

#4



Katherine Douglas

Appellant Letter

From: Pegeen Soutar <pegeensoutar@gmail.com>
Sent: Friday, September 5, 2025 10:52 AM
To: Board Letters
Subject: Soutar Appeal of Mission Isla Vista Partners LP
Attachments: petition to supervisors with our name.docx; Arthur Kennedy's letter.docx

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Good Morning, attached are two letters for the Soutar Appeal on Tuesdays agenda. One is from myself with neighbors in support of the letter. The other is from Arthur Kennedy who asked me to send it on his behalf. I'm in Idaho and am not able to make a copy. Please let me know if this is a problem. And if you could confirm you have received them.

Thank you,
Pegeen Soutar

Dear Supervisors,

We residents of Isla Vista ask you to deny the project or direct the Applicant for the proposed development at 6737 Sueno in Isla Vista to reduce the project size to a density that would not have an adverse impact on the neighborhood.

We understand the need for additional housing but parking conditions in Isla Vista are already at an unsafe level with cars routinely parking in red zones, in front of fire hydrants, on corners, sidewalks and blocking driveways. This has created an extremely dangerous threat to public health and safety. Visibility has become difficult for drivers, unable to see pedestrians and cyclists because parked cars limit visibility and lines of sight.

This project alone could produce 70-100 additional cars on a block that has only 77 spaces and is already above capacity. Cars from the project's residents will materially increase risks to existing Isla Vista residents.

The County has recently approved or is considering at least 47 other residential developments, including many by the same applicant. These 48 new projects will add 450 new bedrooms, but only 95 parking spaces for the projected 900 new cars (calculated at two people per bedroom not the three that will most likely occur).

Isla Vista is already at 103% capacity (based on a study done two years ago). There is no place for these additional cars to go, and the result will be increased congestion as cars troll and idle to find parking, more unsafe conditions from double parking, increased car-bike-pedestrian conflicts, and reduced emergency access.

We request that you direct staff to prepare an environmental impact report for the 6737 project that will evaluate the impact of cumulative development on the Isla Vista Community. While parking is the most acute need, the increased density in Isla Vista will overwhelm other infrastructure such as emergency access and egress, safe bicycle and pedestrian routes, and beach access. The County should assess and prepare a comprehensive community plan for Isla Vista before the community has been affected beyond repair.

We are not against development, but development must be well planned and respect the limits of our community by including conditions and measures to avoid jeopardizing the safety of the community.

The Undersigned hereby state their opposition to the development at 6737 Sueno and request an environmental impact report before approval can be considered.

Pegeen & Jon Soutar, Rick & Janet Stich, Sue Whisenand, Carmen Baily, Ann Sanders, Gerry Winant, Florence Klein, Ian & Erin Stewart, Jenny Dugan, Harry & Sandra Reese, Henry Sarria, Kim DuFore, Arthur Kennedy, Kim Yasuda, Bruce & Bonnie Murdock, Bill Pearson

Dear Supervisors,

I am a taxpaying home owner resident at 6768 Sueno Road in Isla Vista

I write to ask you to deny the project or direct the Applicant for the proposed development at 6737 Sueno in Isla Vista to reduce the project size to a density that would not have such a serious adverse impact on me as well as my neighborhood. Requiring maximum off street parking for the development is a minimum starting point.

I understand the need for additional housing but parking conditions in Isla Vista are already at an unsafe level with cars routinely parking in red zones, in front of fire hydrants, on corners, sidewalks and blocking driveways.

I often find my driveway blocked by inconsiderate parkers.

This project alone could produce 70-100 additional cars on a block that has only 77 spaces and is already above capacity. Cars from the project's residents will materially increase risks to existing Isla Vista residents.

As you are aware, The County has recently approved or is considering at least 47 other residential developments, including many by the same applicant. These 48 new projects will add 450 new bedrooms, but only 95 parking spaces for the projected 900 new cars calculated at two people per bedroom, an unrealistic notion for Isla Vista.

Isla Vista is already over capacity (based on a study done two years ago). There is no place for these additional cars to go, and the result will be increased congestion as cars troll and idle to find parking, more unsafe conditions from double parking, increased car-bike-pedestrian conflicts, and reduced emergency access.

I request that you direct staff to prepare an environmental impact report for the 6737 project that will evaluate the impact of cumulative development on the Isla Vista Community. While parking is the most acute need, the increased density in Isla Vista will overwhelm other infrastructure such as emergency access and egress, safe bicycle and pedestrian routes, and beach access. The County should assess and prepare a comprehensive community plan for Isla Vista before the community has been affected beyond repair.

The undersigned hereby states his formal opposition to the development at 6737 Sueno and requests an environmental impact report before approval can be considered.

Arthur Kennedy
6768 Sueno Road
Isla Vista, California
