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SANTA BARBARA COUNTY BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING

In Santa Barbara
County Administration Building
Board Hearing Room, Fourth Floor
105 East Anapamu Street,
Santa Barbara, CA
The hearing begins at 9:00 a.m.

On Tuesday, September 9, 2025, the Board of Supervisors will hold a public hearing to consider the recommendations of staff regarding an appeal (Case No. 25APL-00010), filed by Pegeen and John Soutar (hereinafter Appellant) of the County Planning Commission's decision to approve the Mission Isla Vista Partners LP Housing Development project, Case Nos. 24DVP-00005 & 24CDP-00021 (Project).

The Project is a request for a Development Plan and Coastal Development Permit submitted pursuant to Senate Bill 330 to allow for the demolition of existing onsite development and construction of three new, 3-story multi-family buildings. The project includes 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36'-7". Two of the units will be very-low-income units pursuant to State Density Bonus Law and two will be moderate-income units pursuant to Coastal Plan Policy 5-10. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, masonry wall along the southern property line and a portion of the western property line, hardscape improvements, and landscape improvements.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). The Applicant will evaluate the option to provide a car-share vehicle (such as zip-car) on-site. The Applicant will also voluntarily market the housing complex as a public-transit accessible site.

The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and three concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, and an increase to maximum height limit for the SR-M Zone District. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58-acres net, 0.65-acres gross.

The application involves Assessor Parcel No. (APN) 075-092-009, zoned Medium Density Student Residential (SR-M-18), located at 6737 Sueno Road, in the Goleta Community Plan area, Second Supervisorial District.

For current methods of public participation for the meeting of September 9, 2025, please see page two (2) of the Posted Agenda. The posted agenda will be available on Thursday prior to the above referenced meeting for a more specific time for this item. However, the order of the agenda may be rearranged or the item may be continued.

Please see the posted agenda and staff reports available on the Thursday prior to the meeting at <http://santabarbaralegistar.com/Calendar.aspx> under the hearing date or contact the Clerk of the Board at (805) 568-2240 for alternative options.

For additional information, please contact the planner Kathleen Volpi at: Email: volpik@countyofsb.org | Tel: 805-568-2033.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors prior to the public hearing.

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Clerk of the Board of Supervisors by 4:00 p.m. on Friday before the Board meeting at (805) 568-2240.

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