

From: [Jill Aker](#)
To: [City Clerk](#)
Subject: city council hearing - Just Cause Ordinance
Date: Tuesday, October 27, 2026 9:27:06 AM

You don't often get email from casadeloma@outlook.com. [Learn why this is important](#)

October 26, 2026

Dear council members

I am a long time resident of Santa Barbara, having moved here after college in the 1970's. I have worked in this community and raised my children here, sending them to our amazing public schools. I knew early on that my income would never provide enough social security for me to retire so my husband and I decided to buy a rental duplex property, hoping that this would help us to survive financially in our senior years.

I am now of retirement age and I still own the rental property but as a result of having long term renters, over 10 years, I am not making a "killing" off of the rent. The property has aged and requires a considerable amount of upkeep. Insurance has increased, water and trash rates (which I pay for) have gone up, along with property taxes. I am 72 years old and still cannot retire because of the high cost of living in Santa Barbara. I only raise my rent every few years and then only a small amount because I do know everyone is struggling here and especially with this economy right now.

I cannot afford to pay an additional fee to the city without transferring that cost to the tenants. I would lose the property if my tenant should stop paying their rent and I cannot evict in a timely manner. My mortgage company will not care about the local ordinances and my inability to pay if my tenant defaults. I recently had to take out an additional loan for a new roof that is costing more than \$18,000. I will never recoup this money and if my tenants do happen to move, the amount of money required to rehab this older property would be substantial. As a result of the new rent stabilization ordinance I am now considering selling my rental property, however even that appears to be problematic, and at my age this is all becoming too much for me.

I just wanted to enjoy my later years and finally be able to retire but sadly because of the current City Council it does not seem possible for me to do that in this community. I understand there is a housing crisis here, but adding more restrictions to small time landlords like myself is not the solution. My father taught me that real estate is a sound investment, I am not so sure of that anymore, not when you live in Santa Barbara.

Jyl Aker

From: [Vidal Chiprez](#)
To: [City Clerk](#)
Cc: [Vidal Chiprez](#)
Subject: Public Comment – Agenda Item 24: Just Cause for Residential Evictions
Date: Tuesday, October 27, 2026 8:35:02 AM

Some people who received this message don't often get email from vjchiprez@gmail.com. [Learn why this is important](#)

Dear Mayor and City Council members,

I am writing to express my concerns regarding the proposed amendments to the Just Cause for Residential Evictions Ordinance, particularly the potential removal of the exemption for owner-occupied duplexes.

I am a small property owner in Santa Barbara who lives in one unit of my duplex and rents out the other. Over the past five years, I have increased my tenants' rent by only \$50. I have deliberately kept their rent affordable because I want to give them the opportunity to save money, potentially purchase a home of their own, or work toward other important financial goals. I believe in treating tenants fairly, and I value the stability that comes with maintaining a positive, long-term landlord-tenant relationship.

As a responsible, small property owner, I honestly feel as though I am being punished for something I have never done. I have made a conscious effort to treat my tenants fairly, keep their rent affordable, and provide them with stable housing. Yet, with every new ordinance and restriction, I feel increasingly targeted by the very local government that is supposed to represent and serve our community. It is discouraging to feel that, despite doing my best to be a fair and responsible landlord, I am continually losing rights over my own property.

I understand the importance of protecting tenants, but I believe responsible homeowners like me should not have to bear the consequences of policies designed to address problems we have never created. There needs to be a reasonable distinction between landlords who engage in unfair practices and those who have demonstrated a genuine commitment to treating their tenants fairly.

Meanwhile, the costs of owning and maintaining my property continue to rise. Mortgage payments, property taxes, insurance, repairs, and maintenance are significant financial obligations. With so many new laws and ordinances implemented over the past five years, it has also become increasingly difficult to keep up with the changing rules and restrictions.

My concern is that if additional restrictions are imposed on small property owners while our expenses continue to increase, I may eventually have no choice but to bring my tenants' rent closer to market value and implement regular annual increases to keep pace with those costs. That is precisely what I have tried to avoid. I would much rather continue providing reasonably priced housing than be forced to make larger rent adjustments simply to maintain my property and meet my financial obligations.

I am not a corporate landlord. I am a homeowner who lives on the property I rent out, takes responsibility for its upkeep, and has made a deliberate choice to keep my tenants' housing affordable. I also need to protect my own financial future and plan for retirement. I believe that should be possible without continually feeling that my rights as a property owner are

being diminished.

I respectfully ask the City Council to reconsider removing the exemption for owner-occupied duplexes and to carefully consider the unintended consequences these proposed changes could have on responsible small landlords and the very tenants the City is trying to protect.

Please recognize that small property owners who have consistently treated their tenants fairly should not be penalized for the actions of others. Protecting tenants and respecting responsible property owners should not be mutually exclusive.

Thank you for your time and consideration. I hope you will take my experience and concerns into account when considering Agenda Item 24.

Sincerely,

A Santa Barbara Homeowner and Small Property Owner

Vidal C.

vjchiprez@gmail.com

805-453-7686

From: [O. Hoodes](#)
To: [Randy Rowse](#); [Wendy Santamaria](#); [Mike Jordan](#); [Oscar Gutierrez](#); [Kristen Sneddon](#); [Eric Friedman](#); [Meagan Harmon](#); [City Clerk](#); [Holly Perea](#)
Subject: Opposition to Proposed Amendments to the Just Cause Ordinance (October 27, 2026 Agenda)
Date: Tuesday, October 27, 2026 7:23:54 AM

Some people who received this message don't often get email from ohh33@aol.com. [Learn why this is important](#)

October 27, 2026

Mayor and Members of the City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

**Re: Opposition to Proposed Amendments to the Just Cause Ordinance —
October 27, 2026, Agenda**

Dear Mayor and Councilmembers:

I am a duplex owner in the City of Santa Barbara, and **I strongly oppose removing the owner-occupied duplex exemption from the Just Cause Ordinance.**

My mother and I purchased our duplex in 1999. We scraped together every penny we had to buy a home in Santa Barbara, with me living on one side and my mother on the other. When my mother passed away in 2005, I had no choice but to rent her unit to afford to keep our home. **This property was never purchased as an income-producing investment. It was purchased as our home.**

My tenants and I share a common wall, laundry area, garage, roof, driveway, and front outdoor space. **This is not a detached investment property that I manage from a distance.** It is my home, where the decisions I make as a landlord directly affect my own living environment and that of my tenants.

California's statewide just-cause law, Civil Code Section 1946.2, recognizes the distinct circumstances of owner-occupied duplexes by exempting qualifying properties. When this issue first came before the Council, I understood that owner-occupied duplexes would remain exempt. I relied on that understanding.

For 21 years, I have been a small, independent, "mom-and-pop" landlord. I provide a lovely unit with upgrades, appliances, a fireplace, on-site laundry, parking, storage, and a spacious yard, all at below-market rent. I have consistently kept the rent below market, even when doing so came at the expense of my own financial security. I believe in treating tenants fairly, and I prefer long-term tenancies. During my current tenants' tenancy, I have raised the rent only once, and that increase was well below what was legally allowable.

Meanwhile, **my costs have risen substantially.** Property taxes, homeowners' insurance, water and trash service, gardening, repairs, appliances, and major maintenance expenses continue to increase. Like many homeowners, I must also plan for significant future expenses, including a potential roof replacement.

I have also experienced firsthand the financial risks of providing rental housing. My previous tenants, who stayed for 14 months, left extensive damage. There was an unreported water leak associated with a damaged garbage disposal, a cracked brand-new stove, dented walls exposing the metal underneath, a kitchen covered in grease, and a damaged refrigerator. It took several months to prepare the unit for new tenants. **I received no financial assistance to cover the vacancy or some of the repairs.**

I share these details not to disparage tenants, but to illustrate the financial responsibilities and risks that individual homeowners assume when they provide rental housing.

What concerns me most is the Council's apparent reversal of its earlier position without a meaningful assessment of the consequences. The exemption was questioned, and the Council voted to remove it without, to my knowledge, a comprehensive impact analysis, supporting data, or meaningful outreach to the homeowners who would be directly affected.

For years, I relied on the existing rules when deciding that I could responsibly retain one rental unit while continuing to live in my own home. I am approaching retirement, and this proposed change has created uncertainty about my housing, financial security, and future. **I am not a large corporate landlord with multiple properties or substantial resources. I am an individual homeowner trying to preserve the home my mother and I worked so hard to purchase.**

Why should an owner who lives in one half of a duplex be treated like a landlord who owns a separate investment property? If the rental unit were a separately owned condominium or a detached single-family home next door, the owner's circumstances would be fundamentally different. In an owner-occupied duplex, the landlord and tenant share the same property and many aspects of daily life. That distinction matters.

I am also concerned about the broader consequences of removing exemptions for other categories of housing, including newer housing and individually owned condominiums or single-family homes. **If the City expands these requirements without carefully considering their effects, it risks placing additional burdens on small property owners and discouraging individuals from providing rental housing.** Large developments with high rents, such as The Marc, illustrate why the City should carefully evaluate how its exemptions and requirements affect different types of housing and owners.

I respectfully ask the Council to:

1. Retain or reinstate the exemption for owner-occupied duplexes, consistent with the distinct circumstances of homeowners who share their property with their tenants.
2. At a minimum, continue this agenda item and conduct a meaningful analysis of the financial, housing, and practical consequences for affected homeowners before making a decision.
3. If the City ultimately changes the ordinance, consider applying the new requirements prospectively to future purchasers while protecting current owners who made housing and financial decisions in reliance on the existing rules.

I support fair treatment for tenants. But fairness must also recognize the rights and circumstances of homeowners who provide rental housing while living on the property themselves. Protecting tenants should not require disregarding the interests, financial limitations, and housing security of individual homeowners.

My mother and I worked hard to purchase our home. I have spent 21 years trying to maintain it responsibly while providing an affordable rental unit. **I ask the Council not to change the rules in a way that undermines the security of homeowners like me without first understanding the real consequences.**

Please preserve the owner-occupied duplex exemption or, at the very least, postpone this decision until its impact has been properly studied.

Thank you for your consideration.

Respectfully,

Onalisa Hoodes

From: [John Weninger](#)
To: [City Clerk](#); [Randy Rowse](#); [Wendy Santamaria](#); [Mike Jordan](#); [Oscar Gutierrez](#); [Kristen Sneddon](#); [Eric Friedman](#); [Meagan Harmon](#)
Subject: Re: Opposition to Proposed Amendments to the Just Cause Ordinance (October 27, 2026 Agenda)
Date: Monday, October 26, 2026 5:32:14 PM
Attachments: [Letter_to_SB_City_Council_Just_Cause_Amendments_jrw.docx](#)

Some people who received this message don't often get email from john@mccarthykroes.com. [Learn why this is important](#)

Re: Opposition to Proposed Amendments to the Just Cause Ordinance (October 27, 2026 Agenda)

Mayor and Councilmembers:

My name is John Weninger. I served this City as a Santa Barbara police officer from 1992 to 2007. When the floods of the 1990s cut off the communities where many officers lived, I was already here, because I live here. After September 11, 2001, I was here, protecting this City. I have owned and lived in my duplex in Hidden Valley since 1995. I could not have afforded any other way to own a home in this City.

My duplex is my home. My tenant and I share a roof, a driveway, a yard, a common wall, a foundation, and a second floor. This is not an arm's-length business. When a duplex owner gets a bad neighbor, he loses the quiet enjoyment of his own home.

The Legislature recognized that. When it adopted statewide just-cause protections in Civil Code section 1946.2, it deliberately exempted owner-occupied duplexes, because the rental is the landlord's home. When this issue first came before you, this Council promised that owner-occupied duplexes would remain exempt.

Then the Council reversed itself without any study. One Councilmember asked why the exemption exists, and the Council voted to remove it. No analysis. No data. No outreach to the owners it affects. That is arbitrary and capricious.

We relied on the rules. I bought my home under laws that never required an owner to pay a tenant to leave the owner's own home. I planned my retirement around that. Now, as a senior citizen, I face a new financial burden I never bargained for. Many owners like me did everything right, and this proposal penalizes us.

Removing the exemptions for newer housing and individually owned condominiums causes the same harm: it discourages new housing and burdens one-unit owners.

I ask you to keep these exemptions. At a minimum, continue this item and study its impact. Or, if you must change the rule, apply it only to future buyers, and protect current owners who bought their homes in reliance on the law. Thank you.

Very Truly yours,

John R. Weninger – Retired City of Santa Barbara Police Officer. 15- years of service.
Attorney at Law

McCarthy & Kroes

125 East Victoria Street, Suite A

Santa Barbara, CA 93101

(805) 564-2085

(805) 564-8891 (fax)

john@mccarthykroes.com

=====

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, forwarding, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail or telephone at (805) 564-2085 and delete the original message immediately. It is the recipient's responsibility to prevent computer viruses being transmitted. Accordingly, McCarthy & Kroes disclaims all responsibility which may arise directly or indirectly from any such transmission of computer viruses.

October 27, 2026

Mayor and Members of the City Council
City of Santa Barbara
735 Anacapa Street, Santa Barbara, CA 93101

Re: Opposition to Proposed Amendments to the Just Cause Ordinance (October 27, 2026 Agenda)

Mayor and Councilmembers:

My name is John Weninger. I served this City as a Santa Barbara police officer from 1992 to 2007. When the floods of the 1990s cut off the communities where many officers lived, I was already here, because I live here. After September 11, 2001, I was here, protecting this City. I have owned and lived in my duplex in Hidden Valley since 1995. I could not have afforded any other way to own a home in this City.

My duplex is my home. My tenant and I share a roof, a driveway, a yard, a common wall, a foundation, and a second floor. This is not an arm's-length business. When a duplex owner gets a bad neighbor, he loses the quiet enjoyment of his own home.

The Legislature recognized that. When it adopted statewide just-cause protections in Civil Code section 1946.2, it deliberately exempted owner-occupied duplexes, because the rental is the landlord's home. When this issue first came before you, this Council promised that owner-occupied duplexes would remain exempt.

Then the Council reversed itself without any study. One Councilmember asked why the exemption exists, and the Council voted to remove it. No analysis. No data. No outreach to the owners it affects. That is arbitrary and capricious.

We relied on the rules. I bought my home under laws that never required an owner to pay a tenant to leave the owner's own home. I planned my retirement around that. Now, as a senior citizen, I face a new financial burden I never bargained for. Many owners like me did everything right, and this proposal penalizes us.

Removing the exemptions for newer housing and individually owned condominiums causes the same harm: it discourages new housing and burdens one-unit owners.

I ask you to keep these exemptions. At a minimum, continue this item and study its impact. Or, if you must change the rule, apply it only to future buyers, and protect current owners who bought their homes in reliance on the law.

Thank you.

Respectfully,

John Weninger
Hidden Valley, Santa Barbara

From: [joe joe](#)
To: [City Clerk](#)
Date: Tuesday, October 27, 2026 12:53:09 AM

Some people who received this message don't often get email from joeinsba@gmail.com. [Learn why this is important](#)

It's a 50-year local Santa Barbara resident I believe I must speak my voice, the concept of the Santa Barbara City Council even considering to apply the rules and regulations that you've imposed on Big Time landlords to the mom and pop small-time landlord element is simply absurd, the type of costs incurred with the regulations that you've imposed on the big time landlords maybe they can handle it since they own such massive apartment complexes and bring in such huge rents Small Time landlords probably are just barely breaking even on properties that have a mortgage , those who have their elderly parents in a rest home and are using the rent from their house to pay their for their care none of them have a very deep pocket like you've imposed on the big time guys basically you're going to force them into selling the property and taking one more house off the rental market all together , unfortunately I'm out of the country or I would be at that meeting speaking loudly and clearly, I am asking that the city council drop this and I will make sure and not vote for any council member who supports it, thank you

From: [joe joe](#)
To: [City Clerk](#)
Date: Tuesday, October 27, 2026 12:48:48 AM

Some people who received this message don't often get email from joeinsba@gmail.com. [Learn why this is important](#)

Dear sirs at Santa Barbara City Council and or City Hall, bundling mom and pop Small Time landlords in with the same rules and regulations that you've imposed on large big-time landlords who own multiple gigantic apartment complexes Etc, is simply absurd, these big corporations have a staff to handle the things that you keep throwing at them ,mom and pop landlords do not, every time a mom and pop landlord has to call their attorney so that they can get something simple drawn up to serve a tenant , largely due to the fact that city counsels and other govt. Entities have changed the complexity so much and have actually got rules that are intended to snag up landlords in technicalities (which by the way in itself should be wrong and illegal)... I believe that you are basically forcing most small time Mom and Pop landlords into selling their property ,due to the liability risk of keeping it and having a problem with tenants, (if you think Small Time landlords have 2 months rent and moving costs to pay a tenant, you really need to wake up and rethink) when you lose a large chunk of the rental market such as the small and pop element , it will never be able to come back , for a new landlord to want to go into the rental business, buy a single family homes and rent them out ,they're going to lose 60% every month on operating costs(mortgage, taxes and insurance with maintenance versus what that brings in for rent) the mom and pop element has Grandma's house who might be in a rest home and they're using that money to pay for her care that house is probably paid for but once it gets sold somebody else that buys it's going to be in there for 2 million mortgage taxes and insurance , and it doesn't take a genius to see that that's an awful business plan you really need to rethink what you're doing to the small time landlord element here , I vote against the idea of imposing these regulations on small-time landlords and I will vote against any member of the city council who supports them

From: [Anne Schowe](#)
To: [City Clerk](#)
Subject: Rental property agenda item for Tuesdays meeting comment
Date: Monday, October 26, 2026 6:02:36 PM

Some people who received this message don't often get email from 424donze@gmail.com. [Learn why this is important](#)

I am a single family homeowner who has been renting in Santa Barbara for ten years. We've had great tenants over those years and the respect goes both ways. We're under market rent because our tenants are great. I hear this continuously from small landlords. If the city goes forward with rent control and the provision against single family homeowner landlords some of us will have to stop renting sadly as taxes go up every year and rent doesn't under these new ordinances. Also, most of us have older homes we rent, which means more and more expensive repairs to keep them habitable for our renters. The city is fearing an even worse house crisis if landlords stop renting all together when the city is 60% renters and most renters are in small rental situations. Please do not tar everyone with the same brush of the "bad" landlords when they are the exception not the rule in Santa Barbara. Please take into consideration that without rentals there would be significantly less housing options, this won't lower the price of homes or rents in Santa Barbara, and you are angering a lot of people who don't have big lobby budgets (CAUSE or Tenants Union) because we are wrongly able to be seen as a villain.

Thank you for your consideration of my comment. I hope you understand the enormous potential impact of this vote.

Christina Schowe

From: [Richard Flacks](#)
To: [City Clerk](#); [Randy Rowse](#); [Mike Jordan](#); [Kristen Sneddon](#); [Oscar Gutierrez](#); [Wendy Santamaria](#); [Meagan Harmon](#); [Eric Friedman](#)
Subject: comment on just cause proposal
Date: Monday, October 26, 2026 7:12:31 PM

Dear Mayor and councilmembers:
Speaking for SBCAN,

We are very appreciative of the staff proposed modification of just cause eviction policy now before you. The proposal involves much improved tenant protection by expanding justcause coverage. We support the further changes recommended by Alex Entrekin, based on his extensive experience with tenant grievances, and his understanding of best practices adopted by many other California cities.

I particularly want to emphasize the need to increase the standards of relocation assistance. Such assistance **MUST** provide tenants the means to move. Current provisions are less than those in several cities in Santa Barbara County, as well as the county's own requirements. These standards are based on providing multiples of median market rents rather than simply the rents paid by the targeted tenant. Earlier city policy, which SBCAN urged almost 20 years ago, provided 4x median market rent for tenant displacement assistance in the event of condo conversion. Current city standards still in the proposed draft might result in tenants being forced out of the community or into homelessness who are evicted without fault of their own--because of assistance levels too low to actually assist.

Let's aspire to be a place where housing is understood as a human right. We've been moving closer to having the legal groundwork for this. You are about to make some good further steps on that road.

Sincerely,
Dick Flacks, SBCAN co-president

Sincerely,
Dick Flacks
SBCAN co-president.

From: nick@kfe.net
To: [City Clerk](#)
Subject: Written Public Comment — Item 24: Proposed Just Cause Ordinance
Date: Monday, October 26, 2026 8:18:56 PM

Some people who received this message don't often get email from nick@kfe.net. [Learn why this is important](#)

Submitted by: Nick Koonce

Meeting date: October 27, 2026

Mayor and Councilmembers:

I strongly oppose the proposed Just Cause Ordinance, the previously adopted rent stabilization ordinance, and Council's broader rent-control agenda. These measures impose increasingly intrusive restrictions on private property while leaving owners responsible for the expenses, liabilities, and financial risks.

Private property is not a public asset that Council may treat as its own. Making a home available for rent does not erase ownership rights or create an unlimited obligation to provide housing on whatever terms the City dictates.

My livelihood depends substantially on real estate. I understand the costs, risks, and long-term commitments involved in providing housing. I take these decisions seriously.

The cumulative effect of this Council's policy decisions has me seriously contemplating divesting from Santa Barbara's rental market. The steady erosion of private property rights and repeated targeting of small rental-property investors are making continued investment increasingly difficult to justify.

I hope the referendum effort or pending litigation will prevent these policies from causing lasting harm. But even a successful challenge cannot erase the expense and uncertainty created along the way. Council should reverse course itself rather than leave voters or the courts to correct its mistakes.

Council cannot honestly evaluate these policies while ignoring their cumulative consequences. You cannot continually increase the burdens of providing rental housing and assume owners will continue participating. When the obligations and risks become unacceptable, owners reconsider whether to remain in the market.

In my view, Council is establishing an expensive and embarrassing pattern: prioritizing political appeal over sound policy, inviting referendum challenges, and leaving the community to absorb the uncertainty, division, and expense.

A referendum should be a democratic safeguard—not this Council's quality-control department. Your responsibility is to examine consequences before legislating, not leave

residents to organize afterward to correct foreseeable mistakes.

Protecting tenants from genuine abuse is a legitimate objective. Treating housing providers as an unlimited source of money and compulsory public service is not. Respecting tenants does not require disregarding owners' rights.

Reject the proposed Just Cause Ordinance and reverse course on your broader rent-control agenda. Encourage continued investment in rental housing instead of making withdrawal increasingly attractive.

Protecting renters requires preserving the willingness of owners to provide rental homes—not simply imposing more obligations on those who still do.

From: [Santa Barbara Casitas](#)
To: [City Clerk](#)
Subject: Proposed Rental Unit Changes
Date: Monday, October 26, 2026 8:52:15 PM

Some people who received this message don't often get email from santabarbara.casitas@gmail.com. [Learn why this is important](#)

Dear City Council Members,

I own a small, three-unit property with my wife. We live in one unit and rent the other two. The rents we get help us cover the property's monthly expenses (i.e., our mortgage, taxes, insurance, maintenance, other expenses). What we receive is not close to enough to cover all of our property related expenses. We are not wealthy, nor are we a large corporation with sizable finances. Costs are rising across the board for us and the Council's proposed actions pile on. Believe it or not, inflation is happening to all of us and enacting rules that give owners even less control over their property and a diminished ability to enforce basic lease terms lead us to believe that the Council does not care about what it is doing to mom and pop housing providers and their ability to continue providing rental housing in Santa Barbara.

We are deeply concerned by proposed changes the Council is considering to its rental property laws, particularly the changes regarding eviction for less than full payment of rent and the ability to enforce lease terms.

My wife and I have experienced late and less than full rent payments on a number of occasions. Each instance is quite stressful. Our mortgage and other expenses do not pause merely because a tenant has not paid/underpaid. Under your proposed changes a tenant could deliberately underpay each month and avoid full payment of rent for a protracted amount of time. Property owners would have to cover the difference and would not have a way to recoup their losses. This is fundamentally unfair. It treats all landlords as if they are cash machines able to absorb endless costs.

Landlords must be able to enforce lease terms. Without an ability to enforce a lease, the terms mean nothing and the lease fails to protect the parties. The lease enforcement rules the Council is considering ensure this outcome by making it near impossible to enforce a breach of lease by a tenant. The new rules add significant hurdles to the burden of proof required to prove a breach, and each hurdle imposes a new cost if the matter proceeds to court. Please consider the negative effect this will have on the ability of landlords to enforce their contracts and provide quality housing.

Thank you,

Sean Alexander

From: [Michele Carbone](#)
To: [City Clerk](#)
Subject: Item 24 Just Cause
Date: Monday, October 26, 2026 2:34:58 PM

Mayor Rowse and City Council members;

I am writing to you again, knowing the majority of you will not listen to anything being written from my point of view. What you are proposing in this Just Cause Ordinance is another assault on the mom and pop housing providers who supply the bulk of the rental properties within your city. It's as if you are attacking us using the practice of a thousand cuts. For the past ten years with our two two-bedroom duplexes we have been begging you for consideration of our interests in keeping the city from meddling in the leases between our tenants and ourselves as providers. We have never had to evict a tenant, most leave to purchase their own house or look for a bigger house once their children are past the toddler stage, and we have been happy to return most or all of their deposits after they depart. Happy tenants rarely show up to speak at these council meetings.

The policies you are writing are treating all housing providers as if we were the few large developers who have caused some hardship for tenants that result in big news headlines.

Fewer exemptions in this ordinance will result in more voters who are displeased with your decisions. I can only hope they vote accordingly in this upcoming and in future local elections. Protecting tenants at the expense of harming everyone else is fundamentally un-American.

This quote from the 2025 White House Draft Bill of Rights for Renters states: "Renters should face minimal barriers when applying for housing and receiving housing assistance, which includes minimally burdensome application and documentation requirements and fair and equal tenant screening." It's ok for tenants to be minimally burdened, but burdening the housing providers with more and more documentation requirements, bureaucracy, fees, and eventual inspections seems to be the goal of the majority of this City Council. It is fundamentally un-American.

Every hardship known to man seems to be increasingly added to your housing ordinances, if it benefits the tenant. If a housing provider needs to help out a family member, or two, the rules suddenly become stricter and stricter. Tenants can remain for as long as they like, but family members must be ordered to stay a certain amount of time based on no actual data to support the new arbitrary 36-month rule. Wouldn't those family members also become tenants? What if those family members have their

own school age children? Shouldn't this family have the right to determine their future needs, too?

This new ordinance seems to think that housing providers are a BANK.

Even if a tenant breaks the provisions of the lease agreement that they signed up for, a housing provider could not start an eviction until the tenant owes one full month's rent. (Example: rent is \$2,500 and the tenant pays \$2,000 each month. That is \$500 short every month, so you would have to wait for FIVE short payments, with \$2,500 unpaid, while your mortgage, insurance, and taxes are still due. A predatory tenant could then start the entire cycle over again with a payment of rent at the last minute to stave off an eviction after bilking the housing provider for months, and causing the housing provider to spend copious amount of money for attorney's fees.) With only the current limitation of a one month deposit, the tenant is being given a recurring FREE get out of jail card and would also be relieved of any obligation to return the property in the condition it was delivered to them in. This is again un-American.

If a housing provider, in order to enforce a lease term, must prove "substantial actual injury" to landlords or other residents, prove the tenant's conduct was unreasonable, send a written notice, and give time to fix it, all provisions that are part of the lease, it is again un-American for the the City to put their finger on the scale only for the benefit of one party to the lease at the expense of the other.

Regarding the expense account you are granting to tenants in the event of a substantial remodel, you are again acting like housing providers are the BANK. A tenant should be required to provide actual receipts for the costs incurred for temporary LOCAL HOUSING AND FOOD, as necessary.

This list of injuries goes on and on in this proposed ordinance. In ten years' time, it will be interesting to see if there are any mom and pop housing providers left. Sadly, this draft ordinance and the RSO are concrete evidence that Councilmember Kristin Sneddon never had any intention of upholding her promise to protect mom and pop landlords in Santa Barbara. Her lie and the resulting bureaucratic nightmare will be a constant reminder for us every time we pay another registry fee, enact a new lease, or attempt to improve our properties.

--Michele Carbone, mom

From: [Holly Perea](#)
To: [Santa Barbara City Council](#)
Subject: FW: Just Cause Ordinance (Item 24)
Date: Monday, October 26, 2026 4:30:25 PM

Forwarded message from Jay Braun:

From: Jay R Braun <jrlmb.ci@gmail.com>
Sent: Monday, October 26, 2026 4:02 PM
To: Holly Perea <hperea@santabarbaraca.gov>
Subject: Just Cause Ordinance (Item 24)

Honorable Mayor and Members of the City Council:

We ask that you do not approve this item. It is unfair to the City's housing providers.

We respectfully ask Council not to introduce this ordinance as written.

At a minimum, please keep the existing exemptions, keep the 12-month owner move-in standard, and give owners more time to review these changes before moving forward.

Thank you for the opportunity to voice our opinion

Jay Braun

From: cccpas@aol.com
To: [City Clerk](#)
Subject: Comments on Just Cause Ordinance Changes
Date: Monday, October 26, 2026 4:37:49 PM

Some people who received this message don't often get email from cccpas@aol.com. [Learn why this is important](#)

Councilmembers,

My name is Roxanne Chapman. I am a Santa Barbara housing provider and a member of the Santa Barbara Rental Property Association. I currently own 2 duplexes, totaling 4 rental units. My family has been a considerate landlord, providing clean, well-kept housing at reasonable rental rates in Santa Barbara for over 50 years; I have managed these properties for about 20 years.

Owners should be able to use their own property for their families. My mother, the prior owner of my rental properties, died on 1-7-25, the same day as the Palisades fire that caused my displacement from Malibu to Santa Barbara. We were fortunate in that we could evacuate and move into my mom's house, but if she had lived, we would have looked to one of her rentals for temporary housing. We hope that devastating fires will not happen again, but we would like the opportunity to move our adult children and families, one of whom currently lives in a forest area, into my rental units, if necessary, while they look for permanent housing. We should not be required to live or have our family live in our rental unit for 36 months.

An executed lease should mean something. After my mother died, my brother and I sold all her rental units except those allocated to me. In September 2025, a ten-year tenant moved from one of the rental units to be sold to one of my duplexes to stay with me as landlord. Because of the long tenancy, I offered the same rent as charged the departing tenant with the same expected increase in 2026, terms that were under-market and readily accepted by the tenant. In 2026, the tenant did not pay the agreed-upon increase because of the rent freeze, even though their lease was executed in September 2025 and I put in over \$6,000 to ready the duplex for the tenant. Meanwhile my property taxes for the duplex increased over 1,000%, yes, over one thousand percent; yet the tenant continues to pay under-market rent.

State law gives owners the right to leave the rental business. I wish I had sold the rental units last year but I thought it was good to provide housing in Santa Barbara. Added penalties and restrictions make the right to leave the rental business harder to use and discourage investment in existing rental properties by new owners.

I do not understand how these rent stabilization and just cause provisions will provide more housing while small owners incur more costs and paperwork, keep tenant rents low and have a harder time selling at a reasonable price.

I respectfully ask the Council not to introduce this ordinance as written. At a minimum, please give owners more time to review these changes before moving forward.

Roxanne B. Chapman

From: [Melanie Rogers](#)
To: [City Clerk](#)
Subject: Public Comment on Just Cause Ordinance (Agenda Item 24)
Date: Monday, October 26, 2026 5:30:03 PM

Some people who received this message don't often get email from melbeemusic@yahoo.com. [Learn why this is important](#)

Dear Santa Barbara Mayor and Councilmembers,

I am a Santa Barbara housing provider and a member of the Santa Barbara Rental Property Association. I own 1 rental unit and I have been providing housing in Santa Barbara for 6 years.

New costs and requirements

I am a local housing provider, not a large corporation. Every added payment, legal requirement, and administrative step affects my ability to maintain my property and continue providing rental housing. I keep the rent for my property well below the market rate because I know how hard it is for people to afford being able to live in Santa Barbara. I respect my tenants and I want to treat them right. But, with additional costs forced upon me by ordinances like this one, I will have to raise the rent, and if I can't increase the rent to cover my costs of maintaining the property plus additional expenses like these created by you, I will be in a very difficult financial position.

Deleting exemptions

I own a single-family home that I rent out; it is my only rental property. State law already protects tenants, and the City's own staff say that the exemptions for owner-occupied duplexes, housing with a certificate of occupancy within the last 15 years, and single-family homes and condos owned by individuals follow state law. Taking them away adds new costs and restrictions on small owners like me.

Please stop treating small local owners as though we have unlimited resources. Support hard-working and fair-minded landlords in Santa Barbara, of which there are many, to continue providing affordable housing for people who need it.

I respectfully ask Council not to introduce this ordinance as written.

Sincerely,
Melanie Rogers

From: [Krista Pleiser](#)
To: [Eric Friedman](#); [Kristen Sneddon](#); [Meagan Harmon](#); [Mike Jordan](#); [Oscar Gutierrez](#); [Randy Rowse](#); [Wendy Santamaria](#)
Cc: [City Clerk](#); [Barbara Andersen](#); [Dan Hentschke](#)
Subject: SBAOR Comments re: Just Cause Amendments
Date: Monday, October 26, 2026 8:59:43 AM
Attachments: [SB CC - Just Cause - 10-27-26.pdf](#)

Greetings,

Attached are comments from the Santa Barbara Association of REALTORS® regarding the October 27, 2026, agenda item 24. Amendments to Chapter 26.50 of the Santa Barbara Municipal Code Relating to Just Cause for Residential Evictions [Ordinance Introduction]. Should you have any questions, please do not hesitate to contact us. Thank you.

Krista Pleiser, MPP, RCE

Chief Government Relations Officer

Santa Barbara Association of REALTORS®

1415 Chapala Street | Santa Barbara, CA 93101

(805) 884-8609 (Direct) | (805) 963-3787 (Main)

kpleiser@sbaor.com

For more information please visit www.sbaor.org

This communication is intended for the individual or entity to which it is addressed. The information contained herein may be confidential and/or privileged information. Any unauthorized dissemination of this email is strictly prohibited.

From: [Bruna Byrne](#)
To: [City Clerk](#)
Subject: Comments for Just Cause Ordinance
Date: Monday, October 26, 2026 11:21:10 AM

Some people who received this message don't often get email from brunabyrne@gmail.com. [Learn why this is important](#)

We (siblings) recently inherited our family's home and we are finding it increasingly difficult to keep it as a rental.

My parents were immigrants that arrived here in 1961. Similar to many immigrants today they had service jobs... my mom was a housemaid and my father a landscaper until he got a job meat-cutting. They came with nothing but suitcases and 2 children and a hope for a better life. They scrimped and saved to buy a small house on the east side in 1963 where we grew up... the American dream. My father passed and my mom continued to live in the house for 61 years. We inherited the home after her passing in April 2024. We are trying to hold on to it. Maybe we'll retire in it someday? Maybe one of our kids will move back to Santa Barbara?

In any case, the math to own the house currently barely pencils out. First our property taxes increased to \$13300 per year, our landlord insurance rate is at \$2700 and there are only two carriers that would consider us because we are in a "fire zone". Monthly landscaping adds up to \$4800/year. Property management was quoted at \$4500 (8%) so we decided we would do it ourselves. General maintenance is currently tracking at about \$3600/year or more due to the "all original" nature of the house.

Total expenses: \$28,600 per year
Total income: \$53,400 (\$4450/per month rent) assuming it is rented for the full year.
Net: \$24,800 shared among siblings. If we had any kind of mortgage the net would be \$0. So for this we feel lucky.

If we sold and invested the proceeds at 5% which is very possible today with CD rates ... our income would be \$75,000/year with no expenses (three times our net rental income). But we are trying to hang on to this legacy for our family and the opportunity to carry on. Please don't make it more difficult for us to keep our family property. If any one of the amendments to the current regulations pass, that may throw us over the edge to sell, of which we've been approached several times.

Thanks for your consideration,
Bruna Byrne



From: seacoral7@aol.com
To: [City Clerk](#)
Subject: No on Just Cause Ordinance & Rent Stabilization and Control
Date: Monday, October 26, 2026 1:56:22 PM

Some people who received this message don't often get email from seacoral7@aol.com. [Learn why this is important](#)

Date: October 26, 2026

To: Honorable Mayor and Members of the Santa Barbara City Council

From: Mary Almo / Small Rental Property Owner in Santa Barbara]

Subject: PLEASE VOTE NO ON RENT JUST CAUSE ORDINANCE & STABILIZATION AND RENT CONTROL

Dear Mayor and Members of the City Council,

I am writing to you today as a dedicated, long-term housing provider in Santa Barbara to express my strong opposition to proposed rent stabilization and rent control measures.

Honest, local landlords are feeling increasingly demonized and penalized by the very city we serve. Proposals like these strip away our fundamental property rights and penalize responsible property owners who have provided safe, reliable, and well-maintained housing to this community for years.

The reality of operating housing in Santa Barbara has become extraordinarily difficult and expensive:

- **Escalating Operating Costs:** Over the past several years, the cost of property insurance, routine maintenance, essential repairs, building supplies, and municipal utilities has skyrocketed. Restricting our ability to adjust rents to reflect real-world market costs forces us into a position where we cannot keep up with essential property maintenance.
- **Increased Financial and Operational Risk:** Adding restrictive bureaucratic hurdles makes providing housing a high-risk endeavor. When local government penalizes small housing providers, it disincentivizes investment in improving local housing stock.
- **Unfair Eviction Protections for Non-Compliant Tenants:** Landlords are facing increasingly costly and onerous hurdles when trying to address non-payment of rent or property destruction caused by

irresponsible tenants. Small property owners cannot absorb months of unpaid rent or thousands of dollars in property damage without a fair and efficient legal process.

If these policies pass, small, independent "mom-and-pop" housing providers—the very landlords who care about their tenants and neighbors—will simply be driven out of business. Many will be forced to sell to large corporate private equity firms, convert units to non-rental uses, or take properties off the market entirely, which will ultimately reduce Santa Barbara's rental supply and harm the community.

Please support small local businesses and preserve property rights in our city. **I strongly urge you to vote NO on rent stabilization and control.**

Sincerely,

Mary Almo

407/409 South Milpas, Santa Barbara, CA 93103

805-403-8713



October 27, 2026

Mayor Randy Rowse
Councilmember Eric Friedman
Councilmember Wendy Santamaria
Councilmember Oscar Gutierrez
Councilmember Meagan Harmon
Councilmember Mike Jordan
Councilmember Kristen Sneddon
PO Box 1990
Santa Barbara, CA 93102

RE: Amendments to Chapter 26.50 of the Santa Barbara Municipal Code Relating to Just Cause for Residential Evictions

Dear Mayor Rowse and Councilmembers,

The Santa Barbara Association of REALTORS® (SBAOR) represents about 1,200 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners.

On behalf of SBAOR, we request that Council continue introduction of the proposed Just Cause amendments and direct staff to address the following concerns. Our requested changes are summarized below, followed by detailed comments in ordinance order.

- **Sale disclosures:** Remove the separate seller and buyer disclosure requirements. Maintain a City Tenant Rights and Responsibilities Guide that is continuously accessible throughout a tenancy.
- **Title recordation:** Remove additional discretionary recordation requirements and track applicable restrictions through the rental registry under Chapter 26.100.
- **Trust beneficiary information:** Remove the requirement to disclose all beneficiaries' names and addresses. Accept limited documentation establishing the qualifying ownership interest.
- **Ten-year first-offer requirement:** Remove the proposed ten-year obligation and limit these continuing local obligations to the five-year framework.
- **Three-year owner occupancy:** Retain the 12-month requirement. Three years is too long given changes in health, employment and family circumstances.
- **One owner move-in per property:** Remove the absolute prohibition on recovering another unit for legitimate family occupancy, including multigenerational living and caregiving.
- **School-year defense:** Add meaningful exceptions for owner hardship, medical needs and competing family needs, and clearly define eligibility.
- **LLC ownership:** Reconcile conflicting owner eligibility provisions.
- **Temporary relocation payments:** Provide the data and methodology supporting the proposed amounts, prevent duplicate obligations and clarify emergencies, alternative accommodations and extended displacement.
- **CPI adjustments:** Explain and reconsider full CPI increases for mandatory relocation payments while rental income increases are limited to 60% of CPI.

- **Expanded coverage:** Retain the existing exemptions for owner-occupied duplexes, newer housing, and qualifying single-family homes and condominiums.
- **Relocation benefit coordination:** Avoid overlapping payment obligations and clearly credit payments already made.
- **Returning-tenant rent restrictions:** Explain the legal authority and interaction with Costa-Hawkins, and clarify the rules when a tenant declines to return or remodeling materially changes a unit.
- **Nonpayment threshold:** Remove the requirement that unpaid rent *accumulate* to one full month before an owner can pursue a nonpayment eviction.
- **Lease enforcement:** Remove the blanket actual-injury requirement so owners can address material violations before harm occurs. Clarify permissible lease changes and define “unreasonable” conduct.
- **Notice and cure:** Establish clear standards and deadlines, including treatment of recurring violations and immediate hazards.
- **Nuisance and waste:** Reconcile the report’s on-property arrest language with the ordinance’s off-property language. Preserve enforcement based on underlying dangerous conduct and clarify property restoration obligations.
- **Rental withdrawal requirements:** Distinguish state mandates from optional local restrictions and clarify property-wide withdrawal, rescission and successor obligations.
- **Replacement housing rents:** Revise the prior-rent requirement to account for newly constructed housing, applicable state law and a fair and reasonable return.
- **Disability extension procedures:** Establish limited verification standards, clear deadlines and a process for resolving eligibility disputes while protecting privacy.
- **Translation requirements:** Use “or” rather than a blanket English-and-Spanish requirement, distinguish existing state obligations and provide City-approved translated forms.
- **Drafting errors:** Correct inconsistent language, incorrect cross-references and the incomplete utility-disruption provision before adoption.
- **Implementation and costs:** Provide forms, education, transition rules and a detailed administrative cost estimate before enforcement.
- **Cumulative impact:** Evaluate these amendments together with rent control and allow further stakeholder review before moving forward.

Section 1: Coordination of Relocation Assistance — §26.50.020

We appreciate the effort to coordinate overlapping relocation benefits and avoid duplicative obligations. That appreciation should not be interpreted as support for the underlying relocation payment requirements or the proposed payment standard. The City should clearly explain how payments already made will be credited and how different payment deadlines will be coordinated.

The opening amendment instruction should also reference §26.50.020 rather than §26.50.030.

Section 2: Applicability and Exemptions — §26.50.030

The proposal removes existing exemptions for owner-occupied duplexes, newer housing, and qualifying single-family homes and condominiums. The staff report does not quantify the additional properties affected or demonstrate why the existing exemptions are inadequate. These properties include smaller housing providers whose ability to continue renting may depend on flexibility when family, financial or medical circumstances change.



We request that Council retain the existing exemptions. Any reconsideration should include an analysis of the affected housing stock, documented local need and potential consequences for continued rental availability.

Section 3: Right to Re-Rent and Returning-Tenant Rent — §26.50.055

We request a written explanation of the authority for the proposed returning-tenant rent restrictions and their interaction with Costa-Hawkins.

The ordinance should clearly address a former tenant declining or failing to respond to an offer, rental to a new tenant afterward, and remodeling that changes a unit's size, configuration or bedroom count. It should also explain what constitutes a "comparable new rental unit" and which rent adjustments may apply when a displaced tenant returns. Owners and prospective purchasers should not have to resolve these questions after undertaking a project or acquiring a property.

Section 4: Owner Move-In, Demolition and Substantial Remodel — §26.50.070

Owner and family occupancy. Three years is too long to require an owner or qualifying family member to commit to continuous primary occupancy. A great deal can change during that period, including health, employment, marriage, caregiving responsibilities and family needs. We request retention of the 12-month requirement. The City should address misuse through good-faith requirements and enforcement rather than imposing a three-year commitment on legitimate family occupancy.

Substantial remodel. The City should avoid duplicative submissions and address emergency repairs, unforeseen conditions and changes in approved work.

Sections 5 and 6: Primary Residence, Ownership and Privacy — §26.50.070

The primary residence definition excludes LLCs and other corporate structures, while other owner move-in language references an operating agreement as possible proof of eligibility. These provisions should be reconciled, including the treatment of an LLC owned entirely by natural persons.

Requiring the names and addresses of **all living trust beneficiaries** appears broader than necessary to verify an eligible occupant. The City should accept a certification of trust or other limited documentation establishing the relevant ownership interest.

The ordinance should specify required documentation, permit redaction of unrelated information and establish confidentiality protections.

Section 7: Limitations on At-Fault Evictions — §26.50.071

Nonpayment. Requiring unpaid rent to accumulate to one full month's rent could leave owners carrying repeated shortfalls for months. For example, a tenant owing \$3,500 monthly who pays \$3,000 each month would not reach the threshold until the seventh month. The owner would then still need to complete the notice and eviction process. We request removal of this threshold.

Lease enforcement. Requiring "substantial actual injury" may prevent owners from addressing material lease violations before dangerous conduct causes harm.

"Unreasonable" conduct and a "reasonable opportunity" to cure also need objective standards.



The ordinance should preserve enforcement of lawful material lease terms, distinguish changes during an existing lease from permissible changes at renewal, and clarify cure periods, recurring violations and urgent hazards.

Nuisance. The staff report and ordinance describe different circumstances: the report refers to an arrest **on the property**, while the ordinance refers to an arrest **off the property**. This is a substantive discrepancy that must be resolved before adoption.

Owners must remain able to rely on evidence of repeated threatening, dangerous or destructive conduct while respecting protections for crime victims.

Waste. The proposal should address disputed restoration costs, inadequate repairs and damage that requires restoration even when it does not render the unit uninhabitable.

Section 8: Limitations on No-Fault Evictions — §26.50.072

One owner move-in per property. An absolute limit could prevent separate children or other qualifying relatives from occupying different units. It fails to accommodate multigenerational living, disability and caregiving needs. We request removal of the absolute prohibition and preservation of legitimate good-faith family occupancy.

School-year defense. The proposal does not adequately account for an owner's own children or an urgent need for accessible housing, medical treatment or nearby family care. Council should provide a meaningful hardship exception and define regular part-time residence, school enrollment requirements and the applicable school calendar.

The capital improvement plan cross-reference in subsection B should also be corrected.

Section 9: Withdrawal and Re-Rental Requirements — §26.50.100

The City should distinguish state requirements from optional local restrictions and explain the scope of the all-units withdrawal requirement.

We oppose extending first-offer obligations to ten years. The City establishes a five-year removal period, yet proposes a ten-year obligation to offer the unit to a former tenant if it is rented again. Why should that obligation continue for another five years? We request that the City align the first-offer requirement with the five-year period.

The City should provide clear procedures for rescinded withdrawal notices, tenant eligibility extensions, notification duties and the expiration of continuing obligations.

Replacement housing also raises significant concerns. Please explain how requiring newly constructed units to begin at the prior tenancy's rent reconciles with the Ellis Act's fair-and-reasonable-return standard for newly constructed accommodations and with Costa-Hawkins.

The proposal does not adequately explain how rents would be assigned when fewer older units are replaced with more new units of different sizes and configurations. Council should evaluate the effect on redevelopment feasibility before proceeding.



Section 10: Disclosures Before and After Sale — §26.50.110**We request removal of the proposed transaction-specific disclosure requirements.**

The City should instead maintain a standardized Tenant Rights and Responsibilities Guide that is continuously accessible online and through City housing resources. Tenants should be able to obtain reliable information throughout their tenancy, rather than depend on a disclosure triggered by a potential sale. Separate seller and buyer notices create additional delivery, timing, documentation and liability concerns. They also risk suggesting that a sale itself changes tenant protections when the purpose is to explain rights that already exist. A continuously maintained City guide would provide consistent information, allow the City to update explanations when laws change and avoid placing responsibility for interpreting City requirements on individual sellers and buyers.

Section 11: Recordation Against Property Titles — §26.50.120**The City should track these obligations through the rental registry established under Chapter 26.100 rather than impose additional title recordation requirements wherever legally permissible.**

The registry should serve as the City's administrative record of applicable rental restrictions and continuing obligations. Creating a separate recorded-title system introduces questions about financing, title review, errors, expiration and releases. The proposal does not clearly establish who must correct or release a recorded notice, when that must occur or who pays. These unresolved issues are reasons to use the registry instead.

Section 12: Notice Languages — §26.50.130

The staff report describes notices in English **or** Spanish, while the ordinance requires English **and** Spanish, followed by an alternative-language clause. **We prefer “or,” with clear standards ensuring that tenants receive information in an appropriate language.** Civil Code §1632(b)(3) already addresses translation of qualifying residential rental agreements negotiated primarily in Spanish, Chinese, Tagalog, Vietnamese or Korean. That provision ties translation to the language of negotiation.

The City should explain why it proposes a broader obligation, distinguish rental agreements from later notices, and provide legally reviewed forms and clear compliance guidance. The report and ordinance must describe the same requirement.

Section 13: Temporary Relocation — §26.50.140**Where did the proposed \$150 per household for lodging and \$30 per occupant for meals come from?**

Before establishing the proposed \$150 daily lodging payment per household and \$30 daily meal payment per occupant, the City should conduct a nexus study, as it did for its existing relocation assistance payments. The study should establish a documented basis for the amounts, explain the methodology and demonstrate how the payments relate to the expenses associated with temporary displacement.

The City should also distinguish this provision from the rent control ordinance, prevent duplicate obligations and address comparable accommodations, emergencies, tenant-caused damage, insurance payments and displacement extending beyond 30 days.

Please explain why these required payments receive full CPI adjustments while permitted rent increases receive only a portion of CPI. The applicable index and calculation method should be specified.



Subsection C: We understand this provision is intended to allow temporary disruption of major systems during weekday hours from 8 a.m. to 5 p.m. without requiring tenant relocation. Please complete the sentence to expressly state that rule.

Implementation and Requested Action

Owners need final forms, translated notices, filing procedures and education before enforcement begins. Transition rules must address existing leases, notices already served, pending transactions and projects underway. Council should also receive an estimate of additional administrative costs and potential fee impacts.

We respectfully request that Council continue introduction and direct staff to revise the proposal, remove the transaction-specific disclosures, use the rental registry instead of additional discretionary title recordation, and address the remaining concerns through further stakeholder review.

Sincerely,



Jennifer Berger
2026 President



From: [Rob Fredericks](#)
To: [Randy Rowse](#); [Mike Jordan](#); [Meagan Harmon](#); [Oscar Gutierrez](#); [Kristen Sneddon](#); [Eric Friedman](#); [Wendy Santamaria](#); [City Clerk](#)
Cc: [Kelly R. McAdoo](#); [Barbara Andersen](#); [Dan Hentschke](#); [Alelia Parenteau](#)
Subject: Housing Authority comment letter regarding Amendments to Chapter 26.50 of the Santa Barbara Municipal Code Relating to Just Cause for Residential Evictions [Ordinance Introduction]
Date: Sunday, October 25, 2026 10:12:29 AM
Attachments: [Ltr_HousingAuthority_to_CityCouncil_JustCauseOrdinanceAmendments.pdf](#)

Dear Mayor Rowse, City Council Members and others,

Attached, please find the Housing Authority's comment letter regarding item #24 on the Council agenda for October 27th - Amendments to Chapter 26.50 of the Santa Barbara Municipal Code Relating to Just Cause for Residential Evictions [Ordinance Introduction].

Best Regards,

Rob Fredericks

Rob Fredericks | Executive Director/CEO
Housing Authority of the City of Santa Barbara
[808 Laguna Street Santa Barbara, CA 93101](#)
rfredericks@hacsb.org | hacsb.org |
direct [805-897-1051](tel:805-897-1051) | fax [805-564-7041](tel:805-564-7041)
TTY English [866-660-4288](tel:866-660-4288) | TTY Spanish [866-288-1311](tel:866-288-1311)

Satisfaction Survey
<https://hacsb.wufoo.com/forms/z10vm3va0gs5acu>

From: [marina](#)
To: [City Clerk](#)
Cc: ae@sbrpa.org
Subject: Item 24 — Just Cause Ordinance — Comments from a Long-Term Santa Barbara Property Owner
Date: Monday, October 26, 2026 7:52:33 AM

Dear City Council Members and City Clerk,

I am writing to express my strong opposition to the proposed Just Cause Ordinance (Item 24) as a property owner in Santa Barbara.

I have co-owned a duplex at 1815 and 1821 Cleveland Avenue since 2003 — over two decades of responsible landlordship in this community. I have kept rent increases minimal and legal, maintained long-term tenants, and invested significantly in the upkeep and habitability of the property, including costly pest abatement, flood remediation from a city culvert that runs through the property, and structural repairs. I am not the kind of landlord these ordinances are designed to address.

I am writing today because this ordinance will directly and severely affect a deeply personal plan I have been making for my family.

My mother is 95 years old. Within the next 12 months I intend to move her into one of my units at 1815 Cleveland so that she can be close to family support and live out her final years with dignity and care. **This is not a pretext — it is a human necessity.** I have never occupied these units myself — for over twenty years they have been homes for others. But the time has come when our family needs access to this property. My mother is 95 years old and needs to sell her home and downsize and that changes everything.

Under the proposed ordinance, two provisions would make this either impossible or prohibitively costly:

First, the owner move-in occupancy requirement has been extended from 12 months to 36 months. I am approaching retirement age and I need flexibility — not a three-year commitment tied to conditions that may change rapidly given my mother's age and health.

Second, and critically, the ordinance now requires that the property be held in the owner's own name, not in an LLC. My property is held in a family LLC established in 1997. This was standard estate planning practice at the time and has nothing to do with circumventing tenant protections. Under the new rules, this technicality would disqualify me entirely from exercising an owner move-in right for my own mother — a 95 year old woman who needs to be near her family.

I am a small, independent landlord managing this property remotely, approaching retirement at 67 years, with no institutional backing and no deep pockets. I have done everything right — maintained the property, treated tenants fairly, complied with AB1482 and all applicable laws. And yet I am being penalized as though I were part of the problem this ordinance is trying to solve.

I urge the Council to consider the human impact of these rules on small, responsible owners like me. We are not the problem. Sweeping us into legislation designed for bad actors is neither fair nor effective, and it will ultimately reduce the supply of well-maintained rental

housing in Santa Barbara.

I ask the Council to consider whether there is a way to honour and distinguish responsible long-term owners, those who have provided stable, well-maintained housing for decades, complied with every law, and treated their tenants fairly, from these bad actors this legislation is designed to rein in. A blanket ordinance that treats us all the same does not serve justice or the community. There must be a path that protects tenants from genuine abuse while preserving the rights of owners who have earned a different standard of treatment.

Please reconsider these provisions before adopting this ordinance.

Sincerely,

Marina Usher

Co-owner, Third Beach LLC

1815 & 1821 Cleveland Avenue, Santa Barbara, CA 93103

marinamazur@me.com



**HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA**

808 Laguna Street, Santa Barbara CA 93101

Phone (805) 965 – 1071 • Fax (805) 564 – 7041 • TTY English (866) 660 – 4288 • TTY Spanish (866) 288 – 1311 • info@hacsb.org • www.hacsb.org

October 25, 2026

Sent via email

Mayor Rowse and Members of the City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

**RE: AMENDMENTS TO CHAPTER 26.50, JUST CAUSE FOR RESIDENTIAL EVICTIONS
ORDINANCE**

Dear Mayor Rowse and Members of the City Council:

On behalf of the Housing Authority of the City of Santa Barbara, I would first like to express my appreciation to City staff for their continued work on the proposed amendments to the Just Cause Ordinance. We recognize the considerable effort involved in developing these policies and appreciate the opportunity to provide our perspective.

We are particularly pleased that the proposed ordinance retains the existing exemption for deed-restricted affordable housing under Section 26.50.030(F). We strongly encourage the City Council to support the recommendation of its professional staff and preserve this exemption as presented.

We recognize that some tenant advocates continue to seek the removal of this exemption. However, I believe it is important to distinguish between conventional market-rate rental housing and deed-restricted affordable housing operated by governmental agencies and mission-driven nonprofit organizations.

The vast majority of deed-restricted affordable housing in our community is provided by organizations such as the Housing Authority, Transition House, Sanctuary Centers, People's Self-Help Housing, and Mental Wellness Center. These organizations exist for the very purpose of serving our community's most vulnerable households and keeping them safely and stably housed. Our mission is not to maximize rental income or displace residents, but rather to provide housing stability, dignity, and opportunity to those who need it most.

Speaking specifically for the Housing Authority, eviction is always a last resort. We do not pursue evictions lightly, and certainly not without first making every reasonable effort to help residents maintain their housing. Our residents already benefit from substantial protections through federal and state requirements, regulatory agreements, housing policies, informal hearing procedures, and other due process rights, in all cases including at-

fault lease violations. We also work closely with supportive service providers to address issues that may jeopardize a household's tenancy.

These protections are fundamental to our mission and how we operate as a public housing agency. Adding another layer of local regulation would create overlapping requirements without necessarily providing meaningful additional protections to these households.

While there may be isolated circumstances involving deed-restricted properties owned by private entities where eviction practices warrant closer examination, those situations should not drive policy that imposes unnecessary and duplicative regulatory burdens on governmental and nonprofit affordable housing providers that have demonstrated their commitment to resident protections and housing stability.

Ultimately, I believe we all share the same fundamental objective: protecting residents from unjust displacement and ensuring that everyone in our community has access to safe, decent, and stable housing. This is not simply a regulatory obligation for the Housing Authority and our nonprofit housing partners. It is the very reason we exist.

For these reasons, I respectfully urge the City Council to support staff's recommendation and retain the existing exemption for deed-restricted affordable housing as presented in the proposed ordinance.

Thank you for your consideration and your continued commitment to addressing our community's housing challenges.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



ROB L. FREDERICKS
Executive Director/CEO

cc: Kelly McAdoo, City Administrator – City of Santa Barbara
Barbara Anderson, Senior Assistant to the City Administrator
Alelia Parenteau, Acting Deputy City Administrator
Dan Hentscke, Assistant City Attorney
Housing Authority Board of Commissioners

October 26, 2026

Haley D. Patton
Land Use Planner
805.882.1436 direct
hkolosieke@bhfs.com

VIA E-MAIL TO CLERK@SANTABARBARACA.GOV

Mayor and Members of City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

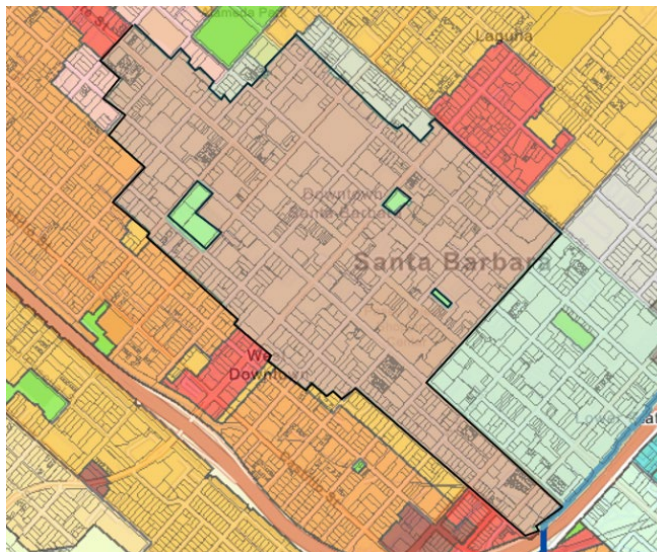
RE: October 27, 2026 City Council Meeting, Consent Item No. 4 – Adoption of Short-Term Rental Ordinances

Dear Honorable Mayor and Members of the City Council:

Thank you for your leadership on this important policy issue. The proposed Short-Term Rental (“STR”) Ordinances appropriately recognize STRs as a distinct land use that warrants a regulatory framework tailored to their unique operational characteristics, rather than relying on standards developed for traditional hotel uses.

As part of the October 6, 2026 discussion, Council directed staff to evaluate whether multiple STR licenses may be appropriate within certain areas, including West Beach, and to assess the associated building code implications. On behalf of our clients with investments in the inland downtown area, we respectfully request that staff also analyze commercially zoned properties located within the inland Central Business District Overlay, as shown in Figure 1, for inclusion in a future amendment to Section 30.185.395 of Title 30 (“Inland Ordinance”).

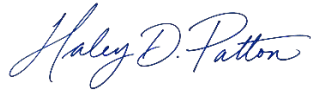
Figure 1 Proposed Exception Area



The area identified in Figure 1 warrants additional study as part of Council's evaluation of locations where multiple STR licenses may be appropriate. Unlike predominantly residential neighborhoods, this area is characterized by commercial zoning, a mixed-use development pattern, and close proximity to Downtown and visitor-serving amenities. These characteristics make it particularly well-suited for consideration alongside West Beach as staff evaluates potential locations where a limited exception to the one-license standard may be appropriate.

We respectfully encourage the City Council to direct staff to include the area identified in Figure 1 in its forthcoming analysis of potential exception corridors. Doing so will ensure that commercially zoned properties within the inland Central Business District are evaluated under the same criteria as other visitor-serving areas being considered for multiple STR licenses.

Sincerely,

A handwritten signature in blue ink that reads "Haley D. Patton". The signature is written in a cursive, flowing style.

Haley D. Patton, AICP

CC: Laura M. Bridley, Project Planner