

Sheila de la Guerra

From: Tristine Rainer <tristinerainerihm@gmail.com>
Sent: Monday, January 26, 2026 4:55 PM
To: sbcob
Subject: attn clerk: please submit to supervisors before tomorrows meeting Tuesday

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To: Dear Santa Barbara County Supervisor:

Re: *A-20) 26-00057*

Consider recommendations regarding the California Coastal Commission Conditional Certification of the Local Coastal Program Amendment for Rezones for the 2023-2031 Housing Element

In examining the Exhibit A 9 CZO Amendment - Changes Shown it says that the Redtail developers will now have a “use by right” that “means the County’s review shall not require a Conditional Use Permit, Development Plan, environmental review under the California Environmental Quality Act, or other discretionary review or approval pursuant to Government Code Section 65583.2(i) and Government Code Section 65589.5 for multifamily residential housing.”

This “use by right” sounds like the “Builder’s Remedy” that Redtail announced and the County Supervisors stated publicly that the developers would not use at the if they were granted the rezone at the Supervisor’s meeting when the rezone was granted.

Regardless whether this is the same as Builder’s Remedy, the CZO Amendment: “ shall not require a Conditional Use Permit, Development Plan, environmental review under the California Environmental Quality Act, or other discretionary review or approval” will be baked in and create precedence unless modified by the Supervisors.

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This amendment in small print is a grave injustice to the residents who live in the Casitas Village and Del Mar condos in the most densely populated area of Carpinteria and perhaps of Santa Barbara. The Supervisor’s own analysts originally warned: the Bailard rezone site is inappropriate for further multi unit housing development. There **will be** rezoning for affordable building in Santa Barbara county to satisfy the State mandate (perhaps some of the failing marijuana farms may become available for rezone) but Bailard should not be one of them.

At the meeting where the Supervisors reversed their own opposition the Bailard site after going behind closed doors with Das Williams, they unanimously voted for the rezone. It is also an injustice to the residents who will be most affected by this disastrous decision to not know what happened to reverse the Supervisors decision in that private meeting.

Sincerely,

Tristine Rainer, Ph.D., resident Casitas Village

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