



**Brianda Negrete**

General Public Comment - Group 1

**From:** Aaron Kenna (aak224@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>  
**Sent:** Thursday, March 23, 2023 7:13 PM  
**To:** sbcob  
**Subject:** Support fossil-free new buildings for Santa Barbara County!

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear County of Santa Barbara,

I support taking climate action and making new buildings sustainable and carbon-free!

New all-electric buildings will improve people's health by reducing toxic air pollution; combat climate change by reducing greenhouse gas emissions; and improve housing affordability by saving construction costs and lowering utility bills.

A study for the LA Dept of Water and Power finds that "all-electric new construction results in savings of \$130-\$540 per year relative to a gas-fueled home over the life of the equipment."

All-electric buildings are less expensive to build and less expensive and healthier to live in.

Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Aaron Kenna  
5435 Lake Murray Blvd. #14  
La Mesa, CA 91942  
aak224@gmail.com  
(858) 900-3179

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at core.help@sierraclub.org or (415) 977-5500.

## Brianda Negrete

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**From:** Donna Babao (babaodonna16@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>  
**Sent:** Thursday, March 23, 2023 8:06 PM  
**To:** sbcob  
**Subject:** Support fossil-free new buildings for Santa Barbara County!

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Dear County of Santa Barbara,

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A study for the LA Dept of Water and Power finds that "all-electric new construction results in savings of \$130-\$540 per year relative to a gas-fueled home over the life of the equipment."

All-electric buildings are less expensive to build and less expensive and healthier to live in.

Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Donna Babao  
11455 Choctaw Trail  
Marysville, CA 95901  
babaodonna16@gmail.com  
(530) 491-8295

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at [core.help@sierraclub.org](mailto:core.help@sierraclub.org) or (415) 977-5500.

## Brianda Negrete

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**From:** Randy Derhammer (drderhammer@sbcglobal.net) Sent You a Personal Message  
<kwautomail@phone2action.com>  
**Sent:** Sunday, March 26, 2023 4:21 PM  
**To:** sbcob  
**Subject:** Support fossil-free new buildings for Santa Barbara County!

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear County of Santa Barbara,

I support taking climate action and making new buildings sustainable and carbon-free!

New all-electric buildings will improve people's health by reducing toxic air pollution; combat climate change by reducing greenhouse gas emissions; and improve housing affordability by saving construction costs and lowering utility bills.

A study for the LA Dept of Water and Power finds that "all-electric new construction results in savings of \$130-\$540 per year relative to a gas-fueled home over the life of the equipment."

All-electric buildings are less expensive to build and less expensive and healthier to live in.

Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Randy Derhammer  
413 Olive St  
Paso Robles, CA 93446  
drderhammer@sbcglobal.net  
(805) 239-2338

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at [core.help@sierraclub.org](mailto:core.help@sierraclub.org) or (415) 977-5500.

## Brianda Negrete

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**From:** Susan Worden (cocoa.charlot@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>  
**Sent:** Monday, March 27, 2023 10:46 PM  
**To:** sbcob  
**Subject:** Support fossil-free new buildings for Santa Barbara County!

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear County of Santa Barbara,

Be heroes. Look at the big picture and make use of all the options we have available now.

I support taking climate action and making new buildings sustainable and carbon-free!

New all-electric buildings will improve people's health by reducing toxic air pollution; combat climate change by reducing greenhouse gas emissions; and improve housing affordability by saving construction costs and lowering utility bills.

A study for the LA Dept of Water and Power finds that "all-electric new construction results in savings of \$130-\$540 per year relative to a gas-fueled home over the life of the equipment."

All-electric buildings are less expensive to build and less expensive and healthier to live in.

Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Susan Worden  
508 Three Rivers Ct  
Rio Vista, CA 94571  
cocoa.charlot@gmail.com  
(650) 339-0818

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at [core.help@sierraclub.org](mailto:core.help@sierraclub.org) or (415) 977-5500.

## Brianda Negrete

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**From:** Bethany Rall <brall@pipeline.sbcc.edu>  
**Sent:** Monday, March 27, 2023 4:41 PM  
**To:** sbcob  
**Cc:** sbtenantsunion@gmail.com  
**Subject:** CBC and the Sweeps renovation

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To whom it may concern,

My name is Bethany Rall and I am a tenant of the Sweeps apartments in Isla Vista. I live in a two bedroom apartment with my partner and our two little boys, who are two and four years old. My partner is employed in the Special Collections Department of the UCSB Library and I am a full-time student at SBCC. We moved into our apartment in January of this year (2023) only to be notified that we are being evicted for renovations by the new owners (Core Spaces) and must move by August. I have been made aware that the work being done is primarily cosmetic and does not require permits from the city. Therefore, I am not sure if the renovations meet the legal requirements for evicting a tenant, if the work can be completed within 30 days. Please require transparency from Core Spaces and close the legal loophole that would allow greedy landlords to issue "renovictions" such as this. The current rate of rent inflation, coupled with the housing shortage in Santa Barbara County is unsustainable. I implore you to halt such unethical practices, especially until such time that more housing is available and the rental market in Santa Barbara can stabilize. Families like mine depend on your attention to this critical matter.

Thank you.

Sincerely,

Bethany

## Brianda Negrete

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**From:** County Executive Office  
**Sent:** Tuesday, March 28, 2023 3:44 PM  
**To:** sbcob  
**Subject:** FW: Healthcare Masks

The below email seems to pertain to general public comment.

Thanks,  
Angelica

-----Original Message-----

**From:** info@lyttonpatrick.org <info@lyttonpatrick.org>  
**Sent:** Tuesday, March 28, 2023 9:57 AM  
**To:** County Executive Office <caoemail@countyofsb.org>  
**Subject:** Healthcare Masks

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good morning,

I am writing to request the county issue or keep a mask requirement in all healthcare settings as long as covid is active after the state removes the measure in April. The mandate must be in place to keep the sick from contracting covid and other conditions when being treated for the illness they sought medical care for, prevent more from developing long term conditions and keep all staff as safe and healthy as possible.

As you know, covid is a serious threat to the health of the population, with a growing number developing long term conditions, many serious post infection / recovery. As well, many people who are over 50, disabled or children are at higher risk for more severe cases of covid. We need this most essential of all measures to provide a safe way for everyone including those at high risk to be able to continue to seek in-person medical care for any condition they have.

There is growing ongoing research and findings of an increase in heart attacks since coronavirus arrived with a sharp increase for people from 25-44 years found by a study at Cedars Sinai Hospital in Los Angeles. There is also a growing number of people who are suffering long term, about 1 in 5 at present.

University Hospitals Cleveland Medical Center is working on an ongoing study for long term covid. They have so far found, the virus is detected in people for two weeks while in enters the body, tests then come out negative, but it is not gone. Rather that is just the beginning as it moves well into the body and hides, so tests are unable to detect, when after a month or more, the infected person starts to receive poor health. This includes ongoing illness, preventing people to work or complete simple tasks, many are bedridden, others have strokes and brain damage. The damage depends what part of the body the covid virus is hiding in. This is a very serious and smart illness that must be reduced and prevented though effective measures like masking.

I also want to ask that a requirement be put in place for transit to allow people without cars access to reach medical settings or get to work without contracting a life altering illness. As well as in schools so children, our future can learn safely and not develop a preventable disability before they grow up and in supermarkets because everyone has a right to shop for food in a safe environment.

Thank you for keeping healthcare, schools, transit and supermarkets safe for all.

Lytton Patrick Brown

## Brianda Negrete

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**From:** Brianda Negrete  
**Sent:** Wednesday, March 29, 2023 11:12 AM  
**To:** sbcob  
**Subject:** FW: graffiti

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Comment

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**From:** Constance Brown <cbsunflower@gmail.com>  
**Sent:** Wednesday, March 29, 2023 10:28 AM  
**To:** Sydney Castañeda <communityengagement@islavistacsd.com>; jam3708@sbsheriff.org; Henry Yang <henry.yang@ucsb.edu>; Laura Capps <lcapps@countyofsb.org>; Brianda Negrete <bnegrete@countyofsb.org>  
**Subject:** Re: graffiti

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hi Sydney,

It was nice to hear from you. And it is reassuring to hear that most officials also agree that the scooters are dangerous and a nuisance. The ideas that you all have come up with are interesting and would help out in some ways. But so many of us living out here wonder WHY they are being allowed to stay at all. They are banned in most places. We would like to know the reason they are still being considered at all in IV. We are reasonable folk, and if there is a good explanation, we are willing to listen. Here are the reasons why we wonder that they are here at all:

1. IV is less than 1 square mile, flat and within a few blocks of the student's living areas. So easy to get to campus.
2. The students can easily walk, ride a bike, skateboard, use their own scooters, or take a bus. THEY DID THIS FOR DECADES. My husband and I found it no problem at all when we went to UCSB.

Even with the helpful ideas you are considering:

1. You will have to increase the drop off sites to such a degree that IV will look completely cluttered with these areas. They will have to be EVERYWHERE in order to make the kids want to use them.
2. It will be very expensive, complicated, and we all believe it is not worth the time and expense, monitoring and fixing. How much is this going to cost? Surely, the scooter companies will not be shouldering this huge burden alone? Again, WHY is it so important to do all of this? Tell us, we need to know.
3. If you are worried that the students will be angry, they will ADJUST. Are there still adults in the room willing to just say no?

Sydney, please relay this message to each CSD Board member and thank you. And Brianda, please relay this message to EACH Board of Supervisor and thank you.

We will be awaiting a response from each of you. This is an extremely important matter, and we are the ones who will be living with the consequences of your actions.



Regards,  
Constance Brown

On Fri, Mar 24, 2023 at 2:52 PM Sydney Castañeda <[communityengagement@islavistacsd.com](mailto:communityengagement@islavistacsd.com)> wrote:

Hi Constance,

I can speak a bit more about the issues with the scooters. We continue to hear how troublesome they are, being left in places they shouldn't, blocking the right of way, going too fast, causing accidents, etc. We completely agree and we are working to fix these issues.

We are working with the County's Public Works Department to put geofencing on the scooters. This will allow the scooters to only be left in the designated parking areas. People will be charged until they are placed in a corral or other designated parking. However, first, we need to add more corrals than we have now. We had some corrals added along Pardall but we have a list of recommended other locations. Unfortunately, due to the storms, the Public Works Department has been inundated with work and they have had to push back this project.

Something else that is in the works is decreasing the speed of the scooters, especially on specific streets like Del Playa and Pardall. There is also a discussion around questions being asked prior to scooter use after a certain hour. A sobriety test if you will. This is something IVFP is working on with the County.

The County is currently reassessing each of the scooter contracts and working with IVCSA as well as IVFP to address these concerns before renewing them in August.

Please let me know if you have any other questions.

Thank you,  
Sydney

On Fri, Mar 24, 2023 at 2:23 PM Jenna Norton <[ivbeautiful@islavistacsd.com](mailto:ivbeautiful@islavistacsd.com)> wrote:

----- Forwarded message -----

From: **Jenna Norton** <[ivbeautiful@islavistacsd.com](mailto:ivbeautiful@islavistacsd.com)>

Date: Fri, Mar 24, 2023 at 2:22 PM

Subject: Re: graffiti

To: Constance Brown <[cbsunflower@gmail.com](mailto:cbsunflower@gmail.com)>

Hello Constance,

Thank you for the tips about the graffiti. I have three workers who have been working on graffiti all morning. They are finishing up for the day but I will be sure that they check on the graffiti you have told me about on Monday.

About the bikes- have pestered the county many times about the abandoned bikes. They are well aware of the situation, however, they continue to reschedule the removal of the bikes. Currently they are scheduled to tag bikes on the 27th and remove them on the 30th. I will let them know about the bike on Embarcadero Del Norte and El Greco. I

have yet to speak to anyone about cutting off bike parts. This is something I will email the IV Foot Patrol about in order to see if this is something we are allowed to do before we proceed.

I have only had the chance to take very few scooter photos as I have been really busy with other projects. I will CC Sydney who is working on the Step grant and has actually been working on the scooter issue for a while now.

I was able to get the green trash bins on Pardall to be serviced Monday, Wednesday, & Friday as opposed to only Tuesday and Thursday. They began this new route about three weeks ago. I am currently weighing options in regards to getting new trash bins or refurbishing the existing ones.

I have not begun removing shoes from wires with a pole because I do not feel that this would be a safe activity for my team members to do especially since I do not know anything about communication wires vs electrical wires. I understand that there is supposedly an obvious difference between the two but as I am not an expert I currently do not feel comfortable doing this however, I am working to come up with a solution.

Recently, I have hired a few more team members so after spring break, we will be able to take on beautification tasks at a higher rate. A couple new things:

- like I mentioned above we were able to get the green bins on Pardall serviced an extra day
- we have began pulling weeds from around trees in the public right of way and plan to do so elsewhere in Isla Vista as well
- I have hired power washers who have already taken care of over 51 graffiti tags on sidewalks and streets throughout IV
- I have finally come up with a solution for the melted paper on wooden poles. I am hiring a power washer to remove the paper about 10 poles at a time until every pole is clean
- My team has been monitoring the beach entrances and removing/ covering up graffiti that they see
- and I have just calculated that my team has removed well over 200 graffiti tags in the past three months!

Below, I have attached some before & after photos! If You are not able to open the PDF here is a link:

[https://docs.google.com/document/d/1WxtdUhfrJZicNiggeUuMosfxS\\_xPzr4uY\\_40ltHi3H0/edit?usp=sharing](https://docs.google.com/document/d/1WxtdUhfrJZicNiggeUuMosfxS_xPzr4uY_40ltHi3H0/edit?usp=sharing)

Thank you,  
-Jenna

On Fri, Mar 24, 2023 at 1:25 PM Constance Brown <[cbsunflower@gmail.com](mailto:cbsunflower@gmail.com)> wrote:

Hi Jenna,

I hope you are doing well, and will enjoy a little sun before the next rains, and I know it's been hard to get out to abate graffiti while everything has been so wet.

But now that we are getting a break, here's what I've noticed:

1. utility box - 807 Emb. Del Norte
2. dumpster at fraternity in parking lot - 765 Emb Del Norte
3. utility box at Camino Del Sur and Sueno
4. utility box on Camino Del Sur across from Estero Park. Any chance your crew could clean it up better than it is?
5. Same graffiti at the end of Children's Park on building?
6. Pink graffiti still on the tree on Picasso. If you aren't allowed to get rid of it, just tell me, and I will.

There is an abandoned bike locked up to a metal pole at Emb. Del Norte and El Greco. Any chance someone could get rid of it? Have you spoken to CSD about getting an angle grinder to just get rid of wheels, locks and complete skeletons?

And how did the removal of bikes go on March 21st by the County?

And most importantly, have you been taking pictures of the scooters that are everywhere, in the middle of sidewalks, bike lanes, streets, etc.? After Deltopia, we plan to meet with officials.

And what is the status of the green trash cans on Pardall? Haven't seen anything being done about them.

And have you been able to make a long pole for getting down shoes?

Many of us are patiently waiting to hear from you, and people are asking me these questions.

Warmly,  
Consi Brown

PS - Let us know of any new and interesting news going on. WE are all very interested.

--

Jenna Norton (she/her)  
Isla Vista Beautiful Program Manager  
805-770-2752 ext.5  
[Isla Vista Community Services District](#)

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Jenna Norton (she/her)  
Isla Vista Beautiful Program Manager  
805-770-2752 ext.5  
[Isla Vista Community Services District](#)

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Sydney Castañeda, MBA (she/her)  
Community Engagement Director  
805-770-2752 ext. 1  
[Isla Vista Community Services District](#)

## Brianda Negrete

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**From:** Max Golding <maxgolding1@gmail.com>  
**Sent:** Thursday, March 30, 2023 2:59 PM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** Ban renovictions  
**Attachments:** Substantial remodel comparisons.pdf

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hi honorable supervisors,

I've been to the buildings in Isla Vista and talked to a lot of people and unfortunately the media spectacle has talked about this as a bunch of sleepy students but everyone I talked to was working families with children. I emailed and called and left Facebook comments on some Core Spaces executives Facebook pages and they sent me a cease and desist letter to try for the classic chilling effect despite that being protected activity (maybe it's not in Chicago and Austin where they're primarily based!) . We in SBTU (volunteer renter led org mostly in SB City but we have active members throughout the county) have been getting tons of calls from tenants in Solvang about an acquisition firm called Redtail which is giving them tons of notices lately and I think they're gearing up for the renoviction approach due to its simplicity. (Their tactic now is invalid 3 day notices and other things that make tenants "self evict;" this is what Ivy Apartments did to me about 10 years ago). A guy who helps run our volunteer clinic online sometimes in Santa Maria was booted from a big building as everyone was through various means and I don't recall if it was renoviction or not; he was lucky enough to have some savings he and wife used to buy a cheap house so now their landlord is the bank but most working families can't do that. They just have to move into their cars, cram into small spaces illegally not being on a lease, or become literally homeless as my dad was when he died next to his shopping cart during the pandemic.

I fear that you guys up north are gonna roll your eyes and say it's just a bunch of lazy, stoned students with rich parents down in IV -- which really isn't your responsibility anyway. It's Laura's and so on. But this is a countywide issue. There's no time to do some insane study on exact numbers of unincorporated areas in the county where this is happening. A kid emailed us when the news got big saying he and neighbors in IV were also renovicted a few months ago. The building across from the Sweeps was renovicted I believe last year or the year before (it was mostly empty by the time we went to knock doors). This one seems bigger due to the numbers and the news spectacle, but it's a crisis situation and it's definitely countywide. And the numbers we need to get something done about this may be 3/5 and it may be 4/5. It's not a liberal or conservative issue. Believe what you want about the holiness of 1776 and the 15 or so private property owning dudes with Victorian wigs on their heads who considered slaves and women chattel - fine. Believe in that as religiously as you want, but I've talked to a vet with one leg who was getting renovicted by Dario Pini in SB City and he's about as patriotic as you can get. He's one lost eviction court case to eating out of the trash, maybe the flag can be used as a blanket for him. A guy in the CBC buildings grew up with everyone there and works for an agronomy company in Goleta that ships soil moisture retaining technology around the globe. He's a dad of two kids.

With a snap of your fingers you guys could pass a law. Just Cause Eviction Ordinance. Stronger than the Tenant Protection Act of 2019 (must be stronger not weaker). Look at the attachment for examples of what's possible in NOT rent controlled municipalities. Make substantial remodel only allowed under very specific conditions; give penalties for if billionaire acquisition firms like this screw up to get around the rules; give tenants right to return. You can prevent displacement and homelessness with a snap of your fingers.

The tenants were given 60 day notices on March 15. Time will probably be bought but I don't know for how long. If you need to make it an emergency ordinance, do it. Don't do your annoying trapped in the system elected thing and say well uh, it's only possible to do uh, this and that and thank you, staff will look into -- no. Recognize that alien invaders are

here buy up "high value assets" and treat housing like a stock portfolio instead of a place where human beings live. Do something. Thanks!

Max



## SUBSTANTIAL REMODEL

**There are three different approaches that jurisdictions take for evictions to make repairs/remodel.**

### **Approach 1: No prior approval process**

Most jurisdictions allow landlords to temporarily evict to make repairs without going through a prior approval process with the city. Of the 24 cities that do it this way, 15 require the repairs to be necessary for health/safety reasons. 9 do not. (4/9 that do not require a health/safety reason were adopted after AB 1482 and use its language as their standard: Chula Vista, Commerce, Long Beach, and Santa Ana. All of those 4 also have added protections that 1482 does not have.)

Of the 13 local rent control jurisdictions that do it this way, all but 1 (Sacramento) allows the tenant to return at the same rent when repairs are completed. All but 2 (Sacramento and Santa Ana) do not reset the rent if the tenant does not return but a new tenant moves in.

Additional protections that different jurisdiction have beyond 1482:

**Minimum days:** The minimum amount of time repairs must take in order to evict.

**Health/safety only:** The ordinance specifies that landlords can only evict for repairs to bring properties into compliance with applicable health and safety codes.

**Permits in advance:** The landlord must have all required permits before serving the termination notice

**Other work reqs.:** The city has some other threshold requirement for work to qualify: a minimum cost, a minimum scope of work, or a government order requiring abatement). I did not include the AB 1482 requirement, which a few cities have adopted, because it is very easy to meet.

**List repairs in notice:** The landlord is required to describe the repairs in the termination notice.

**If you use these materials please attribute to ACCE Institute and ALegal**

**Right of return, same rent:** The tenant has the right to return at the same rent (or plus any rent increases the landlord could have imposed) once repairs are completed.

**Right to another unit:** If the landlord owns another comparable unit (either at the same property or another one, depending on the jurisdiction), they must offer it to the tenant as a replacement

**Landlord pays rent differential:** Landlord must either find the tenant comparable housing during period of displacement or pay the difference between their normal rent and temporary rental cost.

**No rent reset for new tenant:** If the tenant does not move back in, the landlord still has no right to reset the rent for the next tenant.

**Other defenses:** The jurisdiction requires a longer notice time period or for additional information to be stated in the notice. For example, in Oakland, the landlord must list the code sections that the repairs are being performed to bring the property back into compliance with.

### Approach 1 Chart

City/ County	Min. days	Health/ safety only	Permits in advance	Other repair reqs.	List repairs in notice	Right of return, same rent	Right to another unit	Landlord pays rent differential	Landlord pays costs to move back	No rent reset for new tenant	Other defense
AB 1482	30	No	No	No	No	No	No	No	No	No	
Berkeley	30/60	Yes	Yes	None	No	Yes	Yes	Yes	Yes	Yes	
Beverly Hills	None	No	No	Cost threshold	No	Yes	Yes	Yes	Yes	Yes	1-year notice
Chula Vista*	60	No	No	Cost threshold	No	No	No	No	No	No rent control	
Commerce	30	No	Yes	None	Yes	Yes	No	No	No	No rent control	Notice reqs.
East Palo Alto	30	Yes	Yes	Cost threshold	No	Yes	No	No	No	Yes	

**If you use these materials please attribute to ACCE Institute and ACllegal**

Emeryville	None	No	Yes	None	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No rent control	
Fairfax	30/60	Yes	Yes	None	No	Yes	Yes													Yes	
Glendale	30	No	No	Cost threshold	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No rent control	
Hayward	None	Yes	Yes	None	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	
Long Beach	30	No	No	None	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No rent control	
Marin County	None	Yes	Yes	None	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No rent control	
Mountain View	30	Yes	Yes	None	No	Yes	Yes													Yes	
Oakland	60	Yes	Yes	None	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	Notice reqs.
Pasadena	30	Yes	Yes	None	No	Yes	Yes													Yes	City to confirm repair time
Petaluma	None	Yes	Yes	None	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	Yes	
Richmond	60	Yes	Yes	None	No	Yes	Yes	Yes	Yes											Yes	
Sacramento	30	Yes	Yes	None	No	Yes	Yes													No	120-day notice
San Diego	None	Yes	Yes	None	No	No	No													No rent control	
San Francisco	None	No**	Yes	Limited if not for health/	Yes	Yes**	No													Yes	

If you use these materials please attribute to ACCE Institute and ACLegal



					safety														
<b>San Jose</b>	30	Yes	Yes	Yes	No	Yes	Yes	Yes						Yes					
<b>Santa Ana</b>	30	No	No	No	No	Yes	Yes	Yes						No***					
<b>San Rafael</b>	None	Yes	Yes	Yes	No	No	No	No						No rent control					
<b>Union City</b>	None	No	Yes	No	No	Yes*	No	No						No rent control					
<b>West Hollywood</b>	6 mos ****	Yes	Yes	Yes	No	Yes	No	No						Yes					

\* Takes effect March 1, 2023

\*\* Most evictions under this section require health/safety reasons. Landlords are not required to allow tenants to move back in if they evicted using a code section for buildings that are essentially uninhabitable and are being entirely renovated.

\*\*\*Says tenant has right of first refusal if unit is re-rented within 6 months of the date the repairs are completed; silent about the rent.

\*\*\*\* No time threshold if there is a building and safety or similar order finding the unit uninhabitable in its current state

**Approach 2: Advance city approval.**

Two cities (Alameda, Los Angeles) use an entirely different process. Landlords are allowed to temporarily relocate tenants for qualifying repairs or improvements, but have to submit city-approved plans in advance, which include mitigation measures, temporary housing for the tenants, and right of return. Alameda allows for city-approved permanent displacement if the repairs will take 6 months or more.

**Approach 3: No evictions**

**If you use these materials please attribute to ACCE Institute and ACllegal**

Five jurisdictions do not allow for this type of eviction at all. They only allow a landlord to evict to comply with a government order to vacate, abate, or similar. These are Baldwin Park, Culver City, Inglewood, LA County unincorporated, and Maywood.

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