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RENTAL PROPERTY

news

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Celebrating 90 years of Ethical Ownership page 8
SBRPA Holiday Party page 13





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CALENDAR

Wednesday, December 5, 2018, 4:30-5:30 PM

HASB Section 8 INFORMATIONAL MEETING

Presidio Springs Community Room, 721 Laguna St., S.B.

For landlords interested in participating in the Section 8 program. Learn about program requirements, incentives, and advantages.

For more information contact Janett Emery 805-897-1082 or jeremy@hascb.org

Thursday, December 6, 2018, 5-7 PM

SBRPA HOLIDAY PARTY

Santa Barbara Yacht Club

Join us for our annual Holiday Party & election of the 2019 Board of Directors.

Cost: \$65/person
 RSVP to programs@sbrpa.org
 See page 13 for details.



Wednesday, January 30, 2019, 6 PM

ECONOMIC FORECAST

WITH DR. MARK SCHNIIPP

Elks Lodge, 150 N. Kellogg Ave., Santa Barbara CA



Please join us for a look at the state of the local economy and find out what's in store for us in 2019.

The 2019 Board of Directors will also be inducted at the meeting.

Cost: \$45/members \$55 non-members
 RSVP to programs@sbrpa.org
 See page 14 for details.

DECEMBER 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 Hanukkah begins	3	4	5 HASB Meeting	6 SBRPA Party	7 SB Holiday Parade	8
9 SB Parade of Lights	10	11	12	13	14	15
16	17	18	19	20	21 Winter Solstice	22
23	24 Christmas Eve	25 Christmas Day	26 Kwanzaa begins	27	28	29
30	31 New Year's Eve	1 New Years Day	2	3 January 2019	4	5

Holiday Hours:

SBRPA Office will be closed December 24-25, 2018 and December 31, 2018 & January 1, 2019, in observance of the Holidays.

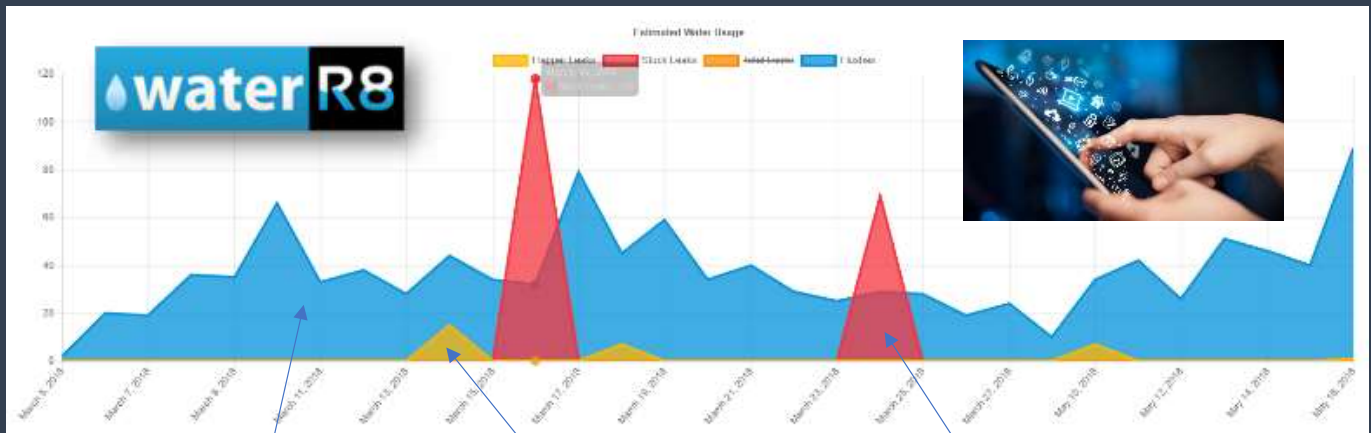


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SBRPA President's Message & CaIRHA/NAA Update

James Carrillo • CPM®, SBRPA President



December brings realization that the year is coming to an end—and what a year this has been. From the twin disasters of the Thomas Fire and the Montecito mudslides to the long protracted battle to defeat Proposition 10's attempt to repeal Costa-Hawkins, our year as members of SBRPA and rental property owners has been arduous and anxious.

For many, the November election was a wake-up call to the necessity of vigilance when it comes to our political processes. As property owners and managers, we faced the very direct threat of lowered property values and restrictions on income derived from our income producing property. Thanks to the hard work of many, especially Government Affairs Committee Board members Steve Battaglia, Michelle Roberson and Jeremy Bassan, we prevailed in this important battle. However, as mentioned last month, the end of the election does not mean the end of our challenges. It is certain that we can anticipate the introduction of more legislation in our State House that could have negative impacts on our industry—and there is always the possibility of more ballot initiatives qualifying for future elections.

Our Board has learned much this past year. We have learned the importance of the SBRPA Political Action Committee (PAC) and the effect it could have on the candidates and issues of importance to us. We learned the importance of our members' support, financial and otherwise, to these efforts. We also learned of the need to resurrect the framework of the strategic plan we started a little over a year ago. And finally, we learned the importance of acting locally. This year, our Association, in conjunction with the Board of Realtors, conducted several efforts that entailed meeting with local officials to keep them apprised of our interests—which are also your interests.

With the help of our outstanding Executive Director Laura Bode, we will be implementing plans for new engagement in Programs and Education next

year that will continue the positive movements our members have made this past year.

We invite you to join with us as we conclude 2018 and look forward to 2019 for what promises to be a another busy year of learning, legislation and advocacy on your behalf.

The SBRPA Board of Directors and Executive Director wish you the best for the upcoming holiday season and hope to see you at our early December Holiday Gathering on December 6, 2018, at the Santa Barbara Yacht Club for a well-deserved celebration of the season.

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Celebrating 90 Years of Ethical Ownership

SBRPA 1928-2018*

Janet M. Eastman, CPM®

Believe it or not, the Santa Barbara Rental Property Association, like Mickey Mouse, turned 90 years old this year! At this year-end juncture, we hope it is not too late to raise a glass and celebrate this milestone. It was the foresight and efforts of its founders that have enabled the association to serve rental property owners and the general public for 9 decades by providing guidance, education, and tools for doing business in a legal, fair, and ethical manner—while making a reasonable profit.

To me, the most tangible and important aspect of this foundation is the SBRPA Code of Ethics. When I was helping out at Housing Santa Barbara Day in October and promoting what it is SBRPA does and what it offers the community, I realized that first and foremost SBRPA promotes ethical and responsible ownership of rental properties. By educating owners and managers, providing them with rental forms, informing them of new and updated laws that affect them, and asking them to adhere to the

Code of Ethics, SBRPA is helping the community at large and setting a high standard by which all others can be measured.

2017 and 2018 saw a ground swell of anger

and frustration from tenants and tenant advocates, upset at the high cost and limited supply of housing in Santa Barbara. They voiced their concerns at City Council meetings and public forums around town. When I attended one of those at the Santa Barbara Public Library in September, which targeted Spanish speakers and was conducted in Spanish, (Hablo español.) I realized



SBRPA Membership Dinner, circa 1929-1930

that we wholeheartedly agree with what they want: safe and affordable housing for all, adherence to existing landlord-tenant laws, and education of both landlords and tenants on their respective rights and responsibilities in both English and Spanish, given the vibrant Latino community in our area. Yes, yes, and yes!

Where we differ is in proposed solutions to the scarcity of affordable housing. They want the City and State to create more ordinances to punish landlords in general and make it harder to do

business. Though well meaning, and intending to “protect” tenants, they have little to no understanding of the actual challenges involved in owning and managing rental property, let alone the economics of it—and no acknowledgment that rental housing is already one of the most regulated industries in the country, with California at the forefront in its laws affecting rental housing. More burdens on rental property owners will not help.

California's housing problem is one of insufficient supply, plain and simple. Ignoring the demand of the market for more housing, cities have tried to suppress growth by limiting who can build and where. The City of Santa Barbara is notorious for being difficult and throwing up maddening obstacles in front of anyone wanting to build anything. And to make matters worse, they actively shut down any type of illegal rental with nonsensical vengeance at a time when there is a desperate need for rental housing. Most egregious, they then join the throng of misguided tenant advocates blaming landlords for the housing shortage and seem to buy into the erroneous notion that landlords and developers are all bad and greedy and tenants are all good but helpless victims incapable of self actualization and rising to a challenge or hardship, and in need of government intervention. It just isn't so. But it makes for good theater.

It's tragic that the City cannot see the part it has played in creating the housing shortage and shameful that it won't take full responsibility for its solution: build more housing. Or honestly acknowledge that in a paradise like Santa Barbara, the decision to limit growth is going to drive out regular folks who won't be able to afford to live here, and some other place must be created where these regular people can live and commute in daily to serve those who can afford the high cost of living here—or they must move away to somewhere less desirable and more affordable. Yes, it sort of stinks. But instead of theatrics, we need honest evaluations, thoughtful empowerment of consumers, and a way to allow Santa Barbara to grow without

completely ruining it and making into a hellish metropolis of high rises to house all the people who want to live here and enjoy the Mediterranean paradise that it is—or at that point that it once was.

Anyway, back to the Code of Ethics. It has been printed in this issue of the magazine and is worth re-reading it if you haven't looked at it in a while. All new members to the association get a copy and are asked to abide by it. It is their bible as rental property owners, and adherence to the Code is an important starting point for rental property owners who want to be part of the solution to calming things down. If you treat people right and follow the law, you create happy customers and good will in the community. This business model is vital to counterbalance the horror stories of the one or two regular local slumlords or the once in a while out-of-town buyers, who serve perfectly legal 60-day notices of termination of tenancy (as is their legal right) to tenants in order to make repairs and improvements, who make the headlines and get everyone all fired up. The housing shortage is not going away, and we all have to work together to figure out solutions one step at a time. Don't gouge, follow all relevant state, local, and federal laws, focus on serving your customers, and enjoy providing a vital and basic need of every human being: a decent and as reasonably priced as possible place to live. You are providing your fellow human beings with a great service!

Many thanks to the founding members of SBRPA and the guidance they've provided to those of us who have come after. Thanks to the past and current members of the association and all you do to practice and promote ethical and honest ownership. Here's to you—and to another 90 years!

**Historic documents may also indicate a start date of 1929, which is partly why we saved the celebration for the end of 2018, in case we got it wrong.*

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Santa Barbara Rental Property Association

CODE OF ETHICS

We, the members of the Santa Barbara Rental Property Association, recognize our duty to the public and to those individuals who choose to reside in rental housing. Being ever mindful of the increasing role of the rental housing industry in providing homes, we have united ourselves for the purpose of improving the services and conditions of the rental housing industry. Therefore, we adopt this Code of Ethics as our guide in dealing with all people.

- We conduct ourselves in an honest and ethical manner at all times to better the communities of which we are a part.
- We comply with all laws and regulations applicable to the rental housing industry.
- We respect the rights and responsibilities of our residents and diligently respond to their requests.
- We believe that every resident is entitled to the quiet enjoyment of a safe and habitable residence.
- We strive to conserve natural resources and to preserve the environment.
- We believe in the value of contracts and their enforcement.
- We believe in the importance of continuing education for rental housing owners, managers, and residents.
- We maintain an equitable and cooperative relationship among the members of this association and with all others who may become a part of this industry in order to further the interest of all members of this association.



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-E.V.

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SBRPA 2018 Holiday Party & Election of 2019 Board Members

Thursday, December 6, 2018

5:00--7:00 p.m.

(Presentations at 6:00 p.m.)

*Santa Barbara Yacht Club
130 Harbor Way*

Join us for a year-end gathering of members to celebrate the conclusion of a very challenging year for the rental housing industry. Hear from the Executive Director and Government Affairs Committee on the state of things locally and statewide. Raise a glass to SBRPA -- Santa Barbara's greatest resource for rental property owners, renters, and vendors!

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SAVE THE DATE

Wednesday
January 30, 2019, 6 PM

ECONOMIC FORECAST WITH DR. MARK SCHNIEPP

*Santa Barbara Elks Lodge,
150 N. Kellogg Ave., Santa Barbara CA*

Mark your calendars for SBRPA's annual Economic Forecast meeting with Dr. Mark Schniepp from the California Economic Forecast. This year's theme: We survived--now what? The meeting will be a dinner from 6-8 PM at the Santa Barbara Elks Club and include the induction of the 2019 Board of Directors.



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Partners in Housing Solutions – a Success Story

Amidst all the doom and gloom, a happy story about housing is emerging in Santa Barbara County. On November 7, 2018, Partners in Housing Solutions (PHS) held a luncheon at the Coral Casino to celebrate its 3rd year successfully housing homeless veterans and families in our community through its network of private landlords. Modeled after a highly successful Landlord Liaison Program in Seattle—recognized nationally as a “best practice” program—the Santa Barbara program has succeeded in housing 300 formerly homeless individuals in less than 3 years.

How do they do it? By connecting landlords in search of good tenants (and willing to relax their rental requirements) with those in need of housing—and providing sufficient support to both in order to make it work. After PHS Director Karen Nielsen introduced and thanked her staff and volunteers, founder of the program here in Santa Barbara Glen Sutherland gave a powerful presentation to those in attendance with some staggering statistics, innovative solutions, and many success stories.

While the number of homeless in California has grown, here in Santa Barbara County, the numbers are somewhat flat. There are more homeless in the North County, however, and more children and seniors than ever before. The average length of time individuals experience homelessness is, incredibly, 5.5 years. County-wide spending per homeless person per year is around \$105,000. The cost to develop new housing, even affordable housing, is estimated to be \$350,000 for just a single one-bedroom apartment.

With this in mind, Partners in Housing Solutions takes a different approach to the problem. Created by landlords for landlords, PHS identifies homeless individuals who are ready to

succeed and just need to be given a chance. PHS provides assistance with security deposits and some rental assistance, giving landlords a safety net should things not work out. They also offer a 24/7 hotline for landlords and connect the tenant with whatever supportive services he or she may need. This network approach has proven successful, houses people quickly, on average within 2 months of being identified, and is hugely cost effective.

The average cost per person housed (exclusive of any housing voucher he or she may hold) is \$3,085: \$475 for security deposits, \$1,080 for rental assistance, and \$1,530 for PHS's costs. Compared to the cost of housing someone in a homeless shelter, which is over \$25,000 per person per year, this is extremely cost effective, and it is wildly better than the \$105,000 average spent County-wide. Even better, those helped by PHS are staying housed longer: 92% are still renting after one year and 87% after two years.

Building on its success, PHS believes it can continue to attract landlords willing to join its network and take a chance on helping a homeless veteran or family ready to make it work. Potentially 300-500 people per year could be housed. Quoting Phillip Mangano, Executive Director, U.S. Interagency Council on Homelessness under Presidents Bush and Obama, “We know what to do. We know how to do it. We just need to do more of it.” If you are inclined to support such a successful endeavor or would like to join the network of landlords making a true difference, please visit www.partnersin housingsolutions.org and become part of this highly successful solution in our community.

Janet M. Eastman, CPM®

Note: The opinions expressed here are those of the author.



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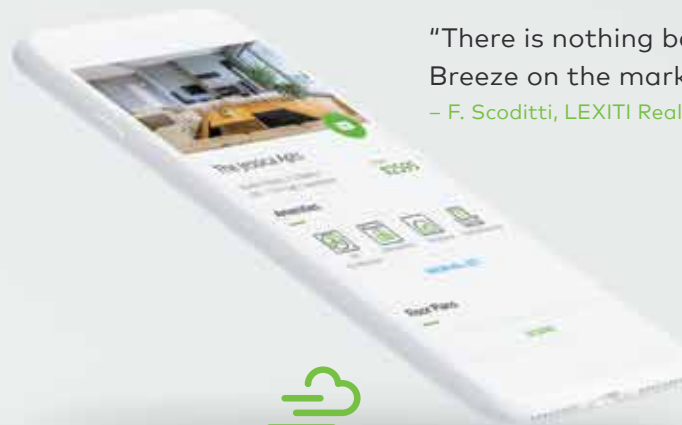
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Sacramento Report



Steve Carlson



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New Laws for 2019

2018 was another busy year for the rental housing industry in the legislature and, of course, on the ballot. As we do annually, we have identified the bills that will become law next year and have a direct impact on rental housing and property management. Below is a summary of the provisions of those bills, their impact, and some suggestions as to how best to approach these new requirements.

Although it is our belief that no new landlord/tenant laws are necessary (and we could sure benefit from fewer) that is not a sentiment shared by our increasingly activist legislature. These bills that passed and were approved by the Governor were but a few of those introduced at the beginning of the year that were far worse, but we were able to block, such as a repeal of Costa Hawkins, statewide just cause eviction, making the Ellis Act even more complicated and unusable, and requiring all housing providers go through a "certification" process. We were also successful in securing the governor's veto of a bill we opposed that would have required owners to accept veteran housing vouchers.

It should also be pointed out that those bills that did pass were significantly changed and improved from their form as introduced.

The new laws that we have to deal with include:

AB 2343 (Chiu) Unlawful Detainer Procedures - As a result of the passage of this bill, housing providers will now have to wait longer before starting and processing an eviction. This bill changes the calculation of the time to respond to a three day notice. The pay or performance period no longer includes Saturday and Sunday or judicial holidays. The exclusion of Saturday, Sunday and judicial holidays also applies to the five day period in which a defendant may respond to an Unlawful Detainer Summons and Complaint. **These provisions don't become operative until September 1, 2019.**

AB 2219 (Ting) Third Party Payments - This bill requires, subject to specified limitations, a housing provider or his agent to allow a tenant to pay rent through a third party. You are not required to accept the rent payment tendered by a third party unless the third party has provided a signed acknowledgment stating that he is not currently a

tenant of the premises for which the rent payment is being made and that acceptance of the rent payment does not create a new tenancy with the third party. You may provide a form acknowledgment to be used by third parties. **Effective January 1, 2019.**

AB 2413(Chiu) May not prohibit emergency calling - Housing providers are prohibited from retaliating against victims or their households for contacting law enforcement or emergency assistance on behalf of a victim of abuse, crime, or an individual emergency that the caller believes needs law enforcement or emergency assistance to prevent or deescalate. **Effective January 1, 2019.**

SB 721(Hill) Balcony Inspections - Owners of residential rental buildings with 3 or more dwelling units are required to have a licensed general contractor, structural pest control licensee, licensed architect, licensed engineer, a certified construction inspector, building official, or other licensee as approved by the Department of Consumer Affairs conduct an inspection of decks, balconies, and elevated walkways more than six feet above ground level. These inspections **must be completed by January 1, 2025**, with subsequent inspections required every 6 years (some exceptions available). A copy of the completed inspection report would be required to remain in the owner's records for 2 inspection cycles. **Effective January 1, 2019.**

SB 407 (Padilla) Water conserving plumbing fixtures - This bill actually passed in 2009, but a deadline is coming due of which we wanted to remind you. This bill requires "non-compliant" plumbing fixtures to be replaced with water conserving plumbing fixtures when a property is undergoing additions, alterations or improvements. This law applies only to properties built on or before January 1, 1994, and **by January 1, 2019**, ALL those pre-1994 buildings must comply with these requirements, regardless of whether or not you are planning to renovate the space.

By Steve Carlson and Jonathan Arambel SBRPA Sacramento Lobbyists, and Craig Mordoh, AAGLA General Counsel

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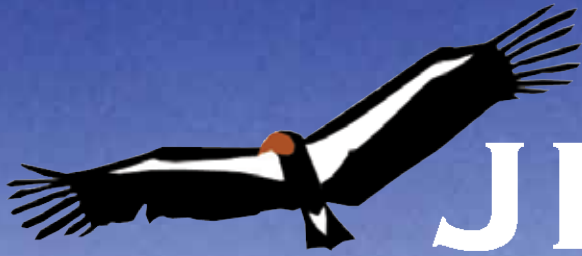
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Rent Control in California

With median rents higher than any other state in the nation, it is no wonder that rent control has been a contentious topic in California. In a town such as Santa Barbara, where 65% of the population rents and the rental market is one of the tightest in the country, with vacancies often dipping below 1% of available housing stock, rent control could have substantial impacts on the local rental market and property values.

Like the majority of communities in California, the City of Santa Barbara currently does not have any rent control ordinances. A part of the reason for this is the Costa-Hawkins Rental Housing Act, a law passed in 1995 which limits the ability of cities to enact rental control ordinances. Prior to Costa-Hawkins, local governments could enact rent control ordinances so long as landlords would receive just and reasonable returns on their rental properties. Costa-Hawkins provides that: (1) cities cannot adopt rent control on: (a) housing first occupied after February 1, 1995 (or earlier for cities that had existing rent control at the time of Costa-Hawkins, such as 1979 for Santa Monica), and (b) housing units where the title is separated from connected units, such as condominiums, townhouses, or duplexes; and that (2) landlords have the right to increase rent prices to fair market rates when a tenant moves out. In addition, housing that was exempt from existing rent control must remain exempt.

Since the Costa-Hawkins Act was passed over 20 years ago, there have only been a handful of new rent control ordinances, no doubt a result of the Act's limitations on such ordinances. With the increasing housing supply issues in California, rent control has been a hot topic in the past few years. Both gubernatorial candidates in this past election proposed plans to increase housing in California, although neither candidate supported an outright repeal of Costa-Hawkins. A bill to repeal Costa-Hawkins was considered by the state legislature but ultimately did not proceed to a final vote. An initiative to repeal Costa-Hawkins made it onto the 2018 ballot in the form of Proposition 10. Proposition 10, had it passed, would have repealed Cost-Hawkins and allowed local governments to

adopt rent control for any type of housing,

While rent control policies vary from city to city, research from political action groups and think tanks comes to the following general conclusions regarding the impacts of rent control:

Conversion of Rental Housing to Ownership Housing. Owners of rental housing subject to rent control are more likely to convert their properties to condos or other forms of ownership housing. This results in fewer homes being available for rent and more being available for purchase.

Reduced Rents for Housing Under Rent Control. Tenants in rent controlled housing tend to pay lower rent than they otherwise would, leaving them with more disposable income. This of course means less income for landlords.

Reduced Turnover Among Renters. Tenants in rent controlled housing are less likely to move. On the one hand, this provides stability for these renters. On the other hand, these renters may be discouraged from moving even when doing so may be beneficial. For example, a renter may be less likely to take a new job in a different location or more likely to commute farther for work instead of moving.

Reduced Property Values. The market value of properties appears to decline when they are placed under rent control. Further, some evidence suggests that the market value of non-rent-controlled properties in the vicinity of rent-controlled properties also declines.

In addition, economic theory as espoused by many opponents of rent control generally concludes that rent control leads to reduced maintenance of rental units, reduced construction of new rental housing, and increased rents for units that are exempt from rent control.

Continued on page 29

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Although Proposition 10 did not pass, there are sure to be future attempts to repeal Costa-Hawkins. While many political and economic analysts believe the impacts of a repeal of Costa-Hawkins will be most significant for communities with existing rent control ordinances, the question remains as to the impact on cities such as Santa Barbara that do not currently have rent control ordinances. Because rent control policies require individuals to enforce them, the City would have to create and staff a rent control board, thus increasing costs. Most cities with rent control boards fund them with fees paid by owners of rental housing. Moreover, rent control would have an impact on property values. If the City enacted rent control, but the County did not, then there could be substantial impacts to the value of properties located inside the City limits versus those just outside. Additionally, the change in property values across the County would impact the County's property tax revenue and future budgeting.

A positive impact from rent control would be increased disposable income for renters, which would increase purchasing power and stimulate the local economy. The increased economic activity could support the community, in particular lower income communities where rental properties are the norm, as residents tend to shop and spend money at lo-

cal businesses to avoid travelling long distances. Additionally, renters would presumably move less frequently, as they would be protected against significant rent increases. This stability could actually foster positive relationships between tenants and landlords, as tenants would have more of an incentive to maintain their rental unit and stay in good standing with their landlord because of the ability to live in the same unit long-term.

Although Proposition 10 did not pass, another proposal to reduce restrictions on rent control is certain to arise. Rent control is a familiar policy topic that generates discussion whenever it is considered. Rent control has been found to be generally an imperfect solution. However when the time comes for a new proposal, such general conclusions must be cast aside, and careful consideration given to the details of any potential rent control ordinance.

As always, it is important to seek independent legal counsel as to your specific objectives and circumstances. If you have questions on these topics and/or need legal advice on these subjects, please call (805) 965-7746 or email David Grokenberger at David@rogerssheffield.com; Michael Brelje at Mike@rogerssheffield.com, or Scott Soulages at ssoulages@rogerssheffield.com.



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AUD Coming Under Increased Scrutiny

As the rent prices are unveiled for another development under Santa Barbara County's Average Uni-Size Density (AUD) Incentive Program, public scrutiny of the program has intensified. Approved by the City Council on July 30, 2013, the AUD Incentive Program Ordinance carries out a key objective of the City's 2011 General Plan. According to the City of Santa Barbara's website, "[t]he intent of the Program is to support the construction of smaller, more affordable residential units near transit and within easy walking and biking distance to commercial services and parks."

Since 2013, developers have been attempting to cash in on the AUD Incentive Program. However, as these projects have come to fruition, the reality of supply and demand has reared its ugly head, and the prices for the units have been well above what the City Council hoped. The first example of this was "The Marc", which opened in early 2017 and had rental prices for 1-bedroom and 2-bedroom apartments for \$2,445 to \$3,150 and three-bedrooms for \$3,500. Another recent example is the new "Arlington Village" property which priced a one-bedroom unit at \$2,300 and a two-bedroom unit \$3,300.

One way to fix this problem of high rents would be to allow for more development and/or lessen the red tape involved with building/remodeling apartment buildings in the City of Santa Barbara. Neither of these solutions appears to be on the City's radar.

Instead, the blame is being placed squarely on the AUD program and landlords generally. This has led to a growing Anti-AUD/Anti-Landlord sentiment. This sentiment is worth paying attention to. On a statewide level this sentiment was seen in Prop 10, which would have repealed Costa-Hawkins and meant, among other things, that rent control could be imposed on newly constructed residential buildings. Luckily Prop 10 failed.

However, in Santa Barbara tenant advocates are pushing hard for additional landlord-tenant regulations, including just cause eviction and increased relocation fee ordinances. With a progressive leaning City Council, this may be the best chance tenant advocates have had in quite some time to enact such regulations.

Therefore, while the market may support high rents, enacting them may bring negative publicity. If and when the City Council decides to vote on

rental ordinances, that bad publicity may very well be what carries the day in having them enacted throughout the City.

County of Santa Barbara Announces New Evacuation Plan and Map

As the first rainy season since the Montecito Debris Flow event of January 9, 2018, begins (at least on paper), Santa Barbara County has announced that it will be revising its approach to warning residents of future potential debris flow events. Two of the major changes include (1) using a new map that identifies evacuation areas based on an individual's property's proximity to waterways (rather than general areas between major roadways); and (2) eliminating warning evacuation areas.

These two changes are aimed at making the evacuation messaging clearer and more specific, which were two main criticisms the County drew after the devastating January 9, 2018, Debris Flow Event.

While these changes are welcome, they are not enough for many Montecito residents. One group of such residents has formed a nonprofit named The Partnership for Resilient Communities. This non-profit has been seeking ways to help prevent future debris flow events and has settled on a Swiss technique that has been successful to prevent debris flows. This technique requires the installation of steel nets that would catch or slow down large boulders during a debris flow event. While the Partnership has the means and desire to set up these nets, unfortunately they must first clear a myriad of administrative hurdles. They have applied for emergency permits, but it is not clear when they will be able to obtain those permits and whether or not it will be before it is too late.

More information on the new Santa Barbara County evacuation plans and the steps being taken to help prevent a future debris flow event can be found at www.readysbc.org.

Santa Barbara City Planning Commission Recommends Farmers' Market Location for Future Police Station Use

Over the past few months the Santa Barbara Planning Commission has been looking for potential locations for the planned police station. Their

Continued on page 33

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search has not been as easy as they had hoped. After looking into several locations that were disqualified either for traffic congestion reasons or because they were located in the flood plain, the Planning Commission narrowed it down to two options: (1) Louise Lowry Davis/Spencer Adams Park, at the intersection of De La Vina and Victoria Streets; or (2) the Commuter parking lot located at the intersection of Cota and Santa Barbara Streets (home to the Saturday Farmer's Market).

The first option was one that the Planning Commission was leaning toward recommending. However, strong opposition from the lawn bowlers club, who currently use the park, along with a covenant that required a popular vote if the park was ever to change its use made the Commission change its mind.

This left the Cota Street Commuter lot. While the Planning Commission lamented the fact that the Saturday's Farmer's market would lose its home, by the process of elimination the Planning Commission was left with no other choice. This recommendation is not an official vote; however, with no other options being considered, it might as well be.

Daylight Savings Time To Be A Thing of the Past?

In November 2018, the voters voted to pass Proposition 7. This Proposition was understood by many to eliminate daylight savings time. While that may end up eventually being the effect of the vote, do not plan on changing your clocks just yet.

In actuality Proposition 7 did little more than allow the California legislature to possibly take an action eliminating daylight savings time in the future. This future action is dependent on the federal government changing the Uniform Time Act to allow for the elimination of daylight savings time. While there are bills currently being proposed in Congress, it does not appear that any are particularly likely of going anywhere at this point in time.

Goleta and Santa Barbara to Regulate Electric Scooter Influx

Recently the electric scooter companies of Bird and Lime dropped off a large number of electric scooters in Goleta and Isla Vista Neighborhoods. These companies' business model is to allow scooters to be rented out by the mile and dropped off wherever the user desires. Since this is a relatively new concept, there is little regulation governing it in Santa Barbara County. A few months ago, the City of Santa Barbara impounded 100 Lime scooters left around the City and then moved quickly to enact an emergency ordinance.

Similarly, Goleta officials have been scrambling to figure out what regulations are necessary and how to impose them. The City of Goleta, the City

of Santa Barbara, and Santa Barbara County are contemplating longer term regulations.

It is worth following these regulations closely if you own or rent property because, whether or not you use the app, you are likely to be affected by them. Some potential issues for homeowners and landlords are (1) privacy/safety concerns associated with people dropping the electric scooters on private property and other people coming to pick them up to use them, (2) people riding scooters on private property and in areas where a car or bike may not be able to go and injuring themselves or others, and (3) increased electricity costs from people charging scooters at/ outside their residences. All of these issues are things that the local governments will need to be made aware of if they are not already.



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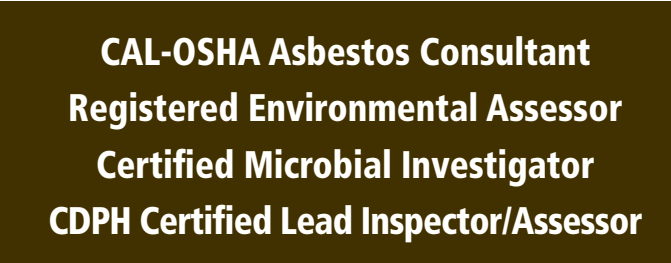
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