



Vol. 12, Number 12  
December 8, 2025 CPAREports ...

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... From the Board

As 2025 winds down, the CPA board looks back at the year and we are proud of the work we have accomplished. With a small volunteer board and one communications contractor (thank you Nancy Avoce), we have written at least a dozen public comment letters and have spoken at public hearings in support of our established policy priorities. Facing extreme pressure from Sacramento, CPA has tried to keep local control in the forefront. We are hopeful our area can resist this negative pressure; the recent Santa Barbara City Council hearing shows how effective decision-makers can be when they listen to the local community.

Thank you to our members whose contributions allow us to keep our office space and pay the bills (insurance, utilities, business taxes, etc). We keep to a very tight budget so your donations go a long way. If you haven't joined/rejoined (membership year started August 1), please consider doing so before the end of this month. Pop a check in the mail to CPA, 916 Anacapa Santa Barbara 93101. We would love to double our membership before 2026!

The CPA Board wishes you all a very happy and healthy holiday season.

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...Last Month's Speaker's Series

Thank you to those who participated in our December Speakers Series featuring Laura Bridley, past Planning Commissioner for the County 2nd District. Laura has been a well-respected figure in land use planning for more than 30 years. She gave a very honest, in-depth overview of how the planning world has changed because of the State housing legislation which is undermining local control with its 'one size fits all' build, baby, build approach. You can watch the session by going to the CPA website where we post our recent Speakers Series.

We will not have a speaker on the first Monday in January as it is too close to the holidays. If you have ideas for speakers in the future, please let a board member know. Attendance at the zoom sessions has increased during this past year.

See [the recording](#) on our website.

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### ... North County Land Use

CPA NCLUC meets every other month to discuss North County issues. The group continues to be concerned about the potential loss of agricultural land in the Santa Maria General Plan and also with the Bodger Ranch development, now a Builder's Remedy project in the Lompoc Valley. The Richard's Ranch annexation is another thorny issue in the Orcutt area. We are monitoring agendas for more information alongside our sister organization *SBCAN* which is actively participating in the General Plan's process.

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### ... South County Land Use

Paseo Nuevo Redevelopment:

Marell Brooks, President of CPA, attended the December 2 Santa Barbara City Council meeting via Zoom to speak in opposition to the DDA proposal brought to the council. To view the recording of the city council meeting, all six hours of it, [click here](#). CPA submitted [this public comment letter](#) prior to the meeting.

We also encourage you to read [this Angry Poodle opinion piece](#) in the Independent by Nick Welsh.

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1609 Grand Avenue:

CPA is staying current with updates about the 1609 Grand Avenue proposal. At this point, we can look at the City of Santa Barbara's [response letter](#) which explains the concerns with this project to the Mission LLC developer.

Visit [Smart Action for Growth and Equity \(SAGE\)'s website](#) for more information on 1609 Grand Avenue and 505 E Los Olivos.

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Shelby Residential Project:

Thank you to Brian Trautwein for forwarding the following notice from the City of Goleta to CPA:



"The Draft Environmental Impact Report (DEIR) for the Shelby Residential Project is now available online for the upcoming Environmental Officer Hearing Meeting on Tuesday, January 6, 2026 at 5:00 P.M.

Rincon Consultants has prepared a Draft Environmental Impact Report (DEIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines. This NOA is being circulated pursuant to CEQA. A Draft EIR (DEIR) has been prepared pursuant to the requirements of CEQA (Public Resources Code, §§ 21000, et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 150000, et seq.), and the City's Environmental Review Guidelines. The City is requesting written feedback from the public, interested organizations, and responsible trustee agencies about the scope and content of the environmental information that will be addressed in the DEIR. The DEIR will address the environmental issues discussed in the project's initial study.

A meeting to take comments on the Draft EIR will be held by the City Environmental Hearing Officer on Tuesday, January 6, 2026 at 5:00 PM.

The Environmental Hearing Officer (EHO) will conduct a hybrid meeting to solicit comments on the adequacy of the analysis of the environmental issue areas, and alternatives to the Project studied within the DEIR. The Environmental Hearing Officer meeting will be held in the Goleta Council Chambers located at 130 Cremona Drive, Goleta, CA.

ELECTRONIC PARTICIPATION: Please register for Environmental Hearing Officer Meeting to be held on Tuesday, January 6, 2026 at 5:00 PM PDT at:

[https://us06web.zoom.us/webinar/register/WN\\_zGonRjciS2it6KZ5G79kpg](https://us06web.zoom.us/webinar/register/WN_zGonRjciS2it6KZ5G79kpg)

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

Webinar ID: 823 6641 9914

Passcode: 769637

A copy of the DEIR can be found on the Shelby Residential Project page [here](#).

A copy of the Notice can be found [here](#).

**PUBLIC REVIEW OF THE DRAFT EIR (DEIR):**

The Draft EIR is available for a 45-day public review period from November 26, 2025 - January, 2026.

The Draft EIR is available on the City's website at: <http://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/shelby-residential-development-project> Please limit comments to environmental issues only.

For more information about this project, contact Darryl Mimick, Supervising Planner at 805-961-7572 or via email at [dmimick@cityofgoleta.gov](mailto:dmimick@cityofgoleta.gov)."

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Help Shape Safer Streets in Santa Barbara City: CPA received the survey being conducted by the City of Santa Barbara which has a December 12 deadline. It doesn't take very long to complete as you can focus on the streets where you see problems. Here is the [link to the survey](#).

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Carpinteria's 18-Story Housing Project:

CPA will also follow the 5115 Ogan Road Application, most commonly known as Carpinteria's 18-Story Housing Project, proposed by the same developer looking to build the eight story building behind the Santa Barbara Mission and the huge proposal for 1609 Grand Ave. Read more in [this article](#). Stay tuned for more information.

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### ... Countywide Land Use

Draft County Recreation Master Plan: CPA was contacted by WE Watch of Santa Ynez Valley regarding some concerns they have about the [draft Rec. Master Plan](#). The County held a workshop at last week's Planning Commission hearing. They ran out of time at the hearing so the item was continued until January 14. There is still time to submit public comments. This [Noozhawk article](#) does a good job summarizing some of the items discussed.

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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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