

CAPPELLO & NOËL LLP
TRIAL LAWYERS
831 STATE STREET
SANTA BARBARA, CA 93101

Dear SBRPA Members:

Your present lawsuit against the City for violating your Constitutional rights, and their Charter procedures, remains pending in the U.S. District Court for the Central District of California. Most recently, on June 9, 2026, Judge Sherilyn Peace Garnett took the City's Motion to Dismiss "under submission". This simply means that the Court will issue a ruling on the written arguments without hearing oral arguments. This decision has no bearing on whether the Court will grant or deny the City's Motion to Dismiss, in whole or in part. If the Court denies the Motion, in whole or in part, that means the Court will reach the merits of the surviving claims. If the Motion is granted in full, we have the option to appeal the Order. When the Court issues an Order, the Association will be contacted immediately, and next steps will be considered.

While we wait for the Court's decision in our pending lawsuit, the City remains aggressive with their self-destructive agenda to enact a permanent rent control ordinance. On June 10, 2026, the City published a proposed permanent rent control ordinance and proposed amendments to the existing just cause eviction amendments. Our legal team remains committed to fighting for your rights as the details of these proposed ordinances remain in flux. Rest assured, if and when the City passes these ordinances, and they become the acting law, we will be ready. (Specific details about potential legal challenges to the permanent ordinance are currently being considered. In the best interests of SBRPA and its Members, this information remains confidential).

A. Barry Cappello
Managing Partner
Cappello & Noël LLP