



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Santa Barbara County Planning Commission

FROM: Matt Schneider, Deputy Director
Long Range Planning Division

DATE: October 27, 2015

RE: Isla Vista Master Plan Update
November 4, 2015 Planning Commission Hearing

At the September 2, 2015 hearing, the County Planning Commission considered the Isla Vista Master Plan (IVMP) Updates and received testimony from Isla Vista residents requesting more information about the proposed parking monitoring and survey program. The County Planning Commission directed staff to hold a community meeting in Isla Vista to discuss the proposed on-street parking strategies and to return to the Planning Commission for a hearing on November 4, 2015.

This memorandum provides: 1) a summary of the comments received at the October 5, 2015 Isla Vista community meeting; 2) staff recommendation to amend IVMP Parking and Transit Action 1.1 to hold a community meeting regarding parking survey methodology when both the University of California, Santa Barbara (UCSB) and Santa Barbara City College (SBCC) are in session, prior to conducting future parking surveys; and 3) minor clean-up items identified by staff subsequent to the September 2, 2015 hearing.

Community Meeting Summary

On October 5, 2015, Planning and Development staff held a community meeting in Isla Vista to receive public input regarding the on-street parking survey and monitoring program proposed as part of the IVMP Update. Planning and Development staff gave a presentation on the methodology and results of the 2013 Fehr & Peers on-street parking study (Attachment A), and coastal access user surveys conducted by Planning and Development. Public Works, Transportation Division staff were also in attendance at the meeting to answer questions.

The community meeting was well attended and approximately 25 speakers provided comments. The comments largely focused on the survey results, methodology of the survey, and parking

needs in the residential areas of Isla Vista. Many of the comments focused on two primary themes:

- 1) Conditions in Isla Vista have changed since the 2013 on-street parking survey; and
- 2) Disagreement with the 2013 parking survey methodology and results.

A summary of the public comments received during the community meeting is provided below:

Changed conditions since 2013:

- On-street parking availability in Isla Vista has decreased since 2013.
- Parking availability in Isla Vista has been negatively impacted by recent UCSB housing projects along El Colegio which are under-parked.
- High cost of UCSB campus parking causes students to park in Isla Vista.
- Many property owners are charging for on-site parking causing students to park on the street.
- Increase in Santa Barbara City College (SBCC) students living in Isla Vista and parking their vehicles in the community.
- Safety concerns for students and residents having to walk many blocks, often at night, from their parked car to their home.

Survey results and methodology:

- Need to have community input prior to conducting future parking surveys.
- Many comments stated the May 2013 study over-estimated on-street parking availability.
- Need to have accurate baseline count of actual number of on-street parking spaces.
- Future surveys need to account for high parking demand on Friday and Saturday nights, and surveys should be conducted during the academic calendar year when both UCSB and SBCC are in session .

On-street parking availability is an important issue for the Isla Vista community. Residents and students expressed a desire to participate in future planning efforts and encouraged the County to work with UCSB on parking solutions including: affordable campus parking rates to encourage UCSB students to park on campus; and possible conversion of excess parking structure spaces for use as long-term parking (low-cost).

Recommendation:

Staff recommends that the Planning Commission consider a revision to IVMP Parking and Transit Action 1.1 (Attachment B) requiring the County to hold a community meeting in Isla Vista to discuss and solicit input on parking survey methodology prior to submitting a Request for Proposal (RFP) for future parking surveys. The revision also includes a clarification that parking surveys should be conducted when both UCSB and SBCC are in session.

Minor Edits and Errata

The Isla Vista Master Plan zoning map (IVMP page 4-41) has been revised (Attachment C) to include the “Isla Vista Incentive Area” boundary which was previously omitted from the map. Projects seeking to participate in the Isla Vista Built-Right Housing Incentive Program (IVMP Housing Policy 6) must be located within the Isla Vista Incentive Area boundary. The Isla Vista Built-Right Housing Incentive Program is intended to encourage developers to assemble sites, utilize green building techniques, and build public infrastructure within the Incentive Program area.

Attachments

- A. 2013 Fehr & Peers Isla Vista Parking Study
- B. IVMP Parking and Transit Action 1.1 (revised)
- C. IVMP Zoning Map, Page 4-41 (revised)
- D. Revisions (RV01) to the Final Supplemental Environmental Impact Report (14EIR-00000-00002)

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