



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

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

Submitted on:
(COB Stamp)

Department Name: Board of Supervisors
Department No.: 011
Agenda Date: October 21, 2025
Placement: Administrative Agenda
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: Department Director(s): Board of Supervisors, Second District Office
Contact: Eleanor Gartner, egartner@countyofsb.org
SUBJECT: **Loan of \$300,000 from the Isla Vista In-Lieu Parking Fee Program to fund startup costs for the Isla Vista Community Services District's parking compliance program in Isla Vista**

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: Choose an item.

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Memorandum of Understanding for a Parking Compliance Program in Isla Vista (Attachment A); and
- b) Adopt a Resolution Approving a Loan for the Isla Vista Community Services District's Parking Compliance Program (Attachment B); and
- c) Approve and Authorize the Chair to execute the Loan Agreement between the County of Santa Barbara and the Isla Vista Community Services District (Attachment C); and
- d) Approve Budget Revision Request No. BJE – 0010714 to establish appropriations of \$300,000 in the Planning & Development Department's Isla Vista In-Lieu Parking Fee Fund for a loan to the Isla Vista Community Services District to establish a Parking Compliance Program (Attachment D); and
- e) Find that the Isla Vista Community Services District's Parking Compliance Program serves important public purposes of improving parking conditions and public safety in the community of Isla Vista; and
- f) Determine that the above actions are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment and are not a project under the California Environmental Quality Act (CEQA) pursuant to section 15378(b)(5) of the CEQA Guidelines.

Summary Text:

The County of Santa Barbara (County), the Isla Vista Community Services District (IVCSD), and University of California Santa Barbara (UCSB) co-funded a parking study to address Isla Vista's severe parking congestion. As the County's most densely populated area – comparable to San Francisco – Isla Vista regularly exceeds 100% parking capacity due to illegal parking, far above the industry standard of 85% that signals the need for intervention.

In response to the study's findings, the IVCSD developed a parking compliance program in partnership with the study's consultant, Dixon Resources. IVCSD is requesting a one-time startup loan from the County. The proposed funding source is the Isla Vista In-Lieu Parking Fee Program, identified by the IVCSD and the Second District Office. The loan would be repaid to the County in full by April 1, 2028. The funds for this loan would be paid back out of IVCSD's revenue before any other obligations.

This agenda item seeks the Board's approval of utilizing the Isla Vista In-Lieu Parking Fee Program as the funding source for a loan to the IVCSD.

Discussion:

Parking compliance is sorely needed to address the safety concerns of severe parking congestion in Isla Vista. The IVCSD would run the parking enforcement program in-house with dedicated staff:

- Begin program by assisting in enforcing current parking policies to the extent permitted by law
- The IVCSD was granted statutory authority to exercise the powers of a parking district and contract with the County for supplemental police protection services and code enforcement services upon its formation in 2017
- Parking compliance would be run by a dedicated Program Manager and one to three Parking Ambassadors

The Isla Vista In-Lieu Parking Fee Program was created under the Isla Vista Redevelopment Agency and is currently managed by the Planning & Development Department. Developers paid into the fund for various parking-related programs, including parking enforcement. The fees collected into this fund have remained untouched since the Program's inception with a current balance of \$433,400. The Planning & Development Department will transfer \$300,000 out of this fund and make a one-time payment to IVCSD to effectuate the loan.

This loan would help fund startup costs for parking enforcement. The principal and interest shall be repaid in seven (7) quarterly installments and be repaid in full by April 1, 2028, and may be repaid earlier at IVCSD's discretion. Repayment would come from IVCSD's revenue before any other obligations. IVCSD has set aside \$300,000 of its own reserves to fill in the remaining funding gap for program startup costs. The compliance program is projected to become revenue neutral through the collection of ticket fees. Any additional revenue from tickets may be directed towards other Isla Vista transportation improvements (mobility, Active Transportation Plan, transit). In a pro forma analysis conducted by IVCSD estimated that revenue neutrality could be achieved with a reasonable volume of citations and corresponding fine amounts, including consideration of escalating fines for repeat offenders. However, enforcement efforts and citation levels will be adjusted based on program effectiveness, without a fixed quota tied to loan repayment.

Background:

Parking congestion has been a longstanding issue in Isla Vista, in large part driven by UCSB's increased enrollment. Approximately 15,500 people live in Isla Vista within just 0.5 square miles, with an additional 10,000 on UCSB's campus (1 square mile), for a total of 25,000 in 1.5 square miles. There are 8 housing projects proposed in Isla Vista, that are proposing 169 units with 99 parking spaces. In addition, there are two student housing projects proposing 84 bedrooms with 23 parking spaces. These numbers do not accurately reflect the number of individuals living in these proposed units, as it is common for students to live with two or three other individuals *per room*. UCSB is also building 3,500 new student beds on campus, as required by the Long-Range Development settlement reached with the County in 2024. While this housing is needed, the building plans do not include additional parking spaces, underscoring the need to strengthen parking compliance ahead of future impacts.

The Isla Vista parking study, conducted by Dixon Resources, evaluated current parking policies, infrastructure, and programs, including County codes, daylighting legislation, coastal access, the Safe Parking Program, and UCSB's parking systems. Key findings include:

- Low compliance with parking policies
- Inadequate parking enforcement coverage
- Severe congestion and low turnover rate of parking spaces
- Widespread illegal parking, including red curbs, double/triple parking, and blocked driveways
- Safety concerns for emergency vehicle access, and pedestrian and cyclist safety

The study incorporated extensive outreach and data collection, engaging stakeholders across the community – County and IVCSO officials, UCSB students and staff, Santa Barbara City College students, long-term residents, law enforcement, local businesses, and property providers. Dixon led an online survey, town halls, and focus group sessions to help inform its recommendations.

The California Highway Patrol enforces parking in Isla Vista but is very limited in its capacity to address the full need of parking congestion and lack of compliance. The same is also true for the Isla Vista Foot Patrol (IVFP). An IVFP parking enforcement officer was reassigned to work in the Jail during the COVID pandemic and there is no available funding for adding a Sheriff's deputy assigned to parking enforcement.

Fiscal and Facilities Impacts:

The funds from the Isla Vista In-Lieu Parking Fee fund (Fund 1416) are held in a trust by the Planning & Development Department. Planning & Development will transfer the funds out of the trust via Budget Revision Request No. BJE – 0010714 and make a one-time payment of \$300,000 to the Isla Vista Community Services District. The IVCSO will repay the loan in seven (7) quarterly installments starting on October 1, 2026. Repayments will include interest (3.58%) to compensate the Planning & Development Department for the loss of interest it would have otherwise earned if the loan amount remained in Fund 1416. Repayment of principal and interest will be repaid in full by April 1, 2028, unless the Director of the Planning & Development Department opts to extend the terms of the Loan Agreement for up to one year, provided the Loan is still repaid out of IVCSO's revenue before any other obligations. Repayment(s) will be deposited back into Fund 1416 as revenue. Please refer to the BJE (Attachment D) for details.

Fiscal Analysis:

Funding Source	FY [25-26]	FY [<i>fiscal year 2</i>]	FY [<i>fiscal year 3</i>]	Total
General Fund				
State				
Federal				
Fees	<u>\$300,000.00</u>			<u>\$300,000.00</u>
[<i>Other Source</i>]				
Total	<u>\$300,000.00</u>			<u>\$300,000.00</u>

Staffing Impacts:

The Isla Vista Community Services District will hire dedicated staff to enforce existing County parking restrictions, as well as any parking restrictions the County may enact in the future within Isla Vista. Santa Barbara County Public Works staff and Sheriff staff time may be necessary to prepare and review potential additional ordinances necessary to authorize ticketing and the collection of penalties.

Special Instructions:

The IVCSD will provide signatures to the Memorandum of Understanding and the Loan Agreement prior to Board discussion and adoption. Clerk of the Board to provide signed copies of the signed Memorandum of Understanding and Loan Agreement following Board discussion and adoption to the Board of Supervisors Second District Office.

Attachments:

Attachment A – Memorandum of Understanding for a Parking Compliance Program in Isla Vista

Attachment B – Resolution Approving a Loan for the Isla Vista Community Services District’s Parking Compliance Program

Attachment C – Loan Agreement Between the County of Santa Barbara and Isla Vista Community Services District

Attachment D – Budget Revision Request No. BJE – 0010714

Attachment E – Isla Vista Community Services District parking compliance program description and costs

Contact Information:

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