

... Speaker Series



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CPA November Speaker's Series



 **MONDAY
NOVEMBER 3**  **12:00 PM
1:00 PM**

Please join CPA for our Speakers Series with affordable housing advocate and Commissioner of the Housing Authority of the City of Santa Barbara, **Lisa Carlos**.

We have asked Carlos to give us an update on various State Housing bills and explain why it is so important to keep abreast of this info so we can communicate our concerns to our state representatives.

Click on the flyer to register.

Please join CPA members and friends for our November 3 Speakers Series with Lisa Carlos. 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/meeting/register/hBhzCradQVWfflNzKKDRQ#/registration>

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

EQ 25: City Maps: A Private Tour for CPA Members

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 having a private tour for members on Saturday, November 8th at 12:30 p.m. followed by a wine and cheese reception at the CPA office. Please RSVP by November 4th at citizensplanningsb@gmail.com.



... from the Board

CPA signed onto a letter urging the Deputy Director Planning and Development Department to consider the significant impacts of the proposed Goerner Development Project on the Environmentally Sensitive Habitats (ESH) within the Hot Springs Creek watershed. See the sign-on letter attached.

CPA invites you to read [this op/ed](#) published in the SB Independent on keeping affordability in adaptive reuse and making sure that development incentives serve the community.

The City of Santa Barbara is putting on a Paseo Nuevo Redevelopment Open House today, October 15 from 6:00 - 7:30 PM and tomorrow, October 16 from 12:00 - 1:30 PM for residents to learn about architecture and

design, multi-family residential housing, affordable housing, and to meet city staff along with project partners. For more information, see [this link](#).

CPA submitted a public comment letter for this hearing. See the letter below.

"Citizens Planning Association appreciates the opportunity to comment today during the Concept Review of the redevelopment of Paseo Nuevo mall at 701 State Street. We urge the City to keep in mind that the City Charter limits the heights of buildings in the city. In 1972 city voters approved an amendment to the Charter "to incorporate the current building height limits into the City Charter."; The ballot measure passed by an overwhelming majority of voters.

The opening lines of the amendment state "It is hereby declared the policy of the City that high buildings are inimical to the basic residential and historical character of the City."; In the Zoning Ordinance, the height limit in commercial zones has been 60 feet for many decades. The Paseo Nuevo complex is commercially zoned.

CPA urges the commission to stand by the Charter's provision regarding building height limits. State mandates should not [overweigh](#) our City Charter. In other communities with city charters, it has been determined that the city charter does supersede these "one size fits all" state mandates. Affordable housing is needed, but not to result in the destruction of a community's character and this has been determined in other cities. The City owns the Paseo Nuevo land; you can set non-destructive standards. The former Macy's building in the mall is 60 feet high--the maximum. The developers propose 70 feet and 75 feet. At a time when the State Mandates are demanding we ignore height limits, on this city owned property, the city should adhere to city policies. We can't fight these terrible Builder Remedy monstrosities if we don't even require the existing limits on our own property.

CPA also questions the use of the term 'community benefit' What exactly does this mean? If an EIR finds any class 1 impacts that cannot be mitigated, will staff then tell decision-makers this can be used as an overriding consideration. 100% affordable units might be a community benefit. A larger percentage of market rate housing is not a community benefit.

Lastly, CPA has concerns about the tax status of this project on city owned land. For a project of this magnitude, there needs to be adequate fees/taxes to pay for the additional services that will be required for this new residential population, such as schools, resources such as water, road, parking, etc.

We support the Housing Authority arguments about keeping the units affordable. CPA looks forward to the revitalization of this property but hope the City will focus on the affordable housing component of the project."

[... State Legislation](#)
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:

The final bill signed by Governor Newsom had many carve outs. The 8 story building behind the Mission at 505 East Los Olivos is in an exempted area so it can be subjected to the full EIR process. CPA will be working closely with a newly formed residents group, Smart Action for Growth & Equity Santa Barbara (SAGE), if and when this project moves through the process.

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](#).

Sincerely,



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