



Shoreline

SUBDIVISION

A once-in-a-generation opportunity
to design your coastal legacy.

Joe Ramos
REAL ESTATE

**BERKSHIRE
HATHAWAY**
HOMESERVICES

CALIFORNIA
PROPERTIES


COMMERCIAL DIVISION

- ✓ Blufftop Canvas.
- ✓ Private Coastline.
- ✓ Legacy Potential.

Shoreline
SUBDIVISION

This elevated perspective reveals the rare combination of scale, privacy, and natural beauty offered by Shoreline Subdivision.

With approximately 600 feet of oceanfront, panoramic Pacific views, and prime positioning within Santa Barbara County, each parcel is ready to host a meaningful vision.



The Land, Defined.

± 32 Acres Total with ± 600 Feet of Oceanfront

5295 Shoreline Drive, Santa Barbara, CA 93111 | APN: 065-250-025

This ±32.3-acre subdivision has been thoughtfully designed for flexibility and long-term value. Each lot is legally distinct, offering a unique blend of infrastructure, ocean proximity, and natural features. Whether you seek a private compound, a coastal retreat, or a generational investment, the groundwork is already in place.





Lot 1 Property Details

Oceanfront (West Lot) with Barn & 300 Feet of Bluff

Perched on the western bluff, Lot 1 captures sweeping ocean views and remarkable sunsets across expansive flat acreage. A newly constructed barn adds both function and character, making this parcel ideal for equestrian use, collector storage, or future creative re-use.

With direct entry access and clean lot lines, Lot 1 is both turnkey and timeless.



Land Size
±10 Acres



Original Parcel APN
065-250-025



Zoning
AG-I-10



Offered At
\$8,000,000





Lot 2 Property Details

Oceanfront (*East Lot*) with 300 Feet of Bluff

Lot 2 enjoys equally stunning bluff frontage, with a symmetrical layout ideal for modern architectural design. This blank canvas invites a custom estate or retreat compound—framed by rows of palms, unobstructed views, and ample space for pools, gardens, or athletic complex. A rare opportunity to build without compromise.



Land Size
±10 Acres



Original Parcel APN
065-250-025



Zoning
AG-I-10



Offered At
\$8,000,000





Lot 3 Property Details

Interior Lot, Private and Buildable

Set back for privacy, Lot 3 offers 12 acres of seclusion and design freedom with shared infrastructure and AG-I-10 zoning benefits. Its quiet landscape is perfectly suited for a wellness retreat, family orchard, or guest accommodations.



Land Size
±12 Acres



Original Parcel APN
065-250-025

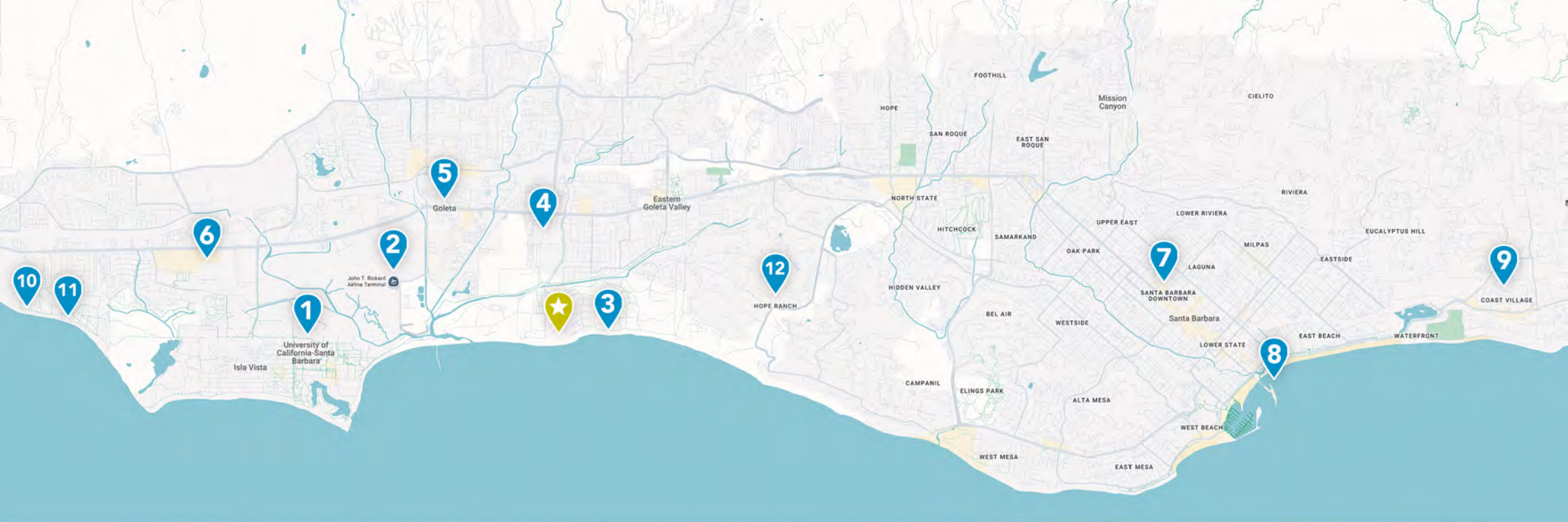


Zoning
AG-I-10



Offered At
\$4,000,000





Effortless Access. Elevated Lifestyle.

Just minutes from Santa Barbara's finest amenities, Shoreline Subdivision offers both privacy and convenience. From private aviation and top schools to boutique shopping, medical centers, and world-class dining, everything is within easy reach.

- | | |
|-------------------------------------|--------------------------------|
| 1 UCSB | 7 Santa Barbara |
| 2 Santa Barbara Airport | 8 Stearn's Wharf |
| 3 More Mesa Bluff | 9 Montecito - Coast Village Rd |
| 4 Cottage Hospital Goleta Campus | 10 Ritz-Carlton Bacara |
| 5 Old Town Goleta | 11 Sandpiper Golf Course |
| 6 Goleta - Costco, Home Depot, etc. | 12 Hope Ranch |



SB AIRPORT



COTTAGE HOSPITAL



STEARNS WHARF



MONTECITO



HOPE RANCH



Permitted Uses Summary (AG-I-10)

One single-family residence per parcel.

One Accessory Dwelling Unit (1,200 SF max) and one Guest House or Artist Studio (800 SF max)

Accessory structures (pools, garages, barns, workshops) allowed if incidental to residential/agricultural use

Greenhouses, nurseries, and ag-support infrastructure permitted

Sale of agricultural products grown onsite

Agricultural use must be maintained to preserve the parcel's water credit

Setbacks: 100 year bluff setback, 20' sides/rear, 50' from road centerline

Coastal Development Permit required for most new improvements

Development Plan required for cumulative development over 20,000 SF

Beach access must be engineered and approved.

All information has been obtained from sources deemed reliable, but is not guaranteed. Buyer to independently verify all details, including but not limited to parcel boundaries, permitted uses, development potential, entitlements, setbacks, coastal regulations, and infrastructure, with Santa Barbara County and appropriate professionals.



Subdivision & Development Status

The Shoreline Subdivision is currently undergoing formal review with Santa Barbara County.

The three-lot subdivision map (Lots 1, 2, and 3) is anticipated to be deemed complete in its next submittal, with a formal decision expected by mid-November/December, 2025, County file #: 24TPM-00003, per the land use planner overseeing the file.

This is a straightforward subdivision with low risk of denial or material change. The current plan separates the ±32.518-acre parent parcel into:

Lot 1: ±10.005 acres / Lot 2: ±10.004 acres / Lot 3: ±12.509 acres
Planner : Lonnie Roy, PLA – ON Design Architects

Roadway, Utilities & Access

A 45-foot-wide utility and access easement has been formally designed and is included in the preliminary grading and drainage plans. The engineered entry road meets County Fire and Public Works standards and provides long-term subdivision flexibility.

All infrastructure plans are drafted by RRM Design Group and include:

- **Engineered stormwater management & bioretention basins**
- **Bluff setback protections**
- **15' public trail easement (for coastal access compliance)**
- **Underground electrical (SCE easement in place)**
- **Agricultural water credits preserved**

LOT 1

±300 FT. OF BLUFF ±10 ACRES

LOT 2

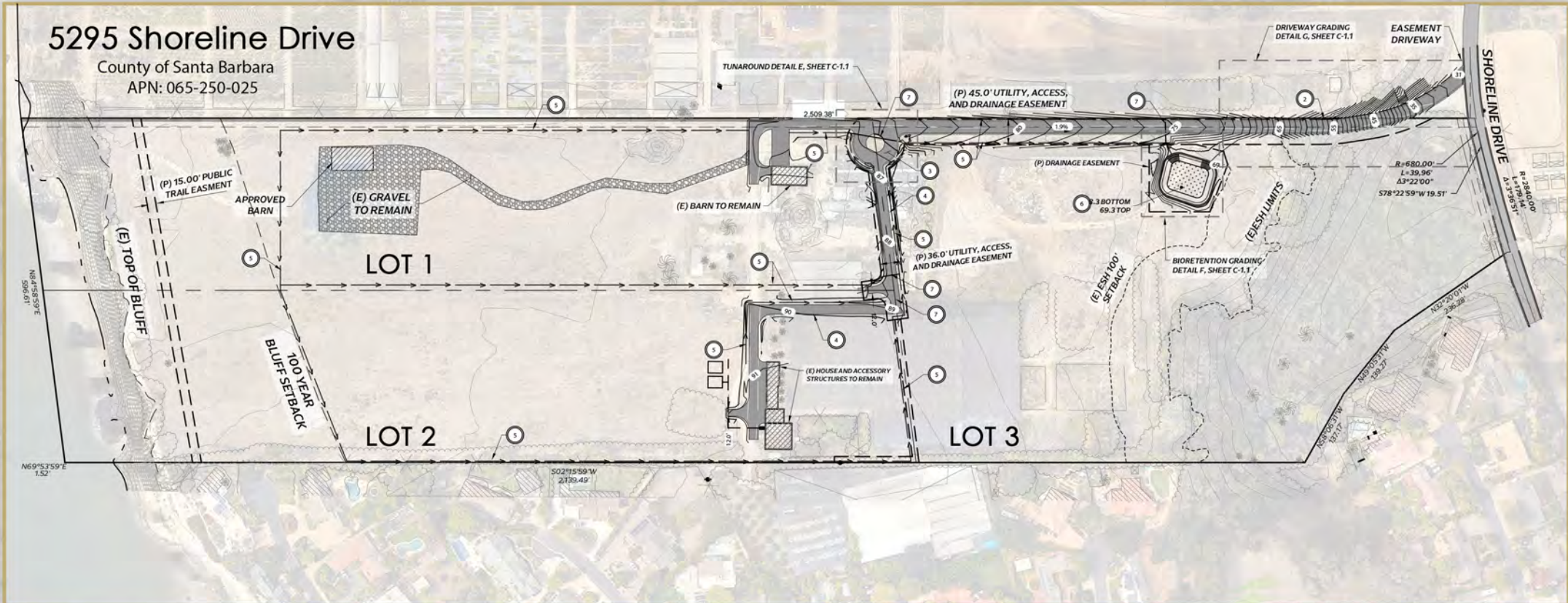
±300 FT. OF BLUFF ±10 ACRES

LOT 3

INTERIOR LOT ±12 ACRES

5295 Shoreline Drive

County of Santa Barbara
 APN: 065-250-025



- ① PROPOSED 20' WIDE DRIVEWAY WITH 2' SHOULDERS
- ② PROPOSED 20' WIDE DRIVEWAY WITH 2' SHOULDERS
- ③ PROPOSED 40' RADIUS TURNAROUND
- ④ PROPOSED 16' WIDE DRIVEWAY
- ⑤ PROPOSED EARTHEN SWALE.
- ⑥ PROPOSED BIORETENTION BASIN
- ⑦ PROPOSED CULVERT



Site Map & Existing Structures



1

Barn 1

Constructed ~1984
1st Floor: 1,950 SF Gross,
1,855 SF Net

2

Barn 2

Constructed ~2024
1st Floor: 2,925 SF Gross, 2,805 SF
Net | 2nd Floor Loft: 1,800 SF
Gross, 1,460 SF Net

3

Single Family Home

Constructed ~1954.
1st Floor: 2,045 SF Gross,
1,955 SF Net

4

Carport

Constructed ~1984.
1st Floor: 775 SF Gross,
720 SF Net

5

Workshop

Constructed ~1984
1st Floor: 1,670 SF Gross,
1,570 SF Net



Build Your Vision

Walk the Bluff. Review the Map. Design Your Legacy.

The Shoreline Subdivision offers approximately 600 feet of combined oceanfront bluff, with Lot 1 and Lot 2 each enjoying ~300 feet of frontage. With subdivision approval underway and infrastructure plans in place, now is the time to take the next step.

Schedule a Private Site Tour

Request the full due diligence package - including subdivision maps, road & utility plans, and entitlement timeline.

Joe Ramos

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For more information visit us at JoeRamos.com/Shoreline