



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name:	Planning & Development
Department No.:	053
Agenda Date:	December 9, 2025
Placement:	Administrative Agenda
Estimated Time:	N/A
Continued Item:	No
If Yes, date from:	N/A
Vote Required:	Majority

TO: Board of Supervisors
FROM: Department Director(s): Lisa Plowman, Planning & Development
Contact: Errin Briggs, Deputy Director, Energy, Minerals & Compliance Division
SUBJECT: Isla Vista Rental Housing Inspection Pilot Program Update

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- Receive and file a report on the status of the Isla Vista Rental Housing Inspection Pilot Program; and
- Determine that the above action is not a project under the California Environmental Quality Act (CEQA) pursuant to section 15378(b)(5) of the CEQA guidelines, because they consist of administrative activities of the government that will not result in direct or indirect physical changes in the environment.

Summary Text:

This Board Letter provides an update on the Isla Vista Rental Housing Inspection Pilot Program (Program) located in the community of Isla Vista.

Background:

On January 14, 2025, the Board received and filed a report on unsafe and substandard housing conditions of rental housing units in the Isla Vista community and discussed the potential of establishing a pilot rental housing inspection program. At this hearing, the Board directed P&D staff to prepare an ordinance that would establish and implement a proactive pilot rental housing

inspection program within the Isla Vista Community to protect the public health, safety and welfare of its residents.

On May 6, 2025, the Board adopted Ordinance 5250 amending County Code Chapter 10, Building Regulations, thereby establishing the Isla Vista Rental Housing Inspection Pilot Program.

Discussion:

The Program was established by the Board on May 13, 2025 and went into effect on June 13, 2025. The Program is designed to allow the County to proactively inspect rental properties in Isla Vista for safety and code violations to ensure that all rental units meet basic health and safety standards and to protect the welfare of Isla Vista residents, who are mostly students. The Program is intended to identify and provide for the correction of substandard housing conditions that have been pervasive in the Isla Vista community. The Program applies to all rental housing units in Isla Vista.

Noticing & Registration

All rental housing property owners are required to register each of their rental housing units into the Program. Registration provides Program staff with the most current and accurate contact information for each property owner, which is then used to notify owners of inspections and to provide results of the inspections and any corresponding corrective actions to be completed.

The Department sent out the initial Program notice and request for registration to all property owners within the Program area on June 12, 2025. This initial notice included an introduction and brief description of the Program and directed property owners to register their properties by June 27, 2025. In support of the initial registration notice, the Department created a website (<https://www.countyofsb.org/4751/Cannabis-Program>) that provides additional information about the Program, instructions on how to register a property and responses to frequently asked questions. In response to the initial June 12th Program registration request, 362 of the 891 existing properties in Isla Vista, or 40% of properties in the Program area were registered voluntarily. Prior to inspections, staff sends out a second request to register for these properties to ensure that all properties are registered prior to inspection. In the event an owner does not voluntarily register, staff will register properties on their behalf. Thirty-four of the 155 properties on Del Playa were registered by staff because they had not been voluntarily registered by the owner prior to being inspected.

Additional voluntary and staff registrations have continued since the initial registration request. As of the date of this board letter, 564 properties have now registered, or 63% of the Program area total. All properties along Del Playa have been registered and either inspected or a consent waiver provided. Staff expect that total registrations will continue to increase as the Program continues and additional registration requests are sent out.

Inspections

When a rental housing unit is selected to be inspected, the property owner or authorized agent is:

- Notified of an inspection at least 15 business days prior to the scheduled date and time;
- Responsible for notifying the tenant(s) of the upcoming inspection and shall facilitate access to the unit(s); and
- Required to be present, or have a representative present, during the inspection.

The owner or authorized agent, within three days of the scheduled inspection, may request a one-time extension to an alternative date within 10 business days of the original inspection date. If the property owner or authorized agent fails to comply with the requirement of being present for the

inspection, the inspection can proceed with a tenant's consent. In addition, the Program provides for inspections to occur if the owner or authorized agent fails to respond to inspection notifications or facilitate access, by seeking access directly with consent of a tenant. If a tenant does not consent to entry for an inspection, no inspection may be conducted. To date, property owners have obtained from their tenants formal declarations of “no consent” for 208 rental housing units. In such cases, the Department is not able to inspect the subject unit.

Rental housing inspections under the Program began on August 5, 2025 and have continued to date. Inspections are conducted by Departmental staff, and/or the Program inspection contractor “4-Leaf”. Del Playa was the first street inspected under the Program and both the south and north sides will have been completed by the December 9, 2025 hearing date. Properties on Sabado Tarde are now actively being inspected and as of the date of this board letter, all properties on the south side of Sabado Tarde have been registered and scheduled for inspection. A total of 144 units on 60 different properties have been inspected as of the date of this board letter. A total of 208 units on 110 properties have formally denied access by the tenants refusing consent.

Table 1. Rental Housing Inspection Summary

Areas of Inspection – Del Playa	Total Properties	Properties Inspected (Scheduled)	Units Inspected (Scheduled)	Properties – No Consent
Del Playa South Side	76	28	85	48
Del Playa North Side	83	32 (22 scheduled)	59 (28 scheduled)	29
Del Playa Total	159	60 (22 scheduled)	144 (28 scheduled)	77
Areas of Inspection – Sabado Tarde	Total Properties	Properties Scheduled	Units Scheduled	Properties No Consent
Sabado Tarde South Side (Scheduled but not inspected)	63	(62 scheduled)	(170 scheduled)	2
Program Totals to Date	222	60 (84 scheduled)	144 (198 scheduled)	79

Enforcement and Corrections

Under the Program, if violations are observed during an inspection, staff and the Program inspection contractor follow enforcement procedures outlined in the applicable County or State codes. Violations may result in a correction notice for routine deficiencies which do not require a building permit, such as lack of smoke alarm, or may be referred to the P&D Code Enforcement Program for separate investigations and enforcement for more serious health and safety issues.

Of the 60 properties that have been inspected to date, 37 properties did not require corrective action. 23 properties were given correction notices and required reinspection. Common items requiring corrective action and reinspection are lack of smoke detectors, minor repairs to flooring or kitchen appliances, lack of hot water or other plumbing deficiencies, and pest infestations.

As of the date of this board letter, one Notice of Violation has been issued under the program. As a result of the mid-November storms, one building on the south side of Del Playa experienced a leaking roof which allowed water intrusion affecting several units. A Notice of Violation was issued directing

the owner to immediately repair the roof, any interior water damage and the second-floor decking and railing.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Costs associated with the implementation and administration of this Pilot Program are included in \$600,000 designated funds from Santa Barbara County's Agreement with UCSB's Long Range Development Plan. To date, a total of \$80,335.50 including \$44,635.50 in contractor fees and \$35,700 in staff fees, has been spent implementing the Program.

Fiscal Analysis:

N/A

Special Instructions:

N/A

Contact Information:

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