

... Speaker Series



The flyer features the CPA logo at the top left and the website URL www.citizensplanning.org at the top right. The main title is "CPA October Speaker's Series". A photograph of Assemblyman Gregg Hart is on the left. The text on the right invites members to join the series with Assemblyman Hart, highlighting his expertise on state housing legislation. A call-to-action button says "Click on the flyer to register.". The bottom section, on a teal background, includes a calendar icon, the date "MONDAY OCTOBER 6", a clock icon, and the time "12:00 PM 1:00 PM".

Please join CPA members and friends for our October 6th Speakers Series with Assemblyman Gregg Hart. Our zoom session will start at noon. Please register beforehand. See zoom link information below.

Register in advance for this meeting:

<https://us02web.zoom.us/join/cremQjSqQmWALTp5cPg6kQ>

After registering, you will receive a confirmation email containing information about joining the meeting.

... from the Board

The CPA board continues to be very busy due to the plethora of legislation coming down from Sacramento which is seriously impacting both staff and decision-makers on our County and city level. The South Coast Land Use committee is looking at asking for better transparency for city projects and it is following specific projects such as Grand Ave. and 505 E. Los Olivos, Santa Marcos Ranch, and follow up from the 418 Milpas Ave. appeal. In the North County, CPA is following Richards Ranch, the Builders Remedy Bodger property, and a possible solar array on Highway 1. If you have concerns about any of these issues, please contact a board member.

The board encourages our members to participate more actively if you are able. In the meantime, we will do our best to advocate for best practices, transparency, and protection of local control and CEQA.

... Energy

CPA is following **SB237** - According to the Center of Biological Diversity and like groups:

“Governor Newsom and legislators have introduced SB 237, a rushed gut-and-amend bill rolling back California’s environmental and health protections to allow drilling of thousands of new oil & gas wells per year. Now the California legislature will vote on the bill Saturday morning (September 13).”

“Big Oil is yet again demanding legislators cave to their agenda through threats of high gas prices. Giving in to these threats perpetuates their shakedown, and will do nothing to lower prices at the pump. The only way out is to phase out fossil fuels faster. We can’t let lawmakers fall for the oil industry’s drill-baby-drill scheme and allow them to gut our environmental and community protections.”

CPA signed on to a support letter for Assemblyman Gregg Hart’s **AB 1448**

AB 1448 is about regulating offshore and coastal oil and gas development in California, especially to prevent environmental harm and strengthen safety.

Its main points are to:

1. No new or expanded offshore drilling leases or infrastructure
2. Stricter review of lease renewals, assignments, modifications
3. Best available/achievable technology for pipelines
4. Expanded definition of “expanded oil extraction”
5. More permit requirements for reactivation or maintenance

... State Legislation

CPA is continuing to work in coalition with a newly created group by *SBCAN* to study State Housing legislation. About 20 housing bills are working their way through Sacramento, many of which are supported by the real estate and tech industries to supposedly help solve our housing 'crisis'. A closer read of the various bills reveals many potential problems for local jurisdictions. This committee will be following these bills very closely and will send letters to our legislators and Gov. Newsom's office. We will share our findings as we go along. CPA is determined to protect CEQA while continuing to advocate for affordable housing for our local workforce.

CPA will be reaching out to Senator Limón with suggestions on how the legislators can address the housing crisis for our low income and work force residents without weakening CEQA.

Limón's Bill SB158:

We encourage you to read about Senator Limón's new bill SB158. Limón's proposed legislation would benefit many communities that are facing the same issues from certain Builders Remedy projects.

<https://calmatters.org/politics/2025/09/budget-bill-santa-barbara-housing-project/>

SB79:

CPA continues to follow Senator Scott Weiner's [SB79](#). According to the Catalysts for Local Control group, SB79 is a state mandated bill which would “fail to meet the need for affordable housing, increase safety risks, and lacks accountability”. Although the bill aims to promote higher density housing near public transit hubs and sets new statewide zoning standards for areas around qualifying transit stops to make it easier and faster to build multi-family homes, watchdog organizations believe that SB79 further undercuts local decision-making.

EQ 25: A City Transformed

The Maps exhibit, co-sponsored by Citizens Planning Association, opened to the public on September 11 and will be available for viewing by the public during the regular open hours at Casa de la Guerra, 12:00 – 4:00 PM, Thursday – Sunday through December.

CPA is going to be organizing a private tour for members sometime in October and the private tour will be followed by a wine and cheese reception at the CPA office. Stay tuned for more information.



The [CPA website](#) offers a wealth of information. All our past comment letters are posted as are the links to some of the past Speakers Series. Important links for decision-making bodies are listed and we will now add copies of CPAR. You may join CPA via this [Paypal link](#).



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