

Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

Who will be on the Primary Election Ballot in March 2024

The following candidates will be on the March 5th ballot running for office in the Santa Barbara County Board of Supervisors: Roy Lee and Das Williams (First District), Jenelle Osborne, Frank Troise and Joan Hartmann (Third District), Krishna Flores and Bob Nelson (Fourth District). *[North Santa Barbara County will hold Supervisor Candidate Forums on Thursday, 2/1/2024 for 3rd & 4th District candidates. <https://my.lwv.org/california/north-santa-barbara-county/event/santa-barbara-county-supervisor-candidate-forums> –Ed.]*

The following candidates will be on the ballot for Congressional Seats: Elijah Mack and Monique Limon (21st District), Salud Carbajal, Thomas Cole and Helena Pasquarella (24th District). Sari Domingues and Gregg Hart will be on the ballot for the District 37 State Assembly Seat.

A measure appearing on the ballot would amend the Santa Barbara City Charter to allow alternates to the current process of choosing contractors for Public Works projects based on the lowest responsible bidder. Proponents of the measure argue that it will modernize and add flexibility to the bidding process, while those in support of the current process say that the changes will cause local companies to be outbid by larger, out of town companies, and politically connected “players” and will ultimately cost the city more over time.

City of Santa Barbara Election November 2024

In November, three City Council Members will be running for re-election. There are already two challengers (Jett Black-Maertz and Wendy Santamaria) for District 1 incumbent, Alejandra Gutierrez, and one challenger (Terra Taylor) for District 2 incumbent, Mike Jordan. District 3’s Oscar Gutierrez is so far unopposed. Daiquiri Beebe filed an intention to run as well but did not write anything about which district she intended to run for on her applications.

Santa Barbara City Council Adopts Housing Element

The Santa Barbara city council unanimously ad-

opted the final draft of the Housing Element. This means that they have agreed on a plan to meet the State’s required regional housing allocation of 8,001 units built over the next 8 years. The Housing Element was sent to the California Department of Housing and Community Development (HCD). The HCD has until March 19th to determine whether or not the Element complies with State law.

Diablo Canyon Power Plant to Continue Operations

The Diablo Canyon Nuclear Power Plant was recently authorized to continue operating by the California Public Utilities Commission. The reactors at Diablo Canyon were supposed to be closed in



Diablo Canyon Nuclear Power Plant, image LATimes.com

2024 and 2025 but PG&E filed a license renewal application with the U.S. Nuclear Regulatory Commission to keep the reactors open another 20 years because of the need for electric power and the inability of wind and solar to produce needed supplies. The California Public Utilities Commission will include extended Diablo Canyon operating costs (estimated to be between \$20 and \$45 billion) into its bills to customers.

California Plans to Begin Converting Sewage Water to Drinkable Water. Yuck. You First.

California has begun to adopt regulations that will allow for treated sewage to be transformed into drinking water. Many agencies in California have been treating and reusing waste water for irrigation and in facilities where it is allowed to soak into the ground and replenish aquifers. In order to finally be approved for use by Public Health officials, additional regulations need to be developed. Los Angeles, San Diego and the Metropolitan Water District of Southern California are all planning to pursue direct reuse of wastewater (meaning that

the treated wastewater will go directly to the taps in peoples' homes and businesses.)

New Virtual Housing Game released by Santa Barbara County

Santa Barbara County recently created a game called *Balancing Act* in which players create their own housing plans. They can 'play' in either North or South County and there are rules as to how many units must be priced at very low income, low income, moderate income and above. Players must also reference the Housing Element's interactive map at: <https://sbcopad.maps.arcgis.com/apps/webappviewer/index.html?id=9375e0705e864e-ada0ff535c23ba99ac> so that they don't place housing in spots already reserved for Builder's Remedy Projects. The game ends in March 2024. More information on *Balancing Act* can be found at <https://www.countyofsb.org/3177/Housing-Element-Update>.

New California Housing Laws Went into Effect in 2024

New statewide California housing laws (AB 12, SB 267, AB 1620, SB 423 and SB 4) are taking effect in 2024. As of July 1st, security deposits for furnished and unfurnished residential rental units may not exceed an amount equal to 1 month's



rent, except in instances where the landlord is a person, or an LLC with all members being natural persons, who owns no more than two

rental properties with no more than 4 units collectively. In these instances, the rent will be capped at an amount equal to 2 months' rent.

Effective on January 2nd, the use of a person's credit history as part of the rental application process is prohibited without giving reasonable recourse to other types of proof that they can afford to rent the unit in instances where there is a government rent subsidy.

Effective on January 8th, a landlord is required to grant the request of a tenant who is permanently physically disabled to move to an available smaller or comparable unit that is more easily accessible, as long as that tenant is not subject to eviction for non-payment of rent and the parcel owned by the

landlord and lived in by the tenant has at least 4 rental units.

Santa Barbara City Council Adopts Tenant Move Out for Remodeling Ordinance

The Santa Barbara City Council approved an ordinance that will allow tenants who are required to move out for remodeling a right of first refusal (for 2 years) to move back in after renovations have been completed. This right applies only to tenants who have continued to provide the owner of the property with their contact information and will give them the right to re-rent the unit or a comparable new rental unit at the same property. An owner who seeks to rent a unit to which someone has the right of first refusal must have given that person supplemental notice and offered them a rental agreement, in the form of a written lease, which must remain available for acceptance for at least 30 days.

Door blows out of Airplane in Flight

The FAA recently recommended that parents purchase a separate seat for infants after a door came off an Alaska Airlines plane during the flight. Remain calm—All is well in Biden's America. This is dangerous. Time to go back to hiring the best qualified person(s) for the job. Diversity and inclusion hiring is dangerous. The FAA is supposed to catch defects before they endanger lives.

Santa Barbara City Hall Throws in Towel on Charter Height Limit for La Cumbre Plaza Housing Project

The proposed development at La Cumbre Mall which is, for the moment, referred to as "The Neighborhood at Hope & State" by the Taylor family development team will be



Artist's Rendering, sitelinesb.com

allowed to waive the city's voter adopted restriction on building height because 54 of the 642 proposed units will be very low to moderate income. Their proposal is 76.5 feet high (16.5 ft taller than the 60 ft height limit). There were no objections from City Council. Welcome to Santa Monica.

Terry A. Bartlett is a real estate, housing, and landlord-tenant attorney at Reetz, Fox & Bartlett LLP in Santa Barbara.