



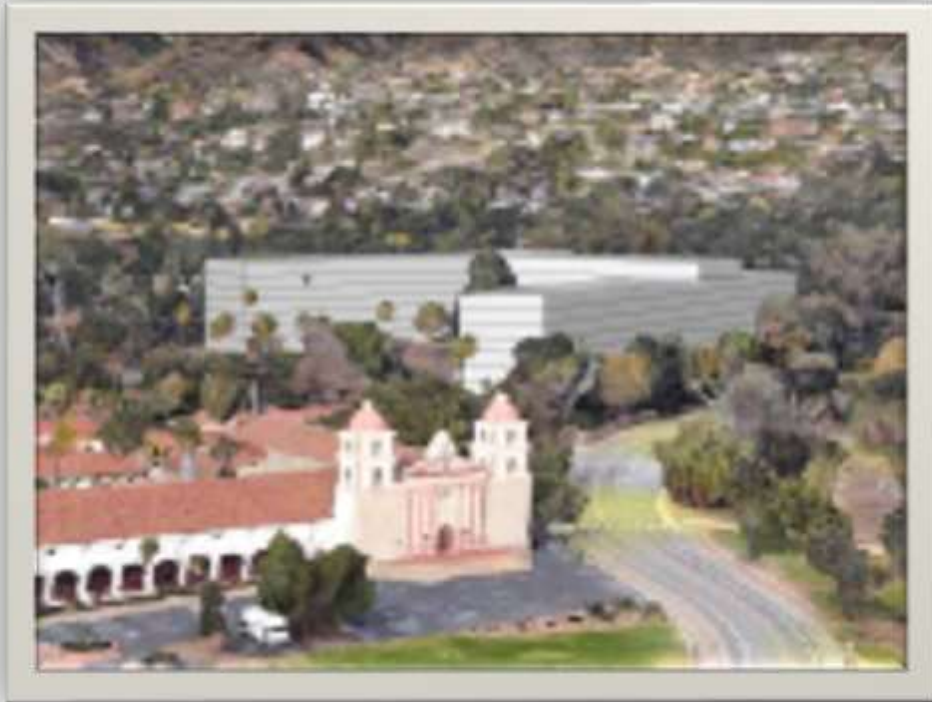
SAGE

**SMART ACTION FOR
GROWTH & EQUITY**

SANTA BARBARA

May 19, 2026

Two Proposed Builder's Remedy Projects in Santa Barbara



(Depicted above is an interpretation of the project's massing based on written description on project application)



Why SAGE-SB is Important

- Provides unified voice and resources to and for the community.
- Allows for a forum to inform, educate and provide guidance for responses using land use advocates and experts. needed
- Explores all avenues to provide affordable housing within Santa Barbara
- Supports decision makers to seek better housing development approaches that protect public safety, align with our city character, our architectural heritage, the scale of our coastal and hillside terrain and the reasonable incorporation of additional equitable housing units.

Supports and Connects the Community, Local Decision Makers and Experts to address Local Housing Projects



SAGE-SB Achievements

- Created a community network of ~1,000 supporters
- Expanded our professional network to include Architects and Land Use Experts
Fluent in Builder Remedy Issues and Nuances
- Engaged in City's Builders Remedy Projects' planning processes
- Conducted several community education briefings on local housing
- Established the need for comprehensive EIRs for the Grand Avenue Project and the Los Olivos Project to address safety impacts
- Continue to expand our fundraising network to support activities that protect our community from current and future unsafe housing developments



Background

- **Builder Remedy projects limit/restrict local City oversight**
 - Limited or streamlined CEQA/Environmental Impact Report (EIR) review unless safety issues are triggered
- **Sep 2025 – Grand Avenue developer seeking no Environmental Review**
 - SAGE-SB organized a community response that resulted in broad EIR review (~400 letter response + 77-page legal expert response)
- **April 2026 – Developer claims City Is Improperly Delaying Approval**
 - City requesting community input regarding City Processing, Need for EIR, and Project Impacts by 9 June 2026 for the Los Olivos project behind the SB Mission

Community Response for the Los Olivos project is due 9 June 2026



1609 – 1615 Grand Avenue



(Depicted above is an interpretation of the project's massing based on written description on project application)



1609 – 1615 Grand Avenue Approval Process

Planning
Application
Process

Application Deemed Complete Feb 2025

Consistency
Review

March 2025 - 28 Inconsistencies out of 35
applicable policies or development standards

CEQA/EIR
Evaluation

**Developer now required to pay fees to
begin EIR studies.**

Part 1: Planning Department conducts
CEQA review and provides
recommendations (Deny/Approve)
then...

Local Decision
Making – 5 Hearing
Limit

Part 2: The Planning Commission
Approves or Denies, then...

Part 3: The City Council approves
or denies the Project (incl appeal
process)



505 Los Olivos



(Depicted above is an interpretation of the project's massing based on written description on project application)



505 Los Olivos

Project Description

- 2 Existing Historical buildings to be **demolished and removed**
- **New 8-story**, 270 rental unit residential development
 - On top of a 3-level parking structure plinth containing 445 automobile and 255 bicycle subterranean parking spaces
- Includes **51 low-income** units
- **~30,000 cubic yards** to be removed from the site
 - To accommodate the 3-level parking structure (**~2,800 truck trips**)
- As currently presented the architecture of the building **does not satisfy El Pueblo Veijo requirement for Spanish architecture**



505 Los Olivos

Site Overview

SAGE
SMART ACTION FOR
GROWTH & EQUITY
SANTA BARBARA





Informal Height Comparison





Transportation Study*

Santa Barbara Foothill Communities Community Wildfire Protection Plan

SAGE
SMART ACTION FOR
GROWTH & EQUITY
SANTA BARBARA

A Note on Emergency Evacuation Assessments

This document is intended to provide an assessment of roadway capacity and time needed to evacuate under the described evacuation scenarios. Please note that emergency evacuation can occur due to any number of events. Additionally, any emergency movement is unpredictable because it has an element of individual behavior related to personal risk assessment for each hazard event as the associated evacuation instructions are provided. As such, this assessment is intended to provide the Santa Barbara County Fire Department (SBC Fire) and the plan area with a broad understanding of the capacity of the transportation system during an evacuation scenario; it does not provide a guarantee that evacuations will follow modeling that is used for analysis purposes, nor does it guarantee that the findings are applicable to any or all situations. Moreover, as emergency evacuation assessment is still an emerging field, there is not yet an

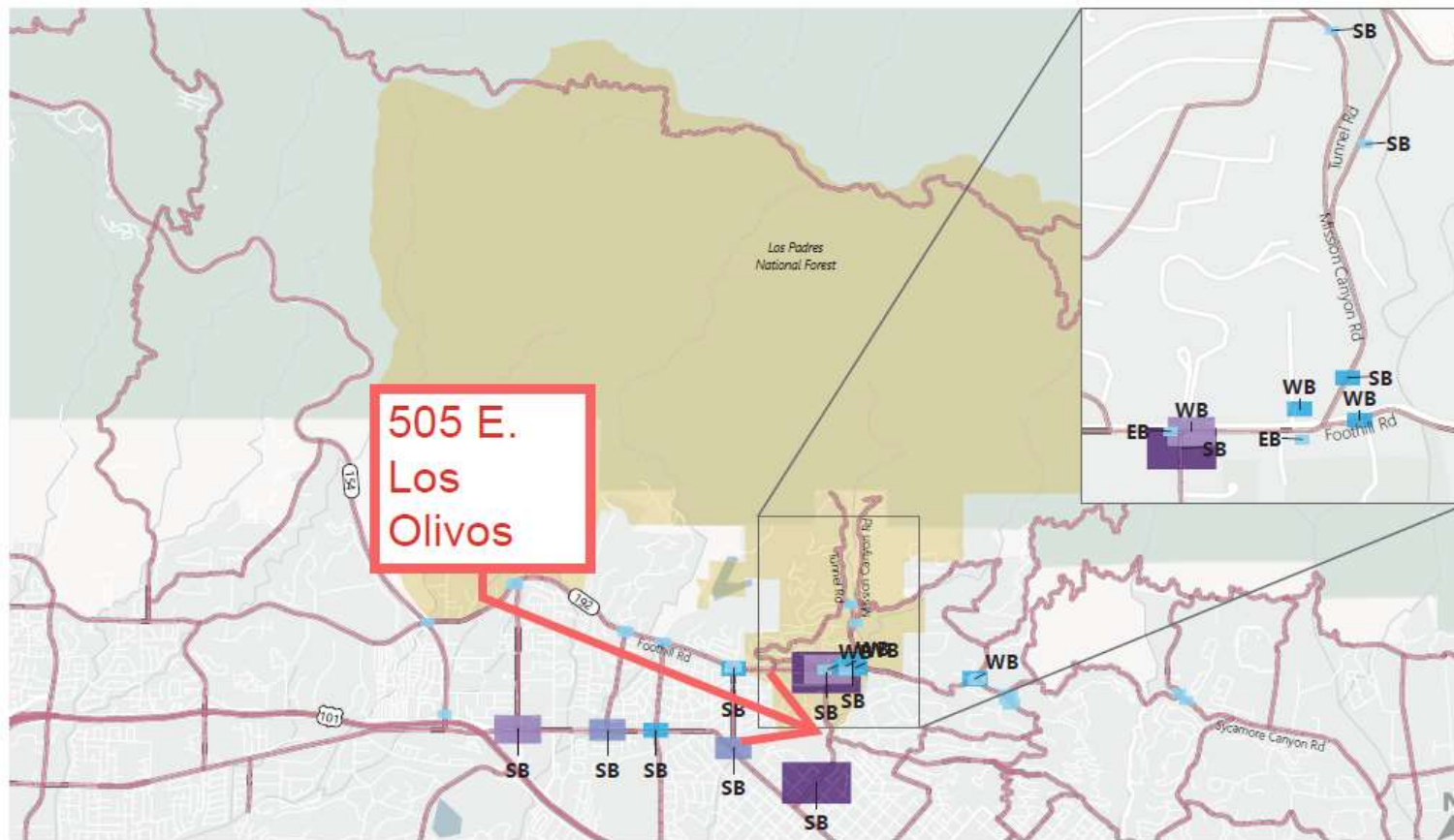


Figure 9

Scenario Six Evacuation Analysis Results (Eastern ignition point, weekend)





505 Los Olivos Approval Process

Planning
Application
Process

Deemed Complete July 2025

Consistency
Review

August 2025 - 46 Inconsistencies out of 55
applicable policies and development
standards

CEQA /EIR
Evaluation

EIR Scope currently being evaluated

Local Decision
Making – 5 Hearing
Limit

Part 2: The Historic Landmark
Commission Approves or Denies,
then...
Part 3: The City Council approves
or denies the Project (incl appeal
process)

Part 1: Planning Department conducts
CEQA review and provides
recommendations (Deny/Approve)
then...



505 Los Olivos Project Status

- Applicant filed 3 law suits against City, State and Federal
 - Two lawsuit rejected and one pending
- Developer formally claimed City Delays were improper and constituted Denial
- City requested community input by 9 June 2026
- SAGE-SB response is to submit a Community Petition (rather than letters)
 - Petition is focused on reasonableness of the City's process
 - Addressing each EIR category applicable to 505 Los Olivos site
 - Signed by concerned community citizens – more signatures the bigger the impact.



505 Los Olivos Petition

We, the undersigned concerned community members of the City of Santa Barbara, ask the City to ensure that any new development at 505 East Los Olivos (adjacent to the Mission) does not endanger public health and safety.

We further ask that the City require the same of all “Builder’s Remedy” projects proposed in the City, and that all potentially significant impacts from such projects be carefully reviewed in an environmental impact report as required under the California Environmental Quality Act (CEQA).



How You Can Help

- **Sign up** at SAGESB.org so we can:
 - Publicly demonstrate several THOUSAND concerned community members
 - Inform you about effective actions you can take, and when to take them
- **Sign** our petition for 505 Los Olivos at SageSB.org
- **Email** your objections, comments, evidence, or concerns before June 9, 2026 to:
 - 505ELosOlivos@SantaBarbaraCA.gov
- **Inform** your neighbors, friends and family
- **Donate** on our website

Mailing address: SAGE-SB, P.O. Box 90614, Santa Barbara, CA 93190

SAGE

SMART ACTION FOR
GROWTH & EQUITY
SANTA BARBARA



**Thank
You**

(Depicted above is an interpretation of the project's massing based on written description on project application)