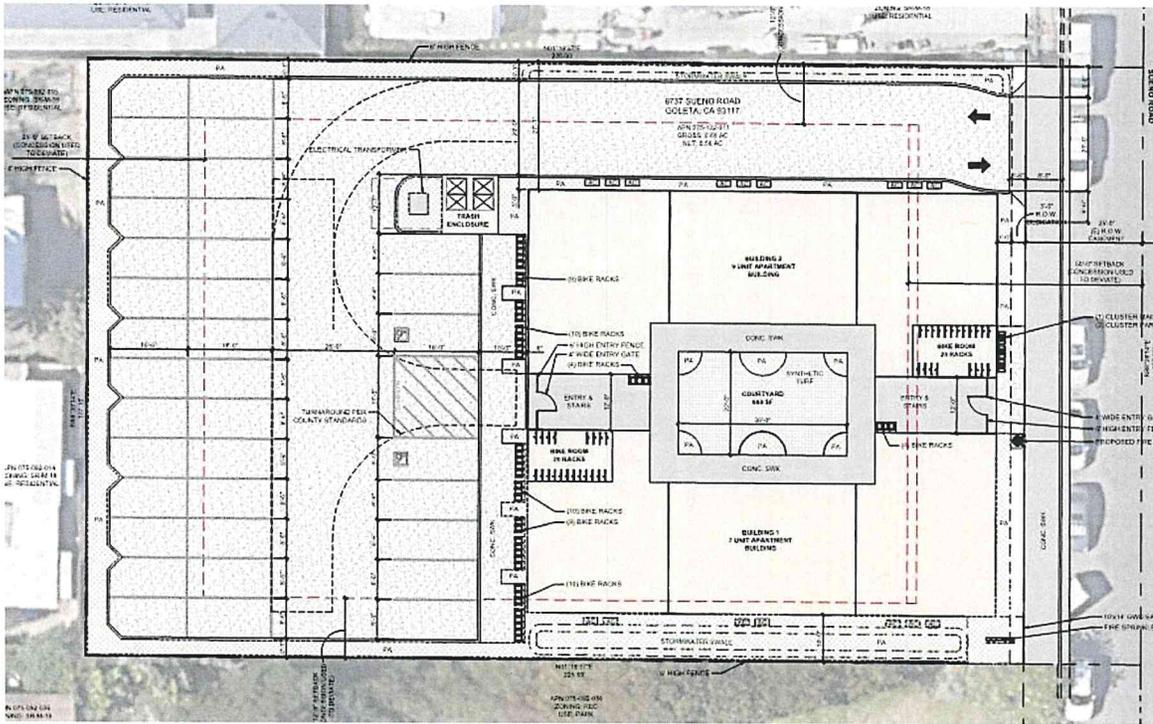


## MEETINGS WITH APPELLANT

10/6/25 - COUNTY FACILITATION MEETING

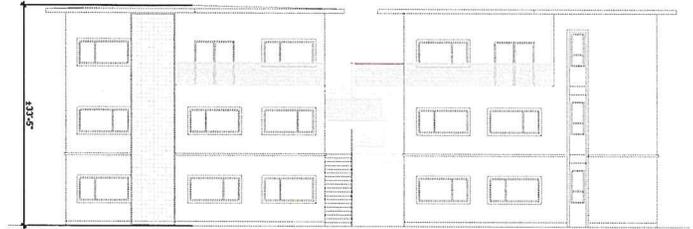
10/10/25 - MEETING PRESENTING POTENTIAL ALTERNATIVE

10/23/25 - MEETING PRESENTING POTENTIAL ALTERNATIVE



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



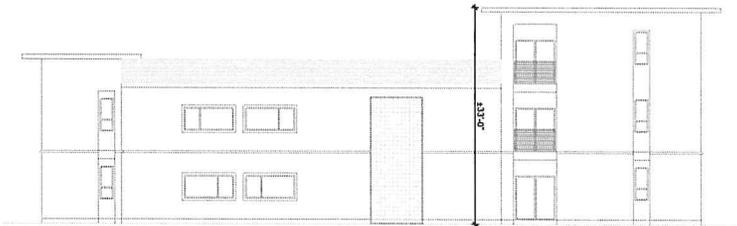
NORTH ELEVATION

SCALE: 1" = 10'-0"



SOUTH ELEVATION

SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"

# APPELLANT MEETINGS

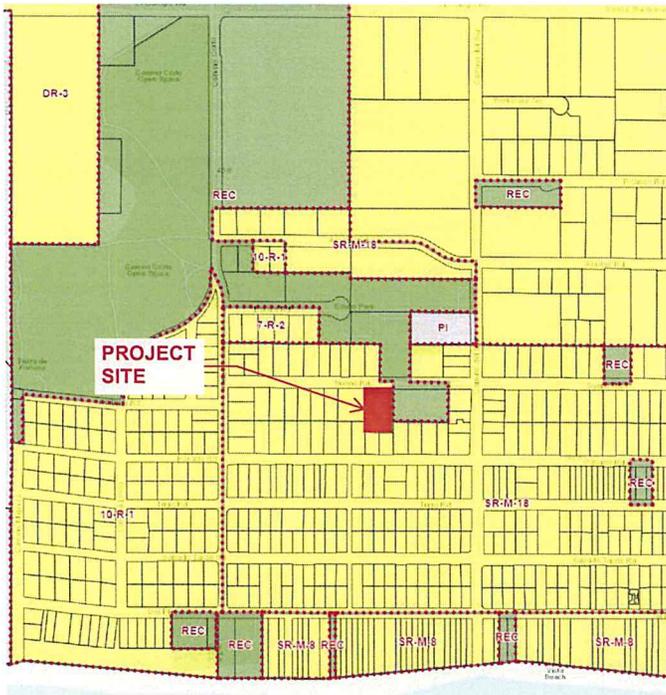
6737 SUENO ROAD



## BASIS OF APPEAL

PREPONDERANCE OF EVIDENCE HAS NOT BEEN PRESENTED THAT THE AMOUNT OF PARKING WOULD HAVE SPECIFIC ADVERSE IMPACTS UPON PUBLIC HEALTH OR SAFETY.

- STAFF HAS ADEQUATELY ANALYZED THE PROJECT AND DID NOT MAKE FINDINGS OF ADVERSE IMPACTS
- COUNTY HAS APPROVED RECENT PROJECTS WITH PARKING BELOW CODE REQUIREMENT, BEDROOM COUNTS ABOVE CODE MAXIMUM AND HIGHT ABOVE CODE MAXIMUM
- 6587 CERVANTES ROAD (23DVP-00025)
- APN 075-020-007 (24DVP-00006)



## CONCLUSION

6737 SUENO ROAD

