

Soutar Appeal of Mission Isla Vista Partners LP Housing Development

Case Nos. 25APL-00010, 24DVP-00005 & 24CDP-00021

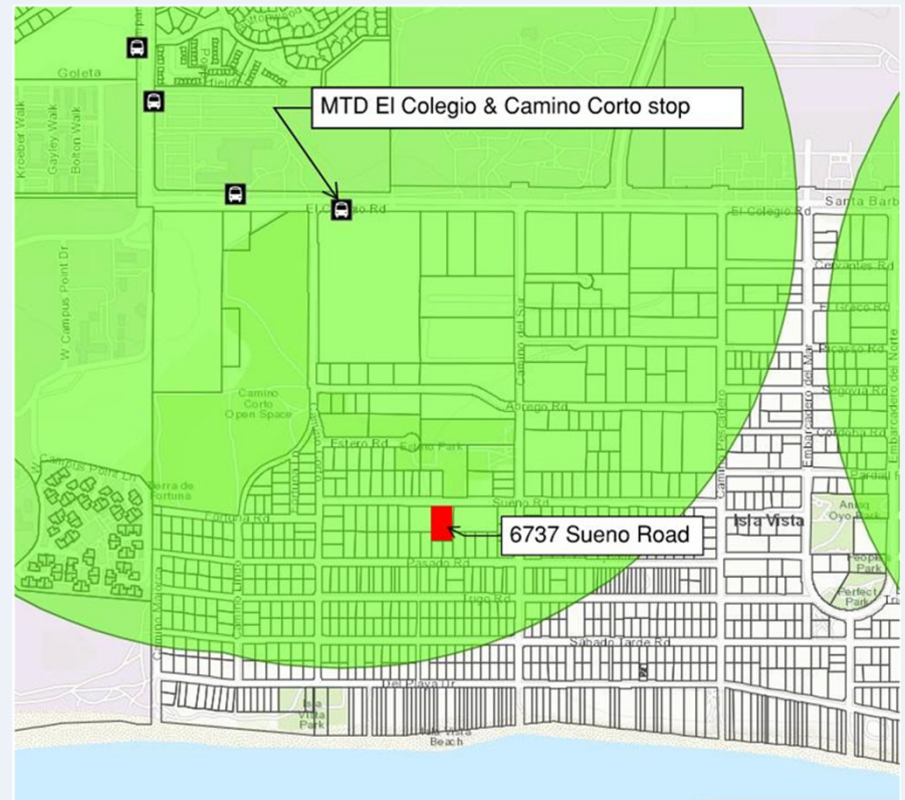
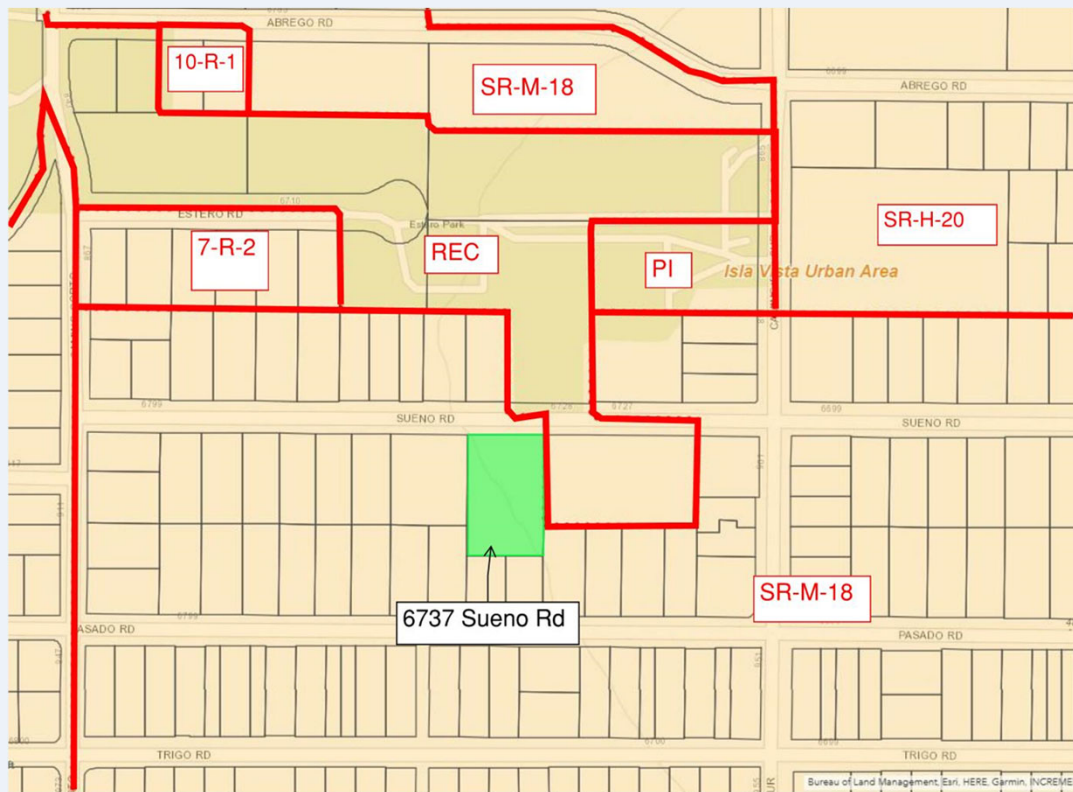
Santa Barbara County Board of Supervisors

September 9, 2025



County of Santa Barbara
Planning and Development
Kathleen Volpi

Vicinity Map & AB 2097 MTD Buffer

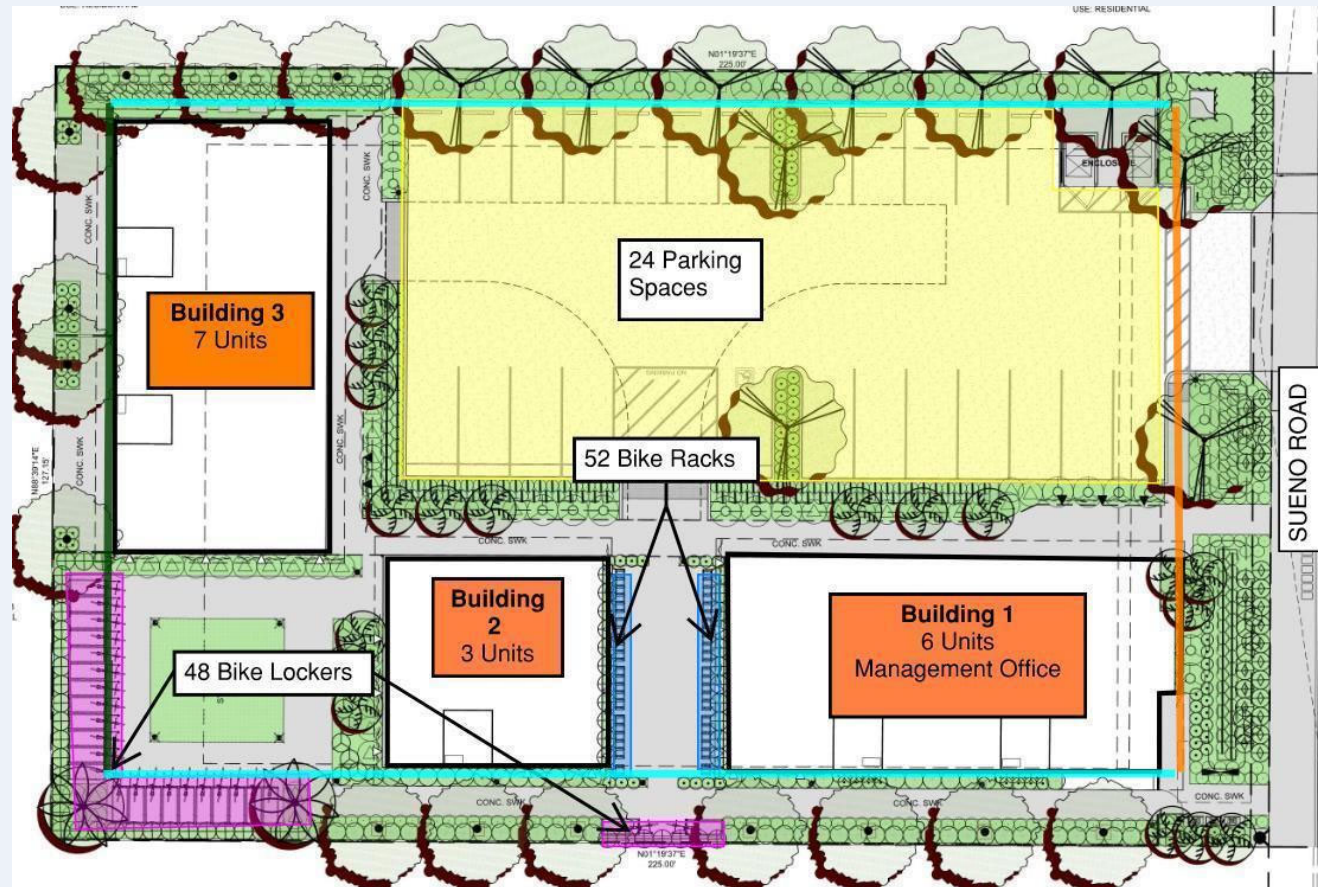


Site Photo/Aerial Photo



Project Description

- Processed under SB330, HAA, and SDBL
- SDBL Concessions: bedroom density, setbacks, height limit
- SDBL Density Bonus: 45% increase in unit density
- Three 3-story multi-family buildings
 - 16 units, 45 bedrooms
 - 24 parking spaces
 - 48 bike lockers
 - 52 bike racks



Appeal Issue 1 - Inconsistent with Local Coastal Plan

Appeal Issue:

- Project fails to provide adequate parking facilities or public transportation to serve the needs of residents in compliance with Local Coastal Plan Coastal Act Section 30252

Staff Response:

- Consistent with Coastal Act Section 30252
- Subject to the provisions of Assembly Bill 2097
- Includes 24 automobile parking spaces, 48 bike lockers, and 52 bike racks
- Public transit vouchers, transit information, and resources provided to tenants
- Marketed as a transit-accessible housing development
- Evaluate on-site ride share opportunities

Appeal Issues 2, 3, 4, 5 - CEQA

Appeal Issues:

- CEQA exemption 21159.25 does not apply because the Project is inconsistent with Comprehensive Plan, Article II, and Local Coastal Plan
- Project will have cumulative impacts regarding parking in the Isla Vista area

Staff Response:

- With application of SDBL and AB 2097, project is consistent with all applicable policies and development standards
- Project does not trigger County CEQA thresholds of significance
- Existing parking conditions are baseline, project will not result in cumulative impacts

Appeal Issues 6 & 7 – Findings

Appeal Issues:

- Planning Commission abused their discretion
- Project will have direct, significant, and unavoidable impacts
- Project not compatible with Goleta Community Plan, Local Coastal Plan, and Article II

Staff Response:

- Provision of adequate services reviewed by PW Transportation and County Fire
- Project consistent with all standards in Comprehensive Plan, Article II, including Goleta Community Plan as required under HAA
- Project is exempt under CEQA exemption 21159.25
- Planning Commission did not abuse their discretion and findings can be made

Summary

- Housing Accountability Act project
- Consistent with Comprehensive Plan, including Coastal Land Use Plan and Goleta Community Plan, and Article II
- Exempt from environmental review pursuant to CEQA Section 21159.25
- Project cannot be disapproved or conditioned to lower density unless decision-maker finds, supported by a preponderance of the evidence in the record, that the project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact.

Recommended Actions

1. Deny the appeal, Case No. 25APL-00010.
2. Make the required findings for approval of the project as specified in Attachment A of the Board Letter, including CEQA findings.
3. Determine the project is exempt from CEQA pursuant to CEQA Section 21159.25, included as Attachment C of the Board Letter.
4. Approve the project (Case Nos. 24DVP-00005 & 24CDP-00021) subject to the conditions included as Attachment B1 & B2 of the Board Letter.

