From: Jim Gazdecki
To: City Clerk
Subject: Comments on 3805 State Street (Macy"s Site)
Date: Monday, November 9, 2026 12:34:13 PM
Attachments: Scan_20261109.png
Scan_20261109_2.png
Scan_20261109_3.png

Please distribute the attached letter (in the form of 3 scanned pages) to our Mayor and City Council members. Your assistance is greatly appreciated.

Jim Gazdecki
665C Del Parque, Santa Barbara 93103

November 8, 2026

Honorable Members of the Santa Barbara
Architectural Board of Review

By email

Re: 3805 State Street (Macy's Site)

Members of the Architectural Board of Review:

Please consider these comments in connection with the above-referenced proposed development project.

I have lived in Santa Barbara since 1970, except for a few years when I attended law school at USC and then practiced in the Office of General Counsel at Ford Motor Company from 1977—1980, at which time I returned to Santa Barbara to practice law and have lived here ever since. Like all of you, I love this special community, and these comments are offered in that context.

The proposed project should be rejected in its entirety. No matter how many desirable architectural elements are incorporated into it, the fact remains that building housing on this site is a serious mistake. Here is why:

- La Cumbre Plaza is a beautiful shopping mall. It grievously suffers from the absence of a major anchor store where Sears formerly operated. When a major retail store returns to that site, it will be a magnet for a revitalized plaza that will draw consumers and significantly bolster the economic viability of the other enterprises. Our City Administrator and staff should focus on how to lure a major retail store to occupy that space. That should be at the top of their to-do list.
- The notion that a vibrant plaza is no longer achievable belies the mistaken notion that consumers are committed to doing most of their shopping online. While online shopping has its appeal, we suffer now from a lack of face-to-face social interaction. No sooner than these malls are closed will their demise be missed. Like so many things in life, there is a pendulum that swings from a current trend back to what has proven to be tried and true. Practically speaking, many of us can no longer find what we want and need locally and travel significant distances south to shop in attractive malls. I, for instance, go to Fashion Island in Newport Beach, where the mall thrives.
- Aside from the consumer-based concerns, perhaps a more universally recognized concern is the impact on traffic. This project, no matter how you try to rationalize it, will seriously and adversely impede the safe and efficient flow of traffic on State Street and the areas abutting it. Indulging in wishful thinking about how residents at the proposed project will transport themselves or not have many motor vehicles cannot hide the obvious impact because the area, including the onramps to the 101, already suffers from heavy traffic congestion.
- Like most if not all the housing projects recently built, approved, or in the pipeline, they suffer from a lack of unit-specific outdoor areas, such as **usable** decks and patios. Why do people want to live here? Certainly, a major reason is to enjoy our superb climate and vistas. These projects envision people huddled in their interior spaces and perhaps occasionally enjoying an outdoor common area, not what makes us value our southern California lifestyle. And those decks and patios are sacrificed to squeeze as many units as possible into a dense area.

- Let us not forget the cost we as a community pay if a project of this kind were to be built. Densely housing people creates social friction that leads to hostilities and crime. People have relished living in Santa Barbara because of the relative absence of those problems. Our fixation on building as many units in town as possible (urban infill) has made some blindsided to what the social costs of prioritizing that well intended, but misplaced goal is.

Now let us turn to the broader context in which we find ourselves in this seemingly myopic view to build significantly more housing in our community.

- Left to our own devices, I seriously doubt that our civic leaders would promote such a commitment to new, major housing developments. Most of this stems from heavy handed mandates from Sacramento that affect not only Santa Barbara but cities and counties throughout the State. For well over a century, and often longer, cities like Santa Barbara have diligently engaged in careful, thoughtful land use planning to cultivate and preserve the unique character of our respective communities. Now all that is being seriously compromised by directives from Sacramento. Where are our local leaders in all this? Why aren't they pushing back? Surely, Gregg Hart and Monique Limon are two of the more respected, influential members of the State legislature. Why have they acquiesced to this direction and not introduced legislation to restore home rule for each city and county to determine what best reflects the desires of those who live, work, and pay taxes in their respective communities? And why haven't our city council and county board of supervisors insisted that they do so?
- Of course, as caring people we want the residents of our city and those who work here to have decent housing. But let's take a look at what this project and others like them do to provide that housing. This project, out of a proposed 680 housing units, would provide exactly 39 very low income homes and 15 homes to moderate income households. If my math is correct that represents **54 below market rate homes, .079%. That's right, less than 1 percent.** I don't see a lot of Santa Barbara middle income people living on the street—in fact, none. So who are we building these homes for? I have a fairly good idea—people in Los Angeles and elsewhere who want to say that in addition to their existing homes, they have a pied-a-terre in Santa Barbara that they can come to occasionally on weekends and holidays. Well, wonderful that they want to come here and glad to have them, but we already have magnificent hotels and the like that can accommodate them without destroying the character of our city.
- Finally, if we really want to do something about increasing the housing stock for those who commute to work here but can't afford our housing prices, let's think about other ways to help them. As low hanging fruit, we can simply subsidize their transportation costs and encourage rail and bus lines to make it easier for them to work here.
- More ambitiously, the cities of Santa Barbara, Goleta, and Carpinteria, along with the County, as well as with housing nonprofits, could form a consortium to purchase land north of Goleta and south of Buellton to create a green-belted, population capped (loosely capped by zoning and density requirements) community, with basic infrastructure provided. Then invite developers to submit proposals for a variety of housing projects (apartments, condos, townhouses, single family attached and detached homes). With the price of land, a major driver of housing prices in our area already absorbed, coupled with subsidized transit, this could make it scalable and economically feasible for those who work in our area

providing affordable, yet desirable housing for those who are struggling to work here without nearby housing.

- **The reality is that providing "affordable" housing in the City of Santa Barbara has a lovely ring to it, but it is a fool's errand if we are trying to do something more than tokenism because the economics don't support it. Let's try something bolder and more achievable. In any event, let's not let the tail wag the dog. Stand up for preserving the majesty of our beautiful, very special city and force Sacramento to stop usurping local control of local problems, which we are perfectly capable of handling without its interference.**

Thank you for your consideration and your public service, both of which are sincerely appreciated. If you wish to engage on this, please feel free to contact me.

Jim Gazdecki

Jim Gazdecki
665C Del Parque, Santa Barbara 93103
jgazdecki@cox.net

cc: The Honorable Santa Barbara Mayor and City Council Members
The Honorable State Senator Monique Limon
The Honorable Assemblyman Gregg Hart



From: Mary Frink
To: Santa Barbara City Council; Eric Friedman; Kristen Sneddon
Subject: Two safety hazards
Date: Friday, November 6, 2026 12:59:03 PM

There are two red curbs people are often parking on. Tickets need to be written because you cannot see oncoming traffic when you are trying to turn onto the street:

1. On Grand Ave at the corner of Moreno.

2. On Santa Barbara St. as you are trying to turn right to leave the Smart and Final parking lot. There is construction in the area and work trucks are often in the red.

These areas are both “accidents waiting to happen “.

Thank you for seeing to this,

Mary
Mary Frink
805.452.7786

“Always be on the lookout for the presence of wonder.”

e. b. white

From:	Missy Zeitsoff
To:	Santa Barbara City Council; Laura Capps; info@saludcarbajal.com
Subject:	Fwd: Santa Barbara Nuclear Lab Cited for Major Security Failure - The Santa Barbara Independent
Date:	Saturday, November 7, 2026 3:57:12 PM

Please investigate this!!

---------- Forwarded message ---------
From: **Missy Zeitsoff** <missyzeitsoff@gmail.com>
Date: Sat, Nov 7, 2026, 3:53 PM
Subject: Santa Barbara Nuclear Lab Cited for Major Security Failure - The Santa Barbara Independent
To: Missy Zeitsoff <missyzeitsoff@gmail.com>

https://www.independent.com/2026/11/06/santa-barbara-nuclear-lab-cited-for-major-security-failure/?utm_medium=referral&utm_source=nextdoor.com&utm_campaign=nextdoor_news

From: eric walsh
To: City Clerk; Eric Friedman
Subject: February Black History Live Performance
Date: Tuesday, November 3, 2026 8:26:21 PM

Some people who received this message don't often get email from intentreggae@yahoo.com. Learn why this is important

Greetings,

I believe our diverse Roots Reggae music band called Intent would bring wonderful energy, cultural appreciation, and entertainment to your events and helping to create an engaging and memorable experience for your patrons and community members.

Thank you for considering my invitation. I hope to have the opportunity to work with you in celebrating Black History Month through the power of music and community.

Want to get a taste of what we're all about? You can check out our sound and live energy here:
* Instagram: instagram.com/intentrootsreggae
* Facebook: facebook.com/intentband
* TikTok. : Intent

Blessings

Eric Walsh
323-812-2002



From: Christel Barros
To: Adam Hendel; Santa Barbara City Council; Kelly R. McAdoo; Barbara Andersen
Subject: Thalweg at Hutash Culvert
Date: Wednesday, October 28, 2026 2:38:18 PM

Good afternoon.
Please let us know when the thalweg at Hutash Culvert will be inspected and cleared.
Will the City do this for us or not?
Do we have to form a group of volunteers to go in there with shovels and clear it out ourselves?
It needs to be done before strong storms arrive, for the protection of us who live here.
Chris
Ps please see pictures attached

> On Oct 26, 2026, at 4:52 PM, Christel Barros <christelbarros@gmail.com> wrote:
>
> Thank you, Adam.
> I especially appreciate your prompt response. I know that's not always easy with your scheduled workload, especially during this season.
> With sincere appreciation,
> Chris
>
> > On Oct 26, 2026, at 1:50 PM, Adam Hendel <ahendel@santabarbaraca.gov> wrote:
> >
> > Hi Chris ~ We will review this and determine if the sediment build up is significant to require action.
> >
> > Please note that this is somewhat naturally occurring phenomenon of "thalweg" finding its position at the "valley way" or low point in a creek. In this case, one side of the "splitter wall" or the other.
> >
> > Thanks for detailed reports!
> >
> > **Adam Hendel, P.E.**
> > *Public Works Operations Manager*
> > CITY OF SANTA BARBARA, Public Works
> > (805) 897-1921| ahendel@SantaBarbaraCA.gov
> > SantaBarbaraCA.gov
> > P.O. Box 1990 Santa Barbara, CA 93102
> > 630 Garden Street Santa Barbara, CA 93101

From: Christel Barros <christelbarros@gmail.com>
Sent: Monday, October 26, 2026 1:21 PM
To: Santa Barbara City Council <SBCityCouncil@SantaBarbaraCA.gov>; Brian D'Amour <bdamour@santabarbaraca.gov>; Adam Hendel <ahendel@SantaBarbaraCA.gov>
Subject: Today's pictures of the Sycamore Creek culvert at Hutash Street

Good afternoon Friends and City servants (in a most respectful and non-derogatory manner I assure you).
During the rain storm last week and then again on Saturday, I shared photos of the unequal flow of water in the Sycamore Creek through the Hutash culvert.
Today's pictures:
The first is from above, showing both sides of the splitter wall with the west side, clearly showing a buildup of mud and silt, rocks & debris.
The second shot, my friend was able to capture bending over, laying down on the sidewalk of the inside of the West half of the culvert showing a good portion of that side filled up.
Now they're talking about more rain this Halloween weekend.
Hopefully, we can get the team out there to clear that in an expedient manner.
I implore you please, clear out the culvert ASAP for our safety and improved state of mind.
Thank you in advance.
Chris





Sent from my iPhone

From: Wendy Santamaria
To: Christel Barros; Adam Hendel; Santa Barbara City Council; Kelly R. McAdoo; Barbara Andersen; Brian D"Amour
Subject: Re: Thalweg at Hutash Culvert
Date: Wednesday, October 28, 2026 2:39:46 PM

Adding our Public Works Director as he may have more information, but the last update i received is that the work has shifted to clearing Sycamore creek. Brian, do you have any updates specifically for the Hutash culvert?

Thank you!

Wendy Santamaria
Councilmember, District 1
City of Santa Barbara
Office: (805) 564-5324 | Cell: (805) 724-5336
WSantamaria@SantaBarbaraCA.gov | santabarbaraca.gov

From: Christel Barros <christelbarros@gmail.com>
Sent: Wednesday, 28 October 2026 14:37:57
To: Adam Hendel <ahendel@SantaBarbaraCA.gov>; Santa Barbara City Council <SBCityCouncil@SantaBarbaraCA.gov>; Kelly R. McAdoo <KMcAdoo@SantaBarbaraCA.gov>; Barbara Andersen <bandersen@SantaBarbaraCA.gov>
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> Thank you, Adam.
> I especially appreciate your prompt response. I know that's not always easy with your scheduled workload, especially during this season.
> With sincere appreciation,
> Chris

> On Oct 26, 2026, at 1:50 PM, Adam Hendel

<ahendel@santabarbaraca.gov> wrote:

Hi Chris ~ We will review this and determine if the sediment build up is significant to require action.

Please note that this is somewhat naturally occurring phenomenon of “thalweg” finding its position at the “valley way” or low point in a creek. In this case, one side of the “splitter wall” or the other.

Thanks for detailed reports!

Adam Hendel, P.E.
Public Works Operations Manager
CITY OF SANTA BARBARA, Public Works
(805) 897-1921| ahendel@SantaBarbaraCA.gov
SantaBarbaraCA.gov
P.O. Box 1990 Santa Barbara, CA 93102
630 Garden Street Santa Barbara, CA 93101

From: Christel Barros <christelbarros@gmail.com>
Sent: Monday, October 26, 2026 1:21 PM
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improved state of mind.
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Chris

<image001.jpg>

<image002.jpg>

Sent from my iPhone

From: Christel Barros
To: Wendy Santamaria
Cc: Adam Hendel; Santa Barbara City Council; Kelly R. McAdoo; Barbara Andersen; Brian D"Amour
Subject: Re: Thalweg at Hutash Culvert
Date: Wednesday, October 28, 2026 3:45:49 PM

Thank you, Council Member Santamaría

> On Oct 28, 2026, at 2:39 PM, Wendy Santamaria <WSantamaria@santabarbaraca.gov> wrote:
>
> Adding our Public Works Director as he may have more information, but the last update i received is that the work has shifted to clearing Sycamore creek. Brian, do you have any updates specifically for the Hutash culvert?
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>
> <Image.jpeg>
>
> Wendy Santamaria
> *Councilmember, District 1*
> City of Santa Barbara
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> WSantamaria@SantaBarbaraCA.gov | santabarbaraca.gov
>
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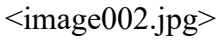
Adam Hendel, P.E.
Public Works Operations Manager
CITY OF SANTA BARBARA, Public Works
(805) 897-1921| ahendel@SantaBarbaraCA.gov
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P.O. Box 1990 Santa Barbara, CA 93102
630 Garden Street Santa Barbara, CA 93101

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Sent: Monday, October 26, 2026 1:21 PM
To: Santa Barbara City Council <SBCityCouncil@SantaBarbaraCA.gov>; Brian D'Amour <bdamour@santabarbaraca.gov>; Adam Hendel <ahendel@SantaBarbaraCA.gov>
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Thank you in advance.
Chris





Sent from my iPhone

From:	Missy Zeitsoff
To:	Santa Barbara City Council
Cc:	kgordon@santabarbaraca.gov
Subject:	Fwd: LA judge blocks suspicion-free, discriminatory immigration stops; ruling emerges from Pasadena case – San Gabriel Valley Tribune
Date:	Thursday, October 29, 2026 1:48:21 PM

---------- Forwarded message ---------
From: **Missy Zeitsoff** <missyzeitsoff@gmail.com>
Date: Thu, Oct 29, 2026, 1:45 PM
Subject: LA judge blocks suspicion-free, discriminatory immigration stops; ruling emerges from Pasadena case – San Gabriel Valley Tribune
To: Missy Zeitsoff <missyzeitsoff@gmail.com>

https://www.sgvtribune.com/2026/10/29/la-judge-blocks-suspicion-free-discriminatory-immigration-stops-ruling-emerges-from-pasadena-case/

From:	Ricardo Frustockl
To:	Brian D"Amour
Cc:	Randy Rowse; Carmelita Flores; Santa Barbara City Council; Jose Lopez; Nathan Slack; Ernie Flores; Augie Corona; Jennifer Hollywood; Jordan Hankey; PWinfo; Streets; emason@santabarbaraca.gov; Joshua Haggmark; Sydney Tollison; Emiliano SBPRIME Arreola; info@independent.com; news@noozhawk.com; Adriana Spc Corona; Nancy SBPCTECH Gottlieb; Markus Gottlieb; Robert SBPCTECH Sulnick; Veronica HUD Loza; chicotigers@hotmail.com; Felicity Landa
Subject:	Re: 1200 Punta Gorda Creek crossing
Date:	Friday, October 30, 2026 10:54:00 AM

Brian, Public Works, Creeks Division, City Council, and Neighbors,

Once again, there has been no direct email notification to the residents who have been raising concerns about Sycamore Creek regarding the City's intentions, schedule, or progress.

I want to start by giving credit where it is due. **The City did a great job clearing the creek below the Punta Gorda bridge.** That section looks significantly better.

Unfortunately, that does very little to address the area where the most serious problem remains.

Immediately upstream of the Punta Gorda bridge, and around the bridge itself, the creek remains severely choked with trees, brush, invasive vegetation, dead material, and accumulated growth.

That is the area residents have been repeatedly identifying as the dangerous choke point.

During the September 24 community meeting, after I specifically raised the issue during Q&A, Brian stated that the City's plan was to clear the bottom of the creek, approximately 2 feet up the embankment, and provide roughly 12 feet of additional vertical clearance.

We are now at the end of October, and the most problematic area around Punta Gorda still has not been adequately cleared.

I have also spoken directly with people walking the creek as part of the process of approving the clearing work. They indicated that the City intends to clear the bamboo growth.

That is not enough.

The bamboo and invasive growth should absolutely be removed, but the larger problem is the concentration of trees, heavy brush, dead vegetation, and accumulated material immediately before and after the Punta Gorda bridge.

Yesterday, while crews were actively clearing the creek, **I personally saw someone come by, speak with the crew, and the clearing work then stopped at the bridge instead of continuing through that area.**

The result is exactly what residents have been warning about.

A significant amount of cut vegetation and debris has now been left right at the mouth of the bridge.

I am including current photographs showing the condition.

This makes absolutely no sense from a flood-prevention standpoint. If crews are already on site clearing vegetation, why would the work stop at the exact location where debris accumulation and restricted flow are the greatest concern?

Leaving freshly cut material, branches, and vegetation at or near the mouth of the bridge creates additional material that can be swept into the opening during the first significant storm.

That needs to be removed immediately.

Meanwhile, conditions elsewhere should be getting everyone's attention.

The Four Corners region of Arizona, Colorado, New Mexico, and Utah has recently experienced widespread flooding, including evacuations, rescues, damaged roads and bridges, and major impacts along river systems.

NOAA also continues to warn that El Niño is strengthening into what could become an unusually strong winter event.

No one can say exactly how much rain Santa Barbara will receive. That is not the point.

The point is that we are being given plenty of warning.

At the September meeting, the Fire Department, Public Works, Police, and other departments spent considerable time discussing alerts, sandbags, emergency parking, evacuation information, staffing, and how residents should prepare.

Those are all important.

But they are **reactive measures**.

The meaningful proactive measure available right now is to maximize the ability of Sycamore Creek to move water before a major storm arrives.

That means removing the trees and dense vegetation that are choking the active channel immediately upstream and downstream of the Punta Gorda bridge.

The discussion should no longer be about simply trimming a few bushes or removing only the bamboo.

This section of the creek needs substantial clearing.



The creek bottom needs to be opened up. The trees and heavy vegetation within the active flow path need to be removed or aggressively thinned. Dead trees, limbs, invasive vegetation, cut material, and debris need to be cleared.

The channel also needs to be evaluated for accumulated sediment.

Under the Punta Gorda bridge, there is currently so little clearance that a person can barely walk underneath it while hunched over. If accumulated sediment is reducing the effective cross-sectional area beneath the bridge, that needs to be evaluated and addressed as part of this work.

We have already seen what happens when high water reaches this location. During the January 2023 storm, vegetation caught debris while the water rose essentially to the top of the bridge opening.

We were fortunate that the rainfall eased when it did.

We should not be relying on luck again.

The work completed downstream is appreciated, but **clearing below Punta Gorda does not solve the obstruction immediately above the bridge**. Water and debris still have to get through that choke point before they ever reach the cleared downstream section.

I am asking for a direct answer:

Why did the clearing work stop at the Punta Gorda bridge yesterday?

When will the remaining cut vegetation and debris at the mouth of the bridge be removed?

When will the City continue clearing immediately upstream and downstream of the bridge?

And most importantly:

Will the City remove or substantially thin the trees and dense vegetation within the active channel before the major winter storms begin?

The City has been warned repeatedly about this location for years. Residents have provided photographs, videos, emails, and firsthand observations.

There is still time to act proactively.

Please do not stop the work at the exact location where the greatest concern exists.

Thank you,

Ricardo Frustockl
Punta Gorda Street Resident

Ricardo Frustockl | Owner
Tel. 805-705-9371
Santa Barbara PC Tech
510 Castillo St
Suite 107
Santa Barbara, CA 93101

www.sbpctech.com
Thank you

> On Sep 22, 2026, at 11:01 AM, Brian D'Amour <bdamour@santabarbaraca.gov> wrote:
>
> Ricardo,
>
> Thank you for following up. We will provide an update on our plans at the meeting on Thursday.
>
> Brian
>
> **Brian D'Amour, PE**
>
> *Public Works Director*
> CITY OF SANTA BARBARA, Public Works
> (805) 564-5378 | bdamour@santabarbaraca.gov
>
> ---
>
> **From:** Ricardo Frustockl <santabarbarapctech@gmail.com>
> **Sent:** Tuesday, September 22, 2026 10:22 AM
> **To:** Brian D'Amour <bdamour@santabarbaraca.gov>
> **Cc:** Randy Rowse <rrowse@santabarbaraca.gov>; Carmelita Flores <yocarmelita9@gmail.com>; Santa Barbara City Council <SBCityCouncil@SantaBarbaraCA.gov>; Jose Lopez <jlojoe31@hotmail.com>; Nathan Slack <nslack@SantaBarbaraCA.gov>; turboflores7@yahoo.com; Augie Corona <Agu805@yahoo.com>; Jennifer Hollywood <jhollywood@santabarbaraca.gov>; Jordan Hankey <jdhankeylaw@gmail.com>; PWinfo

<pwinfo@SantaBarbaraCA.gov>; Streets <streets@SantaBarbaraCA.gov>; emason@santabarbaraca.gov; Joshua Haggmark <JHaggmark@SantaBarbaraCA.gov>; Sydney Tollison <sydneytollison@gmail.com>; Emiliano SBPRIME Arreola <earreolavic86@gmail.com>; info@independent.com; news@noozhawk.com; Adriana Spc Corona <adriana_sb04@yahoo.com>; Nancy SBPCTECH Gottlieb <nancygo@cox.net>; Markus Gottlieb <Markuszreich@gmail.com>; Robert SBPCTECH Sulnick <sulnick@earthlink.net>; Veronica HUD Loza <vloza@hacsb.org>; chicotigers@hotmail.com
Subject: Re: 1200 Punta Gorda Creek crossing

<image001.jpg>

Brian,

I am following up again because I have still not received a response to my last email regarding the promised inspection and pre-winter maintenance at the Punta Gorda bridge.

In your August 21 email, you stated that the City was planning an on-site inspection and that residents would receive an update explaining what maintenance would be undertaken, what permitting or environmental constraints existed, and the anticipated timeline for completing the work.

I have not received that update.

Instead, I just came across a City notice posted in the neighborhood announcing an **Eastside Neighborhood Meeting on El Niño Preparedness specifically regarding Sycamore Creek**.

I have to ask: why was I not directly informed of this meeting, especially after years of correspondence on this exact issue and after your statement that residents would be updated? The same question applies to the other neighbors and community members copied on this email chain who have also been part of these discussions.

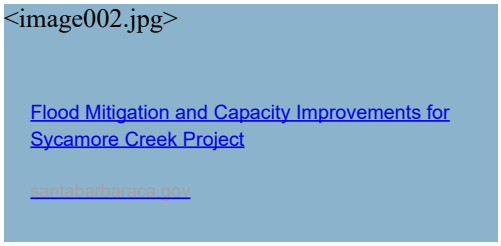
For everyone copied here, the meeting information is:

Thursday, September 24, 2026
5:30 PM to 7:00 PM
Franklin Neighborhood Center
1136 E. Montecito Street
Santa Barbara, CA 93103

The City presentation is scheduled from **5:30 PM to 6:00 PM**, followed by an open house and questions from **6:00 PM to 7:00 PM**.

I strongly encourage everyone on this email to attend.

I also reviewed the City's Sycamore Creek project webpage linked through the QR code on the notice. I could not help but notice the irony that the public-facing material uses a photograph showing a very clear and open creek channel, while the sections of Sycamore Creek around Punta Gorda that I have photographed are heavily overgrown, with vegetation extending well down into the ravine and active channel.



That difference is exactly what I have been trying to bring attention to.

The City's own project page acknowledges that Sycamore Creek has historically been prone to flooding and that increased creek capacity and flood mitigation are necessary. It also states that the projected improvements exceed $100 million.

What I still need answered is much more immediate:

Has the promised Punta Gorda inspection taken place, what did the City find, and what specific clearing, thinning, debris removal or other maintenance will be completed before this rainy season?

As I have said repeatedly, I do not want another inspection to conclude simply that the creek is functioning according to an old restoration plan while the vegetation remains dense enough to catch debris during high flows.

We already saw what happened in January 2023.

I intend to be at the September 24 meeting and hope the neighbors and others included on this email will attend as well.

Brian, I would still appreciate a direct response before that meeting regarding the status and results of the Punta Gorda inspection and the work the City intends to perform.

Thank you,

Ricardo Frustockl
Punta Gorda Street Resident

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo St

Suite 107

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

> On Sep 11, 2026, at 4:36 PM, Ricardo Frustockl <santabarbarapctech@gmail.com> wrote:
>
> Brian,
>
> I am following up on your August 21 response regarding Sycamore Creek at the Punta Gorda Street bridge.
>
> In that email, you stated that the City was planning an on-site inspection and that, once the assessment was complete, residents would receive an update outlining:
>
> • The maintenance activities that will be undertaken
> • Any permitting or environmental constraints
> • The anticipated timeline for completing the work
>
> It has now been three weeks, and I have not received an update regarding whether the inspection has taken place, what was found, or what work is planned.
>
> With the rainy season getting closer, I am concerned about losing valuable time.
>
> As I mentioned previously, we have already gone through an inspection process in the past where the creek was determined to be functioning according to the restoration plan. The January 2023 storm then demonstrated exactly the concern I had been raising for years, with vegetation catching debris and the water rising essentially to the top of the Punta Gorda bridge opening.
>
> This is why I want to make sure the current review does not end with another determination that the creek is simply "working as designed."
>
> The issue is whether the channel is as clear and unobstructed as reasonably possible before significant winter flows arrive.
>
> I am again specifically asking that the City address:
>
> • Trees and heavy vegetation immediately upstream and downstream of the Punta Gorda bridge that can catch debris

• Dead trees, branches and accumulated debris on the south side of the bridge
• Vegetation extending down into the ravine and active creek channel
• Non-native or invasive vegetation that appears to be contributing to the overgrowth
• Sediment or other material that may unnecessarily restrict flood conveyance

The three photographs I previously provided show just how overgrown portions of the channel have become.

I have also reviewed the State Coastal Conservancy's February 2026 Lower Sycamore Creek Flood Mitigation and Restoration Planning Project report. That report states that Sycamore Creek currently has insufficient channel capacity, that portions of Lower Sycamore Creek are dominated by non-native vegetation, and that the January 2023 storm was approximately a 10-year rainfall event. It further notes that events of that magnitude are projected to become more frequent.

That makes the immediate pre-winter maintenance issue even more important.

The long-term $2 million planning effort is welcome, but it does not address the condition of the Punta Gorda bridge area before this coming rainy season.

Could you please provide an update on:

1. Whether the promised site inspection has been completed
2. What conditions were identified
3. What trees, vegetation, debris and sediment will be removed or thinned
4. Whether any permitting limitations have been identified
5. Whether an emergency declaration is being considered if necessary
6. When the work is expected to begin and be completed

I appreciate your previous detailed response, but at this point I believe we need to move from evaluation to action.

We already know what happened here in 2023. I do not want us discussing after another major storm what could have been cleared beforehand.

The recent storms have just shown that this needs to be taken seriously.

Thank you,

Ricardo Frustockl
Punta Gorda Street Resident

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo St., Suite 107

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Thank you

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On Fri, Aug 21, 2026 at 6:22 PM Ricardo Frustockl <santabarbarapctech@gmail.com> wrote:

> Brian,
>
> Thank you for the detailed response. I appreciate that the City is planning an on-site inspection and will provide residents with the maintenance activities, any permitting constraints, and a timeline for completing the work.
>
> I also appreciate your statement that an emergency declaration may be considered if work beyond normal permitting constraints is warranted. Given what we saw during the January 2023 storm, I believe that is an important option to keep available.
>
> I do want to emphasize one concern about the upcoming inspection.
>
> We have been through this process before. During the previous round of concerns, City staff walked the creek with me and the conclusion was essentially that the creek was functioning properly and according to the restoration design.
>
> Then the January 9, 2023 storm came.
>
> During that storm, the vegetation and trees did exactly what I had been warning about. They caught branches and debris, the water rose essentially to the top of the Punta Gorda bridge opening, and we came extremely close to a much more serious situation.
>
> That is why I do not believe another inspection that simply concludes the creek is “working as designed” is sufficient.
>
> The question should not only be whether the vegetation is consistent with the original restoration plan. The question should be whether the creek and bridge are as clear and unobstructed as reasonably possible to safely carry a major storm flow.
>
> The Punta Gorda bridge dates back to approximately 2014–2015, and I have been raising concerns about the trees and willow growth since at least 2020. My concern has remained the same: trees and heavy vegetation within the active flow path act as a net during high water, catching branches, logs and other debris and restricting the channel.
>
> We have already seen this happen.
>
> I am attaching three current photographs of the creek. As you can see, the vegetation is completely overgrown and extends well down into the ravine and active creek channel. Some of this vegetation does not appear to be native creek vegetation and appears consistent with

invasive growth such as giant reed and other non-native species.

I would specifically ask that the upcoming inspection identify which vegetation is native restoration planting and which vegetation is invasive or otherwise appropriate for removal.

There are also dead trees, dead branches and accumulated debris on the south side of the bridge near 1200 Punta Gorda that need to be cleared out. Regardless of how that material got there, dead wood and vegetation within or adjacent to the active channel can break loose during high flows and become additional debris that catches against the bridge or other vegetation.

I understand that some vegetation may have been intentionally established as part of the restoration project and that environmental permitting requirements apply. However, after what occurred in 2023, I believe the priority before this winter must be to **clear and thin the creek sufficiently to maximize flood conveyance around the Punta Gorda bridge**, particularly immediately upstream and downstream of the bridge.

I am specifically asking that the inspection evaluate what trees and vegetation can be removed or substantially thinned, what invasive vegetation should be removed, what accumulated sediment and debris can be cleared, and whether anything within the active channel could catch debris or restrict flow during a major storm.

If normal permitting prevents work that City engineers believe is necessary for flood protection, then I appreciate your willingness to consider an emergency declaration for pre-emptive work.

I am encouraged to hear that the City is approaching the larger Sycamore Creek improvements from downstream upstream and that the City received the $2 million State Coastal Conservancy grant. Those long-term improvements are important.

My concern right now, however, is much more immediate.

We have one rainy season approaching, we already know what happened at this bridge during the 2023 storm, and I do not want us to discover after a flood that vegetation which could have been removed or thinned was left in place because the creek was considered to be functioning according to its original design.

I look forward to the inspection results and, more importantly, a specific explanation of what vegetation, trees, invasive growth, sediment and debris will actually be removed or thinned before the 2026–27 rainy season.

Please also include me in the notification for the Eastside community meeting when it is scheduled.

Thank you again,

Ricardo Frustockl
Punta Gorda Street Resident

<image0.jpeg>

<image1.jpeg>

<image2.jpeg>

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo St

Suite 107

Santa Barbara, CA 93101

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Thank you

> On Aug 21, 2026, at 1:29 PM, Brian D'Amour <bdamour@santabarbaraca.gov> wrote:
>
> Ricardo,
>
> Thank you for taking the time to write, and for continuing to share your observations and concerns regarding Sycamore Creek near the Punta Gorda Street bridge. I want to acknowledge the level of detail you've provided, the history you've outlined, and the issues you've raised, particularly with NOAA's recent El Niño outlook for the 2026–27 winter season. We recognize that Sycamore Creek has a documented flood history, and we understand why the conditions you describe feel urgent to you and your neighbors. Your video from the January 9, 2023 storm event is a reminder of how the system performs under significant flows.

Details are provided below regarding maintenance activities and capital improvements for drainage in this area.

Maintenance

Our teams are evaluating current conditions in and around the Punta Gorda bridge as part of our seasonal storm-readiness work. This work is done regardless of an El Niño prediction every year to prepare for potential high storm flows and includes reviewing vegetation density, accumulated sediment and debris, and any factors that may affect conveyance during the upcoming rainy season. As with all creek maintenance activity, our actions must comply with environmental regulations and permitting requirements, particularly where vegetation or in-channel habitat were established as part of previous restoration projects. Even with those regulatory constraints, we are committed to ensuring that the creek is maintained in a way that prioritizes public safety and flood preparedness.

We are planning an on-site inspection of the area and assessing what work can be performed within the applicable regulatory framework. Once that assessment is complete, we will provide you and the surrounding residents with an update outlining:
• The maintenance activities that will be undertaken,
• Any constraints that exist due to permitting or environmental requirements, and
• The anticipated timeline for completing work.

Should work beyond what can be completed within permitting constraints or environmental requirements be warranted, consideration will be given to an emergency declaration for pre-emptive work.

Capital Planning

Staff have made multiple grant funding applications for replacement of the Hutash culvert. Each time, the application was denied due to insufficient benefit to cost ratio. This is because capacity restrictions downstream of the culvert result in only a marginal benefit according to the scoring methodology. As a result, we have pivoted our focus to the planning and design of improvements from the downstream up (in the same manner that Lower Mission Creek has been widened). The City recently received a $2M grant from the State Coastal Conservancy for the Lower Sycamore Creek Flood Mitigation and Restoration Planning Project. This project will study and complete preliminary design for a channel restoration and flood protection project for the stretch between Highway 101 and the ocean. Once work is completed up to Highway 101, the outer bays of the highway crossing can be opened and improvements made upstream of Punta Gorda Street.

We appreciate your longstanding engagement and the consistency with which you and your neighbors have raised these concerns. Please know that

we take flood-risk issues seriously, and the information you've provided will be included in our planning and review.

We will follow up with more information once the site inspection and evaluation are complete. In addition, we are planning to host a community meeting in the Eastside to share work plans and to listen to resident concerns related to drainage.

Thank you again for reaching out.

Sincerely,

Brian

Brian D'Amour, PE

Public Works Director
CITY OF SANTA BARBARA, Public Works
(805) 564-5378 | bdamour@santabarbaraca.gov

From: Ricardo Frustockl <santabarbarapctech@gmail.com>
Sent: Tuesday, August 18, 2026 6:14 PM
To: Santa Barbara City Council <SBCityCouncil@SantaBarbaraCA.gov>
Cc: Randy Rowse <rrowse@santabarbaraca.gov>; Carmelita Flores <yocarmelita9@gmail.com>; Jose Lopez <jlojoe31@hotmail.com>; Nathan Slack <nslack@SantaBarbaraCA.gov>; turboflores7@yahoo.com; Augie Corona <Agu805@yahoo.com>; Jennifer Hollywood <jhollywood@santabarbaraca.gov>; Jordan Hankey <jdhankeylaw@gmail.com>; PWinfo <pwinfo@SantaBarbaraCA.gov>; Streets <streets@SantaBarbaraCA.gov>; emason@santabarbaraca.gov; Joshua Haggmark <JHaggmark@SantaBarbaraCA.gov>; Sydney Tollison <sydneytollison@gmail.com>; Emiliano SBPRIME Arreola <earreolavic86@gmail.com>; info@independent.com; news@noozhawk.com; Adriana 1212 Spc 3 Corona <adriana_sb04@yahoo.com>; Nancy SBPCTECH Gottlieb <nancygo@cox.net>; Markus Gottlieb <Markuszreich@gmail.com>; Robert SBPCTECH Sulnick <sulnick@earthlink.net>; Brian D'Amour <bdamour@santabarbaraca.gov>; Veronica HUD Loza <vloza@hacsb.org>
Subject: Re: 1200 Punta Gorda Creek crossing

Hello City Creeks Division, Public Works, City Council, Brian and Neighbors,

I am once again writing regarding the condition of **Sycamore Creek at and around the Punta Gorda Street bridge** and the continued failure to adequately remove the trees, vegetation and accumulated material within the creek channel.

I have been raising this concern with the City since **November 2020**. This is not a new complaint.

It is now considerably more urgent.

NOAA's August 13, 2026 El Niño outlook states that there is a **greater than 90% chance of a very strong El Niño during the fall and winter of 2026–27 and a 69% chance that it could reach historic strength**. While nobody can predict exactly how much rain Santa Barbara will receive, we are clearly entering a winter in which serious storm preparation should be occurring now.

The City's own records recognize Sycamore Creek as a significant flood hazard. The City's current Sycamore Creek flood mitigation materials identify more than **$100 million in future bridge, channel widening and flood capacity improvements**, yet we continue to see the immediate problem at Punta Gorda left unresolved.

Meanwhile, substantial money has been committed to Mission Creek. City records identify a **$5.5 million Lower Mission Creek flood control phase** and an approximately **$18 million De La Vina Street bridge project over Mission Creek**, which also involves creek realignment and habitat restoration.

I am not arguing that Mission Creek should not receive this investment. I am asking why an acknowledged flood hazard on **Sycamore Creek**, surrounded by homes and a neighborhood that has already experienced flooding, is not receiving the same urgency when it comes to basic flood preparation and vegetation management.

The issue immediately around the Punta Gorda bridge is obvious.

The trees and heavy vegetation immediately upstream and downstream of the bridge need to be removed or substantially cleared before the winter storms arrive.

I have been saying this for years because the trees act like a net. Branches, logs, vegetation and other debris become caught in them during heavy flows. That reduces the effective opening underneath and around the bridge and creates exactly the type of obstruction that can cause water to back up into the surrounding neighborhood.

I also want to restate the history as it was explained to us. Prior to the City's bridge and creek work, Santa Barbara County Flood Control maintained the creek. When the City constructed the new Punta Gorda bridge and incorporated trees and vegetation into the creek restoration, I was informed that County Flood Control had advised against planting trees within the active creek channel. After the City proceeded with that design, responsibility for maintenance became an issue for the City.

Here is what happened during the **January 9, 2023 storm**.

I am attaching and linking the video I took during that storm. This was three years ago during a winter storm that was not the type of historic El Niño event NOAA is now warning will develop.

The water rose essentially **to the top of the Punta Gorda bridge opening**. The trees were catching debris exactly as I had warned they would. We

were watching the water continue to rise while much heavier rain was expected.

Then, fortunately, the rain stopped right before the storm was supposed to actually start dumping.

Had the heavy rain continued, I believe the outcome could have been very different. Sycamore Creek did overflow several streets upstream during that same storm, and City storm records from January 2023 specifically document flooding at **1130 Punta Gorda [Sycamore Creek]** as well as Sycamore Creek overflowing elsewhere in the area.

Video:

https://www.youtube.com/watch?v=E8hSi6eygAM&t=36s

That video should be viewed again now, before the coming winter.

The concern is simple: **we already know what this creek looks like when it is near capacity. We already know what the trees and vegetation do when debris comes downstream. We already know the surrounding neighborhood can flood.**

We should not have to experience property damage before this condition is taken seriously.

Neighbors and I have repeatedly contacted the City through emails, conversations and City reporting applications asking that Sycamore Creek be properly maintained. Those communications now extend back approximately six years.

I am therefore putting the City, Creeks Division and responsible agencies on formal notice once again that residents believe the existing trees, overgrowth, debris and lack of adequate channel maintenance around the Punta Gorda bridge present a foreseeable flood hazard.

I am asking that crews inspect the area immediately and remove the trees and major vegetation immediately upstream and downstream of the bridge, remove accumulated debris and sediment that unnecessarily restricts the channel, and restore as much unobstructed flood carrying capacity as reasonably possible before the 2026–27 rainy season.

If these warnings continue to go unaddressed and homes or property are subsequently damaged by flooding associated with conditions that residents have repeatedly identified in advance, **my neighbors and I intend to preserve our records of these warnings and pursue every available remedy against the City, Creeks Division and any other agency responsible for the condition or maintenance of this creek.**

Nobody should be able to say afterward that the City was not warned.

We are warning you now, before the storms arrive.

Please treat this as an urgent public safety and flood prevention matter and provide the residents surrounding the Punta Gorda bridge with a written response explaining **what work will be performed before this winter and when that work will begin.**

Thank you,

Ricardo Frustockl
Punta Gorda Street Resident

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo St., Suite 107

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

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On Tue, Sep 26, 2023 at 3:11 PM Ricardo Frustockl <santabarbarapctech@gmail.com> wrote:

> Hello Brian and Et-Al:
>
> As we enter an El Nino season the neighbors next to and around the 1200 Punta Gorda Street bridge are once again concerned about the debris, sediment and excessive trees and shrubs planted in the creek and along the washway.
>
> Last year when we had that storm it added to the rubble and has yet to be cleared out. The banks are full of brush and the creek bottom is up at least a foot from the previous year. There is what looks like a beaver dam at the Punta Gorda bridge on both sides north and south. A little way up the creek the vegetation is severely overgrown and last year it flooded on what is now called Hutash Street. We came within seconds and inches of it coming over our embankment. I am once again asking the City to at the very least clear the creek of fallen trees and debris while also lowering the floor height.
>
> Many of the neighbors are of the opinion that the trees should be removed altogether. They act as a screen and catch all the debris. While the creek department may think this is nice, it makes us who live here rest uneasy at night. The weather is only going to get predictably worse as climate change is upon us. The County went on record and told the city **not to plant trees in the creek** but the city did it anyway, so the county washed its hands of being responsible for creek maintenance.
>
> The Creek is now overgrown and has had lack of maintenance in the years I have lived on the east side. It also invites vagrancy and homeless encampments and people drinking under the bridge. I am once again asking that this be cleared out before the oncoming winter. I am carbon copying a few of my lawyer associates on this, for if this is not addressed in a timely fashion and the neighbors get flood damage they will seek damages from the Santa Barbara Creeks division and City of Santa Government in general. I added Clifford Maurer to this email chain since he is the Director of Public Works and my emails have not been taken seriously in the past.

Here is a video from 8 months ago, I had gone into the creeks department and asked them to send a crew out. They sent a couple of guys out with a skip loader and dump truck a few days later. They picked up a couple of railroad ties and left everything else behind. You all need to get heavy equipment in there and clear this out before you have a multi million dollar, if not billion dollar problem on your hands.

Watch this and see how close we came to disaster

https://www.youtube.com/watch?v=E8hSi6eygAM&t=36s

I have been emailing the city about this since November of 2020

Ricardo Frustockl | Home Owner | Business Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo, Suite 107

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

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On Wed, Jan 4, 2023 at 11:15 AM Brian D'Amour <bdamour@santabarbaraca.gov> wrote:

> Ricardo,
>
> Thanks for keeping watch. Yes, City Streets Crews removed some debris at Hutash. Staff will continue to monitor this location as part of our regular storm prep / cleanup as well as from Punta Gorda down to the freeway.
>
> Brian
>
> **Brian D'Amour, PE**

City Engineer
CITY OF SANTA BARBARA, Public Works
(805) 897-2661 | bdamour@santabarbaraca.gov

From: Ricardo Frustockl <santabarbarapctech@gmail.com>
Sent: Wednesday, January 4, 2023 10:05 AM
To: Brian D'Amour <bdamour@santabarbaraca.gov>
Cc: Jim Dewey <jdewey@SantaBarbaraCA.gov>; Fayram, Tom <Tfayram@cosbpw.net>; Ashleigh Shue <ashue@SantaBarbaraCA.gov>; Randy Rowse <rrowse@santabarbaraca.gov>; Angel Diosdado <Adiosdado@live.com>; Carmelita Flores <yocarmelita9@gmail.com>; Jose Lopez <jlojoe31@hotmail.com>; Nathan Slack <nslack@SantaBarbaraCA.gov>; turboflores7@yahoo.com; Augie Corona <Agu805@yahoo.com>; Jeffrey P. SBPRIME Waxman <delmonterents@aol.com>
Subject: Re: 1200 Punta Gorda Creek crossing

Some people who received this message don't often get email from santabarbarapctech@gmail.com. Learn why this is important

EXTERNAL

So I went and peeked over the bridge this morning most of that debris has been washed away. There is still however some old cut down tree limbs on the inside of the bridge.

Thank you all for your time and consideration as we are about to have another downpour.

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo St

Suite 107

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

On Jan 3, 2023, at 7:50 PM, Ricardo Frustockl <santabarbarapctech@gmail.com> wrote:

Hello all,

I saw city or county workers cleaning out the creek at Hutash crossing today on 1/03/23 but not at the Punta Gorda creek bridge. Wondering if the storm debris will catch on all these trees I have been asking to get removed for years now. Considering we are getting flood warnings I am concerned these emails are falling on deaf ears. This was the view from the bridge a couple of weeks ago. Looks very over grown and this is going to act like a catch basin. Something needs to be done here.

<image0.jpeg>

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo St

Suite 107

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

> On Sep 9, 2022, at 12:43 PM, Ricardo Frustockl <santabarbarapctech@gmail.com> wrote:
>
> Hello Brian,
>
> It has been two years since our last emails. Hope all is well.
>
> With the coming rainy season I want to state my concerns with the overgrowth of vegetation in and around the creek at 1200 Punta Gorda. I fear a flood will happen if this area is not cleared out from Liberty street to the 101 freeway. It is very thick, especially south of Punta Gorda bridge. I contacted

county flood two years about this and they stated they **told the city to NOT** place all this vegetation (excessive trees and shrubs) along this creek but the city did it anyway and the county has washed their hands of this area.

I have a couple of questions for you all.

1. Who is in charge of this area now?

2. Can we get it thinned out?

Warm Regards

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

510 Castillo, Suite 107

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

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On Tue, Dec 15, 2020 at 7:30 AM Brian D'Amour <bdamour@santabarbaraca.gov> wrote:

> Ricardo,
>
> Following up with you as promised on this particular issue. Back in November, I had indicated that the project reached the end of the plant establishment and post-construction monitoring phases. This has been confirmed. I also mentioned that

future maintenance would be turned over to County Flood Control. That is not the case for this area.

City-Public Works staff have observed the status of the plantings in this area and concluded that, for the most part, they are performing as designed. In other words, most of the plantings remain on the sloped portion of the creek channel and are providing shade to the entire creek, but without significant obstruction to flow within the area of highest storm flow velocity.

However, there were some overhanging branches and new growth within the channel that required some minimal vegetation clearing/removal. City crews performed this work yesterday (Monday 12/14/2020) within Sycamore Creek in the vicinity of the Punta Gorda Street bridge.

In the future, City-PW staff will be the lead agency for similar work in this immediate area and will coordinate with County-Flood Control staff on the planning/permitting/maintenance of such work so that it is coordinated with their annual maintenance plan on other portions of Sycamore Creek upstream of this location. Should you have additional questions or concerns, please direct them to me.

Thank you.

Brian

Brian D'Amour, PE
Acting Public Works Director
CITY OF SANTA BARBARA, Public Works
(805) 564-5378 | bdamour@santabarbaraca.gov

From: Ricardo Frustockl <santabarbarapctech@gmail.com>

Sent: Friday, November 20, 2020 5:03 PM
To: Brian D'Amour <bdamour@santabarbaraca.gov>
Subject: Re: 1200 Punta Gorda Creek crossing

EXTERNAL

Thank you for the update Brian.

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

903 State Street, suite 212

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

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On Fri, Nov 20, 2020 at 4:46 PM Brian D'Amour <bdamour@santabarbaraca.gov> wrote:

> Ricardo,
>
> Your concern about the willow growth on Sycamore Creek in the vicinity of the Punta Gorda bridge made its way to me via internal emails here at the City. The City of Santa Barbara replaced the Punta Gorda bridge over 5 years ago. The project included a significant widening of the existing bridge and channel downstream between Punta Gorda Street and US Highway 101. The project was

'self-mitigating' from an environmental review / permitting standpoint due to the habitat restoration component. This habitat restoration included removal of non-native plants and replacement with native species, including willows. For a period of 5 years following construction, the City was required to maintain and ensure that these plantings were established.

The 'plant establishment' period has recently been fulfilled. Therefore, any ongoing maintenance can now begin to fall under the annual maintenance plan managed by County Flood Control. City staff are going to reach out to Flood Control to discuss this transition. The goal of the project was to establish plantings that would improve habitat while being capable of passing storm flows. This does require a level of maintenance in order to keep a minimum area clear.

I will report back to you with more information after we've had contact with County Flood Control.

Brian

From: Ricardo Frustockl [mailto:santabarbarapctech@gmail.com]
Sent: Wednesday, November 18, 2020 1:39 PM
To: Jennifer Hollywood <jhollywood@santabarbaraca.gov>
Cc: Sebastian SBPRIME Aldana <sbsebas@gmail.com>; Cathy Murillo <cmurillo@SantaBarbaraCA.gov>; Jordan Hankey <jdhankeylaw@gmail.com>; yocarmelita9@hotmail.com; Paul Casey <PCasey@SantaBarbaraCA.gov>; Cameron Benson <CBenson@SantaBarbaraCA.gov>
Subject: Re: 1200 Punta Groda Creek crossing

EXTERNAL

Just talked to Raul Yescas from county maintenance who is onsite, he says the city of SB planted vegetation in the water way. The city was advised against doing just that. This is not the first I have heard of this. Anyway Raul is going to double check with his supervisor and see where the county responsibility ends and where the city's starts. Either way the areas directly on both sides of the Punta Gorda bridge are overgrown and need to be cleared out. It would be great to add this to the regularly scheduled maintenance program. I saw an email from 5 year addressing this same thing, where Salud Carbajal had gotten involved.

Okay maybe someone can contact George Johson?

PS the vegetation on the city side is over the top and leads to homeless camps and young people drinking and doing drugs in the creek.

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

903 State Street, suite 212

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

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On Tue, Nov 10, 2020 at 1:52 PM Jennifer Hollywood <jhollywood@santabarbaraca.gov> wrote:

> Good afternoon Ricardo,
> Thanks for contacting us regarding the creek near your home.
> I reached out to Santa Barbara County Flood Control who manages this work within the County and they requested you call them directly at 805-568-3440.
> Brenda or Melissa should be able to take your information and dispatch someone out to come take a look, or they can let you know if that particular area is already part of their maintenance plan.
> You can get further information on their Annual Creek Maintenance Plan at their website here: https://www.countyofsb.org/pwd/annualmaint.sbc
>
> Thank you, and have a good rest of your week.
>
> **Jennifer Hollywood**
> *Administrative Specialist*
> CITY OF SANTA BARBARA, Parks & Recreation
> (805) 897-2658 | jhollywood@santabarbaraca.gov
>
> ---
>
> **From:** Ricardo Frustockl <santabarbarapctech@gmail.com>
> **Sent:** Monday, November 9, 2020 12:07 PM
> **To:** Jennifer Hollywood <jhollywood@santabarbaraca.gov>
> **Cc:** Sebastian SBPRIME Aldana <sbsebas@gmail.com>; Cathy Murillo <cmurillo@SantaBarbaraCA.gov>; Jordan Hankey <jdhankeylaw@gmail.com>; yocarmelita9@hotmail.com; Paul Casey <PCasey@SantaBarbaraCA.gov>
> **Subject:** 1200 Punta Groda Creek crossing
>
> EXTERNAL
>
> Hello **Jennifer Hollywood** Creeks Specialist,

My name is Ricardo Frustockl, I live at 1212 Punta Gorda Spc#23 SB CA 93103. I am contacting you to let you know the creek at 1200 Punta Gorda is overgrown and likely to back up in the coming rain season. I heard John Palminteri report all the creeks have been cleared and that prompted me to get on this. This area is known to be prone to flooding and with the creek being overgrown from Liberty Street to the Freeway this is a recipe for disaster.

Please have the creek cleaning crews continue from liberty st all the way down past the freeway before there is a flood because of lack of maintenance.

Thank you

11/09/2020

Ricardo Frustockl | Owner

Tel. 805-705-9371

Santa Barbara PC Tech

903 State Street, suite 212

Santa Barbara, CA 93101

www.sbpctech.com

Thank you

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From: Melisa Gutiérrez Boza
To: City Clerk
Subject: Public Comment – Request to Amend SBMC Chapter 22.75 to Limit Outdoor Lighting to 3,000K
Date: Friday, October 30, 2026 4:18:01 PM

Some people who received this message don't often get email from melisa.gutierrez@godigitalmg.com. Learn why this is important

Dear Mayor and Members of the City Council:

I am Jason Peterson, a Santa Barbara resident, and I am writing to ask the Council to update the City's Outdoor Lighting Ordinance, Chapter 22.75 of the Municipal Code, to limit outdoor lighting to a correlated color temperature (CCT) of 3,000 Kelvin or lower.

The ordinance was adopted in 1997 (Ord. 5035) and last amended in 2007 (Ord. 5416), before LED lighting became the norm. As a result, it contains no limit on color temperature. Today nearly all new outdoor fixtures are LEDs, and many emit cool, blue-rich light of 4,000K to 5,000K or more. Blue-rich light scatters more in the atmosphere, increases skyglow and glare, disrupts wildlife such as migratory birds, insects and coastal species, and can interfere with residents' sleep. These are exactly the problems Section 22.75.010 says the chapter is meant to prevent.

I respectfully request that the Council direct staff to prepare the following amendments:

1. Add a new item to the general prohibitions in Section 22.75.030.A prohibiting Outdoor Lighting Fixtures with a CCT greater than 3,000 Kelvin, applying to new and replacement fixtures.

2. Apply this color temperature limit to Low Voltage fixtures, which are currently exempt from the entire chapter under Section 22.75.040.A. Many residential landscape and decorative LEDs are low voltage, so without this change a large share of new lighting would not be covered.

3. Update the Outdoor Lighting Design Guidelines referenced in Section 22.75.050, which are adopted by Council resolution, to include the same 3,000K standard for projects under design review.

Reasonable exemptions could remain for traffic signals, emergency and public safety lighting, and other uses where color rendering is critical. A 3,000K limit is a common standard in dark-sky ordinances across California and the U.S., and 3,000K LED fixtures are widely available at a cost comparable to cooler alternatives, so the change would place little burden on residents or businesses.

I ask that this item be placed on a future Council agenda or referred to the Ordinance Committee for consideration. I would be glad to provide further information or examples from other cities.

Thank you for your time and your service to our community.

Sincerely,

Jason Peterson
4277 Cresta Ave
Santa Barbara, CA 93110
jason@godigitalmg.com

Melisa Gutierrez Boza | Executive Assistant to the CEO & COO Jason Peterson | GoDigital
C +506 8647
8740 | **E** melisa.gutierrez@godigitalmg.com | **W** godigital.com | **L** LinkedIn



From: Ronald Hays
To: City of Santa Barbara; Santa Barbara City Council; Streets
Subject: APS Crosswalk Danger
Date: Saturday, October 31, 2026 7:46:02 PM

[Some people who received this message don't often get email from ronaldhays@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

> One of the MOST dangerous pedestrian street crossing intersections is the unmarked crossing across the lower end of APS, for pedestrians going between the Museum of Natural History and the Santa Barbara Mission. This is very heavily used by tourists and locals. There are massive, designated crosswalk markings from the Mission across Los Olivos to the sidewalk leading to APS as well as a large designated crossing PLUS a pedestrian activated warning light between the Museum of Natural History and Skofield Park.
> Some concerned citizen installed some small white tape to mark this crossing which, though inadequate, was a big step in safety.
> Unbelievably, a Santa Barbara road maintenance crew recently removed these very helpful “citizen’ cross walk” markings last week.
> This just doesn’t make any kind of sense at all. Why is this highly used, dangerous crossing being ignored by the very people who are supposed to protect pedestrians?
> Please contact the person in charge of crosswalks and get someone to explain this unaddressed
> Dangerous intersection.
> Thanks
> Ronald Hays

From: Nicole Grisanti
To: Mayor & City Council; City Clerk
Subject: FW: City Council Meeting November 10th, Massage Ordinance
Date: Monday, November 9, 2026 4:24:15 PM
Attachments: SB_city_council_letter.pdf

-----Original Message-----
From: Dirk Langer <langer@dirklanger.com>
Sent: Monday, November 9, 2026 4:23 PM
To: Nicole Grisanti <ngrisanti@SantaBarbaraCA.gov>
Subject: City Council Meeting November 10th, Massage Ordinance

[You don't often get email from langer@dirklanger.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Ms Grisanti,

Would you be able to distribute the attached letter to City Council members and the mayor ahead of the City Council meeting tomorrow, November 10th ?

I will give a public comment in person at the meeting, but would like council members to review my opposition to the ordinance.

Also, one other question: The ordinance id item 15 on the agenda.
Do you know at what time approximately this will be heard ?

Thank you very much.
Best Regards,

Dirk Langer

Dirk Langer

PO Box 95 ● Santa Barbara, CA 93102 ● Phone: 412-708-3752
E-Mail: langer@dirklanger.com

Date: 09. November 2026

Dear City Council,

I am writing to you in regards to the new massage ordinance, amending chapter 5.76 of the municipal code, proposed by the Santa Barbara police department and city attorney.

I want to voice my strong opposition to adoption of this proposed ordinance:

1. California State law does not require certification for massage therapists and massage businesses. California Massage Therapy Council (CAMTC) certification is entirely voluntary as stated in the massage therapy act and on CAMTC's own website.
2. Santa Barbara is currently in compliance with state law and still would be in compliance, even if Santa Barbara had no ordinance related to massage services at all.
3. Massage is an essential health care service that has been practiced for thousands of years. Yet, this new 50 page ordinance reads like a regulation for adult entertainment, even though it states that it should not construed as such.
4. The proposed ordinance puts forward requirements that would essentially shut down most Asian operated massage businesses and newcomers.
5. While some certification and basic proficiency should be required, there is absolutely no reason to require 500 hours of schooling for open area foot massage and chair massage. In fact many jurisdictions have exemptions for this type of massage.
6. Massage as an essential health care service should not be treated any different than a Chiropractor or Physical Therapist, or any of the other professions that are explicitly exempted from this proposed ordinance. It should be applicable either to all or none.
7. This proposed ordinance follows the exact same template that CAMTC has been pushing in other municipalities in California, which may be a violation of their own statutes related to lobbying as a private non-profit organization.
8. Clients oppose the new ordinance and we have collected more than 1000+ signatures in opposition.
9. A public records request covering the last 10 years regarding incident reports about human trafficking (PC 236.1) and solicitation (647b) showed a total of 75 incidents, only six of which are related to human trafficking and none of them are related to a massage business establishment.
10. I had a productive meeting with the Santa Barbara police department last week and a better understanding of their concerns, resources and issues surrounding sexual assault and rape. However, none of this is addressed properly in the proposed ordinance. In my understanding none of the 32 incidents listed on the City Council Agenda for November 10th is related to

Human Trafficking or Solicitation and none occurred at a massage establishment that has been in business for a while.

11. It is not fathomable why the proposed ordinance is 50 pages, when the core rules could be stipulated in less than 10 pages. The proposed ordinance also includes code of conduct, dress code, etc., that do not belong into an ordinance, but are the private domain of a business. The ordinance really interferes here with the operations and running of a private business.
12. Lastly, there are sections in the proposed ordinance that clearly violate "Due Process" and "Explicit Right to Privacy" under the California Constitution;
    Art. I, § 7 of the California Constitution – Equal Protection & Due Process
    Art. I, § 1 of the California Constitution – Explicit Right to Privacy
    An adoption of the proposed ordinance would trigger an immediate legal challenge and temporary injunction in state court.
13. Separately from the proposed massage ordinance, it is unclear why Resolution 1 is needed, as to why this is not covered by existing law and whether this resolution potentially violates Federal or California law.

Thank you for your consideration.

Sincerely,

Dirk Langer

Dirk Langer

From:	Nicole Grisanti
To:	Mayor & City Council; City Clerk; John Doimas; Tava Ostrenger; Kelly R. McAdoo; Alelia Parenteau; Rene Eyerly; Kelly Gordon; Lori Pedersen
Subject:	FW: Proposed Massage Ordinance Concerns
Date:	Monday, November 9, 2026 1:12:22 PM
Attachments:	Revised City Council Letter 11-9-26.pdf

From: colin@dtmcsb.com <colin@dtmcsb.com>
Sent: Monday, November 9, 2026 12:32 PM
To: Nicole Grisanti <ngrisanti@SantaBarbaraCA.gov>
Subject: Proposed Massage Ordinance Concerns

> You don't often get email from colin@dtmcsb.com. Learn why this is important

Dear Ms. Grasanti,

Thank you for helping us through the process of working with the police and City Council members in regard to the proposed Massage ordinance. We would appreciate you forwarding this to the City Council and mayor and including it in the public record.

We know we are under a deadline, so we would appreciate if you are able to get it to them for review before tomorrow's meeting.

Sincerely,

Colin Silverman

Colin

COVID-19 Precautions:
If you are sick, have a cough, fever, or shortness of breath, we ask that you please reschedule your appointment to protect the health of our therapists and all our cherished clients (that's you too)! The 24 hour cancellation fee will be waived. Thank you.

Cancellation Policy:

We have a 24-hour rescheduling policy. If you need to reschedule please let us know by telephone within that time frame or a full charge for the appointment will apply. Gift certificates are voided if appointments are missed without 24 hour cancellation We appreciate you and look forward to helping you feel better.



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AND HEALING TO OUR CLIENTS
226 E. Canon Perdido, Suite E
Santa Barbara, CA 93101
Tel: 805-770-3222 Fax: 805-770-3223

Dear City Council Members,

We apologize for the late contact in regard to the proposed massage ordinance, and we appreciate you taking the time to read this. My wife and I met with Joscelyn and her supervisor Alec from the police department this last week to discuss our concerns about the newest updated version of the proposed massage ordinance (entitled 10-15-26). They seemed willing to work with us and hear our input, however it's confusing as to whether or not their verbal agreements were incorporated into an updated proposed ordinance. We did feel that some of the responses were vague and open to interpretation, however we appreciated their willingness to take the time with us.

It took eight months to receive a revised proposed ordinance, and we were only given two weeks to review it. Now another revised Ordinance was posted on the City Council meeting website last week dated 11/10/26. It has gone from 51 pages to 57 pages. We feel this is not enough time to go over the new proposed Ordinance to see what changes were made. Members of the massage community are not lawyers and both documents are dense with legalese. This ordinance confusion and timeline puts undue pressure on our community as we are trying to make a living as massage therapists.

We support the police in wanting to curtail human trafficking and protect victims of sexual abuse. However, an ordinance that has such an impact on small businesses deserves the time to be thoroughly reviewed, discussed, and finalized to ensure that it protects small business as well as protects the community from unlawful conduct.

We respectively ask City Council members to protect our community, and if appropriate, consider ***postponing the vote*** *on the massage ordinance until a final draft is complete and has been properly reviewed.*

Regards,

Colin Silverman and Jill Wayne

From:	Pamela Tanase
To:	City Clerk
Subject:	Public comment regarding: Ordinance Amending Chapter 5.76 of the Municipal Code Pertaining to Massage Establishment Permits, and Related Resolutions on Criminal History Access and Fees [Ordinance Introduction; Resolution]
Date:	Sunday, November 8, 2026 2:15:00 PM
Attachments:	image001.png

Some people who received this message don't often get email from pam@coastalmassage.net. Learn why this is important

Dear Mayor Rowse and Councilmembers,

I am writing regarding Agenda Item 15, the proposed massage ordinance scheduled for consideration on November 10.

I have been involved in the massage therapy industry for more than 20 years, including working with Massage Envy clinics in Santa Barbara and throughout Southern California. I appreciate the Police Department's willingness to meet with stakeholders and make revisions to the proposed ordinance. I also recognize the City's responsibility to address human trafficking, prostitution, and other unlawful activities.

I support reasonable regulations that protect the public, massage professionals, and legitimate businesses. However, after reviewing the November 10 proposed ordinance, the Police Department's agenda report, and the proposed inspection forms, I believe several important issues still need to be addressed before Council moves forward and adopts the proposed massage ordinance.

1. The proposed inspection checklists do not match the proposed ordinance.

The Police Department's Massage Establishment Inspection Form contains numerous requirements and Municipal Code references that do not correspond to the November 10 proposed ordinance.

For example, the Premise Walkthrough Checklist references the existing Municipal Code and requires showers, separate dressing facilities, specific lighting, and washbasins near treatment rooms. These requirements do not appear in the proposed massage ordinance.

The routine inspection checklist also contains requirements that differ from the proposed ordinance. For example, it states that patrons must be fully clothed at all times, while the proposed ordinance establishes draping requirements during massage services.

These discrepancies are important because the inspection forms include pass/fail determinations and will presumably be used to evaluate compliance. Businesses need to know exactly what standards they will be held to, particularly when violations can result in corrective orders, penalties, or permit suspension.

I believe the Police Department should publish updated inspection checklists that accurately reflect the proposed ordinance, with references to the specific legal authority supporting each requirement. Businesses and the public should have an opportunity to review those checklists before the ordinance is adopted.

2. The manager-presence requirement could effectively expand Live Scan requirements to front desk employees.

Section 5.76.130(C)(7) requires an owner or designated manager to be physically present whenever a massage establishment is open for business.

I am concerned that this requirement could effectively expand the number of employees who must undergo Live Scan background checks, despite the Police Department's decision to eliminate the proposed blanket background-check requirement for non-therapist employees.

Consider a massage establishment operating seven days a week with extended hours. The owner or general manager cannot reasonably be expected to be present during every operating hour. Businesses routinely rely on trained front desk associates and shift leads to supervise daily operations, particularly during evenings, weekends, meal breaks, vacations, and unexpected absences.

Under the proposed ordinance, an employee designated as a manager who is not CAMTC-certified must undergo Live Scan. Consequently, businesses may need to designate multiple front desk employees as managers simply to maintain coverage during all operating hours.

This creates additional financial and administrative burdens for businesses and could undermine the intent of the revisions made in response to concerns about background-checking all non-therapist staff.

I also question whether this requirement is necessary given Section 5.76.170, which already makes owners and operators responsible for the conduct of their employees and independent contractors. That accountability remains in place regardless of whether an owner or manager is physically present.

What specific public safety concern does the manager-presence requirement address? Has the Police Department identified incidents in which the absence of a designated manager contributed to unlawful activity?

I encourage Council to remove the requirement for an owner or designated manager to be

physically present at all times and instead allow businesses to designate a trained employee to oversee operations, with an owner or manager available and able to respond when necessary.

This would maintain accountability without creating an indirect requirement for additional employee background checks.

3. The City should explain how the proposed inspection framework addresses documented problems.

I appreciate that the November 10 ordinance reduces routine inspections to no more than twice annually, with additional inspections permitted under specified circumstances involving complaints, credible reports, suspected violations, or follow-up inspections.

However, the existing ordinance already requires inspections by the Building, Fire, and Police Departments at least twice annually.

Has the City been conducting these inspections? If so, what violations have been identified, and what has the City learned from those inspections?

The Police Department's report identifies 32 reports and investigations involving sexual offenses connected to massage businesses between January 2021 and October 2026, resulting in nine arrests.

These incidents deserve serious attention. However, the report does not identify how many distinct establishments were involved, how many were operating with valid permits, or whether the existing inspection process identified or could have prevented the reported misconduct.

I believe Council should have this information before determining whether the proposed inspection framework is the most effective approach.

4. The proposed ordinance should provide independent review of permit suspensions and revocations.

Under the proposed ordinance, the initial decision to suspend or revoke a massage establishment permit is made by a Reviewing Officer within the Police Department. Appeals are generally heard by the Chief of Police, although an alternative hearing officer may be designated under certain circumstances.

I question whether the Police Department should serve as both the agency responsible for enforcement and the primary authority reviewing challenges to its own decisions.

A permit suspension or revocation can have significant consequences for a legitimate business, its employees, and its clients.

I encourage Council to require an independent administrative hearing officer for appeals involving permit suspension or revocation. This would provide greater confidence in the fairness and impartiality of the process.

5. The City should recognize the professional standards already established through CAMTC certification.

The Police Department's agenda report acknowledges massage therapy as a valuable health and therapeutic service. I appreciate that recognition.

CAMTC-certified massage therapists have completed substantial education and training, undergone background screening, and are subject to professional disciplinary procedures.

I recognize that CAMTC certifies individual professionals while the City regulates massage establishments. Both have responsibilities for protecting the public.

However, I believe the City's regulations should reflect the professional standards that already exist and avoid imposing operational requirements on legitimate businesses without a clear connection to documented public safety concerns.

6. The public needs an opportunity to review the final requirements before adoption.

The November 10 ordinance contains important changes from earlier drafts, including revised inspection limits, background-check requirements, and provisions for existing massage professionals.

I appreciate those revisions. However, the inspection forms currently available to the public do not reflect the ordinance Council is being asked to consider.

There is also an apparent inconsistency between the proposed ordinance, which establishes two-year sole proprietorship permits, and the accompanying fee resolution, which describes the corresponding fees as annual.

These are matters that should be clarified before the ordinance is finalized.

I respectfully request that Council allow additional time for review before adopting the proposed massage ordinance. At a minimum, I ask that the Police Department publish updated inspection checklists, reconsider the manager-presence requirement and its potential effect on Live Scan obligations, provide additional information regarding the

effectiveness of existing inspections, and resolve discrepancies between the proposed ordinance and accompanying documents.

I appreciate the time the Police Department and Council have devoted to this process. I believe we share the same goal of protecting the public while ensuring that legitimate massage businesses and the professionals who work in them are treated fairly.

I would like to see Santa Barbara regulate massage therapy as the legitimate health and wellness profession it has become, while using targeted law enforcement to address documented criminal activity.

Thank you for your consideration.

Pam Tanase | *Regional Developer*
Los Angeles Northwest Region
351 Paseo Nuevo, 2nd Floor | Santa Barbara, CA 93101 | C: (805) 455-5982

Location Map

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From: Sarah Lozier
To: City Clerk
Cc: Council; Nicole Grisanti; permits@sbpd.com
Subject: PUBLIC COMMENT: Proposed Massage Ordinance (Chapter 5.76)
Date: Wednesday, November 4, 2026 8:58:29 PM
Attachments: Santa_Barbara_Massage_Ordinance_Checklist_Comparison.pdf

Some people who received this message don't often get email from slozier@westmont.edu. Learn why this is important

Dear Mayor and City Council members,

I am writing as a CAMTC-certified massage therapist practicing in Santa Barbara to express my opposition to the proposed massage ordinance in its current form. I respectfully request that this correspondence be included in the public record.

I support appropriate regulation, professional accountability, public safety, and efforts to prevent human trafficking. However, despite the City's engagement with practitioners and revisions to the proposal, I believe several important concerns remain unresolved.

1. Effectiveness of the Proposed Regulations

I recognize that the ordinance seeks to use administrative oversight to identify unlawful activity and potential trafficking situations. However, I question whether sufficient evidence has been presented demonstrating that these requirements will meaningfully improve trafficking prevention, victim identification, or protection.

Before adopting these requirements, I respectfully ask the Council to consider what documented evidence demonstrates that similar regulatory measures have improved trafficking-related investigations, victim identification, and assistance beyond what existing law-enforcement authority already permits.

2. Police-Administered Regulatory Oversight

I question whether routine oversight of legitimate therapeutic massage businesses should primarily fall under the Police Department rather than an appropriate civilian regulatory agency.

The proposed requirements—including personnel records, appointment logs, and unannounced inspections—raise concerns about proportionality and whether this regulatory framework appropriately reflects massage therapy's healthcare-oriented role.

While I appreciate the Department's acknowledgment of our profession, I respectfully ask the Council to consider whether police-administered oversight is the most appropriate regulatory structure for legitimate therapeutic massage businesses, given the distinction between routine business regulation and criminal law enforcement.

3. Disproportionate Burden on Legitimate Professionals

The cumulative impact of additional permits, renewals, fees, recordkeeping, inspections, facility requirements, and potential penalties raises concerns for legitimate practitioners, particularly independent professionals and small businesses.

Before imposing these additional obligations, I ask the Council to evaluate whether their anticipated public-safety benefits justify the cumulative financial, administrative, and operational burdens.

4. Client Privacy and Continuity of Treatment

Massage therapy depends on privacy, professional trust, and uninterrupted therapeutic care. Clients may be undressed beneath appropriate draping, experiencing pain, or otherwise in vulnerable circumstances.

Although the proposed ordinance directs inspectors to reasonably avoid interrupting lawful massage sessions, it permits inspections without advance notice during business hours, including in areas where treatment is provided.

I respectfully ask the Council to consider how unannounced inspections would be conducted in practice, particularly when an independent practitioner is actively treating a client, and whether sufficient safeguards are in place to protect client privacy, scheduling, and continuity of care.

5. Inconsistencies Between the Ordinance, Inspection Checklist, and State Law

The proposed inspection checklist contains discrepancies that raise concerns about clarity and lawful enforcement:

- **Incorrect section reference:** The checklist identifies §5.76.060 as a facilities provision, while the draft ordinance addresses certification under that section.
- **Client clothing requirements:** The checklist states that patrons must remain fully clothed, which differs from the ordinance's provisions permitting appropriate draping.
- **Tub or shower requirement:** The checklist requires a tub or shower, despite California Government Code §51034(c)(4), which prohibits local governments from imposing such a requirement on massage establishments.

These discrepancies should be corrected and legally reviewed before implementation to ensure consistent and lawful enforcement.

6. Request to the City Council

I respectfully urge the Council to **reject the proposed ordinance** rather than continue revising a regulatory framework that I believe is fundamentally inappropriate for legitimate therapeutic massage businesses. While I support appropriate regulation, I believe routine oversight of our profession would be better administered through a civilian regulatory agency rather than primarily through law enforcement.

My opposition is based on several unresolved concerns:

- Insufficient demonstrated evidence that the proposed measures will improve trafficking-prevention and public-safety outcomes beyond existing law-enforcement authority.
- The appropriateness and proportionality of police-administered oversight of legitimate therapeutic businesses.
- The cumulative financial and operational burdens on practitioners and their clients.

- The need for meaningful protections for client privacy and treatment continuity.
- Discrepancies between the proposed ordinance, inspection checklist, and California law.

I recognize the City's responsibility to address human trafficking and unlawful activity, and I share those objectives. However, I believe those goals should be pursued through a regulatory approach that is demonstrably effective, appropriately targeted, and respectful of legitimate therapeutic practice.

For reference, I have attached a one-page comparison highlighting the discrepancies between the proposed ordinance, inspection checklist, and applicable California law discussed in Section 5.

Thank you for your consideration and for including my concerns in the public record.

Respectfully,

Sarah Lozier
Santa Barbara Small Business Owner & Resident

--
Sarah Lozier, B.S., CMT, MMP
Orthopedic Massage & Movement Therapy
Sarah Lozier Massage Therapy
805-588-4872 | sarahlozier.com
CAMTC Certified Massage Therapist #49334

Proposed Massage Ordinance vs. Inspection Checklist

City of Santa Barbara | Comparison of October 15, 2026 draft ordinance (51 pp.) and proposed inspection form (3 pp.)

Issue	Proposed inspection form	October 15 draft ordinance / concern
Facilities section	Page 3 identifies SBMC §5.76.060 as “Facilities Necessary and Regulations.”	Draft §5.76.060 is “Certification Required.” The cited section does not support the checklist’s facilities heading.
Tub / shower	Page 3 requires at least one tub or shower.	No matching requirement identified in draft facilities provisions. California Government Code §51034(c)(4) prohibits a local shower/bath mandate for massage establishments.
Patron clothing	Page 2 states patrons must be “fully clothed at all times” (cites §5.76.140.C.6).	Draft §5.76.130.A.5 addresses genital draping during sessions; §5.76.140 concerns inspections. The checklist states a materially different rule.
Inspection citations	Pages 1–2 cite §5.76.140.A, .C, .D, and .E for posted permits, attire, sanitation, and other operating standards.	Draft §5.76.140 governs inspection procedures; the operating requirements are primarily in §5.76.130. Numerous cited subsections do not match the described items.
Prohibited conduct	Page 2 cites §5.76.201.1–.4 for prohibited conduct.	Draft prohibited-conduct section is §5.76.200; the cited §5.76.201 subsections are not present in the reviewed draft.

Scope: Selected examples, not an exhaustive legal review. A checklist item absent from this draft could be required under a separate applicable law; the City should identify that authority. Page references above are to the proposed inspection form.

From: Ben Seitz-Sitek
To: City Clerk
Cc: Santa Barbara City Council
Subject: Support for Master Plan and Title 31 extension
Date: Monday, November 9, 2026 8:34:57 PM

Some people who received this message don't often get email from ssben97@gmail.com. Learn why this is important

Dear City Council,

I urge you to support the master plan and extend Title 31. I am a small business owner and live and work downtown. I feel so lucky to be part of a city that is actively investing in and improving its downtown. The Master Plan invests in critical infrastructure that will only attract more businesses in the decades to come. Additionally, visitors are always impressed by the walkability and pedestrian friendliness of State Street. It's one of the first places I bring out of town guests. Please vote to continue support for the Master Plan and Title 31.

Best,
Ben

From: Elana Muzzy
To: City Clerk; sbcitycouncil@santabarbara-ca.gov
Subject: Extend Title 31
Date: Monday, November 9, 2026 8:43:20 PM

Some people who received this message don't often get email from elanamuzzy@gmail.com. Learn why this is important

Dear City Council,

I'm a local resident of Santa Barbara and strongly urge you to extend Title 31 until the vote on the referendum. Beyond any personal opinions of whether or not State Street should be open to cars, spending millions of dollars to reopen State Street when it might close again with the referendum is truly a waste of money. Please do what's right for our city.

Best,
Elana

From: Elana Muzzy
To: Santa Barbara City Council
Subject: Extend Title 31 and Save us Money
Date: Monday, November 9, 2026 8:45:31 PM

Some people who received this message don't often get email from elanamuzzy@gmail.com. Learn why this is important

Dear City Council,

I'm a local resident of Santa Barbara and strongly urge you to extend Title 31 until the vote on the referendum. Beyond any personal opinions of whether or not State Street should be open to cars, spending millions of dollars to reopen State Street when it might close again with the referendum is truly a waste of money. Please do what's right for our city.

Best,
Elana

From: Eleri Griffiths
To: City Clerk
Cc: Santa Barbara City Council
Subject: Extend Title 31
Date: Monday, November 9, 2026 8:46:39 PM

Some people who received this message don't often get email from elerigriffiths9@gmail.com. Learn why this is important

Dear Santa Barbara City Council:

I am writing to express my strong support to extend Title 31 and keep Santa Barbara closed to cars.

As a resident of the downtown Santa Barbara area, I rely on the accessibility and safety of a car-free State Street to walk and bike to local businesses daily. With limited and competitive street parking around my residence, biking and walking downtown is often my only way to access these local businesses that I rely on and enjoy supporting. If cars were re-introduced to State Street, I would feel less safe as a biker and walker, and local businesses would be much less accessible, reducing my ability to support the local economy.

Santa Barbara is an incredibly beautiful town with significant economic support from tourism. State Street is an iconic part of Santa Barbara, and uniquely appealing to visit as a car-free area. Opening State Street to cars would hurt the local tourism industry and reduce visitor appeal and foot-traffic to local businesses.

Keeping State Street closed to cars is also a much more environmentally friendly option. Less cars on State Street mean less emissions, which aligns with statewide priorities to address and reduce human-made environmental impacts. Encouraging increased car traffic in an area where congestion is already frequent increases emissions, which is unsafe and unhealthy for humans and the planet.

I urge the council to keep State Street closed to cars to support local businesses, tourism, and the environment. Thank you for your consideration.

Sincerely,

Eleri G.

From:	Hilary Gibson
To:	Randy Rowse; Wendy Santamaria; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; CMHarmon@SantaBarbaraCA.gov
Cc:	Holly Perea; City Clerk
Subject:	Letter and Written Comment Pertaining to Agenda Item No. 16 for the November 10, 2026 Council Meeting
Date:	Monday, November 9, 2026 5:31:36 PM
Attachments:	11-9 Letter to City Re Proposed Ordinance Adoption.pdf
Importance:	High

Some people who received this message don't often get email from hgibson@nmgovlaw.com. Learn why this is important

Please see attached correspondence of today's date.

Sincerely,

Hilary J. Gibson, Partner

NIELSEN MERKSAMER
PARRINELLO GROSS & LEONI LLP

2350 Kerner Boulevard, Suite 250
San Rafael, California 94901
t: 415.389.6800 • f: 415.388.6874
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NIELSEN MERKSAMER

Please visit www.nmgovlaw.com for more information about our firm
Join Us on LinkedIn • Join Us on Facebook

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November 9, 2026

VIA .PDF EMAIL

Mayor Randy Rowse (RRowse@SantaBarbaraCA.gov)
Councilmember Wendy Santamaria (WSantamaria@SantaBarbaraCA.gov)
Councilmember Mike Jordan (MJordan@SantaBarbaraCA.gov)
Councilmember Oscar Gutierrez (OGutierrez@SantaBarbaraCA.gov)
Councilmember Kristen Sneddon (KSneddon@SantaBarbaraCA.gov)
Councilmember Eric Friedman (EFriedman@SantaBarbaraCA.gov)
Councilmember Meagan Harmon (MHarmon@SantaBarbaraCA.gov)

Re: Agenda Item No. 16: Proposed Adoption of Ordinance(s) Continuing Title 31 State Street Regulations Pending the Referendum on Ordinance No. 2026-6235

Dear Mayor and Councilmembers of the City of Santa Barbara:

Our firm represents the proponent of the Referendum on Ordinance No. 2026-6235 and the Committee to Reopen State Street, the committee primarily formed to support the qualification of the referendum. We strongly urge the Council not to adopt *either* of the proposed ordinances purporting to amend Title 31 of the Santa Barbara Municipal Code pending voter action on the referendum of Ordinance No. 2026-6235. Doing so would be in clear violation of California law, and exposes the City to significant liability should the City force litigation to protect Santa Barbara voters exercise of their right of referendum pursuant to the California Constitution.

BACKGROUND

In 2020, the City of Santa Barbara closed an eight-block stretch of State Street to vehicle traffic. The closure was initially implemented via an emergency proclamation in response to the COVID-19 pandemic, and subsequently continued through a series of temporary measures, including the adoption of Title 31 in 2023. Title 31 established a temporary regulatory framework for State Street, suspended otherwise applicable design review requirements for temporary facilities and uses, and was scheduled to sunset at the end of 2026 or upon adoption of the State Street Master Plan, whichever occurred earlier.

Instead of taking timely action to extend or make permanent Title 31, the City waited until approximately three months before Title 31 was due to sunset to adopt Ordinance No. 2026-6235. Ordinance No. 2026-6235 adopts the State Street Master Plan as the City's long-range policy document for the corridor of the 400 through 1300 blocks of State Street, together with adjacent paseos, plazas, parking facilities, and cross streets, and it amends existing provisions of Title 31 of the Municipal Code to incorporate the Master Plan, eliminate Title 31's sunset clause, and effectively make Title 31 permanent.

Ordinance No. 2026-6235 was referred, and the referendum petition was timely submitted to the City on October 14, 2026. The petition contained a total of 8700 signatures, indicating overwhelming support by Santa Barbara voters for reopening State Street. The referendum petition is currently awaiting final signature verification by the Santa Barbara County Elections Department.

Late last week, the City published the agenda for tomorrow's regular meeting of the Santa Barbara City Council, indicating an apparent intent to nullify the referendum rights of City voters by adopting an ordinance that would reenact and extend Title 31's closure of State Street, notwithstanding the pending referendum that, as a matter of controlling state law, *stays* the City's prior attempt to extend the closure of State Street *and* imposes a one year ban on the City adopting new legislation that is "essentially the same" as the legislation that is the subject of the referendum.

Voters who signed the referendum petition did so with the understanding that State Street could only remain closed *if and when a majority of Santa Barbara voters cast their ballots in favor of its permanent closure*. The City's proposed action—which would keep the street closed for an ongoing, indefinite period of time *without* a vote of the people—is contrary to voter intent, and would violate the right of referendum as enshrined in the California Constitution, implemented by the California Elections Code, and upheld time and time again by an unbroken line of over a hundred years of California case law.

THE CITY'S PROPOSED ACTION TO ADOPT INTERIM LEGISLATION EXTENDING TITLE 31 VIOLATES CALIFORNIA LAW

Pursuant to article IV, § 1 of the California Constitution, "[t]he legislative power of this State is vested in the California Legislature … but the people reserve to themselves the powers of initiative and referendum." In contrast to the initiative power, which is the power to propose new laws, the referendum power "allows voters to weigh in on laws that have already been passed by

their elected representatives. Any voter or group of voters that gathers enough signatures can place a legislative enactment on the ballot for an up or down vote. A referendum suspends operation of the law until it is approved by a majority of voters." (*Wilde v. City of Dunsmuir* (2020) 9 Cal.5th 1105, 1111 [citing Cal. Const. art II and *City of Morgan Hill v. Bushey* (2018) 5 Cal. 5th 1068].)

The Elections Code establishes the procedures for the exercise of the Constitutional right of referendum. Pursuant to Elections Code section 9237, if a referendum is signed by more than ten percent of the voters of the city, "the effective date of the ordinance shall be suspended and the legislative body shall reconsider the ordinance." Further, "if the legislative body does not entirely repeal the ordinance against which the petition is filed, the legislative body shall submit the ordinance to the voters [and] [t]he ordinance shall not become effective until a majority of the voters voting on the ordinance vote in favor of it." "If the legislative body repeals the ordinance or submits the ordinance to the voters, and a majority of the voters voting on the ordinance do not vote in favor of it, the ordinance shall not again be enacted by the legislative body for a period of one year after the date of its repeal by the legislative body or disapproval by the voters."[1]

When construing the people's reserved power of initiative and referendum, the California Supreme Court has been clear that courts are to apply a liberal construction to ensure that proponents are able to effectively exercise these most precious of rights. Indeed, the California Supreme Court described the initiative and referendum process as follows:

> Drafted in light of the theory that all power of government ultimately resides in the people, the amendment speaks of the initiative and referendum, not as a right granted the people, but as a power reserved by them. Declaring it '<u>the duty of the courts to jealously guard this right of the people</u>,' the courts have described the initiative and referendum as articulating one of the most precious rights of our democratic process. <u>It has long been our judicial policy to apply a liberal construction to this power wherever it is challenged in order that the right be not improperly</u>

[1] The provisions imposing a stay and a one year ban on re-enacting the same or similar legislation apply as soon as the referendum is timely filed; the fact that the referendum petition has not yet been certified is no defense, as to allow interim effectiveness or action by the City Council would invite chaos into the process and have the effect of undermining the people's ability to exercise referendum rights. (See, e.g., *Dalton v. Lelande* (1913) 22 Cal.App. 481.)

> annulled. If doubts can reasonably be resolved in favor of the use of this reserve power, courts will preserve it.

(*Assoc. Home Builders*, *supra*, 18 Cal.3d at 591 [emphasis added; citations omitted]; see also *California Cannabis Coalition v. City of Upland* (2017) 3 Cal.5th 924, 946 ["[W]e resolve doubts about the scope of the initiative power in its favor whenever possible, and we narrowly construe provisions that would burden or limit the exercise of that power" (citations omitted)]; *City of Morgan Hill*, *supra*, 5 Cal.5th at 1081 ["Our duty is to 'jealously guard' the referendum and initiative powers, and to liberally construe those powers so that they 'be not improperly annulled'" (citations omitted)]; *DeVita v. County of Napa* (1995) 9 Cal.4th 763, 776, 786 [same]; *Carlson v. Cory* (1983) 139 Cal.App.3d 724, 728 [same].)

Given the foregoing, California courts have *consistently* rejected actions, such as the one before the Council here, that have the purpose and effect of interfering with exercise of the right of referendum.

For example, *Lindelli v. Town of San Anselmo* (2003) 111 Cal. App. 4th 1099 considered a scenario in which a waste management franchise was referred, and before the election on the referred resolution, the Town counsel awarded an interim contract to cover the period between the filing of the referendum and the election on the referred resolution. The court squarely rejected this attempt to enact interim legislation:

> [The Town's] interpretation takes an overly narrow view of the role of the referendum stay provision. The function of the stay provision is to enforce the electorate's power to approve or reject measures provisionally adopted by a legislative body before they take effect. If the stay provision were interpreted to apply only to the specific measure challenged by referendum, the referendum power could be "completely nullified."

(*Id*. at 1109-1110 [internal citations omitted].)

The court further noted that its role in a challenge to interim litigation is to "ask 'whether the second legislative enactment is essentially the same as the first,'" and in "deciding whether a new measure is 'essentially the same' or 'essentially different,' *we focus on the features that gave rise to popular objection*. (*Id*. at 1110 [emphasis added].) Ultimately, the court rejected the argument that a change in duration alone is sufficient to render the interim contract substantially different from the five-year franchise because *"[t]he logical consequence of this argument is that a legislative body could reenact any*

challenged measure for the period from certification of a referendum to the referendum election, because the interim nature of the measure would qualify as a substantial difference" and such an interpretation of Elections Code § 9241 "*would essentially delete the stay provision in its entirety*." (*Id*. at 1111-1112 [emphasis added].)

Similarly, in in *County of Kern v. T.C.E.F., Inc*. (2016) 246 Cal.App.4th 301, 308, the Kern County Board of Supervisors adopted an ordinance banning medical marijuana dispensaries which was challenged via referendum. Rather than place the measure on the ballot, the County opted to repeal the challenged ordinance, but at the same time *also* repeal *other* provisions of the County's Code of Ordinances relating to medical marijuana dispensaries. The result was that, despite repealing the ordinance enacting the dispensary ban, the County effectively re-enacted the ban by other means. (*Id*. at 312.) The court rejected this action as an attempt to end-run the prohibition on enacting legislation that was "essentially the same" for a one-year period, noting that courts must look at "the *practical* effect" of the actions an agency takes "because substance, not form, is the proper test for determining the real character of conduct or a transaction." (*Id.* at 322–323.) Ultimately, the court held that "[a]llowing [the] County to achieve the practical equivalent of a dispensary ban by alternate means would render [the] protections of the referendum power so ineffectual that the referendum process would no longer 'guarantee[] to the citizens an ultimate check on legislative power.'" (*Id*. at 325 [internal citations omitted].)

THERE IS NO "URGENCY" THAT JUSTIFIES THE ADOPTION OF INTERIM LEGISLATION IN VIOLATION OF CONSTITUTIONAL REFERENDUM RIGHTS

In addition to the foregoing, the City's claim that it must urgently adopt interim legislation to protect the public peace, health, and safety is entirely without merit.

State Street was initially closed to vehicle traffic in 2020, and the current iteration of that closure—Title 31—was enacted in 2023. The City has therefore had *years* to address the pending sunset of Title 31, and if it wished to avoid the situation it currently faces with respect to opening State Street pending a vote of the electorate on the question *it simply needed to act earlier* such that a referendum on the matter could have been submitted to the voters at the November 3, 2026 general election that *just occurred last week*. Having failed to do so, the City may not now act in contravention of the people's right of referendum. The City's poor planning on this point and decision to wait until the eve of expiration of Title 31 does not an emergency make.

If the City truly feels that this matter requires urgent attention, its recourse is to act as soon as the referendum is certified as sufficient to call a special election on Ordinance No. 2026-6235. Although this would not avoid the need for the City to take interim steps to reopen State Street, it would ensure that the matter is fully and finally decided as quickly as possible, and perhaps provide a path that avoids taking the most permanent of the actions needed to reopen State Street until after the voters have had their say.

* * *

We urge the City to carefully consider the arguments and legal authorities herein, and avoid taking action that would expose the City to liability, including but not limited to referendum supporters' attorneys fees, should it become necessary to defend the pending referendum petition from undue interference by the City. Although referendum supporters may be open to a discussion as to whether there is a solution that upholds the will of the voters while minimizing costs to the City, they cannot allow the City to take unilateral action designed to trample on the rights of Santa Barbara voters and are prepared to take legal action to preserve the rights of the petitioners and voters of the city if necessary.

Sincerely,



Hilary Gibson

cc: Holly Perea, Executive Assistant (HPerea@SantaBarbaraCA.gov); Sarah Gorman, MMC (Clerk@SantaBarbaraCA.gov)

From: Kian Ghodoussi
To: City Clerk
Cc: Santa Barbara City Council
Subject: Support for Continuing Title 31: November 10, Item 16
Date: Monday, November 9, 2026 4:01:14 PM
Attachments: Master Plan Slides Presentation.pdf

Some people who received this message don't often get email from kian@sturdystatistics.com. Learn why this is important

Dear Mayor and Councilmembers,

I am writing in support of recommendations A, B, and C on Item 16. Continuing the existing Title 31 regulations will provide stability for State Street businesses and the community while the referendum process moves forward. I also support staff meeting with referendum proponents and other stakeholders to discuss interim access and amenities. I hope those discussions build on the value of the pedestrian promenade and the public and private investment already made in it.

People in Santa Barbara disagree about cars on State Street, but many share the same goals: a thriving downtown, more housing for our workforce, and better accessibility. Those goals extend beyond the question of vehicle access and deserve our attention as the referendum proceeds.

State Street faced economic challenges before the pandemic and the promenade. The economic analysis in the Master Plan appendices shows that annual sales on State Street fell from roughly $303 million in 2016 to $234 million in 2019, in constant 2021 dollars, while the number of retail establishments declined from 307 to 282. We should take downtown's economic performance seriously without assuming that reopening the street will resolve challenges that were already present.

The infrastructure beneath State Street is also central to downtown's future. The Master Plan calls for coordinated utility improvements and proposes a shared stormwater system that could give property owners a more flexible path to redevelopment. Supporting additional housing downtown could also give local businesses a larger base of year-round customers and workers. I discuss these opportunities in more detail here: https://kian.wtf/posts/state-street-investment/

The public comment record shows how much the promenade already means to many people. In my analysis of comments submitted for the June 30 Council meeting, 84% supported keeping State Street car-free and 11% favored reopening it to cars [1]. Among the business owners I identified in the comments, 23 of 26 supported the promenade. These comments are not a representative survey of Santa Barbara, but they are a substantial public record. Business owners, residents, and visitors described the promenade's value for commerce, tourism, and community life. I discussed these findings in the Independent: https://www.independent.com/2026/10/06/the-public-has-already-weighed-in-on-state-street/

The economic data also merit careful interpretation. Radius reports that available storefronts declined from a pandemic-era peak to approximately their mid-2019 level. At the same time, the City's sales-tax data show continuing challenges. These measures do not establish that the promenade caused those challenges or that reopening the street would resolve them. Different businesses may experience the current configuration differently, and their experiences should

inform the interim discussions.

Please continue the existing regulations while the referendum process moves forward, and engage stakeholders on practical improvements to access and amenities. I also encourage the City to continue developing an investment strategy and monitoring business activity, vacancies, accessibility, and pedestrian use so that future decisions can be informed by consistent public evidence.

Thank you for your consideration.

Best,
Kian Ghodoussi

[1] https://sbpublic.com/

State Street Master Plan

Notes and Community Feedback Analysis

Kian Ghodussi

Understanding the concerns

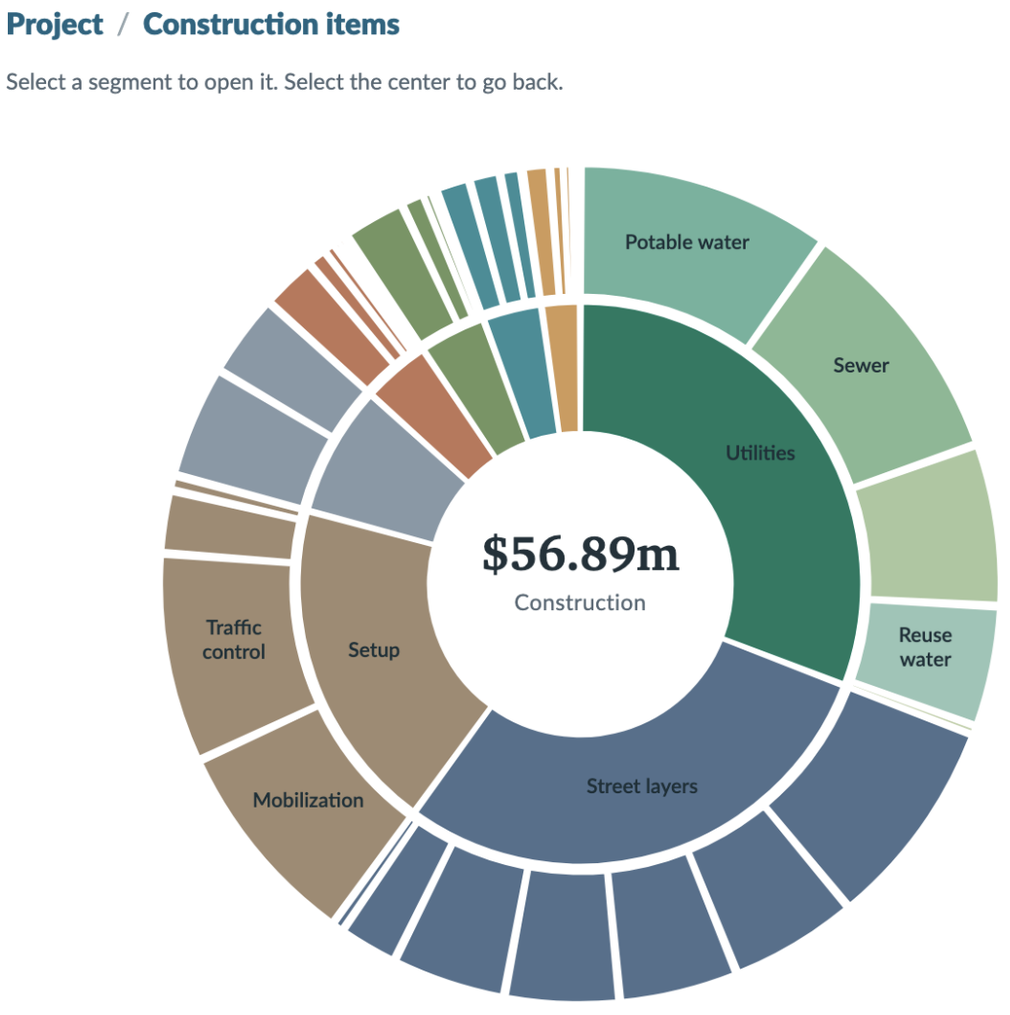
Among comments opposing the master plan or current direction of State Street:

42%

treat the project's cost as the cost of pedestrianizing State Street.

56%

attribute declining State Street sales to the pedestrian promenade.



Source: SBPublic comment analysis. Percentages describe the comments analyzed.

Common Ground

01

Affordable Housing

02

A Strong Local Workforce

03

Thriving Businesses

04

Accessibility

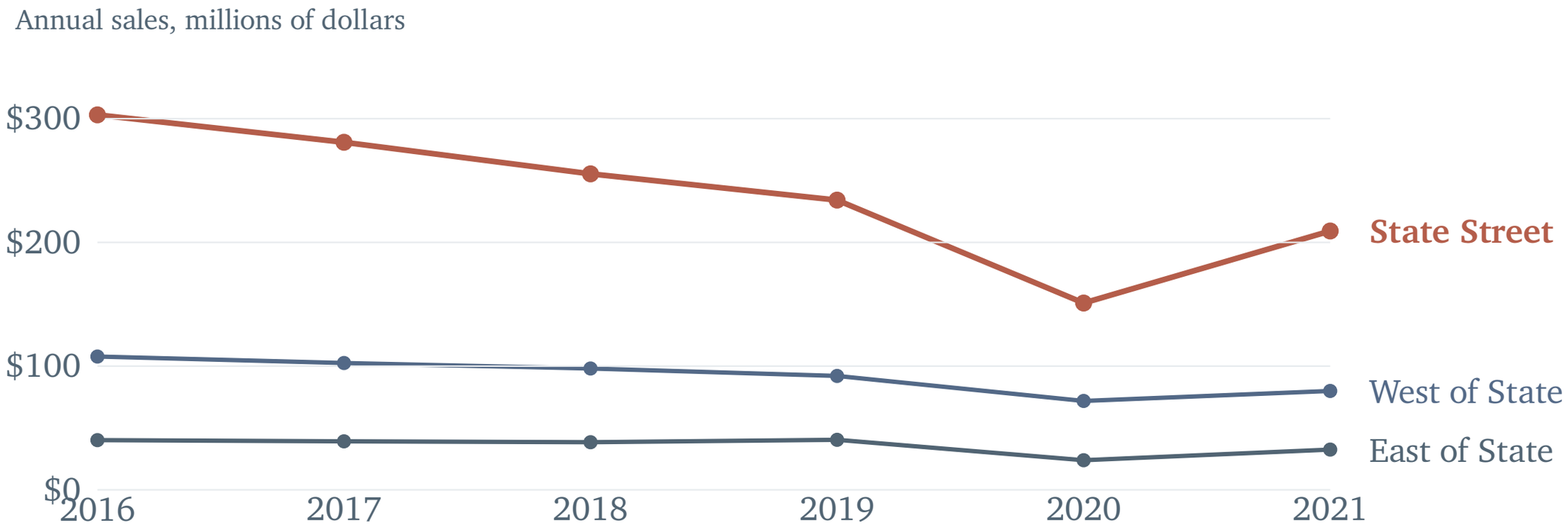
State Street sales were falling before COVID

The decline preceded the pedestrian promenade; sales rebounded in 2021.

−23%

State Street annual sales, 2016–2019

About $303 million to $234 million, in constant 2021 dollars



Approximate reconstruction: establishment counts × rounded average sales.

These historical series do not isolate the effects of COVID or pedestrianization.

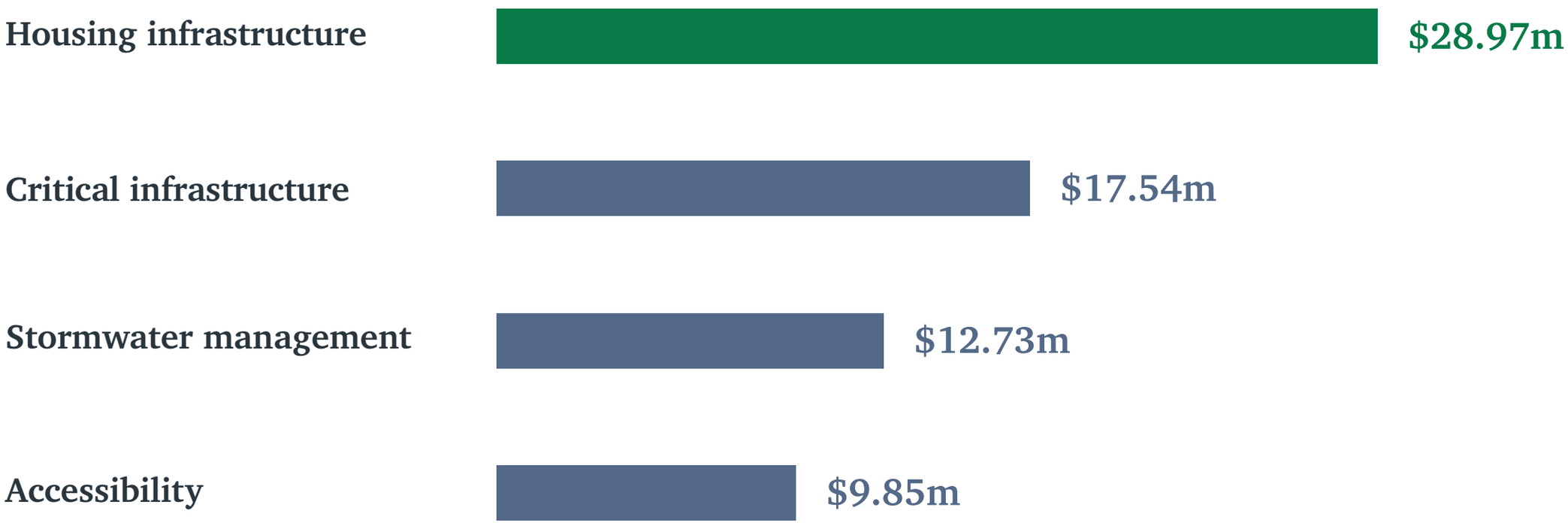
Source: State Street Master Plan Appendices, Fig. 10 and Figs. 9, 12, 15, 18 (pp. 110–114); CDTFA (2022), Strategic Economics (2023).

What the construction investment supports

$56.89m in itemized construction includes shared infrastructure and everyday access.

Construction items linked to each purpose • dollars in millions

Overlapping groups



Critical infrastructure here means water, sewer, gas, electric, telecom and reuse-water utilities.
These goal amounts overlap and should not be added together. Groupings are Sturdy Statistics' analysis.

Sources: City Attachments E/F (June 2026); State Street cost explorer. Construction subtotal excludes engineering, contingency and right of way.

More homes can bring more daily life downtown

The master plan connects coordinated infrastructure with housing and a larger base of regular customers.

ENABLE DEVELOPMENT

Shared infrastructure

Coordinated utility upgrades and a proposed shared stormwater system

→

SUPPORT NEW HOMES

2,000+

new homes supported by the master plan

Plan-area goal; individual projects still need to be financed and built.

→

SUSTAIN DAILY ACTIVITY

Year-round customers

More people nearby to shop, eat, meet friends and use local services

A priority for implementation: homes that people who work here can afford.

This is the plan's intended pathway. The infrastructure estimate does not establish how many homes will be built, who will live in them, or how much nearby businesses will earn.

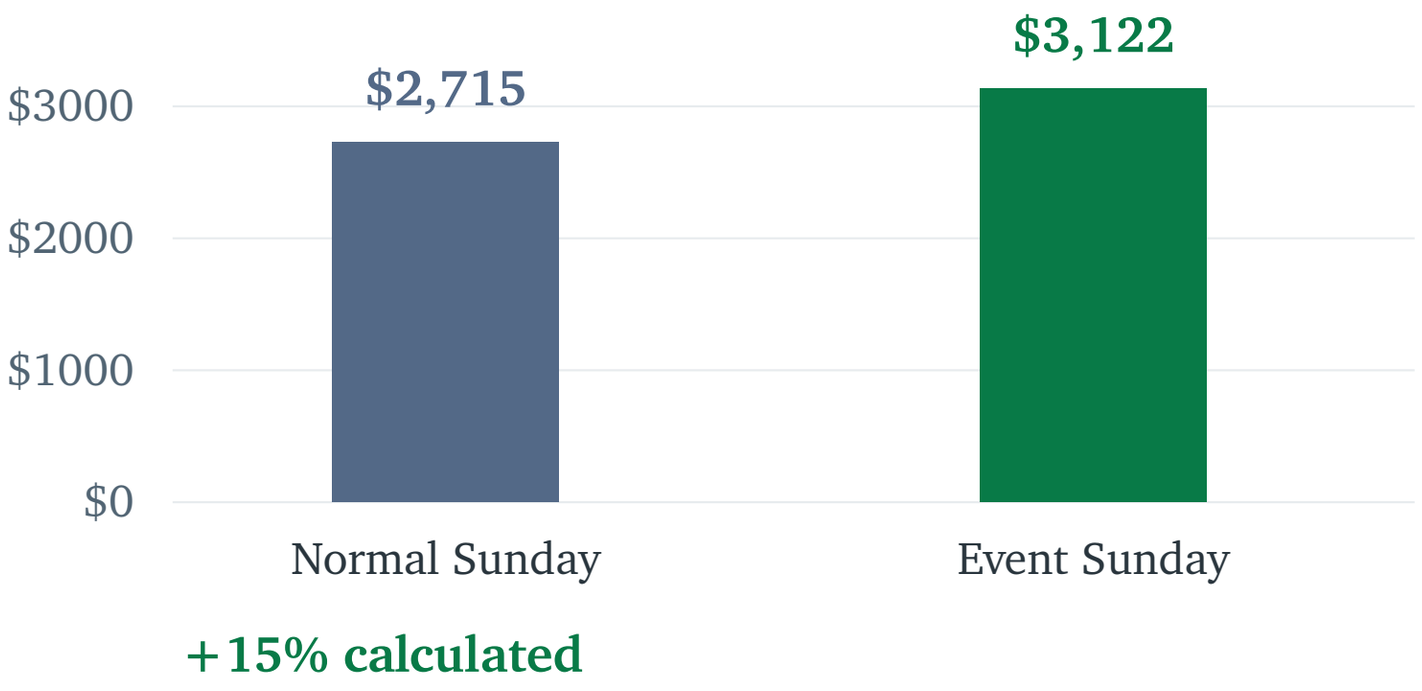
Sources: State Street Master Plan, pp. 157, 162; economic analysis in the appendices, PDF pp. 132–135.

Programming gives people a reason to visit

A Los Angeles event offers evidence for considering regular activity on State Street.

LOS ANGELES CICLAVIA / JUNE 2013

Average Sunday sales at 41 reporting storefronts



+15% calculated

PROPOSED FOR STATE STREET

~100

days with programmed events each year

Markets, festivals, and celebrations

A plan proposal; not an observed sales outcome.

One event, selected reporting stores. Displaced purchases were not measured; this is not a State Street forecast.

Sources: DeShazo et al., UCLA CicLAvia briefing (2013), pp. 1–3; State Street Master Plan (2026), p. 156.

A public place can attract community investment

Local projects show routes for private giving. State Street proposes an endowment and sponsorship.

Dwight Murphy Field

Announced funding package

$32m

$11m private: raised + pledged



$19.5m City · $6m raised · $5m pledged · $1.5m federal

Gwendolyn Strong Foundation Ty Warner pledge

Santa Barbara Bowl

Almost $50m

Cumulative improvements funded by private donations.

A route for State Street

Programming endowment, donations, naming rights, and event sponsorship.

Proposed sources that need fundraising and ongoing stewardship.

Raised funds and pledges are different. These examples establish possibilities, not a forecast of State Street gifts.

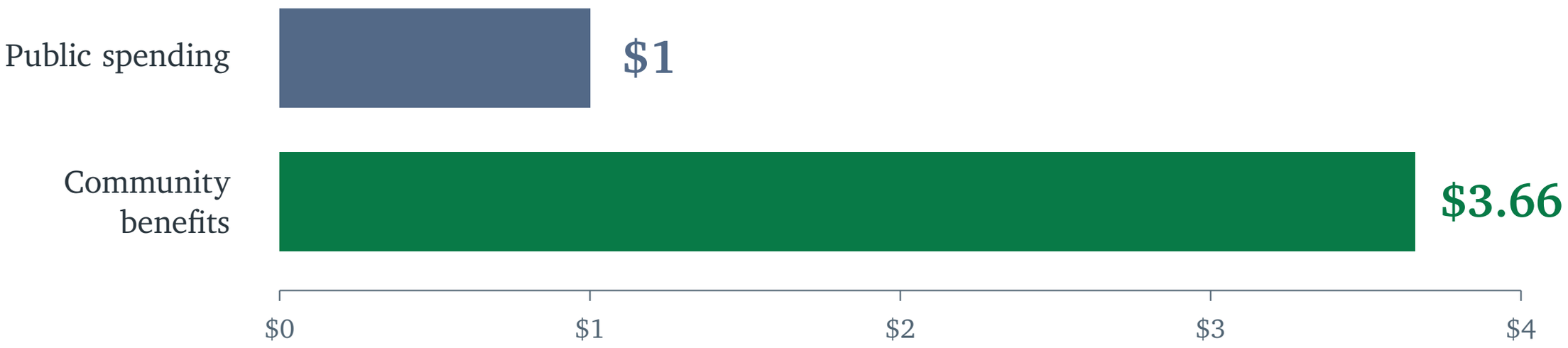
Sources: City of Santa Barbara, Dwight Murphy Field project funding; Santa Barbara Bowl Foundation, Community Impacts; State Street Master Plan pp. 167, 180.

Enjoying a public place has value

Walking, shade, a place to sit, and time with friends benefit residents throughout their lives.

$3.66

Estimated annual community benefits
per $1 of annual public capital and operating spending.



Trust for Public Land: modeled annual accounting for 11 large-city park systems.

State Street's everyday amenities can serve residents. This park-system estimate is not a local forecast or City revenue.

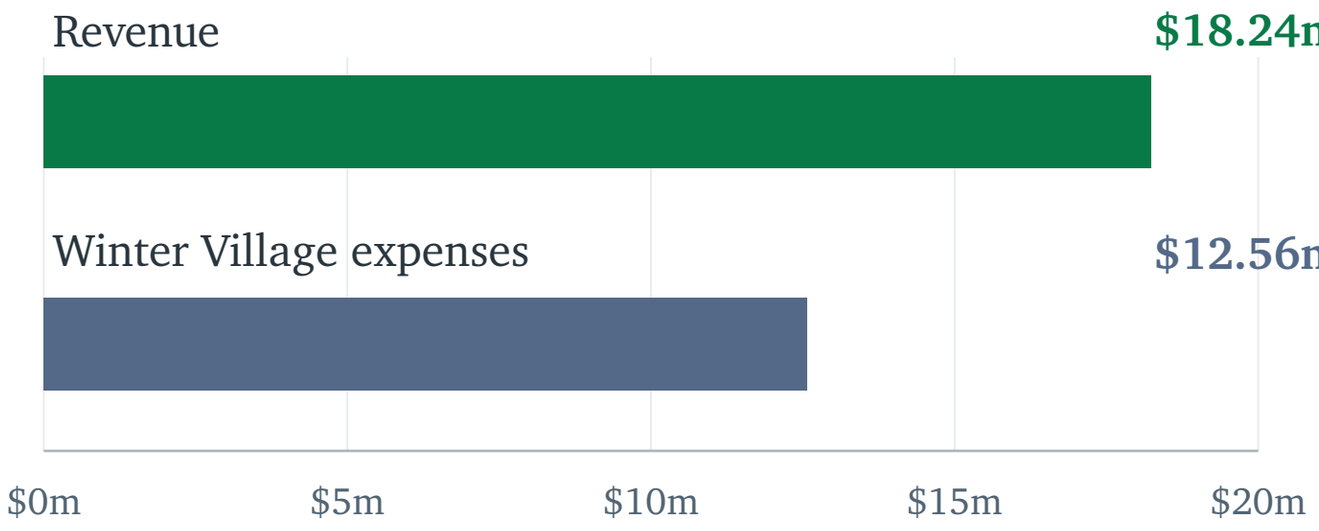
Source: Trust for Public Land, The Undeniable ROI of Community Parks and Green Spaces (2026), Table 3. Published annual community-benefit ratio: 3.66.

Events can generate revenue for a public place

Winter Village pairs skating, a holiday market, food spaces, and sponsorship with activity in Bryant Park.

BRYANT PARK WINTER VILLAGE / FY2024

Audited operator accounts; dollars in millions



$5.67m

Revenue above the named Winter Village expenses

Before shared and other costs; this difference is not net profit.

PUBLIC LIFE + LOCAL COMMERCE

Gather, skate, shop, and eat

Market stalls and food spaces combine commerce with public activity.

PROPOSED FOR STATE STREET

Events and sponsorship for local businesses and an active public place.

Commercial receipts and sponsorship are operator revenue, not City taxes; this example is not a State Street forecast.

Sources: Bryant Park FY2024 audited financial statements, pp. 5, 14; State Street Master Plan, pp. 156, 167, 180.

From: acourier@gmail.com
To: Santa Barbara City Council
Subject: Referendum rage and a Monday morning moment
Date: Monday, November 2, 2026 11:39:48 AM

> Some people who received this message don't often get email from acourier@gmail.com. Learn why this is important

There's a really talented street performer playing beautifully on State street and I'm just watching the smiles of visitors and locals alike and contrasting that with the rage and divisiveness caused by the referendums being used against you the city council, us the voters, and just the quiet peace of this wonderful city I've completely fallen in love with. Yes this outs me as an "outsider" for not being born and raised here to the very angry, reasonless, senseless "I miss cars on state street" folks.

In the 6 years of living here I've found such a community of state street free of cars. Friends with business owners and regulars in the cafes and restaurants that truly make this special. Looking down toward Haley from the benches youve out here I see this beautiful canopy of trees I know will have to be cut in order to let of all things traffic into. It's maddening and upsetting and I honestly can't make any sense of it. I'm not a business owner in the age of Amazon and I am not monetarily dependent on cars on state and yet I can imagine with logic that that won't make a difference. The vested interests behind these trash referendums are destroying the best thing we have.

I can't go to a grocery store without an altercation with the shadiest people making a buck lying to voters lying to get their 8$ a pop. I'm not alone I've seen plenty of my neighbors both sign it obliviously or getting into shouting matches on a beautiful Sunday ruining their days. The signatures keep coming.

It's a fascinating study of apathy and frustration of money in politics. Who's got the funding for tv commercials and spam texts vs who doesn't. Who has the backing of the greedy vs the have nots.

I wish you the best I want this solved correctly. I want to lean into this special thing and the appearance of vibrant state street becaus of the inclusion of cars on any of it is a false fantasy stuck in the past and without any vision or creativity. FIGHT.



Sent from Gmail Mobile

From: cirrus.76.hamster@icloud.com
To: City Clerk
Subject: November 10, Item 16: Preserve State Street's promenade during the referendum
Date: Monday, November 9, 2026 1:22:08 PM

Some people who received this message don't often get email from cirrus.76.hamster@icloud.com. Learn why this is important

Dear Mayor and Councilmembers,

Please approve the extension. I am a small business owner whose office is on State Street downtown. I walk and ride State Street daily. I am proud of the progress we've made on a more vibrant State Street, and the plans we have going forward. I urge you to adopt the emergency extension under Item 16A and advance the companion ordinance under Item 16B, preserving the existing State Street regulations while the referendum process proceeds.

Respect the process without dismantling the promenade. I respect residents' right to seek a referendum. But gathering signatures is not the same as voters deciding to reopen State Street. We should preserve existing operations while that process unfolds, rather than force a disruptive change before the public has reached a decision. Keeping the promenade operating temporarily does not require Council to settle every question about its permanent design.

Do not pay for two reversals. According to Noozhawk's November 7 reporting, City staff estimate that reopening State Street and then closing it again would cost approximately $1.13 million. That would purchase two disruptions rather than a better downtown. I would much rather see public resources directed toward safety, accessibility, cleanliness, and improvements that people can actually use.

Businesses need continuity. As a business owner, I value predictable decisions and responsible stewardship of public money. Please do not put restaurants and other downtown businesses through the expense and uncertainty of dismantling outdoor facilities that may need to be restored after an election. Businesses do not all share the same view of State Street, and those of us who support the promenade deserve to be represented in this discussion too.

This is essential transportation. I have commuted downtown by bicycle on State Street for years—something I would not have done without the closure to cars. For me, the promenade is not simply an amenity for visitors or a place to dine outside. It is the route I rely on to get to work. Walking and riding there feels safer, quieter, and more pleasant without through traffic, and it makes me proud of our downtown in a way I did not feel before.

Keep the closure consistent. As Council considers interim arrangements, I strongly recommend maintaining the closure to general vehicle traffic 24 hours a day. Reopening overnight and through the morning would introduce traffic when people are leaving downtown establishments and when cyclists like me are commuting to work. A dependable car-free route is more useful than one whose safety and permitted uses change by the hour.

My long-term hope is a world-class promenade that helps downtown Santa Barbara prosper. The immediate request is narrower: preserve existing operations, avoid unnecessary expense, and let the referendum process reach its conclusion before making disruptive changes. Please vote for the Title 31 extensions under Item 16. Thank you for your consideration.

Sincerely,
John
State Street small business owner and District 6 resident

From: Jen Drucker
To: City Clerk
Subject: General Public Comment, Nov 10: Active parks are safe parks
Date: Monday, November 9, 2026 7:00:23 AM

[Some people who received this message don't often get email from jen@thedruckers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

I'm Jen Drucker, a mom from Summerland. I emailed you last month about the Santa Barbara Trapeze at Plaza Vera Cruz, and I wanted to write once more before your November 10 meeting.

I've spent a lot of afternoons on the bench at that park. Our daughter Olive took classes there for years, and our older daughter Lucky worked there. What I noticed, sitting there week after week, wasn't just the kids flying. It was everything around them: parents chatting, little siblings running around, neighbors stopping to watch. The trapeze brings people into that park, and people are what make a park feel safe. Without programs like this, a park goes quiet, and a quiet park is the kind people stop visiting.

It's also a program that makes room for everyone. They've given 190 scholarships, about $156K, so local kids can fly whether or not their families can pay. The City called it "very successful" in 2024, and from the bench I'd agree.

What still worries me is the timing. The license ends in April 2027, but the Parks Master Plan won't even have a draft until Summer 2027. It doesn't feel right for something families love to end before the community has finished deciding what it wants for its parks.

Please renew the trapeze license at Plaza Vera Cruz through the Parks Master Plan, and keep programs first.

Please include this comment in the record for the November 10 Council meeting.

With thanks,
Jen Drucker
Summerland, CA

From: Kelly Adams
To: City Clerk
Subject: General Public Comment, Nov 10: Keep the trapeze at Plaza Vera Cruz
Date: Monday, November 9, 2026 7:09:41 AM

[Some people who received this message don't often get email from kellyadams@ucsb.edu. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To Mayor Rowse and the Santa Barbara City Council,

My name is Kelly Adams and I live in 93111. I have been part of the trapeze community for a few years. It gives kids confidence, courage, community, friends and a safe place to play.

Activity keeps a park safe. Every day the trapeze puts families and staff in Plaza Vera Cruz. Before it opened nobody used that corner.

Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules.

I ask that this be added to the public record for the November 10 meeting.

Thanks for your time,
Kelly Adams

Kelly Adams
Managing Director of Development, Regional & Constituent Programs
UC Santa Barbara
M: (805) 448-0015
E: kelly.adams@ucsb.edu

From: Yara El-Sherbini
To: City Clerk
Subject: General Public Comment, Nov 10: Active parks are safe parks
Date: Monday, November 9, 2026 11:36:31 AM

[Some people who received this message don't often get email from yara.elsherbini@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mayor Rowse and Councilmembers,

My name is Yara El-Sherbini and I live in Mesa. I have been part of the trapeze community since it opened. It gives kids community, friends, confidence, courage and exercise.

Activity keeps a park safe. Every day the trapeze puts families and staff in Plaza Vera Cruz. Before it opened nobody used that corner.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Yara El-Sherbini

From: Laurie Towers
To: City Clerk
Subject: General Public Comment November 10th 2026. Renew the Trapeze license
Date: Monday, November 9, 2026 1:51:43 PM

[Some people who received this message don't often get email from lauriecamera@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers

Please add this to the Public Record for the November 10th Meeting.

My name is Laurie Towers. Randy Kohn became my neighbor in Venice 12 years ago.
I was in my 60's and I knew right away Randy was special. He had brains, energy, humor, loyalty and knew how to show respect.
I went to the last Council meeting on October 27th. I heard a lot about a
"Master Plan". I was in the film business for many years and it's a lot like politics.
Master Plan is a bureaucratic code expression for doing nothing.
When Randy moved to Santa Barbara he had a Master Plan and quickly implemented it in a very impressive way.
It's there, it works and everyone loves it. It is a considerable boone to the entire community as well. What's the problem? There is no problem.
Please renew the Santa Barbara Trapeze license at Plaza Vera Cruz.
He is willing to discuss any concerns that one can have about this wonderful enterprise. I can't imagine there being any. I would think you would agree.

As I said. Please add this to the Public Record for the November 10th meeting

Thank you for your time and consideration.
Laurie Towers
310-990-8086

From: James Robinson
To: City Clerk
Subject: General Public Comment, Nov 10: Save the trapeze
Date: Monday, November 9, 2026 2:18:14 PM

[Some people who received this message don't often get email from james64robinson@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

My name is James Robinson and I live in 93108. I have been part of the trapeze community for a few years.

Parks with people in them are safer parks. The trapeze brings people to Plaza Vera Cruz every single day. That corner used to sit empty.

My ask is simple. Renew the trapeze license at Plaza Vera Cruz through the Parks Master Plan. Keep programs first. Hold every Parks partner to the same clear rules.

Please include this in the public record for November 10.

Thank you,
James Robinson

Sent from my iPhone

From: Alexis Lewis
To: City Clerk
Subject: General Public Comment, Nov 10: Active parks are safe parks
Date: Monday, November 9, 2026 2:23:16 PM

[Some people who received this message don't often get email from aklew504@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mayor Rowse and Members of the City Council,

My name is Lex L and I live in Mesa, 93109. I live near Plaza Vera Cruz and walk through that park. This is my first year at the trapeze. It has given our neighborhood a safe place to play and exercise.

The trapeze has handed out 190 scholarships to local families, worth $156K. Those kids would not get this chance any other way.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Lex L

Sent from my iPhone

From: Christie Cole
To: City Clerk
Subject: General Public Comment, Nov 10: Renew the trapeze license
Date: Monday, November 9, 2026 2:23:43 PM

Some people who received this message don't often get email from christiecoletlg@gmail.com. Learn why this is important

Dear Mayor Rowse and Councilmembers,

My name is Christie Cole and I live in Eastside. I fly at the trapeze at Plaza Vera Cruz. I have been part of the trapeze community for a few years. It has given me confidence, courage, community, friends, exercise and a safe place to play.

In 2024 the City called this partnership very successful. In writing. Keep what works.

Trapeze was life changing for me, and it's not something you learn from a book. It has to be taught in person from skilled professionals who know what they are doing.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Christie Cole

From: Randy Kohn
To: City Clerk
Cc: Oscar Gutierrez; Mike Jordan; Wendy Santamaria; Devon@devonwardlow.org; ksneddom@santabarbaraca.gov
Subject: General Public Comment: Let us continue to serve at Plaza Vera Cruz
Date: Monday, November 9, 2026 4:00:00 PM

Some people who received this message don't often get email from randy@sbtrapezeco.com. Learn why this is important

Dear Mayor and Councilmembers,

My name is Randy Kohn. I've spent 28 years on a flying trapeze. I founded Santa Barbara Trapeze Co., and I lead AdventureMinds, a nonprofit that brings movement and social-emotional learning to Title I schools.

Most problems aren't people problems. They're blueprint problems. Our parks are running on an old blueprint, and it's time for a new one.

The Parks Department works hard. Its staff are pulled in many directions on a tight budget. A clear blueprint helps them. Set expectations up front. Fill parks with programming. Let the value compound. Parks in use are safer. They build community health. Partners help pay the bills, so City dollars go to upgrades that last. The Parks Director said it herself in 2024: partnerships with recreation providers enable the department "to provide a wide range of recreation opportunities."

The City manages 64 parks. Imagine if a third of them, or half, had a partner paying bills and adding community value.

Plaza Vera Cruz shows what that looks like.

In 2018 a four-year-old was pricked by a discarded needle on its playground. People called it needle park. The City had already renovated it in 2008. Its own capital plan says the park still "received limited use due to an ongoing presence of groups of people engaged in misuse behavior, and lack of recreational opportunities."

In 2021 the City chose the plaza for a trapeze pilot. We said yes. We've been serving there ever since.

In November 2024 the Parks Director wrote that we provided 190 scholarships worth $156,000 in three years. We cover all maintenance for our section of the park, including about $10,000 a year in irrigation. The City's share of our camp revenue had reached $52,275. She called the partnership "very successful." She wrote that residents are "thankful for the changes and the safety of the park today."

The numbers leave out the rest. Free community afternoons. Free school events. Easter egg hunts. Workshops in community housing. Free early and late childcare for working parents. All of it in Spanish and English.

Our license ends in April 2027. We asked for an extension. On July 9, Parks and Recreation wrote that it would get back to us. More than 120 days later, we're still waiting. Families are

asking about next year, and we can't give them an answer.

The City is investing in the plaza again. Its capital plan calls for "additional recreation opportunities" and "drop-in and programmed use." Its 2026 CDBG Action Plan builds a patio "for recreation programs," due June 30, 2027. That's about two months after our license ends. We would love to run those programs.

I don't want a fight. I want to keep serving the families who count on us. I've offered to move both rigs to the interior of the park and open 60 percent of the plaza to the public.

The new blueprint is being written now. The parks master plan dates to 1981, and the City's own capital plan calls it "very outdated." State law required a new Open Space Element by January 1, 2026. The City now targets 2027. The rules should come first. The decision should come after.

So I'm asking for one thing. Extend the Plaza Vera Cruz license until the Open Space Element and the Parks and Recreation Master Plan are adopted. Let us keep serving while the new blueprint is written. Then decide on published criteria that apply to every partner the same way.

Activated parks are assets. Empty parks are liabilities. Let's build on what already works.

Thank you,

Randy Kohn
Founder, Santa Barbara Trapeze Co.

From: Todd Shea
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Monday, November 9, 2026 4:03:13 PM

Some people who received this message don't often get email from todd@toddshearealtor.com. Learn why this is important

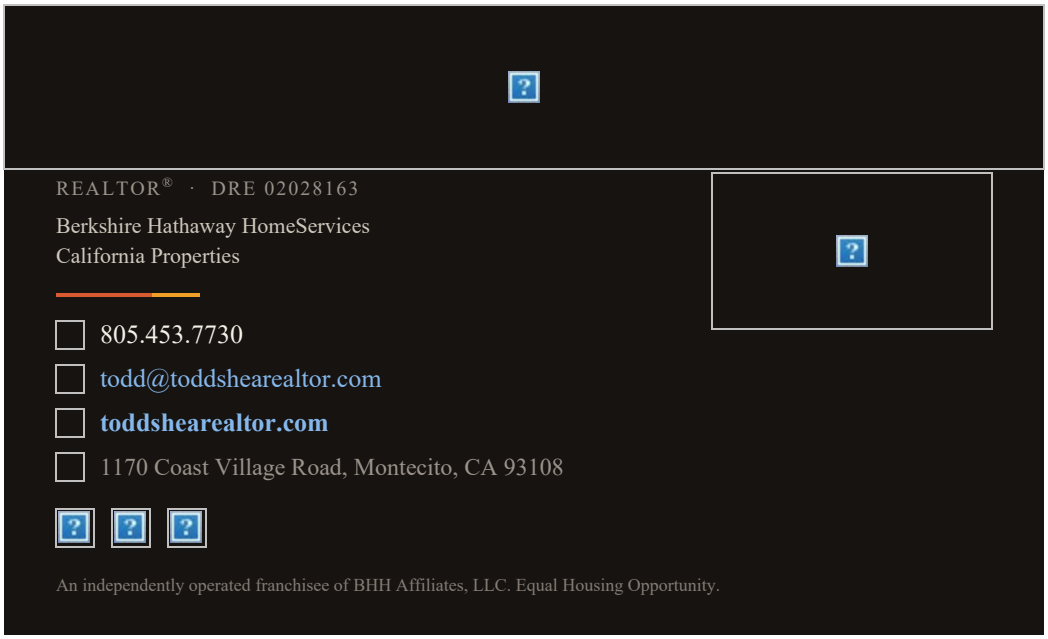
Mayor Rowse and Councilmembers,

My name is Todd Shea and I live in Goleta. I have been part of the trapeze community for a few years. It gives kids friends, exercise and a safe place to play.

Active parks are safe parks. The trapeze puts eyes on Plaza Vera Cruz every day. Before it opened that corner of the park sat empty.

My ask is simple. Renew the trapeze license at Plaza Vera Cruz through the Parks Master Plan. Keep programs first. Hold every Parks partner to the same clear rules.

Please include this in the public record for November 10.
--
With Gratitude



From: Jaclyn Strong
To: City Clerk
Subject: Keep Santa Barbara Trapeze Flying!
Date: Monday, November 9, 2026 10:24:49 PM

Some people who received this message don't often get email from jaclynstrong@gmail.com. Learn why this is important

Dear Mayor and Members of the City Council,

I am writing to ask you to please find a way to keep Santa Barbara Trapeze Co. in our parks.

Programs like this are part of what make Santa Barbara such a special place to live. Our parks should be more than open spaces; they should be places where our community comes alive. Places where children build confidence, families connect, friendships form, and people of all ages discover the joy of trying something new.

Please consider an interim agreement and a sustainable path forward that allows Santa Barbara Trapeze Co. to continue serving our community while the City's long-term park plans are developed.

We should be creating more opportunities for our children and families to experience the magic of our parks, not fewer.

Let's preserve something special that brings so much joy, connection, and life to Santa Barbara.

Thank you for listening and for considering the voices of the families and community members who want to see this program continue.

Warmly,

Jaclyn Strong
(323)804-7558
LinkedIn

From: hcgrandy@yahoo.com
To: City Clerk
Subject: General Public Comment, Nov 10: Keep the trapeze at Plaza Vera Cruz
Date: Monday, November 9, 2026 10:30:19 PM

Some people who received this message don't often get email from hcgrandy@yahoo.com. Learn why this is important

To Mayor Rowse and the Santa Barbara City Council, My name is Heather Cooper and I live in 90266. I fly at the trapeze at Plaza Vera Cruz. I have been part of the trapeze community since it opened. It has given me courage, confidence and friends. In 2024 the City called this partnership very successful. In writing. Keep what works. As the City itself stated, SBTC is a success story. The City should proudly tout it, and continue this partnership. Forcing SBTC to leave the park without a viable alternative would turn that story into a tragedy. Keep SBTC in the parks. Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules. I ask that this be added to the public record for the November 10 meeting. Thanks for your time, Heather Cooper

From: Kim Lusk
To: City Clerk
Subject: General Public Comment, Nov 10: Save the trapeze
Date: Sunday, November 8, 2026 8:51:53 PM

[Some people who received this message don't often get email from kimluskartsupplies@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

My name is Lyra Naccarato and I live in Downtown. I have been part of the trapeze community for about a year. It gives kids confidence, courage, community, a safe place to play, exercise and friends.

Parks with people in them are safer parks. The trapeze brings people to Plaza Vera Cruz every single day. That corner used to sit empty.

I want the kids of today to have as much fun as I did - growing up in Santa Barbara's parks, beaches and mountains. The community needs this. The children need this.

Extend the Santa Barbara Trapeze Co. license through the Parks Master Plan. Put programs first. Give every Parks partner the same clear rules.

Please enter this into the public record for November 10.

With thanks,
Kim Lusk

Sent from my iPhone

From: Chris Milam
To: City Clerk
Subject: General Public Comment, Nov 10: Save the trapeze
Date: Sunday, November 8, 2026 8:52:07 PM

Some people who received this message don't often get email from chrismilam@sbtrapezeco.com. Learn why this is important

Mayor Rowse and Councilmembers,

My name is Chris Milam and I live in Downtown. I teach and coach kids in Santa Barbara. I've seen what the trapeze does for them. I have been part of the trapeze community since it opened. It has given my students community and friends.

In 2024 the City called this partnership very successful. In writing. Keep what works.

Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules.

I ask that this be added to the public record for the November 10 meeting.

Thanks for your time,
Chris Milam

Chris Milam
Corporate Growth & Development
e: chrismilam@sbtrapezeco.com
m: (347) 268-1666
sbtrapeze.com

From: Orlando Ferguson
To: City Clerk
Subject: General Public Comment, Nov 10: Renew the trapeze license
Date: Sunday, November 8, 2026 8:54:43 PM

[Some people who received this message don't often get email from eyenofinesse@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

My name is Orlando R. Ferguson and I live in Westside. I have been part of the trapeze community since it opened. It gives kids confidence, courage, community, friends, exercise and a safe place to play.

Active parks are safe parks. The trapeze puts eyes on Plaza Vera Cruz every day. Before it opened that corner of the park sat empty.

Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules.

I ask that this be added to the public record for the November 10 meeting.

Thanks for your time,
Orlando R. Ferguson

Sent from my iPhone

From: Mica Bergman
To: City Clerk
Subject: General public comment, Nov 10: Save the trapeze
Date: Sunday, November 8, 2026 9:46:10 PM

[Some people who received this message don't often get email from mica.bergman@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mayor Rowse and Councilmembers,

My name is Mica Bergman, and I am a Santa Barbara community member who has been a part of the SB trapeze community since its inception in 2019.

SB trapeze has done a remarkable job of both integrating into the Santa Barbara community and creating a vibrant and robust trapeze community. The range of students is remarkable, from very young children less than 4 years of age to adults greater than 80, from diverse socioeconomic, professional, and cultural backgrounds, and from throughout the SB area. Moreover, the school welcomes and encourages community members to come in and watch, thus increasing the number of people they positively influence.

The organization's commitment to building patrons' physical, emotional, and mental strength is laudable. The growth within a single class and over the course of months is impressive and noted by students themselves and by their families and friends.

Santa Barbara Trapeze has transformed Plaza Vera Cruz park into a vibrant, dynamic, well-used and well-loved community venue. It is my sincere hope that their license is renewed through the Parks Master Plan

Please include this communication in the public record for November 10

Respectfully,
Mica Bergman

From:	kinapeli
To:	City Clerk
Subject:	General Public Comment, Nov 10: Save the trapeze
Date:	Sunday, November 8, 2026 9:58:26 PM

Mayor Rowse and Councilmembers, My name is Jenn Holcombe and I live in Los Angeles but travel to SB for this trapeze rig because that's how special it is. I fly at the trapeze at Plaza Vera Cruz. I have been part of the trapeze community since it opened. It has given me exercise, friends and community. It's time to rethink how we use our parks. Shrinking budgets lead to program cuts, and it doesn't have to be that way. The City faced a $3.5 million budget gap this year. Cutting programs is the wrong fix. Twenty more park partners at $2,000 to $3,000 a month would bring in $480,000 to $720,000 a year, up to one fifth of that gap, starting right away. Parks can put the savings and revenue into more rangers and park upgrades. Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner. Please add this to the public record for the November 10 meeting. Thank you, Jenn Holcombe

From: Luis Contreras
To: City Clerk
Subject: General Public Comment, Nov 10: Renew the trapeze license
Date: Sunday, November 8, 2026 9:59:13 PM

[Some people who received this message don't often get email from luis_contreras408@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

My name is Luis Contreras and I live in Goleta. I have been part of the trapeze community since it opened.

Parks with people in them are safer parks. The trapeze brings people to Plaza Vera Cruz every single day. That corner used to sit empty.

Extend the Santa Barbara Trapeze Co. license through the Parks Master Plan. Put programs first. Give every Parks partner the same clear rules.

Please enter this into the public record for November 10.

With thanks,
Luis Contreras

Sent from my iPhone

From: Mary-Anne Sacchetti
To: City Clerk
Subject: General Public Comment, Nov 10: Save the trapeze
Date: Monday, November 9, 2026 1:37:43 AM

[Some people who received this message don't often get email from masacchetti@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To Mayor Rowse and the Santa Barbara City Council,

My name is Mary Anne Sacchetti and I live in Eastside.

Parks with people in them are safer parks. The trapeze brings people to Plaza Vera Cruz every single day. That corner used to sit empty.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Mary Anne Sacchetti

Sent from my iPhone

From: Janet
To: City Clerk
Subject: Public Comment for Oct 27 Council Meeting: Renew the Plaza Vera Cruz trapeze
Date: Wednesday, October 28, 2026 9:38:22 PM

Some people who received this message don't often get email from ms.janetwang@gmail.com. Learn why this is important

Mayor Rowse and Members of the City Council,

My name is Janet and I live in 90703.

In April 2027 the trapeze license at Plaza Vera Cruz ends. The Parks Master Plan won't be drafted until that summer. Council can decide now that proven programs stay while the plan is finished.

Put programs first and give every Parks partner clear, published rules for renewal. Fair rules protect every program in our parks, not only this one.

Please direct staff to extend the trapeze license at Plaza Vera Cruz through the Parks Master Plan and to publish clear renewal rules for every Parks partner.

Please enter this into the public record for October 27.

Thank you for your time,
Janet Wang

From: Paul Hauser
To: City Clerk
Subject: General Public Comment, Nov 10: Keep the trapeze at Plaza Vera Cruz
Date: Sunday, November 8, 2026 11:25:48 AM

Some people who received this message don't often get email from paulshauser@gmail.com. Learn why this is important

Mayor Rowse and Members of the City Council,

My name is Paul Hauser and I live in Lower West. I teach and coach kids in Santa Barbara. I've seen what the trapeze does for them. I have been part of the trapeze community for a few years. It has given my students community, exercise and confidence.

It's time to rethink how we use our parks. Shrinking budgets lead to program cuts, and it doesn't have to be that way. The City faced a $3.5 million budget gap this year. Cutting programs is the wrong fix. Twenty more park partners at $2,000 to $3,000 a month would bring in $480,000 to $720,000 a year, up to one fifth of that gap, starting right away. Parks can put the savings and revenue into more rangers and park upgrades.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Paul Hauser

From: Travis Ball
To: City Clerk
Subject: General Public Comment, Nov 10: Keep the trapeze at Plaza Vera Cruz
Date: Sunday, November 8, 2026 3:36:51 PM

Some people who received this message don't often get email from tball33805@gmail.com. Learn why this is important

Mayor Rowse and Members of the City Council,

My name is Travis Ball and I live in Downtown. I teach and coach kids in Santa Barbara. I've seen what the trapeze does for them. I have been part of the trapeze community since it opened. It has given my students community.

In 2024 the City called this partnership very successful. In writing. Keep what works.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Travis Ball

From: Alexandra Haffner
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Sunday, November 8, 2026 6:49:49 PM

Some people who received this message don't often get email from alexandrahaffner9@gmail.com. Learn why this is important

Dear Mayor Rowse and Councilmembers,

My name is Alexandra Morgan Haffner and I live in Downtown. I teach and coach kids in Santa Barbara. I've seen what the trapeze does for them. I have been part of the trapeze community for a few years. It has given my students community. Shrinking budgets don't have to mean fewer programs. The City faced a $3.5 million budget gap this year. Cutting programs won't close it. Twenty more park partners paying $2,000 to $3,000 a month would bring in $480,000 to $720,000 a year. That is up to one fifth of the gap, starting now. Parks could put that money into more rangers and better parks. Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules. I ask that this be added to the public record for the November 10 meeting.

Thanks for your time,

Alexandra Morgan Haffner

From: Dani Audette
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Sunday, November 8, 2026 7:31:30 PM

[Some people who received this message don't often get email from daniaudette@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

My name is Dani Audette and I live in Santa Barbara on the Mesa. I'm a parent. My family flies at the trapeze at Plaza Vera Cruz. My family has been part of the trapeze community for a few years. It has given my kids a safe place to play, confidence and courage.

It's time to rethink how we use our parks. Shrinking budgets lead to program cuts, and it doesn't have to be that way. The City faced a $3.5 million budget gap this year. Cutting programs is the wrong fix. Twenty more park partners at $2,000 to $3,000 a month would bring in $480,000 to $720,000 a year, up to one fifth of that gap, starting right away. Parks can put the savings and revenue into more rangers and park upgrades.

Extend the Santa Barbara Trapeze Co. license through the Parks Master Plan. Put programs first. Give every Parks partner the same clear rules.

Please enter this into the public record for November 10.

With thanks,
Dani Audette

From: julia sb
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Sunday, November 8, 2026 7:41:23 PM

[Some people who received this message don't often get email from julia1sb@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To Mayor Rowse and the Santa Barbara City Council,

My name is Julia Rabe and I live in 93110. I fly at the trapeze at Plaza Vera Cruz. I have been part of the trapeze community since it opened. It has given me confidence, courage, community, friends, exercise and a safe place to play.

Parks with people in them are safer parks. The trapeze brings people to Plaza Vera Cruz every single day. That corner used to sit empty.

Extend the Santa Barbara Trapeze Co. license through the Parks Master Plan. Put programs first. Give every Parks partner the same clear rules.

Please enter this into the public record for November 10.

With thanks,
Julia Rabe

Sent from my iPhone

From: Emma Hurley
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Sunday, November 8, 2026 8:14:35 PM

[Some people who received this message don't often get email from emmahurley13@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mayor Rowse and Councilmembers,

My name is Emma Hurley and I live in Downtown. I have been part of the trapeze community since it opened. It gives kids courage, confidence and community.

The City called this partnership very successful in 2024. That is in writing. Don't cut what works.

This park was full of drug addicts and homeless people before the flying trapeze set up here. Now it's giving life to a completely new community that SB locals can join for themselves or just to watch! It's been one of the best things to happen to the downtown area, attracting people from all over the country to work here, attracting people from other cities to visit and try out the trapeze with world class instructors. It gives everyone in town an opportunity to be a part of a bigger community that promotes a healthy lifestyle, physically and mentally. Not to mention they support many of the non profits in our area, working closely with animal rescues to help get dogs adopted. Personally, the flying trapeze being so close to my home saved me from an abusive relationship, and an extremely depressed state.

Extend the Santa Barbara Trapeze Co. license through the Parks Master Plan. Put programs first. Give every Parks partner the same clear rules.

Please enter this into the public record for November 10.

With thanks,
Emma Hurley

Sent from my iPhone

From: Leah Bank
To: City Clerk
Subject: General Public Comment, Nov 10: Keep the trapeze at Plaza Vera Cruz
Date: Sunday, November 8, 2026 8:19:07 PM

Some people who received this message don't often get email from leah.bank@gmail.com. Learn why this is important

Dear Mayor Rowse and Councilmembers,

My name is Leah Bank and I live in 93109. I fly at the trapeze at Plaza Vera Cruz. I have been part of the trapeze community since it opened. It has given me community.

Active parks are safe parks. The trapeze puts eyes on Plaza Vera Cruz every day. Before it opened that corner of the park sat empty.

Not only is SBTC a successful business and community partner, but the people and instructors who facilitate every class and event do so with pride, energy, and safety. The thought that goes into every fly experience is one that has brought flyers together from all walks of life. I have met and maintained life-long friends through the ability to participate in flying trapeze at Plaza Vera Cruz.

Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules.

I ask that this be added to the public record for the November 10 meeting.

Thanks for your time,

Leah Bank

From: janvi Madaan
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Sunday, November 8, 2026 8:21:09 PM

Some people who received this message don't often get email from madaanjanvi68@gmail.com. Learn why this is important

To Mayor Rowse and the Santa Barbara City Council, My name is Janvi Madaan. It gives kids community, courage, confidence, exercise, a safe place to play and friends. Parks with people in them are safer parks. The trapeze brings people to Plaza Vera Cruz every single day. That corner used to sit empty. My ask is simple. Renew the trapeze license at Plaza Vera Cruz through the Parks Master Plan. Keep programs first. Hold every Parks partner to the same clear rules. Please include this in the public record for November 10. Thank you, Janvi Madaan

From: Ralph Protano
To: City Clerk
Subject: General Public Comment, Nov 10: Save the trapeze
Date: Monday, November 9, 2026 2:24:50 AM

Some people who received this message don't often get email from rprotano@gmail.com. Learn why this is important

To Mayor Rowse and the Santa Barbara City Council,

My name is Ralph Protano and I live in Mesa, 93109. I have been part of the trapeze community since it opened. It gives kids friends.

Activity keeps a park safe. Every day the trapeze puts families and staff in Plaza Vera Cruz. Before it opened nobody used that corner.

Please renew the Santa Barbara Trapeze Co. license at Plaza Vera Cruz through the Parks Master Plan. Put programs first. Publish clear rules for every Parks partner.

Please add this to the public record for the November 10 meeting.

Thank you,
Ralph Protano

From: Gabe Carter
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Monday, November 9, 2026 3:03:26 AM

[Some people who received this message don't often get email from g.gcarter@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Rowse and Councilmembers,

My name is Gabriel Carter and I live in Mesa. I have been part of the trapeze community for a few years. It gives kids community, exercise and a safe place to play.

Activity keeps a park safe. Every day the trapeze puts families and staff in Plaza Vera Cruz. Before it opened nobody used that corner.

Please keep the trapeze at Plaza Vera Cruz until the Parks Master Plan is done. Programs should come first. Every Parks partner should play by the same published rules.

I ask that this be added to the public record for the November 10 meeting.

Thanks for your time,
Gabriel Carter

From: Max Drucker
To: City Clerk
Subject: General Public Comment, Nov 10: Programs first at Plaza Vera Cruz
Date: Monday, November 9, 2026 7:00:21 AM

[Some people who received this message don't often get email from max@thedruckers.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mayor Rowse and Members of the City Council,

My name is Max Drucker. I live in Summerland and work downtown on State Street. I wrote to you in October about the Santa Barbara Trapeze at Plaza Vera Cruz, and I'm writing again because the question is still open and the clock is still running.

My daughter Olive trained at the trapeze for years. My older daughter Lucky worked there. So I've seen up close what one good program does for a park. Before the trapeze, that corner of Plaza Vera Cruz sat empty. Now families are there every day. People in a park are the cheapest safety program a city can buy. A park that is only mowed and locked empties out, and the cleanup bill ends up crowding out the very programs that would have filled it.

This program also pays its way in goodwill: 190 scholarships, about $156K, to local kids. The City itself called the partnership "very successful" in 2024.

The license ends in April 2027. The Parks Master Plan draft won't arrive until Summer 2027. In business you don't shut down something that's working because your own planning ran late.

My one ask: renew the trapeze license at Plaza Vera Cruz through completion of the Parks Master Plan, and hold every Parks partner to the same clear renewal rules.

Please add this to the public record for the November 10 meeting.

Thank you,
Max Drucker
Summerland, CA

From: Mayra Jimenez
To: City Clerk
Subject: Extend rent freeze
Date: Monday, November 9, 2026 7:30:35 PM

Some people who received this message don't often get email from griselmjimenez20002000@yahoo.com. Learn why this is important

I am writing to respectfully explain how the proposed rent increase would affect my family and create an additional financial hardship for us.

I recently returned to work on March 9, 2026, after being out of work from 2023 through 2026 while undergoing cancer treatment. This has been a very difficult and challenging period for me and my family, both emotionally and financially. My main focus during that time was getting through treatment and recovering my health.

In addition to these circumstances, since 2023, my vehicle has experienced ongoing mechanical problems and has been breaking down. My car also survived the flooding that occurred in December 2023, which created additional difficulties and expenses.

Although I am grateful to be back at work and slowly getting back on my feet, my family and I are still trying to recover financially from the challenges we have faced over the past several years.

A rent increase at this time would put an additional burden on our household budget and make it much harder to keep up with our basic living expenses. We are doing our best to remain financially stable, maintain our housing, and move forward.

I kindly ask that you please take our circumstances into consideration and reconsider the proposed rent increase, or consider delaying it until my family has had more time to recover financially.

Thank you for your time, understanding, compassion, and consideration during this difficult time. Your willingness to work with us would mean a great deal to my family.

Sincerely,

Tenant’s Name

Mayra

Address

1109 San Pascual st # 2
Santa Barbara

Sent from my iPhone

From: Patty Schwartzkopf
To: City Clerk
Subject: Extend the Rent Freeze, PLEASE
Date: Monday, November 9, 2026 7:53:13 PM

Some people who received this message don't often get email from patty@pattyinsb.com. Learn why this is important

Please vote to extend the rent freeze and protect renters from a sudden rent increase.

Further, I was misinformed about the referendum. I think it should be invalidated for fraudulent practices.

Patty Schwartzkopf

p: 805 883-8578

Personal Email: Patty@PattyinSB.com

From: Santa Barbara Casitas
To: City Clerk
Subject: Rent Freeze Extension
Date: Monday, November 9, 2026 8:09:10 PM

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

Dear Mayor and City Councilmembers,

We are deeply concerned about Agenda Item 17, the proposed extension of Santa Barbara's temporary rent increase moratorium being considered on November 10, 2026.

My wife and I own a three unit property together. We live in one unit and rent the other two. We have been providing housing in Santa Barbara since 2022.

For us, any extension of the rent increase moratorium beyond December 31, 2026 is concerning.

During the current freeze our operating expenses have gone up. Our insurance increased by a couple hundred dollars. Our utility costs have increased and will continue to increase per approved increases noted on the City's own website. MarBorg has also started charging more for its trash can retrieval service, which is something we utilize for our rented units. As part of our rental agreement, we pay for our tenant's water, sewer, and trash, and we provide on-site laundry at no additional cost. Under your current rules, we cannot keep up with the increases in these expenses via even modest rent increases.

The City's consideration of Agenda Item 17 poses some questions.

- How is the proposed rent freeze extension related to the recently submitted referendum signatures seeking to challenge the City's one-sided rent control ordinance?
- What alternatives has the City considered to Agenda Item 17?
- What determines when the proposed extension will expire?
- What has the City Council done to analyze the financial impacts of an extension on smaller housing providers?
- What procedures will the City Council have in place for housing providers experiencing significant financial hardship or unexpected capital expenses while the extension is in place?
- How will the City Council evaluate whether the extension is meeting its intended goals?

Housing affordability is important. We believe that a key part of any affordability conversation is the financial realities of maintaining rental housing. If that is left out, the end result tends to be one sided and unfair. We respectfully request that the City Council not act on Agenda Item 17 and let the current rent increase moratorium expire on December 31, 2026.

Thank you for considering our comments.

Sincerely,

Sean and Joanna Alexander
Santa Barbara housing providers and residents

From: DANA HANSEN
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Monday, November 9, 2026 8:17:06 PM
Attachments: image.png

Attn: SB City Council, it would be great if you listened to your community. You have ruined a most treasured city and business community downtown, what's next?



Dana Hansen
C. (805) 689-5047
O. (805) 969-1945
luxury-homes@cox.net
DRE# 01342571

From: Michele Carbone
To: City Clerk
Subject: Item 17 Extension of """TEMPORARY""" Rent Moratorium
Date: Monday, November 9, 2026 8:18:12 PM

Mayor Rowse, and Councilmembers;

I was at the No Kings Rally because I believe in democracy and the power of the people. While I was leaning against a tree with my friend, I observed some things.

I saw the signature gatherers calmly sitting outside the park waiting for people to come up to them to engage.

I heard the Indivisible organizers state via microphone that they did not support the people gathering the signatures, and they recommended that no one sign the petitions.

I saw people in the park roving through the crowd with leaflets about not signing the petition.

I saw a man veer in my direction. I politely waived him away and said I was not interested. He came toward me and tried to engage about the evil people who were supporting the referendum. I told him he did not want to talk to me as I was part of the referendum group. He became belligerent and threatening. I told him to be polite once, and asked him to please leave me alone three times. He was not interested in hearing my side of the story and disparaged "THOSE SBRPA PEOPLE."

I asked him if I could use his car as it wasn't being used at that moment. I told him I would give him $10 and I would drive it home and leave it parked when I was finished using it. He didn't like that idea because he thought it wasn't fair.

Well, we work long hours to maintain our two properties and I think taking my retirement income away while mandating rules for the use of my property without just compensation isn't fair either.

The majority of this City Council ignored the housing providers in making the moratorium, the stabilization ordinance and the upcoming just cause eviction ordinance, even though there are state standards which are more balanced. Now we see that the tenants' union is calling us (and the 9,100 people who did sign the petition in one month) BASTARDS for wanting to exercise our democratic rights. It seems to me that the tenants' union isn't much interested in democracy and this city council isn't much interested in supporting ALL of the people who live here. Housing providers must provide for themselves and THEIR families. They pay market value expenses, and market value rent is the only way for them to maintain their aging properties and themselves, and to continue to provide housing for renters in this city.

MOM AND POP SENIOR CITIZENS RELY ON THEIR INVESTMENTS SO THAT THEY DO NOT ALSO BECOME SANTA BARBARA'S MOST VULNERABLE.

PLEASE DO NOT EXTEND THE RENT MORATORIUM.

-Michele Carbone,
current mom and pop housing provider but not sure for how much longer

From: Clare and Travis Hone
To: City Clerk
Subject: Rent Stabilization
Date: Monday, November 9, 2026 8:22:40 PM

Some people who received this message don't often get email from clareandtravishone@gmail.com. Learn why this is important

Hello,
We signed a petition that we were informed was to help support lowering rents and keep rent control; however, we fear we were deceived and fed lies to get us to sign the petition. We had a long conversation with a gentleman outside of Whole Foods about rent control prior to signing the petition. If, in fact, the petition we signed was in favor of the landlord coalition we would like to retract our signatures.
Thank you,
Clare Goeken Hone and Travis Hone
601 E Micheltorena St Unit 102

From: Amanda McCandless
To: City Clerk
Subject: Please Extend Rent Freeze and Protect Tenant Rights
Date: Monday, November 9, 2026 9:27:39 PM

Some people who received this message don't often get email from amae.mccandless@gmail.com. Learn why this is important

Dear SB City Clerk

My name is Amanda McCandless, and I am a renter in Santa Barbara. I have lived in my home for the past three years. I am writing to you in regards to the November 10th meeting, specifically, the rent stabilization referendum to ask you to protect tenants during the referendum process.

The temporary rent freeze has made a real difference for me. Every year before it, my rent went up, and it was heading toward a rate that I could not keep paying. This year, because of the freeze, my rent did not increase, and I have been able to stay in the home I have rented for years.

I am also concerned about how the referendum petition is being gathered. At a grocery store, I was nearly misled into signing a petition to repeal rent stabilization. I was asked to "sign here for rent control," which is the opposite of what the petition does. I caught it before signing, but I am concerned that others may not have.

The current freeze is scheduled to end at the end of the year, and if the referendum qualifies, the new rent stabilization progress could be put on hold for months. That would leave tenants like me vulnerable to sudden and large rent increases at exactly the moment we most need stability.

I respectfully ask the Council to:

1. Extend the rent freeze, including through an emergency measure if needed, so there is no gap in protection while the referendum plays out.
2. Prevent sudden rent increases during the referendum process.
3. Continue working toward long-term rent stabilization that keeps tenants housed in the community we help sustain.

Thank you for your time and for your service to our city. Please keep Santa Barbara tenants in mind as you make this decision.

Sincerely,
Amanda McCandless
Santa Barbara renter

From: Andrew C. Hawkins
To: City Clerk
Subject: Comment on 11/10 City Council Meeting Item 17: Rent Freeze Extension
Date: Monday, November 9, 2026 9:37:00 PM

Some people who received this message don't often get email from a.hawkins.82@gmail.com. Learn why this is important

Dear Mayor and Councilmembers,

I am writing to urge you to extend the temporary rent increase moratorium that was put into place while the details of a rent-stabilization ordinance were worked out. Due to the flagrantly deceptive tactics of the Santa Barbara Rental Property Association and other real estate and landlord interests in gathering signatures for their petition, the recently passed rent-stabilization ordinance will likely be put to a referendum. Because the moratorium is set to expire at the end of this year, there would be a period of several months between the expiration and the proposed referendum wherein tenants of affected properties would be faced with potentially ruinous rent increases of up to 8.6%. The moratorium must be extended to cover that period. Working tenants who are at very real risk of being priced out of Santa Barbara are depending on your action on this matter. Please do the right thing.

Kind regards,

Andrew Hawkins

From: Ritva Hiltunen
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Tuesday, November 10, 2026 8:20:40 AM

Some people who received this message don't often get email from ritvahiltu@gmail.com. Learn why this is important

Dear City Council,

I am writing to express my strong opposition to the extension of the temporary rent increase moratorium.

As an 80-year-old single woman, my sole income comes from three rental properties and a small Social Security benefit. I cannot continue to maintain and provide quality housing if rent control measures exceed a reasonable scope. Effective protections are already in place to safeguard tenants from unreasonable rent increases.

I respectfully ask that you do not extend the temporary rent increase moratorium.

Respectfully,
Ritva Hiltunen

From: Bruna Trip
To: City Clerk
Subject: Rent freeze extension
Date: Tuesday, November 10, 2026 8:42:33 AM

Some people who received this message don't often get email from islegurl@gmail.com. Learn why this is important

Dear Mayor Rowse, and Councilmembers,

The proposed rent control measures drafted by Kristen Sneddon and Wendy Santaria are ill-informed, draconian and punitive toward local property owners.

Penalizing Santa Barbara residents who provide housing and pay substantial property taxes will have long-lasting, negative repercussions on the quality of housing and life in our community. These actions have introduced unnecessary toxic divisiveness into our city.

A petition for a referendum against these draconian efforts has collected more than enough signatures to give registered Santa Barbara voters the final say. Additionally, the legality of the imposed ordinance is in question and will be litigated.

The proposed rent freeze extension is a reach too far. I strongly urge you to reconsider and repudiate this proposed policy.

Sincerely,
Bruna Trip

From: Linda
To: City Clerk
Subject: RENT FREEZE
Date: Tuesday, November 10, 2026 8:52:30 AM

Some people who received this message don't often get email from gabbsterouni@gmail.com. Learn why this is important

Wake up People!
When you keep raising rents, people cannot afford a roof over their heads, let alone food on their tables!
Raising rents?
Then raise salaries and incomes too!
SHOW SOME RESPECT!!!!!!!!!! Without tenants you make zero money!
You can't have it both ways! Unlawful practices to fill your pockets more, AND raising rents to make the lives of working people impossible!

DO YOU KNOW HOW MANY LANDLORDS / PROPERTY MANAGEMENT COMPANIES are NOT following the law and mandates?

In Santa Barbara, California state law mandates an on-site, live-in manager for any apartment building with 16 or more units. Local municipal enforcement follows California Code of Regulations, Title 25, Section 42.

Core Legal Requirements

- **16+ Apartment Units:** You must have a manager, caretaker, or responsible person residing on the premises if the owner does not live there.
- **Contiguous Parcels:** If multiple structures are owned by the same entity on a single contiguous parcel of land, **one caretaker** is sufficient to satisfy the law across those structures. If multiple structures are owned by the same entity but on different addresses, then separate caretakers are mandated by law on every property!
- **5 to 15 Units:** No live-in manager is required, but the owner or management agent's contact information must be **conspicuously posted** on the property.

Penalties for Non-Compliance

Failing to provide an on-site manager when required is a **misdemeanor** in California. Violations carry penalties of a fine up to $1,000, imprisonment for up to 6 months, or both. It also exposes property owners to civil liability from tenants and local municipal enforcement.

From:	Murray Dawson
To:	City Clerk; Randy Rowse; Mike Jordan; Kristen Sneddon; Oscar Gutierrez; Wendy Santamaria; Meagan Harmon; Eric Friedman
Cc:	nancy@sbcan.org; rflacks@gmail.com
Subject:	SBCAN Letter on Agenda Item 17 + General - 11/10 Council Meeting
Date:	Monday, November 9, 2026 4:54:20 PM
Attachments:	SBCAN 11_10_2026 City Council Meeting Letter.docx.pdf

Some people who received this message don't often get email from murray@sbcan.org. Learn why this is important

Dear City Clerk,

Please see the attached letter for the record on agenda item 17, along with other general comments, for tomorrow's regular City Council meeting.

Thank you all!
Murray

--
Murray Dawson, M.A.
South County Director
Santa Barbara County Action Network (SB*CAN*)
Web | LinkedIn

From: Deb Monroe
To: City Clerk
Subject: Rent Freeze
Date: Monday, November 9, 2026 5:09:42 PM

Some people who received this message don't often get email from deborahmonroe@gmail.com. Learn why this is important

Dear Sirs and Madams of our City Council,

Please extend the rent freeze to protect us tenants from too large rent increases while we await the referendum process.

In appreciation,
Deb Monroe
Santa Barbara Renter

From: James Bridy
To: City Clerk
Subject: EXTENSION OF RENT FREEZE
Date: Monday, November 9, 2026 5:22:24 PM

Some people who received this message don't often get email from jpbridy@yahoo.com. Learn why this is important

Honorable Mayor and Council Members:

I am respectfully requesting that you REJECT any motion to extend the RENT FREEZE.

I own and manage a small multifamily property on the west side. I provide my residents with safe, decent and sanitary housing. If the Council votes to extend the rent freeze, my ability to provide safe, decent and sanitary housing will be significantly impaired.

Here are my facts:

<!--[if !supportLists]-->1. <!--[endif]-->My property tax bill in the amount of approximately $25,000 is due on or before December 10. That bill increased by two percent since last year. And if I don't have the money by December 10, a late fee of 10% is due.

<!--[if !supportLists]-->2. <!--[endif]-->My annual insurance premium is due at the end of November. That bill increased approximately twenty-five percent from the last year. (And last years bill increased approximately twenty-five percent from the prior year.)

<!--[if !supportLists]-->3. <!--[endif]-->Last week the hot water heater gave out. I could possibly repair it and hope it lasts a few more years, but parts would not be available for days, and that would mean no hot water for my residents during that time. So, instead, I bought a new hot water heater. The cost of the heater and installation was approximately $15,000. That same heater cost approximately half that amount five years ago. But, I was able to provide my residents with same-day hot water.

<!--[if !supportLists]-->4. <!--[endif]-->The City of Santa Barbara's cost for trash hauling is approximately double that of Orange County. Why is that?

<!--[if !supportLists]-->5. <!--[endif]-->My water, sewer and natural gas bills have all increased significantly year over year with more increases anticipated.

<!--[if !supportLists]-->6. <!--[endif]-->These older building have fragile plumbing. The plumbers serving the City of Santa Barbara charge at rates close to that of a new lawyer. We have a plumber out at least once a month, if not more often.

<!--[if !supportLists]-->7. <!--[endif]-->Most apartment buildings have Commercial Term Loans (CTL's) encumbering them. These CTL's, unlike a home loan, generally have a five-year term. This means that the last time these loans were made, five

years ago, or 2021-2022, the interest rates were in the three percent range. These loans are now resetting at current market rates of over six percent interest. This means the loan payments on many multifamily properties will be doubling. That along with a further rent freeze will cause good people to loose their properties.

<!--[if !supportLists]-->8. <!--[endif]-->I, like many, were careful and mindful of residents needs during COVID, and consequently did not make any significant rent adjustments. We ate it, as this was what was needed for the residents, community and country. And in return, the Council wants us to simply accept this “bad luck”. I guess its true, “No good deed goes unpunished.”

9. <!--[endif]-->There is no housing shortage in Santa Barbara. The problem isn’t high rents. Renting is SIGNIFICANTLY cheaper than owning.

In summary, it is my opinion you are trying to fix something at a macro level, laying the responsibility and the burden on a small group of property owners. This is unfair, unjust and unwise. If the referendum on rent control was able to gather the required signatures in only thirty days, I believe the council needs to promptly put the law on the ballot and let the residents decide if they want bigger government and a government taking the private property of its citizens. Please do not extend the rent freeze.

Respectfully,

James Bridy

From: Kathy Clenet
To: Kellie Clenet
Cc: Santa Barbara City Council
Subject: Re: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Monday, November 9, 2026 6:10:28 PM

Some people who received this message don't often get email from kathyclenet@gmail.com. Learn why this is important

Very well said.
Bravo
What inspired you?

On Mon, Nov 9, 2026 at 11:33 AM Kellie Clenet <kellie@thesantabarbaralifestyle.com> wrote:

> Dear Mayor and City Council Members,
>
> I am writing to express my opposition to the proposed extension of Santa Barbara's temporary rent increase moratorium.
>
> While I fully recognize the importance of protecting tenants and preserving affordable housing in our community, I believe we must also acknowledge the essential role housing providers play in maintaining Santa Barbara's rental housing supply.
>
> I am particularly concerned that the proposed extension has no fixed expiration date and does not provide housing providers with a process to request reasonable rent increases or demonstrate the need for a fair return. With the rising costs of insurance, property taxes, maintenance, and repairs, this creates significant financial uncertainty for property owners who are responsible for maintaining safe, quality housing.
>
> California already has tenant protections in place, including AB 1482, which limits annual rent increases for many properties. I believe the City should consider how existing protections can be enforced while ensuring that housing providers are treated fairly.
>
> Housing providers deserve reasonable protections, regulatory certainty, and the ability to maintain and improve their properties. I encourage the City Council to consider a balanced approach that recognizes the needs of both tenants and property owners, rather than extending a temporary moratorium without a clearly defined end date.
>
> I respectfully urge you to vote against the proposed extension.
>
> Thank you for your time and consideration.
>
> **Kellie Clénet | Realtor ®**
> **Berkshire Hathaway HomeServices California Properties**
> **Top 1/2 of 1% of all BHHS Realtors Worldwide**
> DRE License No. 01434616

805.705.5334 cell
www.TheSantaBarbaraLifestyle.com



From: Sheila Smith
To: Santa Barbara City Council
Subject: Opposition to extension of the temporary rent increase moratorium
Date: Monday, November 9, 2026 6:43:24 PM

Some people who received this message don't often get email from sprtznt@aol.com. Learn why this is important

Dear Santa Barbara Board members,

We are completely against extending the time for rent increases. Our company has not been able to give any rent increases since November 2025. This is totally unacceptable on so many levels.

> Our utilities, payroll and overhead expenses has increased significantly since last year. This includes notable premium hikes for structural insurance at 8.5%, health insurance for all of our employees at 11%, increased municipal property taxes at 1.8%, and rising city rates for essential shared utilities, specifically water and garbage disposal services and sewer.
>
> The numbers just don't add up and we'll make a hardship, not only for us, but most landlords in the city of Santa Barbara.

Most of the time are vacancy rate is less than 1% due to the fact that our tenants enjoy living in our units. and feel we are extremely fair in our rents, our increases, and most of all our customer service.

> As lifelong residents who were born and raised here, we urge you to reject this ordinance and protect the stability of our local housing community. Thank you for your time and your consideration if this critical matter.
>
> Sincerely,
>
> Sheila Brotherton and Sheri Gardner

Santa Barbara County Action Network
(SB*CAN*)

info@sbcan.org
www.sbcan.org
PO Box 6174, Santa Maria, CA 93456-6174

To: City of Santa Barbara Clerk, Staff, and Council

Re: Agenda Item 17 and Concerns about RSO and State Street Master Plan Referendum Signature Gathering

On behalf of SB*CAN*, we strongly support extending the rent increase moratorium. We support this with the understanding that the City Council formally approved an RSO; the rent increase moratorium was initially passed to protect tenants while the RSO was drafted, voted on, and implemented, shielding tenants from a potential rent spike during this process. We strongly recommend that the council maintain this disciplined approach and ensure tenants are protected from rent spikes before the fate of the RSO is resolved. Council may want to consider providing a mechanism for hearing appeals for special circumstances faced by housing providers. Of course, the opportunity for rent increases would be available if the RSO is not deferred by a referendum.

Additionally, SB*CAN* is deeply concerned about concerns community members have raised regarding signature gatherers for the State Street Master Plan and RSO referendums. We received complaints from community members on Election Day, November 3rd, of signature gatherers getting in the way of or misleading voters at the ballot box, and City Police Officers having to be dispatched to prevent these gatherers from disturbing voters. This is incredibly concerning and raises questions about the legitimacy of both signature campaigns. We ask the council to discuss this with city staff and how the city will respond to these concerning reports.

We are also concerned that in this mayoral campaign cycle, there were substantial donations from major funders for both referendum campaigns, whose businesses are directly affected by the outcome of these referendum campaigns, and that may influence Councilmembers' decisions. Council, along with the City Attorney, may want to discuss whether this raises a potential conflict with SB 1439, whose purpose was to prevent ‘pay-to-play’ practices. Out of an abundance of caution, and given the appearance of potential conflict, we ask any councilmember who received donations from the same referendum campaign funders to consider recusing themselves from policy decisions related to the referendums. At a minimum, we hope this is discussed to ensure there is no conflict.

Thank you all for your continued service to the City and its constituents,

Murray Dawson
South County Director

Richard Flacks
Co-President, South County

From:	Rich Appelbaum
To:	Randy Rowse; Kristen Sneddon; Wendy Santamaria; Eric Friedman; Oscar Gutierrez; Meagan Harmon; Mike Jordan; City Clerk
Cc:	Wayne Mellinger; Daniel Timberlake; Laurence Severance; Barbara Andersen
Subject:	Item 17: Extension of the Temporary Rent Increase Moratorium
Date:	Monday, November 9, 2026 2:19:55 PM
Attachments:	CLUESB letter to City Council re rent creeze 11-10-26.pdf

---

Dear Mayor Rowse and Council Members,

I've attached CLUE-Santa Barbara's statement on the extension of the temporary rent increase moratorium. The bottom line is simple: please uphold the rent freeze until the RSO is finally implemented.

Many thanks, as always, for your hard work.

Rich Appelbaum
Co-chair, CLUE-SB's Housing Justice Workgroup

From: Michael Borchers
To: City Clerk
Subject: Agenda Item 17 - Temporary Rent Freeze Extension
Date: Monday, November 9, 2026 3:07:04 PM

Some people who received this message don't often get email from borchinator@yahoo.com. Learn why this is important

Dear Mayor and City Council members,

I am writing regarding Agenda Item 17, the proposed extension of Santa Barbara's temporary rent increase moratorium. I am a housing provider in Santa Barbara and have provided rental housing for 6 years, after taking over for my parents, who provided rental housing for 30+ years.

I am concerned about how an extension beyond December 31, 2026, could affect the financial sustainability of existing rental properties. During the current freeze, my operating expenses have increased. In particular, my insurance went up by 33% this year.

The City is considering this proposal following the submission of more than 9,100 referendum signatures. I respectfully ask the Council to explain how the proposed extension relates to the referendum process and what alternatives were considered.

I also ask Council to address the following questions:

- What determines when the proposed extension will expire?
- What financial analysis has been conducted regarding the effects on smaller housing providers?
- What procedures will be available for significant financial hardship or unexpected capital expenses?
- How will the City evaluate whether the extension is meeting its intended goals?

I support thoughtful consideration of housing affordability and believe the financial realities of maintaining rental housing should be part of that discussion. For example, we had the roof replaced two years ago because it was leaking, which was a huge expense, and I just found out that there is evidence of termites, which will need to be treated. The pool needs to be resurfaced, and we upgraded the wi-fi recently. Ongoing improvements and repairs are necessary to maintain the property and to support a quality of life that I believe my tenants deserve.

My tenants pay rent that is below market rate, and they have a very nice and well cared-for home to live in. They know that when there is an issue with the house it will be taken care of quickly and in a satisfactory manner. There have been times when unexpected things happened in their lives, and they needed to pay their rent late. I don't charge them late fees or fines, because why would I do that? They are decent people and so am I - we are all doing our best to be kind, respectful, and understanding of each other, and to make the world a better place for everyone. Punishing small landlords with this rent-control ordinance is a terrible move for Santa

Barbara.

I respectfully request that the City Council reconsider extending the rent freeze ordinance, and also reconsider the rent control ordinance altogether, which will do nothing to "stabilize" rent. Thank you for considering my comments.

Sincerely,
Michael Borchers

Santa Barbara housing provider

From: Georgi Rice
To: City Clerk
Subject: Written Public Comment Item 17: Extend Rent Freeze
Date: Monday, November 9, 2026 11:06:51 AM

Some people who received this message don't often get email from georgirice@yahoo.com. Learn why this is important

As a senior, I support continuing the rent freeze and existing renter protections under the moratorium until the referendum process is completed.

Please. I can afford to eat if this continues.

Warm regards,
Georg
Ms. Georg D. Rice
Sent from my iPhone

From: Rachael Honings
To: City Clerk
Subject: Written Public Comment Item 17: Extend Rent Freeze
Date: Monday, November 9, 2026 11:10:58 AM

Some people who received this message don't often get email from rachaelhonings@icloud.com. Learn why this is important

Hello,

I support continuing the rent freeze and existing renter protections under the moratorium until the referendum process is completed

Rachael Honings

Sent from my iPhone

From: Bryan Davis
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase MoratoriumCity Council
Date: Monday, November 9, 2026 11:11:43 AM

Some people who received this message don't often get email from bdavis@tncsb.com. Learn why this is important

City Council Members,

I urge you to immediately lift the unlawful freeze on rent increases in the City of Santa Barbara. You are creating an extremely unfair burden on the landlords in the city. You are also ultimately hurting those tenants that you are trying to protect. It is only because of you monkeying with rent control in different forms for the last 20 years that have caused rents to skyrocket. Even now the delta between the cost of the real estate compared to the amounts of the rent are now even lower than they were before you started all of this. You continue to gouge the owners, who's real costs continue to climb every year, yet deny the ability to increase rents enough to even keep pace with the hard costs. This can only result in an even more unfair rental situation for both owners and tenants. Your creating a lose, lose situation and it needs to stop immediately. The free market is the only way to ensure that both sides get an even stake. If the rents are to high or the property is not well cared for, the units will go unrented, that will force the rents to stabilize at a real market rate and will ensure that the properties are well maintained at the same time. Make this a win , win.....Don't hurt one side for the sake of the other, which will only cause both sides to lose.

Sincerely,

Bryan Davis
General Manager
Broker
Town'n Country Realty and Management
(805) 964-7802
bdavis@tncsb.com

From: George Russell
To: City Clerk
Subject: Temporary rent freeze extension
Date: Monday, November 9, 2026 11:29:47 AM

[Some people who received this message don't often get email from georuss1887@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am asking on behalf of housing providers that you allow the people to vote on this issue, instead of playing games with extensions that will hurt tenants and housing providers alike.

From: Kellie Clenet
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Monday, November 9, 2026 11:34:04 AM

Some people who received this message don't often get email from kellie@thesantabarbaralifestyle.com. Learn why this is important

Dear Mayor and City Council Members,

I am writing to express my opposition to the proposed extension of Santa Barbara's temporary rent increase moratorium.

While I fully recognize the importance of protecting tenants and preserving affordable housing in our community, I believe we must also acknowledge the essential role housing providers play in maintaining Santa Barbara's rental housing supply.

I am particularly concerned that the proposed extension has no fixed expiration date and does not provide housing providers with a process to request reasonable rent increases or demonstrate the need for a fair return. With the rising costs of insurance, property taxes, maintenance, and repairs, this creates significant financial uncertainty for property owners who are responsible for maintaining safe, quality housing.

California already has tenant protections in place, including AB 1482, which limits annual rent increases for many properties. I believe the City should consider how existing protections can be enforced while ensuring that housing providers are treated fairly.

Housing providers deserve reasonable protections, regulatory certainty, and the ability to maintain and improve their properties. I encourage the City Council to consider a balanced approach that recognizes the needs of both tenants and property owners, rather than extending a temporary moratorium without a clearly defined end date.

I respectfully urge you to vote against the proposed extension.

Thank you for your time and consideration.

Kellie Clénet | Realtor ®
Berkshire Hathaway HomeServices California Properties
Top 1/2 of 1% of all BHHS Realtors Worldwide
DRE License No. 01434616
805.705.5334 cell
www.TheSantaBarbaraLifestyle.com



From: Randy Freed
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moritorium
Date: Monday, November 9, 2026 12:01:12 PM

Some people who received this message don't often get email from randy@thesantabarbaralifestyle.com. Learn why this is important

Dear Mr. Mayor and Members of the City Council,

I am writing to share my concerns regarding the proposed extension of Santa Barbara's temporary rent increase moratorium and to respectfully urge the Council to reconsider extending this measure without a definite expiration date.

I understand the importance of providing stability and protection for tenants, particularly in a community where the cost of housing continues to be a significant concern. At the same time, it is important to recognize that property owners are an essential part of Santa Barbara's housing community and have an ongoing responsibility to maintain, repair, and preserve the rental properties they provide.

My concern with the proposed extension is the lack of a clearly established expiration date and the absence of a reasonable process through which property owners can seek consideration for rent adjustments when operating expenses increase or when necessary improvements and repairs become financially burdensome. Insurance premiums, property taxes, labor, materials, and general maintenance costs continue to rise. Property owners need some assurance that they can responsibly manage these expenses while maintaining their properties to appropriate standards.

California already provides a framework of tenant protections, including AB 1482, which establishes limitations on annual rent increases for many rental properties. I believe it is important to consider how these existing protections can continue to serve tenants while also allowing housing providers a reasonable opportunity to address increasing costs and maintain a fair return on their investments.

Ultimately, a healthy rental housing market depends on fairness and balance. Tenants deserve stability and protection, but property owners also deserve reasonable consideration, predictability, and the ability to maintain the housing that so many Santa Barbara residents depend upon.

I respectfully ask the City Council to reconsider extending the moratorium without a defined timeframe or a process that takes the legitimate concerns of housing providers into account. I encourage you to pursue a more balanced solution that protects tenants while recognizing the important role property owners play in our community.

Thank you for your consideration and service to Santa Barbara.

Respectfully submitted,

Randy Freed

--

Randy Freed | CRS, Realtor ®
Berkshire Hathaway HomeServices California Properties
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DRE License No. 00624274
805.895.1799 cell
www.TheSantaBarbaraLifestyle.com



From: Megan Musolf
To: City Clerk
Subject: Public Comment: Item 17, Rent Freeze, 11/10/26
Date: Monday, November 9, 2026 12:23:32 PM

To the Santa Barbara City Council,

Please vote to continue the rent freeze. This is a *critical* tenant protection and interim measure before Rent Stabilization takes effect (or before an outcome is decided via referendum). Extending the rent freeze will prevent increased cost burdens and, in many cases, de facto evictions as tenants cannot afford the large rent increases permitted under State law. Your council has already put in so much hard work and effort to create an RSO that protects the community. Please don't stop now. Vote to extend the rent freeze.

Sincerely,
Megan Musolf
District 6 resident/tenant

From: Sam Mohamadi
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Monday, November 9, 2026 12:23:44 PM

To whom it may concern,

I am writing as a Santa Barbara resident and real estate broker to oppose extending the City's temporary rent freeze.

The freeze was adopted as a short-term bridge with a firm end date of December 31, 2026. Owners and tenants planned around that promise. Extending it now, with no defined length, end condition, or analysis of its effects so far, turns an emergency stopgap into open-ended policy without the public process that kind of change requires.

The timing matters too. More than 9,000 residents signed the referendum petition asking that rent stabilization be decided by voters. Extending the freeze while that petition is pending looks like a way to keep the policy in force regardless of the outcome. If the Council believes in the ordinance, it should let the referendum process run its course rather than work around it.

The practical costs are real. Rents have been pegged to December 2025 levels for nearly a year while property taxes, insurance, utilities, and repair costs keep rising. Small, local owners absorb those increases first, and the predictable result is deferred maintenance, fewer units offered for rent, and less appetite to build new housing; the opposite of what Santa Barbara needs.

I ask the Council to let the freeze expire on December 31 as promised. At a minimum, any extension should include a hard sunset date, an inflation-based adjustment, and a clear fair-return process for owners.

Thank you for your consideration.

Sincerely,
Sam Mohamadi

From: Pat Saraca
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Monday, November 9, 2026 12:27:46 PM

Some people who received this message don't often get email from patsaraca@gmail.com. Learn why this is important

I am opposed to the rent freeze in the city of Santa Barbara. Insurance costs, utility bills, property maintenance and repairs have all gone up and will most likely continue to do so going forward. Landlords can not absorb these cost increases while also having rental income restricted to a 3% increase. If this rental increase freeze goes into effect I fear that many property owners will be forced to sell their properties. Many are mom and pop owners who depend on that monthly income to live. Look at places that have rent control such as San Francisco and Santa Monica - this has not helped them to get more affordable housing! It is not the route to go! Please do not extend the temporary rent increase moratorium.

Best regards,

Pat Saraca
REALTOR

cell: 805-886-7426
patsaraca@gmail.com
RE #01080801

From:	Gigi Rothstein
To:	City Clerk; Kristen Sneddon; Oscar Gutierrez; Wendy Santamaria; Meagan Harmon
Subject:	Nov 10th -Please Extend the Rent Freeze
Date:	Monday, November 9, 2026 1:29:52 PM

Dear Councilmembers,

My name is Gigi Rothstein. I am a long-term Santa Barbara resident and small business owner, and I am writing about tomorrow's agenda item on the referendum petition and the temporary rent freeze. Please include this in the public record. My position: please extend the temporary rent freeze until the referendum is resolved and the permanent ordinance is either in effect or repealed. My concerns:

1. The gap. The freeze ends December 31. If the referendum qualifies, the permanent ordinance is suspended, and tenants fall back to state law, which the Independent reports could allow increases of up to 8.6 percent. Your own staff report warns of financial difficulty for households that cannot absorb added housing costs. Tenants did not choose this timing and should not carry the risk.

2. The signature process. I understand complaints have been submitted to the City and County about signature gatherers, including reports of intimidating behavior and misleading information about what the petition does. I am not asking Council to decide those complaints. I am asking that they be reviewed through the proper process and that the public be told the results.

3. Public understanding. Many people have said they did not fully understand what they were signing. Please ask the City Attorney to publish a clear, neutral explanation of what a qualified referendum does and what happens to rents during the process. I respect the right to petition, and I recognize that small property owners are worried about the ordinance. But extending the freeze keeps every option open for voters and for Council while keeping renters protected. Thank you for your time and service. Respectfully, Gigi Rothstein Santa Barbara Resident

From: Missy Zeitsoff
To: Santa Barbara City Council; banderson@santabarbaraca.gov
Subject: Extended Rent Increase Moratorium. AKA Freeze. Please.
Date: Monday, November 9, 2026 1:55:48 PM

So many City of Santa Barbara tenants will receive a 8.6 % State rent increase for their Happy New Year Gift 2027 IF this # 17 Item Ordinance is not passed and adopted. I do hope that ALL SB CITY TENANTS are INCLUDED IN THE RENTAL INCREASE EXTENDED MORATORIUM. I MEAN THE RSO ORDINANCE EXEMPTIONS, SECTION 8 AND DEED RESTRICTED AFFORDABLE HOUSING TENANTS, *** SHOULD BE INCLUDED IN THIS RENT INCREASE MORATORIUM EXTENTION ALSO *** I THINK ALL CITY TENANTS WERE ALREADY INCLUDED UNTIL THE CURRENT MORATORIUM EXPIRES. I SUPPOSE THE EXTENTION WILL APPROPRIATELY END AT A TIME TBD. NO EXACT SUNSET DATE OR EXPIRATION DATE. CAREFUL LEGAL LANGUAGE. THANK YOU. MZ

From: Pascale Bassan
To: Santa Barbara City Council
Subject: Begging you to oppose the extension of the temporary rent increase moratorium
Date: Monday, November 9, 2026 3:09:13 PM

Some people who received this message don't often get email from pbassan@gmail.com. Learn why this is important

Dear Council Members,
Thank you for your involvement with our wonderful community.

Extending the Rent Freeze will have the same disastrous results as in San Francisco and Santa Monica. Do you want runned down neighborhoods in our beautiful community?

As a housing provider, I am strongly opposed to extending the current rent freeze due to end on December 31,2026. Increasing insurance costs and stringent safety requirements, maintenance, utilities, and other operating expenses affect my ability to provide and maintain good rental housing.

I agree that there needs to be a limit on annual rent increase: the rate of inflation plus CPI would be fair to both tenants and housing providers.

You have the immense responsibility to keep Santa Barbara a beautiful town, everyone dreams of living in: do not extend the rent freeze past December 31, 2026.

Thank you for being fair to housing providers.

Pascale

Pascale Bassan
"Realtor With A Cause: Yours, Since 1990!"

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pbassan@gmail.com | www.PascaleBassan.com

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From: Sandy
To: City Clerk
Subject: Urgent message to extend the rent freeze
Date: Monday, November 9, 2026 3:57:55 PM

Some people who received this message don't often get email from sandyleebeach1210@gmail.com. Learn why this is important

Dear City Council members and Honorable Mayor,

Along with you, our community fought and voted on a Rent Stabilization Ordinance giving tenants rental protections. Now it appears that the referendum process will be moving forward so we must extend the rent freeze to protect tenants from sudden rent increases.
As a renter, parent of renters, friend of renters I implore you to extend the current rent freeze while the referendum process is navigated and possibly moved forward.

Thank you,
Sandy Hawtrey

From:	Whitney B. Rubison
To:	City Clerk
Cc:	Barbara Andersen
Subject:	Public Comment, November 10 Council Meeting: Extension of the Temporary Rent Increase Moratorium
Date:	Monday, November 9, 2026 6:48:22 AM
Attachments:	2026.11 SB City Council Rent Increase Moratorium Extension.docx

Some people who received this message don't often get email from whitneyrubison@gmail.com. Learn why this is important

Dear City Staff,

Please find attached my written comment below.

Thank you,

Whitney B. Rubison
859.537.5166
LinkedIn

From: Ali Evans
To: Santa Barbara City Council
Subject: Opposition to Extension of the Temporary Rent Increase Moratorium
Date: Monday, November 9, 2026 9:17:28 AM

Some people who received this message don't often get email from ali@alievansrealty.com. Learn why this is important

Dear Mayor and City Council members,

I am writing to express my strong opposition to extending the temporary rent increase moratorium in Santa Barbara.

As a local landlord and real estate professional, I understand the importance of housing affordability. However, I am concerned that this policy will ultimately have unintended consequences that further strain our already limited housing supply.

Housing providers are an essential part of Santa Barbara's housing supply. Small landlords shoulder significant and continually rising expenses, including insurance, property taxes, maintenance, repairs, and tenant turnover costs. Freezing rents while these expenses continue to increase is simply not sustainable.

When the cost of providing housing continues to rise while rental income is restricted, the incentive to remain a housing provider diminishes. Property owners may choose to sell, withdraw properties from the rental market, or reconsider future investments, ultimately reducing the housing supply our community desperately needs.

Small landlords are members of this community who maintain properties and provide much-needed housing. We deserve reasonable laws and the ability to maintain our properties.

We cannot solve our housing shortage by making it financially unsustainable for local property owners to provide housing.

I respectfully urge the City Council to oppose extending the moratorium and pursue more balanced solutions that support both renters and responsible housing providers.

Thank you for your consideration.

Sincerely,

Ali Evans
Santa Barbara Resident, Landlord & Real Estate Broker

From: Chris Gabriel
To: City Clerk
Subject: Rent Freeze
Date: Monday, November 9, 2026 9:29:36 AM

[Some people who received this message don't often get email from cgabriel@alumni.usc.edu. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear members of the City Council,

Freezing prices (rents) is completely unacceptable to me as a resident of the City. I am unaware of any legal basis for this, and it will create a crisis of yet to be determined magnitude within the City. Please reconsider the concept!

Chris Gabriel
(805) 705-9247

From: Melanie Rogers
To: City Clerk
Subject: Agenda Item 17 - Temporary Rent Freeze Extension
Date: Monday, November 9, 2026 9:51:46 AM

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

Dear Mayor and City Councilmembers,

I am writing regarding Agenda Item 17, the proposed extension of Santa Barbara's temporary rent increase moratorium.

I am a housing provider in Santa Barbara and have provided rental housing for 6 years, after taking over for my parents, who provided rental housing for 30+ years.

I am concerned about how an extension beyond December 31, 2026, could affect the financial sustainability of existing rental properties.

During the current freeze, my operating expenses have increased. In particular, my insurance went up by 33% this year.

The City is considering this proposal following the submission of more than 9,100 referendum signatures. I respectfully ask the Council to explain how the proposed extension relates to the referendum process and what alternatives were considered.

I also ask Council to address the following questions:

- What determines when the proposed extension will expire?
- What financial analysis has been conducted regarding the effects on smaller housing providers?
- What procedures will be available for significant financial hardship or unexpected capital expenses?
- How will the City evaluate whether the extension is meeting its intended goals?

I support thoughtful consideration of housing affordability and believe the financial realities of maintaining rental housing should be part of that discussion. For example, we had the roof replaced two years ago because it was leaking, which was a huge expense, and I just found out that there is evidence of termites, which will need to be treated. The pool needs to be resurfaced, and we just upgraded the wi-fi a few weeks ago. Ongoing improvements and repairs are necessary to maintain the property and to support a quality of life that I believe my tenants deserve.

My tenants pay rent that is well below the market rate and in exchange they have a very nice and well cared-for home to live in. They know that when there is an issue with the house it will be taken care of quickly and in a satisfactory manner. And, there have been times when unexpected things happened in their lives, and they needed to pay their rent late. I don't charge them late fees or fines, because why would I do that? They are decent

people and so am I - we are all doing our best to be kind, respectful, and understanding of each other, and to make the world a better place for everyone. Punishing small landlords with this draconian rent-control ordinance is a terrible move for Santa Barbara, my beloved hometown. And by doing so, this council is ***clearly not*** trying to make the world a better place for anyone.

I respectfully request that the City Council reconsider extending the rent freeze ordinance, and also reconsider the rent control ordinance altogether, which will do nothing to "stabilize" rent.

Thank you for considering my comments.

Sincerely,

Melanie Rogers
Santa Barbara housing provider

From: Mindy Mass
To: City Clerk
Subject: Extend the rent freeze
Date: Monday, November 9, 2026 10:09:05 AM

[Some people who received this message don't often get email from mindymass19@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am a senior living on a fixed income and am writing to you in support of extending the rent freeze.

Mindy Mass

From: Elizabeth Floyd
To: City Clerk
Subject: Written Public Comment Item 17: Extend Rent Freeze
Date: Monday, November 9, 2026 10:23:40 AM

Some people who received this message don't often get email from floyd.elizabeth.m@gmail.com. Learn why this is important

Dear Mayor and City Council Members,

I am writing in support of extending the rent freeze and existing renter protections under the current moratorium until the referendum process is completed. Renters deserve stability, protection from sudden rent increases, and a fair process that is upheld by city government and not dictated solely by the financial interests of corporate investor-landlords.

Sincerely,

Elizabeth Floyd
floyd.elizabeth.m@gmail.com

From:	Edward Fuller
To:	Santa Barbara City Council
Cc:	Krista Pleiser; Jay Reed; Ashlee N. Titus
Subject:	Santa Barbara Rent Moratorium Extension - Reference Ordinance No. 2026-6206
Date:	Monday, November 9, 2026 10:44:20 AM

Dear Mayor and City Council,

Passing some form of rent control when your last rent control ordinance is going to referendum controverts the intent of state law that says your rent control law is nullified until it is ratified by the voters - CA Elections Code § 9144 (2025). Please consult with your City Attorney to be sure that you are not acting against California law.

Sincerely,

Ed Fuller

Ed Fuller, Broker, SRS, ABR, GRI, SRES, ePro, BPOR, GREEN
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CalDRE #00661695

CLUE Santa Barbara
Clergy and Laity United for Economic Justice
1500 State Street, Santa Barbara, CA 93101
clue@cluesb.org

November 10, 2026

Mayor Randy Rowse	RRowse@SantaBarbaraCA.gov
Mayor Pro Tem/Councilmember Kristin Sneddon	KSneddon@SantaBarbaraCA.gov
Councilmember Wendy Santamaria	WSantamaria@SantaBarbaraCA.gov
Councilmember Eric Friedman	EFriedman@SantaBarbaraCA.gov
Councilmember Mike Jordan	MJordan@SantaBarbaraCA.gov
Councilmember Oscar Gutierrez	OGutierrez@SantaBarbaraCA.gov
Councilmember Meagan Harmon	MHarmon@SantaBarbaraCA.gov
Santa Barbara City Council Clerk	Clerk@SantaBarbaraCA.gov

Re: Item 17: Extension of the Temporary Rent Increase Moratorium

Dear Mayor Rowse and Councilmembers:

It is truly regrettable that this session is necessary at all.

Over the course of a year, City staff heroically met with stakeholders, gathered mountains of data, conducted surveys, and worked many hours to draft the RSO you approved on a 4-3 vote. Even that required several meetings where you got additional (and seemingly endless) public input. The three incoming councilmembers who will be sitting up there next year were vocal supporters of rent stabilization, another clear indicator of public endorsement.

The petitions calling for a referendum were circulated by paid signature gatherers who used questionable tactics, many with no connection to our City, and certainly with no knowledge of the intricacies of the RSO. So now you have no choice: continue the rent freeze. To let it lapse would impose unconscionable hardship on tenants, since rents would immediately be raised as much as possible.

The real estate lobby will argue that the rent freeze is a hardship for landlords, and should be ended. But that is the price they will have to pay for creating an unnecessary and costly referendum. We do support the idea of creating an appeals mechanism for legitimate hardship cases.

If there is a referendum, the RSO will easily be upheld, however much money is put into defeating it. Please uphold the rent freeze until the RSO is finally implemented.

Thank you, as always, for your hard work.

Respectfully submitted,

CLUE-Santa Barbara Housing Justice Workgroup, by:

/s/ Richard Appelbaum

/s/Laurence Severance

/s/ Wayne Mellinger

/s/ Daniel Timberlake

November 9th, 2026

Santa Barbara City Council
Agenda Item: Extension of the Temporary Rent Increase Moratorium

Dear Mayor Rowse and Councilmembers,

I urge you to adopt the extension of the temporary rent increase moratorium.

Our workforce cannot absorb another rent increase. A one-bedroom on the South Coast now rents for a median of $2,890, and **rents have risen more than 75 percent in ten years**. A worker needs to earn about $55 an hour to comfortably afford that apartment. More than half of city renters are rent-burdened, and more than 5,100 households are severely burdened. These are the teachers, caregivers, hospitality workers, and healthcare staff who keep this town running. When rents outpace wages, they are pushed into crowded housing, long commutes, or out of Santa Barbara altogether.

This extension does not change who is covered or what the rules are. It keeps existing protections in place until the referendum process, and possibly the voters, settle the future of the permanent program. Without it, covered tenants could face increases of up to 8.6 percent in January. That would happen not because of any decision by this Council, but because a referendum is still being reviewed.

The staff report carefully lists the rising costs housing providers face. Renters' costs deserve the same weight. For many households, a single increase means choosing between rent, food, and medicine.

This is not a fight against small landlords. Most single-family homes and condos are not covered by the moratorium, and the permanent program includes protections for owner-occupants and a fair-return process. Local owners who care for their properties and their tenants are part of the solution, and what comes next should be fair to them and to working families alike. What our town cannot afford is to let well-funded interests, using paid signature gatherers, decide who gets to stay housed here.

I respectfully ask the Council to:

1. Adopt the extension in time to prevent any lapse, including as an urgency measure if five votes are available.
2. Continue supporting small, local housing providers through existing resources, such as the Rental Housing Mediation Program, while the referendum is resolved.

3. Keep fairness for both working families and local owners at the center of the permanent program.

Thank you for standing with the people who make Santa Barbara work.

Sincerely,

Whitney Rubison
SB Affordable Housing Advocate

From:	Krista Pleiser
To:	Eric Friedman; Kristen Sneddon; Meagan Harmon; Mike Jordan; Oscar Gutierrez; Randy Rowse; Wendy Santamaria
Cc:	Barbara Andersen; City Clerk; Dan Hentschke
Subject:	SBAOR Comments re: Rent Freeze Extension
Date:	Sunday, November 8, 2026 12:14:52 PM
Attachments:	SB CC - Rent Freeze Extension - 11-10-26.pdf

Greetings,

Attached are comments from the Santa Barbara Association of REALTORS® regarding the November 10, 2026, agenda item 17. Extension of the Temporary Rent Increase Moratorium [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: Manza Zavala
To: City Clerk
Subject: Rent Freeze
Date: Sunday, November 8, 2026 12:36:50 PM

Some people who received this message don't often get email from zamanda77@gmail.com. Learn why this is important

Hello,

It is disgraceful and disturbing that the paid petitioners harassed and lied to further push back the rent control legally passed by city council.
We need to extend the rent freeze this new year to protect vulnerable tenants before the rent control ordinance goes to a vote. Otherwise landlords will use the opportunity to further push rents beyond what is feasible for people to pay.
We cannot let property companies buy the electoral process by soliciting at every grocery store, ballot box, and and public thoroughfare.

Thank you,
Amanda Zavala
1226 N Salsipuedes st unit G
93103
Santa Barbara

From: Ralph Nobbe
To: City Clerk
Cc: Rick Lang
Subject: "Temporary" Rent Freeze
Date: Sunday, November 8, 2026 1:17:36 PM

Some people who received this message don't often get email from ralphnobbe59@gmail.com. Learn why this is important

Greetings City Council Members,

I am a small landlord and rental housing provider in Santa Barbara. Rent Control has been repeatedly shown to have the opposite impacts as those envisioned and "promised".

1. A "temporary" freeze should mean temporary. Residents have acted to challenge your decree, you are now moving the target by moving the expiration date of the freeze.

2. Frozen rents do not freeze increased costs, utilities, insurance, property taxes, material and repair costs.

3. UCSB economic forecast has argued AGAINST rent controls or freezes.

4. Brookings Institution research has shown: Rent control will lead to a reduction in available rental housing stock. Landlords will sell single family residences, developers will stop building new housing. Tenant mobility will decrease further reducing housing stock. Tenants will double and triple up into overcrowded units. Landlords will do only minimal repairs - reducing the quality of housing stock. It will shrink the available housing supply - further increasing scarcity and affordability.

5. Rents in uncontrolled units will dramatically increase.

6. Lower cost "rent controlled" units will artificially subsidize those tenants that secured a unit a longer time ago, to the detriment of those seeking to move to the area.

7. Apartments will be illegally sublet, without the landlords knowledge.

8. New rental housing development will cease, as landlords cannot get a fair return on their investments.

9. Rent control punishes smaller landlords that have kept rents low to reduce turnover.

This decision is an error = stop the Rent stabilization ordinance.

Ralph W. Nobbe
Ralphnobbe59@gmail.com
805.689.2826c

From: Larry De Busk
To: City Clerk
Subject: Rent moratorium extension
Date: Sunday, November 8, 2026 8:05:44 PM

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Dear City Council,

I oppose extending the rent moratorium beyond December 31. While protecting tenants from excessive rent increases is important, a complete rent freeze unfairly burdens property owners who are also facing rising insurance, maintenance, taxes, and operating costs. A reasonable compromise would be to allow an increases of 3%, providing tenants with meaningful protection while recognizing the legitimate costs of maintaining rental housing.

I cannot stress enough the burden you're placing on me and other "mom and pop" landlords. And if you run us out of business, the situation will only get worse.

Thank you for your consideration.

Sincerely,
Lawrence DeBusk

Santa Barbara Association of REALTORS®

November 10, 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: Extension of the Temporary Rent Increase Moratorium

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.

SBAOR strongly opposes the proposed extension of the City's temporary rent increase moratorium. When Council adopted the moratorium in January 2026, it was intended to be a temporary measure while the City developed a permanent Rent Stabilization Ordinance (RSO). That work has been completed, yet the City is now proposing to extend the freeze without a defined sunset date or any mechanism for housing providers to seek reasonable rent adjustments.

Our primary concerns with the proposed extension are:

- **No Sunset Date:** The extension has no fixed expiration date and could prohibit rent increases well into 2027 or longer.
- **No Fair Return Process:** Unlike the permanent RSO, the temporary moratorium provides no mechanism for housing providers to request reasonable rent adjustments, raising serious constitutional concerns.
- **Increasing Financial Burdens:** Housing providers could go well over a year without adjusting rents despite rising insurance premiums, property taxes, maintenance costs, utilities, and other operating expenses.
- **Original Purpose Fulfilled:** The moratorium was intended to be temporary while the City developed a permanent RSO. That ordinance has now been adopted.
- **Referendum Rights:** The extension is being proposed specifically because residents exercised their legal right to challenge the permanent RSO. The City should respect that process rather than prolong restrictions indefinitely.
- **Additional Legal Exposure:** The existing moratorium is already the subject of federal litigation, and the City's own staff report acknowledges that extending it could create additional legal challenges.

- **Existing Tenant Protections:** California law already limits annual rent increases for many properties. The possibility of unlawful increases should be addressed through tenant education and enforcement rather than a blanket prohibition affecting all covered housing providers.

An Indefinite Rent Freeze Without a Fair Return Process Raises Serious Legal Concerns
The City's original moratorium, Ordinance No. 2026-6206, expressly prohibits increases in base rent without providing a fair return petition process or any other mechanism for housing providers to seek individualized relief.

California courts have long recognized that rent regulation must provide housing providers a reasonable opportunity to earn a fair return on their investment. This is an important reason why permanent rent stabilization programs, including the City's recently adopted RSO, contain a fair return petition process. Yet the City is now proposing to extend a complete prohibition on rent increases without providing comparable protections.

Housing providers have already been operating under the freeze since February 2026. If extended, they could go well over a year without the ability to adjust rents, regardless of rising insurance premiums, property taxes, maintenance costs, utilities, and other operating expenses. For smaller housing providers in particular, these expenses can significantly affect their ability to maintain and operate their properties.

There is a fundamental difference between a temporary moratorium with a defined expiration date and an open-ended prohibition on rent increases. The longer the City maintains a complete freeze without an opportunity for individualized relief, the greater the concern that the restriction could prevent housing providers from earning a constitutionally adequate return. The City's own staff report acknowledges the financial impacts on housing providers, the pending federal litigation challenging the existing moratorium, and the fact that the proposed extension does not establish any additional relief mechanism.

If the City recognizes the importance of a fair return petition process in its permanent RSO, how can it justify extending an even more restrictive rent freeze without providing housing providers the same fundamental protection?

The Original Purpose of the Temporary Moratorium Has Been Fulfilled
When Council adopted the temporary moratorium on January 27, 2026, it did so for the expressly stated purpose of allowing the City to prepare, consider, and potentially adopt a permanent rent stabilization program. The ordinance included a December 31, 2026 expiration date. The City completed that process and adopted its permanent RSO on October 6, 2026. The fact that residents have exercised their referendum rights does not change the original purpose of the temporary moratorium or automatically justify extending it indefinitely. What was intended to be a limited, transitional measure should not become an open-ended restriction on rental housing.

Existing Tenant Protections Should Be Enforced, Not Disregarded
We recognize the City's concern that tenants could face significant rent increases while the referendum is pending. We also understand concerns that some tenants may be unaware of their rights or reluctant to challenge unlawful rent increases.

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However, California's Tenant Protection Act (AB 1482) already limits annual rent increases for many rental properties to 5% plus the applicable change in the Consumer Price Index, or 10%, whichever is lower. While these protections do not apply to every rental unit, they provide an existing safeguard against excessive increases for many tenants. The possibility that some housing providers may violate existing laws should not justify restricting every housing provider. Rather than assuming widespread noncompliance, the City should prioritize tenant education, enforcement of existing protections, and ensuring residents understand their rights. A housing provider implementing a lawful rent increase is not violating tenant protections. The City should distinguish between those complying with existing law and those who may violate it. Concerns about potential unlawful conduct should be addressed through appropriate enforcement, not through an indefinite prohibition on reasonable rent adjustments for all covered housing providers.

The City must balance legitimate tenant protections with the financial realities of providing and maintaining rental housing.

The Extension Raises Concerns Regarding the Referendum Process

The proposed extension is being considered specifically because residents exercised their legal right to challenge the permanent RSO through a referendum. This process is an important part of California's democratic system, allowing voters to determine whether a legislative decision should stand. We recognize that the temporary moratorium and permanent RSO are separate ordinances. However, the City's own staff report acknowledges that California courts have prohibited legislative bodies from circumventing a pending referendum through substantially similar legislation, including interim measures. While the legal circumstances here may differ, extending the rent freeze until the referendum is resolved raises legitimate concerns about the practical effect on the referendum process. The referendum suspends the permanent RSO. It does not require the City to extend the existing rent freeze. That is a separate policy decision Council is choosing to make and one that must be evaluated on its own merits.

The City Must Consider the Cumulative Impact on Housing Providers

Housing providers are an essential part of Santa Barbara's housing supply. Many are individuals and families who own a small number of rental units and are responsible for maintaining safe, habitable housing while managing increasing operating expenses.

The original moratorium was adopted with a defined expiration date. Housing providers should not be expected to absorb an indefinite extension without any meaningful opportunity to demonstrate financial hardship or seek a reasonable adjustment. The City should also provide evidence demonstrating why existing state protections are insufficient to address its concerns and evaluate the financial consequences of continuing the freeze. Responsible housing providers should not be penalized based on assumptions about the actions or intentions of others. They are an integral part of our community and should be treated as partners in addressing Santa Barbara's housing challenges.

SBAOR Urges Council to Reject the Proposed Extension

SBAOR strongly urges Council to reject the proposed ordinance and allow the temporary moratorium to expire as originally scheduled on December 31, 2026.

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At a minimum, if Council chooses to proceed, the ordinance must include a firm sunset date, a meaningful fair return process for housing providers, and an evaluation of the cumulative financial impacts before any further extension is considered.

The City cannot continue treating a temporary prohibition on rent increases as though its duration and financial consequences are insignificant. Housing providers deserve regulatory certainty, a reasonable opportunity to cover increasing operating expenses, and access to relief when government restrictions threaten the financial viability of their properties.

We urge Council to respect the referendum process, recognize the essential role housing providers play in our community, and reject this indefinite extension.

Thank you for your consideration.

Sincerely,



Jennifer Berger
2026 President

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From: Nancy Lavender
To: City Clerk
Subject: Results from Oct 27
Date: Monday, November 2, 2026 6:47:05 AM

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To Randy Rouse, I watched the entire city council meeting on Oct 27, and was very frustrated to spend 3 hours with no outcome/results. As a landlord in Santa Barbara, I need to know my legal rights when it comes to renting. This is ridiculous and needs resolution. What is the outcome? What are the rules? Where can I find them so I can allow my family to live in and rent my property? Please please give me something???
Where can I find the city laws of renting, evicting, RSO, lease agreements, etc?

From: Jamey Wagner
To: Santa Barbara City Council
Subject: Against Rent Control
Date: Monday, November 2, 2026 4:35:06 PM

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Learn why this is important

Dear Mayor and City Council Members,

I am against Rent Control beyond what is already in place on the State level, with our Tenant Protection Act.

Our utility bills, insurance, and maintenance costs have increased dramatically, so please do not limit the rent we may charge, with proper notice.

In Los Angeles, because of their onerous "Rent Stabilization Ordinance", my family has stopped renting a single-family home.

I expect the same result in Santa Barbara... Lower return on investment means less investment, especially in mom-and-pop single-family homes or ADUs.

Thank you for your attention to this matter.

Jaime Chavez
Santa Barbara

From: TMS
To: Rent Stabilization Ordinance; City Clerk
Subject: Public comment: From a Santa Barbara renter and owner: please read before January
Date: Tuesday, November 3, 2026 12:50:53 PM
Importance: High

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Dear Mayor and Council members,

I am writing as a renter, a homeowner, and a small property owner. I see this issue from every side, and I would like my comments included in the public record.

Honestly, I cannot believe we are even debating this. These are private assets. The time, the public money, and the stress this process is creating for owners and tenants alike should not be necessary. A right to own property, and to make decisions about what you own, is one of the foundations of this country. That it is being treated as open for debate is itself the problem.

I understand why you want to protect tenants. I want people housed too. My concern is that the rules treat housing providers as the only ones who have to absorb rising costs. My insurance has nearly tripled, and my property taxes, repairs, and labor costs keep climbing. The ordinance limits increases to 2.1% starting in January. My costs have not been limited at all.

The new rules also add a layer of compliance that comes with its own cost. Registry fees, annual filings, notices in specific formats, petitions when costs rise, and the records needed to defend every decision. For a small owner, this means more hours or hiring a bookkeeper or attorney to keep up. That is another expense the 2.1% increase does not cover. The city is turning rental housing into a business with heavier overhead, then capping the one revenue line that pays for it.

When small owners cannot cover those costs, they sell. Fewer rentals means more competition for the ones left. The tenants this ordinance is meant to protect are rarely the ones buying those homes.

These are our assets. We saved, we worked, and in many cases we inherited them from a parent who did the same. The rules now in front of us treat ownership as if the city holds it and we only manage it on the city's terms. I cannot have my own son move into one of my units without paying the current tenant to leave. As a renter myself, I have moved many times because an owner wanted to move home, remodel, or sell. It was their property. I accepted it, because that is what ownership means in this country. Owners here are being asked to give that up, and are being treated as the villains for pointing it out.

I am also concerned about the message this sends to younger residents. A generation is being told that a private owner owes them a home at a price the owner cannot sustain. When I recently asked a neighbor to sign a petition so the community could vote on this ordinance, I was looked at as if asking for a vote were itself wrong. A referendum is how a democracy works. People should be able to decide this at the ballot.

I also ask you to look honestly at what is being built here under the name of affordable

housing. Large projects are going up where only a portion of the units are affordable and the rest rent at high prices. Most of our middle class is struggling, not just those labeled low income. Those projects have changed the character of our town and have not made it more affordable for most families.

I believe in a free market and in the opportunity to build something through hard work. Owners who took risks and maintained their properties should not be treated as the problem. If housing is a public need, then solutions should not rest on the shoulders of small private owners alone.

I would appreciate written answers to these questions:

1. Will owners be able to petition for a rent adjustment when documented costs, such as insurance and taxes, rise faster than the allowed increase? What is the process and when will the regulations be adopted?
2. Which rental units are exempt from the rent limits? Please provide a clear list.
3. Does the allowed increase apply to the rent in effect during the freeze? Can rent be reset when a tenant moves out?
4. Under what circumstances can an owner move a family member into their own unit without paying relocation costs? Why are those costs required when a tenant knew from the start that the property was privately owned?
5. When will the registry fee schedule be final, and what will it cost per unit? Has the city estimated the additional compliance and bookkeeping cost that small owners will carry, and are those costs recognized as a basis for rent adjustment?
6. How will the Rent Stabilization Board be balanced to include the perspective of housing providers?

I ask that you consider these concerns with an open mind, and weigh each decision on its merits rather than as a block. Our community is better served when all voices are heard.

Thank you for your time.

Sincerely,
Tracy

Tracy Fiscalini
(805)633-0886
tms4wave@gmail.com

From: Morgan Leafe
To: City Clerk
Subject: Extend rent freeze
Date: Sunday, November 8, 2026 7:05:58 AM

> Some people who received this message don't often get email from morganleafe@gmail.com. Learn why this is important

Hello,

As a long-time renter in Santa Barbara, I am writing today to urge the City Council to extend the rent freeze pending the March ballot referendum. I experienced first-hand the deceitful tactics of those who solicited signatures on behalf of local landlords whereby they told grocery store patrons that their signatures were being collected in favor of rent control. This underhanded practice should not result in punishment for hard-working tenants before the public is allowed to vote to protect tenants' rights. Thank you for your attention to this matter.

Cheers,
Morgan Leafe, MD