

Isla Vista Master Plan - DEIR: Program Comments

Comment	Source(s)	Response
Do not remove the native plants in its current location in Perfect Park to make way for the relocation of the amphitheater. Do not move the amphitheater to the southern semi-circular section of the park. Commentators are concerned that the MP does not guarantee the amphitheater's re-creation.	Eric Cardenas, June 7, 2006, Comment 2-2, 2-4, 2-5, 2-7. Adam Rudder, June 27, 2006; Comment 8-2. Oral Comments, Public Meeting on May 31, 2006	Draft IVMP - Page 3-9 to 3-10. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The Perfect Park Peace Monument is a testament to the peaceful protests of the 60's and 70's. The monument, like the native gardens at Perfect Park, took years of planning, fundraising, art competitions, and more. The Peace Monument's dedication/inauguration a few years ago finalized this effort. The current location of the monument would be threatened by a proposed amphitheater here, and funds would not be available to rebuild it.	Eric Cardenas, June 7, 2006, Comment 2-3	Draft IVMP - Page 3-9 to 3-10. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
I believe that Pardall Rd., and the buildings along it (bordering the back of the current stage), can be re-designed to incorporate pedestrian traffic and greater accessibility in the park without dramatically altering the current stage and amphitheatre layout. This would enhance "community" use and facilitate increased use of the park without destroying this unique asset of Isla Vista.	Eric Cardenas, June 7, 2006, Comment 2-6	Draft IVMP - Page 3-9 to 3-10. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Get rid of the pond in Anisq'Oyo' Park because pond water is collected from street runoff and forms a filthy, stagnant, mosquito infested environmental (and West Nile) hazard. For verification of the potential West Nile problem as it applies to this pond, please contact the Mosquito Abatement District.	Norma Geyer, Embarcadero Company, via email on June 14, 2006; Comment 3-1 Oral Comments, Public Meeting on May 31, 2006	Draft IVMP - Page 3-7. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The parking problem in Isla Vista affects business owners and residents on a daily basis. We need vacant lots around town designated to parking. We do not need any more open space. Any trade for density credits should be made so that parking lots could be created.	Norma Geyer, Embarcadero Company, via email on June 14, 2006; Comment 3-6	Draft IVMP - Page 2-34. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The Sueno Bicycle Boulevard is a good idea because it will install traffic calming measures that help people on foot and bike. However, these are measures that should apply throughout the entire eastern Isla Vista area, not just one street.	Ralph Fertig, President, Santa Barbara Bicycle Coalition, via email on June 14, 2006; Comment 4-4	Draft IVMP - Page 2-15. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
For El Colegio Road, mitigation for projected traffic can use either the Opticos' designs for a string of roundabouts, or the addition of extra lanes to the road and installation of traffic signals. Roadway safety of bicyclists for both designs is not a concern because nearly all people on bicycles will be either on the bikepath parallel to El Colegio, or on quieter Isla Vista streets to the south. The rejection of the roundabout configuration because of bicyclists' behavior at intersections should not be made because there will be very few bicyclists present there.	Ralph Fertig, President, Santa Barbara Bicycle Coalition, via email on June 14, 2006; Comment 4-5	Draft IVMP - Page 2-16 to 2-17. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.

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<p>The IVMP should not permit greater density, the proposed changes would be irrevocable and IV would never have the character that its residents desire and have sought for many long years.</p>	<p>Karen Dorfman, via email on June 25, 2006; Comment 7-1 Fred Stang, via email on July 13, 2006; Comment 16-2 Oral comments received at the June 8, 2006 Public Hearing</p>	<p>The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>I do NOT support the replacement of the lovely peaceful Isla Vista gardens and orchard with a soccer field, skateboard park, and so called "nature preserve" that is sure to be SMALLER than the current gardens and orchard! In my opinion, it would be tragic to cut down the fruit trees of this established orchard. Get some classes involved in maintaining the trees if this is a concern. Isla Vista needs open green space, and not all green is alike. Soccer fields already exist in nearby parks. The University chose to get rid of one. That shouldn't be Isla Vista's problem</p>	<p>Karen Dorfman, via email on June 25, 2006; Comment 7-2</p>	<p>Draft IVMP - Page 3-12 to 3-13. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Pardall Street Trees: There is a section on the choice of street trees for Pardall. We hope that the PAC subcommittee on street trees is included in discussions regarding the final choices on which trees to plant. Throughout the IVMP process, it became apparent that these choices are extremely important to the community and we would like to see an avenue created that will allow for a collaborative process in the final choice of street trees on the Pardall</p>	<p>Rick and Janet Stich, June 27, 2006; Comment 9-8</p>	<p>Draft IVMP - Page 2-27. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>The Environmental Setting regarding the Downtown Parks could be augmented to discuss how those parks operate in their present design and configuration. The park currently serves as a place of tranquility and seclusion in what is a congested urban environment. Many people in Isla Vista live with multiple roommates and in congested conditions. As a consequence, some members of the community believe that removing the contours of the park, and opening up the park visually, has the potential of reducing the seclusion that people may currently experience when using the park and thus will make the park less of a gateway from the urban environment</p>	<p>Dale Sumersille, General Manager, Isla Vista Recreation & Park District (IVRPD), July 13, 2006; Comment 14-8</p>	<p>Draft IVMP - Page 3-7 to 3-11. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>

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<p>Additional information regarding the current conditions in the downtown parks includes the following: One of the greatest barriers to the community's use of the park is the people who occupy the park who are mentally ill, drunk, drugged, dirty and who regularly harass or shake down people who want to use the park. Some of these people are houseless, some are not, but they congregate together, take care of each other, and find a tolerant atmosphere in Isla Vista. They can panhandle, support their habits and spend the day in the park. Sometimes they use the bathrooms and sometimes they urinate and defecate in the parks. The antagonism between some IVRPD staff and individuals who occupy the park has led to vandalism. As a consequence, IVRPD regularly needs to repair bathroom doors, sinks, etc. The IVRPD recognizes that people have a right to be in the park. However, until some positive intervention is done which changes this dynamic, people will not use certain areas of the park.</p>	<p>Dale Sumersille, General Manager, Isla Vista Recreation & Park District, July 13, 2006; Comment 14-9</p>	<p>Draft IVMP - Chapter 3. Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p><i>Additional Clarifications.</i> The Anisq'Oyo' Park amphitheatre slopes are often used by children as an informal slide, in addition to the slide that is there and therefore operates as an informal but active type of recreational use. There are 6 bathrooms (2 handicapped with sinks, 2 toilet only, one urinal, 1 bathroom room with two sinks). At Anisq Oyo Park, the only public bathrooms in IV open 24 hours a day, seven days a week. Maintained trails in Perfect Park wind through native vegetation, specific to the IV mesa. There is also a monument to peaceful protest here that was a project of the IVRPD.</p>	<p>Dale Sumersille, General Manager, Isla Vista Recreation & Park District, July 13, 2006; Comment 14-11</p>	<p>Draft IVMP - 3-7 to 3-11. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Isla Vista does not need more housing.</p>	<p>Malcolm Gault-Williams, via email on July 13, 2006; Comment 15-1 (part 1) Carmen Lodise, via fax on July 14, 2006; Comment 27-2</p>	<p>The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Increased vehicular parking would not benefit the community.</p>	<p>Malcolm Gault-Williams, via email on July 13, 2006; Comment 15-1 (part 2)</p>	<p>The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Alternative transportation should have been encouraged in the IVMP rather than the use of automobiles. This idea was implemented in various ways, often via community action (creating mini-parks in the middle of streets and placing strategically located speed bumps, for example) and often by social means (developing a "bicycle culture"). Mini-buses came into being in the mid-70s to help IV residents travel to and from Goleta and Santa Barbara and to hook up with the transportation networks of these communities.</p>	<p>Fred Stang, via email on July 13, 2006; Comment 16-1</p>	<p>Community Objective #4 (page 1-12), which aimed to design a community where dependence on the automobile is reduced, was used as a guide in developed the Draft IVMP. The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>

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Don't want suburban landscaped look of parks - preserve and improve parks and natural growth areas without excessive manicuring.	Fred Stang, via email on July 13, 2006; Comment 16-4	Draft IVMP - Chapter 3. The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Isla Vista is not "ideal" for expanded residential development - address housing options for students in Goleta.	Fred Stang via email on July 13, 2006; Comment 16-5	As the Draft IVMP only pertains to Isla Vista, it can not make housing recommendations for Goleta. The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Need to provide IV with a vision, which would be central to IV's local identify.	Fred Stang, via email on July 13, 2006; Comment 16-6	The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The IVMP needs to take into account the unique identity, traditions and character of Isla Vista - and look at ways to preserve what is good in IV.	Fred Stang, via email on July 13, 2006; Comment 16-7	The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
IVMP needs to consider sustainability rather than just densification	Michael Bean, via email on July 14, 2006; Comment 22-2	The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Isla Vista should be annexed from the County and be its own city. It is unfair that Santa Barbara County completed this MP	Jenny Jett, via email on July 14, 2006; Comment 23-1	The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Problem with the objective that sets to "improve the interface between UCSB by strengthening physical and visual connections at the edges". The commenter says that she attended many stakeholder/focus group meetings in the MP process and no residents expressed this concern/interest; but rather only UCSB officials. Residents and students like the different atmosphere between IV and UCSB.	Jenny Jett, via email on July 14, 2006; Comment 23-2	The development of the Draft IVMP was a three year collaborative process involving the County, the County Redevelopment Agency, UCSB, IVRPD, local organizations, and the community at large. While some residents may not agree with some of the objectives of the IVMP, others individuals and groups have assisted in formulating the objectives that provide a foundation for the project.
IVMP does not address ways to prevent gentrification - what about legal campground for homeless (many homeless voiced the need for this but were ignored)	Jenny Jett, via email on July 14, 2006; Comment 23-4	Comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Need to address more IV history in the MP - specifically Anisq'Oyo' Park/amphitheater, the Red Barn, The Gardens, and Perfect Park. Should include and cite Carmen Lodise's "History of Isla Vista".	Jenny Jett, via email on July 14, 2006; Comment 23-6	Comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.

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The IVMP discriminates against people with children; particularly certain religious and ethnic groups - the Variable Density Factor discourages development of units large enough to house a large family.	Steven Salsberg, via fax on July 14, 2006; Comment 25-12	Comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The Variable Density Factor discriminates against children because includes unnecessary parking requirements (if children live there, the parking is not necessary) - excess parking could be turned into a park or could be rented out to neighbors	Steven Salsberg, via fax on July 14, 2006; Comment 25-13	The Draft IVMP aims to strengthen pedestrian-oriented amenities and focuses on a pedestrian based transportation model. However, it is also necessary to have provisions for parking. The comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.
IVMP encourages smaller unit sizes - geared towards students rather than working people and families. Noise issue is also a factor if this is proposed.	Steven Salsberg, via fax on July 14, 2006; Comment 25-14	Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Problem with the community outreach for the IVMP - the Estero Park Task Force left many people out of the process	Harry and Sandra Reese, via email and fax on July 14, 2006; Comment 248	Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The IVMP fails to meet the expressed vision of its residents and elected representatives and would not receive majority vote in a community election	Carmen Lodise, via fax on July 14, 2006; Comment 27-1	Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
Good projects proposed in the IVMP include: Redeveloping the commercial area; addition of traffic bumps; community center project; IV's Central Park	Carmen Lodise, via fax on July 14, 2006; Comment 27-3	Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
IVMP should have made auto-reduction a priority	Carmen Lodise, via fax on July 14, 2006; Comment 27-4 Fred Stang, via email on July 13, 2006; Comment 16-2	Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
The RDA Project Advisory Committee (PAC) are not an elected body and therefore should not have been the group responsible for creating a vision for IV.	Carmen Lodise, via fax on July 14, 2006; Comment 27-5	Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
In the IVMP - should have noted that the overall percentage of students, renters, and paved areas have not changed over the past 30 years.	Carmen Lodise, via fax on July 14, 2006; Comment 27-6	Comment is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
John Robert Henderson's published study "Recommendations for Isla Vista Planning" (1973) was not adequately addressed in the IVMP.	Carmen Lodise, via fax on July 14, 2006; Comment 27-10	Comment is forwarded to both the Planning Commission and Board of Supervisors for their consideration.
In regards to redevelopment, how does this plan tie in to the County's redevelopment goals?	Oral comments received at the May 31, 2006 Public Hearing	The redevelopment process includes how tax revenue is generated and is used in the community.

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<p>How does this project tie in with University of California Santa Barbara (UCSB) proposal on Ocean Road? How is this project integrated in this document?</p>	<p>Oral comments received at the May 31, 2006 Public Hearing</p>	<p>As a joint sponsor of this planning effort, UCSB has conceptually supported the goals and projects identified in the Draft IVMP. The follow is a list of Isla Vista / UCSB Interface catalyst projects that are identified in the IVMP:</p> <ul style="list-style-type: none"> • Extension of bicycle, pedestrian, and public transit networks into UCSB; • Modified bike and pedestrian tunnel at Pardall Road and Ocean Road intersection; • Ocean Road faculty and staff housing; and • Community parking lot partnership.
<p>The Master Plan proposes multi-use, three-story buildings. Are they going to be chain stores such as the Gap and Banana Republic, or are they "Mom and Pop" stores?</p>	<p>Oral questions from the May 31, 2006 Public Hearing</p>	<p>The IVMP does not specify the types of retail uses in terms of "Mom and Pop" stores or national retailers.</p>
<p>The transportation policies need to be revised to correspond with the County transportation master plan. Which policies will be changed?</p>	<p>Oral questions from the May 31, 2006 Public Hearing</p>	<p>The IVMP incorporated the County General Plan Circulation Element.</p>
<p>Where is the Master Plan? Where can I get a copy?</p>	<p>Oral questions from the May 31, 2006 Public Hearing</p>	<p>The Plan is available online at www.ivrda.org.</p>
<p>Isla Vista is very difficult to navigate for visually-disabled persons. Sidewalks widths are inconsistent and create obstacles for visually-impaired persons. When it rains, street flooding also becomes an issue for visually-impaired persons. Addressing these needs will make it easier for visually-impaired persons.</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>The comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Master Plan is taking out parking lot.</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>The comment is noted.</p>
<p>Isla Vista Master Plan should dovetail (aggressive coordination) with UCSB's project on Ocean Road. Eucalyptus trees will be removed. Traffic issues.</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>As a joint sponsor of this planning effort, UCSB has conceptually supported the goals and projects identified in the Draft IVMP. The follow is a list of Isla Vista / UCSB Interface catalyst projects that are identified in the IVMP:</p> <ul style="list-style-type: none"> • Extension of bicycle, pedestrian, and public transit networks into UCSB; • Modified bike and pedestrian tunnel at Pardall Road and Ocean Road intersection; • Ocean Road faculty and staff housing; and • Community parking lot partnership.

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<p>County needs to be more detailed with these urban design standards. Incentive and codes for builders to use most modern, most effective, and best strategies for water quality, low-flow shower heads, efficient landscape management, rooftop gardens, waste management, and other sustainability improvements. Need for lighter ecological footprint and set example for California and the whole world, but don't penalize homeowners. Use for new construction and remodels.</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Concerned about the GPAC process. As an undeveloped property owner, the GPAC formation did not adequately address or respect the under or undeveloped property owner.</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>Comment is noted and is forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Discussion on blight. In the Master Plan, is there any increase enforcement to do urban clean up?</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>Separate County processes are being implemented to address enforcement and management issues in Isla Vista. The Master Plan is a land use plan, not a County operations plan.</p>
<p>In the Plan, is there any increase in emergency access for Isla Vista? Increasing densities will increase problems in Isla Vista.</p>	<p>Oral comments from the May 31, 2006 Public Hearing</p>	<p>Emergency access modifications are not part of the proposed project. The commenter's opinion is acknowledged, and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Wants the public know that eminent domain is not included in the project.</p>	<p>Janet Stich, Oral comments from the June 8, 2006 Public Hearing</p>	<p>The proposed project includes an amendment to the 1990 Redevelopment Plan for Isla Vista. If approved, the amendment results in changes to Sections 400, 501, 503 and 512 of the Redevelopment Plan.</p> <p>The purpose of the amendment is to:</p> <ul style="list-style-type: none"> • Further clarify that the Agency cannot use eminent domain to acquire land; • Allow the Agency the flexibility to acquire land from willing sellers for commercial, housing and mixed use projects; and • Permit the Agency the ability to assist in development or redevelopment projects for purposes and uses consistent with the objectives of the Plan. <p>Eminent domain is not part of this project and the main purpose of proposed amendment to the Redevelopment Plan is to clarify this fact.</p>

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<p>Isla Vista has blight; the answer is redevelopment.</p>	<p>Lou Ventura, Oral comments from the June 8, 2006 Public Hearing</p>	<p>The Draft IVMP proposes redevelopment of the downtown area (Chapter 4, June, 5, 2003 draft).</p> <ul style="list-style-type: none"> • The Plan creates incentives to encourage the redevelopment and infill of lots along Pardall Road through the County's Form-Based Regulating Code. • The Code will encourage the redevelopment of downtown properties to multi-story buildings.
<p>Anisq'Oyo' Park is a community asset and should be given more consideration.</p>	<p>Joel Rodriguez-Flores, Oral comments from the June 8, 2006 Public Hearing</p>	<p>Comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>
<p>Emphasize that visitors that come on weekends will add more density. Concerned by lack of specific funding for services. Community center is necessary.</p>	<p>Diane Conn, Oral comments from the June 8, 2006 Public Hearing</p>	<p>Comment is noted and has been forwarded to both the Planning Commission and Board of Supervisors for their consideration.</p>