



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**

**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** August 26, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk Lagerquist, Director, General Services  
Contact Info: Ted Teyber, Assistant Director, General Services  
**SUBJECT:** Accept Offer of a Dedication of Road Right of Way to the County of Santa Barbara  
Providing Access to the Montessori Housing Development at 5050 Hollister Avenue  
(2<sup>nd</sup> Supervisorial District)

Signed by:  
*Ted Teyber*  
FTC18012028A414

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Planning & Development; County  
Surveyor

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- a) Adopt the resolution to accept the one-foot Dedication of Road Right of Way to provide access to a housing development at 5050 Hollister; and
- b) Consider the Final Environmental Impact Report (EIR) for the [2023-2031 Housing Element Update](#) certified by the Board of Supervisors on May 3, 2024, and determine pursuant to 14 CCR 15162(a) that no subsequent EIR or Negative Declaration is required for this action because there were no substantial changes or new information that was not known at the time the previous EIR was adopted.

**Summary Text:**

This item is before the Board to accept a one-foot strip of Santa Lucia Avenue to provide legal access to 5050 Hollister Avenue (the "Site") via Santa Lucia Avenue in the unincorporated Goleta valley. The Site, commonly referred to as the Montessori site, was included in the County's 2023-2031 Housing Element Update and accordingly rezoned to permit housing. The recommended Road Right of Way will provide the Site with direct street access over Parcel C of Tract Map 10278 included with the Resolution (Attachment A), which satisfies requirements for issuance of the site development permit.

**Discussion:**

The Montessori Site project developer is currently preparing their application materials for submission to County Planning and Development. The resolution accepting the Right of Way contemplates residential development of the site, consistent with the Board's recent rezoning of the site.

**Background:**

The proposed one-foot right of way was previously offered to the County, but was refused on August 3, 1964 by the Board of Supervisors. It is understood that the County's 1964 refusal of the now recommended road dedication was intended to limit development of the site. The recommended actions will now allow for the development of housing pursuant to Government Code Section 66477.2.

**Fiscal and Facilities Impacts:**

The owner and developer of the Site has paid for County staff-time to prepare this item.

**Special Instructions:**

After execution, please email a copy of the Chair executed resolution to [tedteyber@countyofsb.org](mailto:tedteyber@countyofsb.org)

**Attachments:**

**Attachment A** – Board Resolution Accepting Dedication of Road Right of Way