

Katherine Douglas

Appellant Presentation

#4



From: Marc Chytilo <marc@lomcsb.com>
Sent: Friday, September 5, 2025 11:59 AM
To: sbcob
Subject: Soutar Presentation 9-5a-25.pdf
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Clerk == attached pls find appellants powerpoint

Thanks

Marc

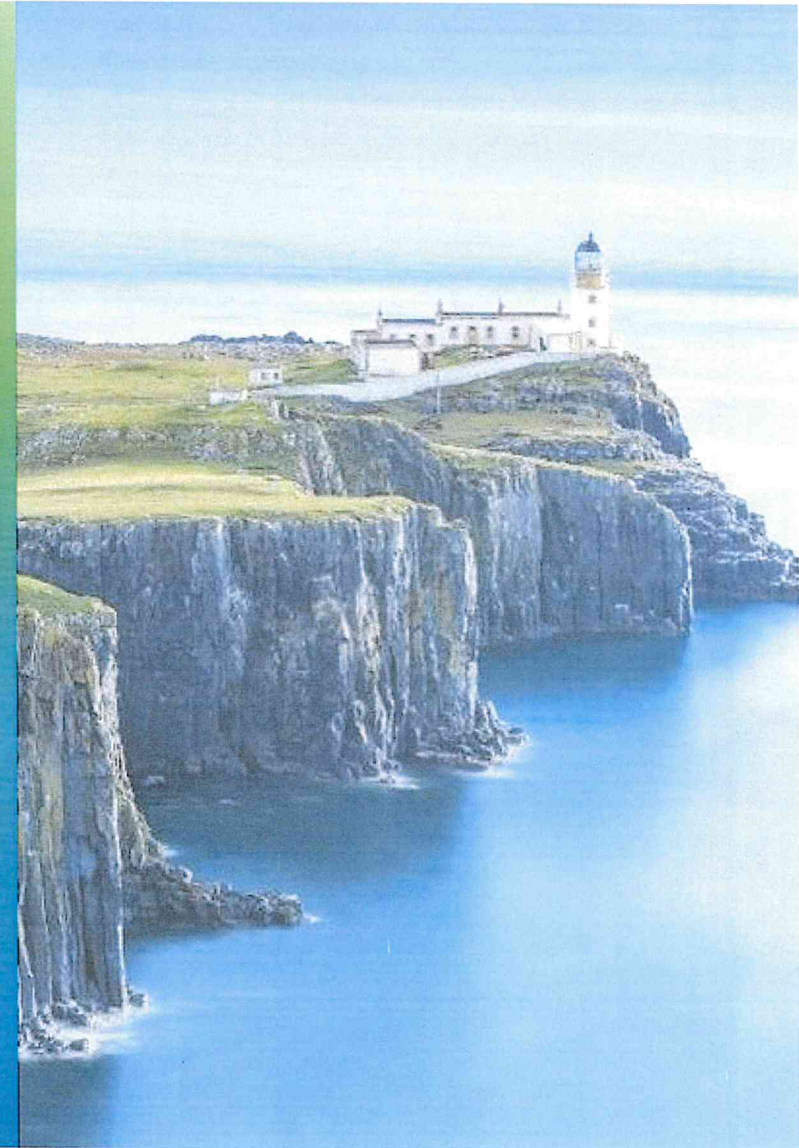
Appeal of Mission Isla Vista Partners LP

24DVP-00005

COUNTY OF SANTA BARBARA
PLANNING COMMISSION

AUGUST 9, 2025

Jon and Pegeen Soutar



Impacts to Isla Vista Community

Health and Safety Impacts

Significant Traffic Impacts based on County CEQA and General Plan Thresholds

Conflicts with Safety Element Policies

Current parking situation impairs the ability of emergency and fire personnel and access to fire hydrants

Coastal Access Impacts

Congested parking issues impair the ability of the public to access local beaches

Student and faculty park in spaces needed for visitor coastal access

Findings Cannot Be Made

- 5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.
- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.

Local Coastal Plan Policy Inconsistencies

- Local Coastal Plan Policy 2-22 provides an objective standard with which the Project conflicts

Isla Vista Development Policies

[IV. Planning and Zoning Study, 11/88]

Policy 2-22: To improve the overall appearance and quality of development in the community of Isla Vista, new development shall adhere to the following standards to the maximum extent feasible:

- a. Residential units in multiple residential projects shall be designed to maximize living space and reduce overcrowding of units, in recognition of the double occupancy per bedroom and rental patterns that have become characteristic of the community. A standard of 80 square feet of bedroom area per intended occupant shall be implemented.
- b. Projects shall be designed to include architectural and aesthetic amenities to improve the overall appearance and quality of development in the community.⁹

Policy 2-23: The County shall work with property owners in Isla Vista to identify vacant sites for the potential development of parking to serve existing residential units. The County may also explore the possibility of acquiring or developing public parking.¹⁰

SB 330 Housing Crisis Act of 2019 CA Code 65589.5 (j)(1)(A-B)

Allows reduction or denial of a project based upon public health and safety impacts:

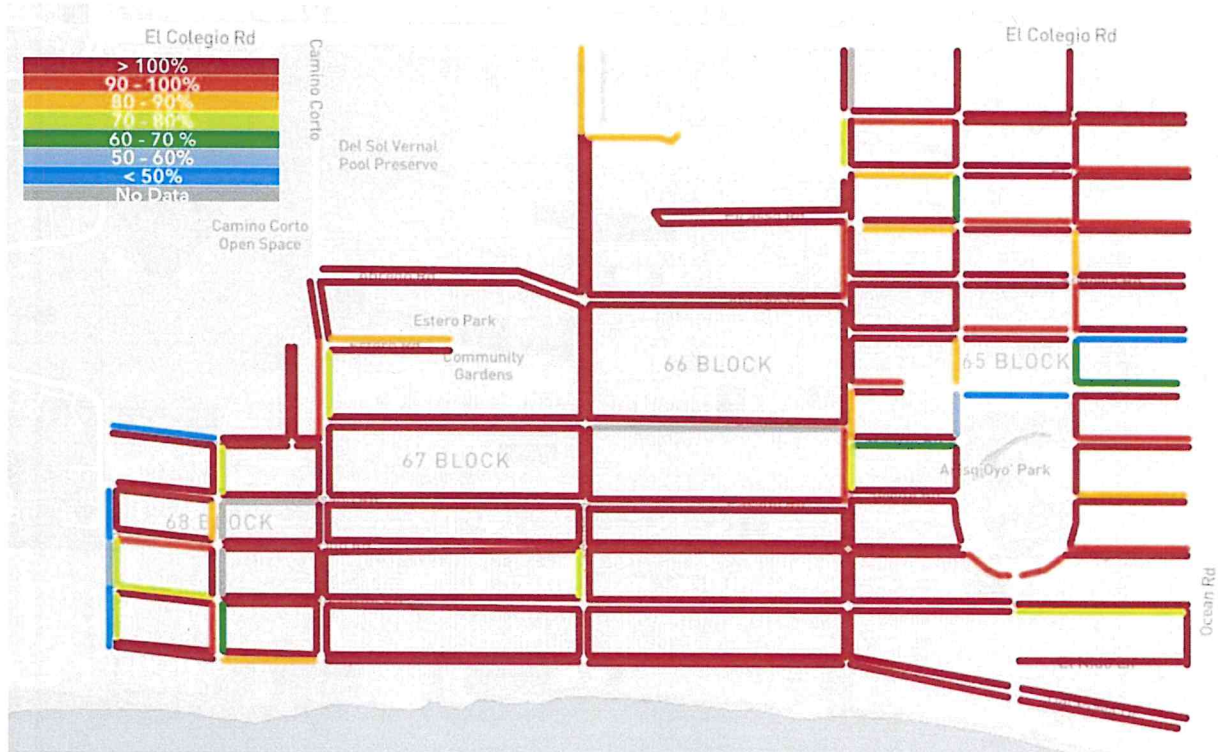
(j)(1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

- A. The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- B. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

Current Parking
Can Fluctuate to
as Much as 121%
of Occupancy

Figure 67. February Weekday Evening Average On-street Occupancy

The average occupancy rate in February on a weekday during the evening (8pm) data collection round was 121%.

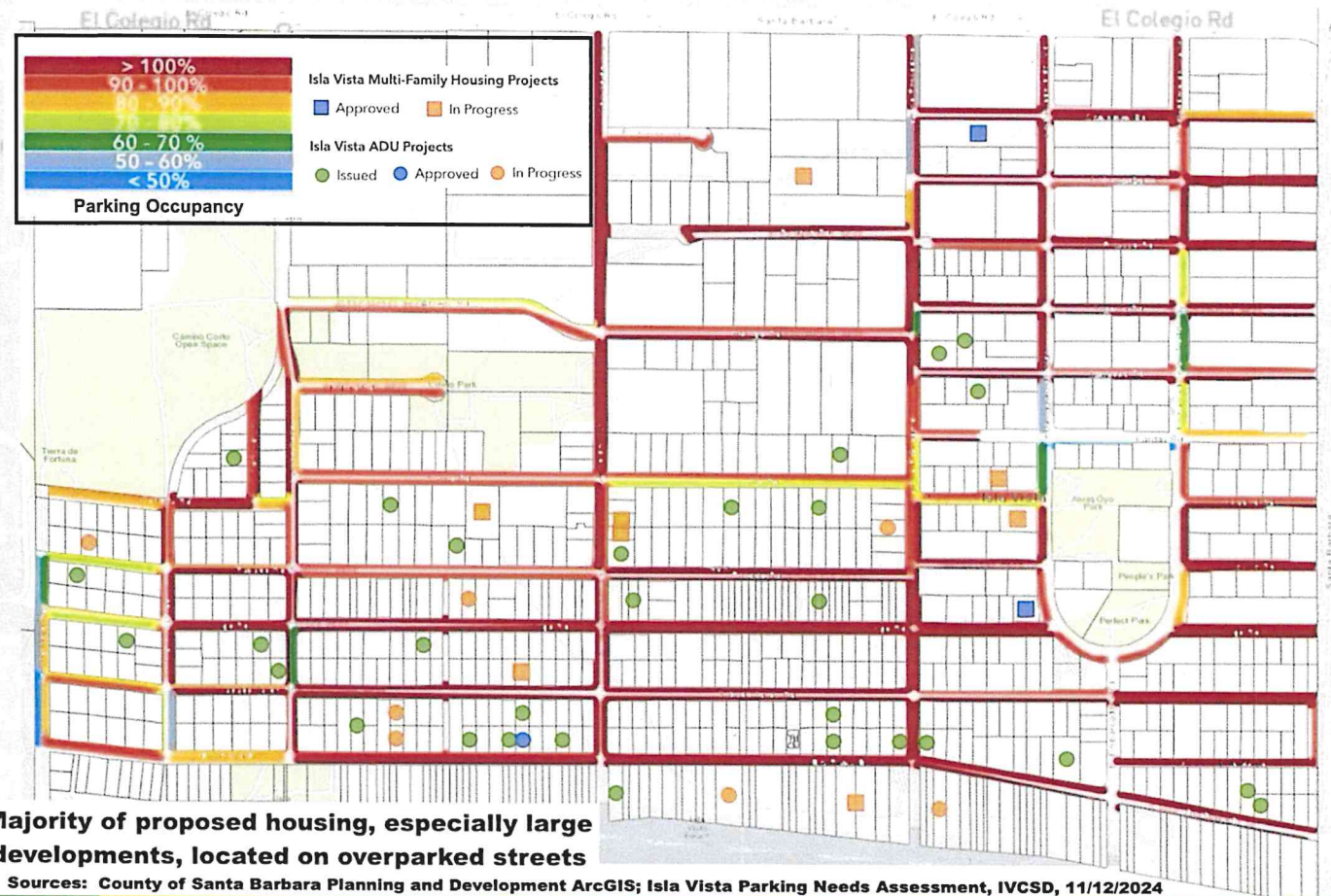


Proposed Project Will Add to Cumulative Impacts

- 2772 current on-street parking spaces
 - 100 spaces will be removed due to the new daylighting law
 - 157 spaces will be removed for circulation improvements
- Project proposes 45 bedrooms with 21 onsite parking spaces
 - 2 residents per bedroom create a parking shortage of 69 spaces
 - 48 housing projects are proposed for Isla Vista, with approximately 450 bedrooms, with only 95 onsite parking spaces, leaving 805 residents looking for parking if 2 persons per bedroom
 - The number of cars needing parking may increase if there are 3 persons per bedroom and if onsite parking is removed to build ADUs
 - The loss of 257 on-street parking spaces plus approximately 900 new residents represent a 41% increase in parking need

Proposed Housing Overlaid on Map of 2023's Averaged On-Street Parking Occupancy

Proposed Housing Projects Overlaid on 2023 Average On-Street Parking Occupancy Yearly Average at 103% of Capacity



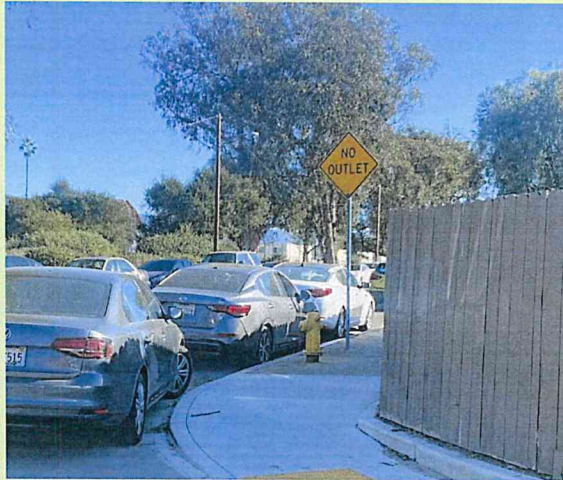
Current Parking Conditions Create Impediments to Pedestrian Safety

- Blocking sidewalks and driveways
- Impairing use of enhanced safety crosswalks for the impaired
- Ignoring 'daylighting' setbacks to street crossings to protect pedestrians



Current Parking Impediments to Emergency Personnel and Equipment

- Blocking access to fire hydrants
- Blocking access to buildings
- Blocking access to driveways and emergency accessways
- Crowded streets with cars parked on both sides may impact evacuation traffic and incoming emergency vehicles

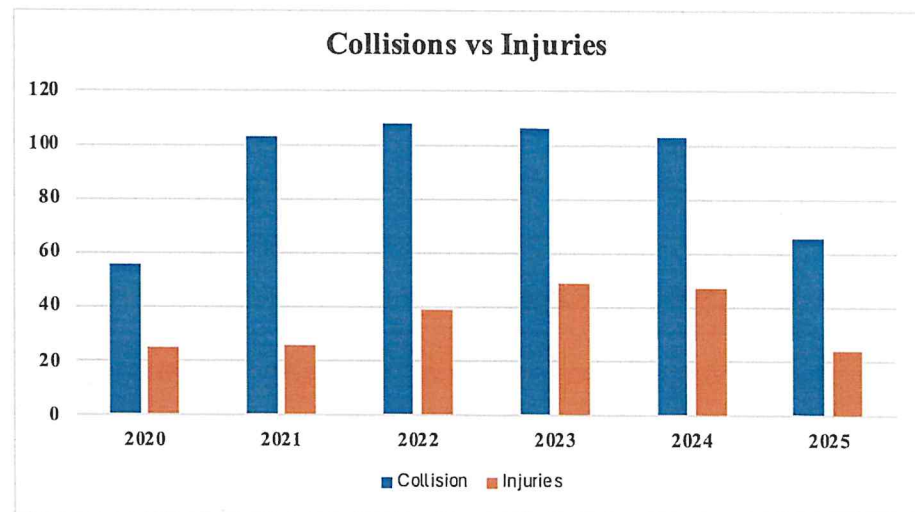


Increasing
Circulation and
Parking Problems
May Contribute to
the Increasing
Number of
Collisions and
Injuries

California Highway Patrol Incident reports

Year	Collision	Injuries
2020	56	25
2021	103	26
2022	108	39
2023	106	49
2024	103	47
2025	66	24

(incomplete year data)



REQUESTED ACTIONS

- **Reject Approval Findings and Direct Processing as a Revised CUP with Community and General Plan Conformity Analysis**
- **Direct Preparation of Updated, Complete and Robust Traffic Impact Study and Evacuation Study**
- **Direct Updated Conditions**
- **Conduct Project-Specific Environmental Review**