

## **ATTACHMENT B: RESOLUTION**

### **RESOLUTION OF THE BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

AN ORDINANCE AMENDING ARTICLE XVIII OF CHAPTER 10, BUILDING REGULATIONS OF THE SANTA BARBARA COUNTY CODE, ESTABLISHING A RENTAL HOUSING INSPECTION PILOT PROGRAM IN ISLA VISTA.

#### **WITH REFERENCE TO THE FOLLOWING:**

- A. **WHEREAS**, California Health and Safety Code Sections 17910-17998.3 establish minimum standards for the maintenance of housing units, authorizes local enforcement of state housing laws and adopted building codes, and specifically authorizes the adoption of proactive programs for housing inspections;
- B. **WHEREAS**, the unincorporated community of Isla Vista is a densely populated community where 87% of the residents are renters and 96% of residents are college-aged and according to the latest US Census data there is a 72% poverty rate;
- C. **WHEREAS**, based on extensive community outreach, it has been reported by tenants and residents that substandard and unsafe housing conditions exist in rental units in the community including rodents, lack of heat, unsafe balconies, decks, and similar conditions, a lack of smoke detectors, and illegal conversions of non-habitable space (illegal lofts) which disproportionately affect vulnerable renters;
- D. **WHEREAS**, deficient and substandard housing has many detrimental effects on the stability of the neighborhoods within the community of Isla Vista, is environmentally undesirable, creates unsafe living conditions for tenants and neighbors, contributes to blight, negatively affects property values, and is otherwise detrimental to the health, safety and welfare of the community and its residents;
- E. **WHEREAS**, based on code enforcement activities and community outreach, the Board of Supervisors finds that tenants within the unincorporated community of Isla Vista are reluctant to report Building Code violations or other dangerous conditions to the County in fear of retaliation by their landlord despite state laws that make it unlawful for any retaliation to occur;
- F. **WHEREAS**, on July 9, 2024, the Board of Supervisors considered and approved projects for Mutually Beneficial Capital Projects and Limited Term Programs, per the 2024 Settlement Agreement between County of Santa Barbara and the Regents of the University of California and designated \$600,000 of the total agreement funds to create an Isla Vista Rental Housing Inspection Pilot Program;

- G. **WHEREAS**, on July 9, 2024, the Board of Supervisors directed staff to prepare parameters of an Isla Vista Housing Inspection Pilot Program;
- H. **WHEREAS**, on January 14, 2025, the Board of Supervisors directed staff to prepare an ordinance to create and implement an Isla Vista Rental Housing Inspection Pilot Program;
- I. **WHEREAS**, the County's building and code enforcement program only inspects the interior of dwelling units upon the request of tenants and/or as a result of complaints by neighbors that provide adequate information to initiate an investigation or to obtain an inspection warrant pursuant to California Code of Civil Procedure Sections 1822.50 through 1822.57;
- J. **WHEREAS**, the Board of Supervisors finds that there is a need for a proactive and systematic pilot program to inspect rental housing units in order to identify, address and correct substandard living conditions within the unincorporated community of Isla Vista;
- K. **WHEREAS**, the Board of Supervisors desires to provide for safe, livable and attractive neighborhoods within the unincorporated community of Isla Vista and finds that the adoption and implementation of a rental housing inspection pilot program will promote public health and safety of the community by elimination of substandard housing conditions, and will promote community standards for the maintenance of properties; and
- L. **WHEREAS**, the Board of Supervisors held duly noticed public hearings, as required by Government Code Section 25120 et. seq., on the amendments referenced above, at which the amendment was explained and comments invited from the public.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors finds that changes to County Code Chapter 10 to implement a Rental Housing Inspection Pilot Program in the Isla Vista community are required in order to provide specific and greater protections to the public health, safety and welfare.
- 3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the above-described action by the Board of Supervisors.

**PASSED, APPROVED, AND ADOPTED** by the Board of Supervisors of the County of Santa Barbara, State of California, this 13<sup>th</sup> day of May, 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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LAURA CAPPS, CHAIR  
BOARD OF SUPERVISORS

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By  \_\_\_\_\_  
Deputy County Counsel