

Large Builder’s Remedy Projects Proposed

East Los Olivos Street by Mission and Grand Avenue on the Riviera

As many of you may be aware, there are currently proposals by two different Limited Liability Companies (LLC) for two "Builder's Remedy" projects in Santa Barbara. The following is an update based on information that is available at this time (mid-July):

- **Builder's Remedy Projects, explained** – State law allows applications for approval of certain residential projects, even if they don't conform to zoning or General Plan standards, during the period when the City is out of compliance with state housing submissions. Review of these applications is streamlined and the city's authority is constrained. The development review and approval rules are different.
- **Grand Avenue project** – The project application on 1609-1615 Grand Avenue has been deemed complete. The city staff has done an assessment of the project's conformance with local planning laws that indicates there are several potential problems with them. The city has indicated the next step is an environmental assessment.
- **505 East Los Olivos Street** – The application for the proposed project adjacent to the Mission was deemed complete on July 3, 2025. Similar to the project on Grand Avenue, city staff will now prepare a policy consistency analysis, then perform an initial environmental assessment. We expect more information on this application will be available by September.
- **Pending state legislation** – Subsequent to the re-

cent state budget adoption, associated "trailer bills" were enacted that may affect how CEQA (California Environmental Quality Act) and other planning requirements might apply to both projects. We are awaiting further information.

- **Input to City Council** – During the July 3 UEA Annual Garden Party event, Councilmember Kristen Sneddon shared that the City Council, as decision-makers, are limited in what they can say or do regarding any pending project until it is considered at a public hearing, although she said they appreciate hearing from members of the public in the interim. Feel free to reach out to Councilmember Sneddon who represents our district with your input at: ksneddon@santabarbaraca.gov
- **What's happening now?** A community-wide group is forming a new organization to address the community's feedback about projects of community significance. Expect to hear more shortly about the public review process as well as the next steps you can take.
- **When are public hearings likely to occur?** The projects are undergoing internal review by planning staff. We expect to know more about the review process and public hearings by September or early fall, but we will keep you informed of actions.

See next page for a list of various elected officials you could contact to express your opinion on the above projects.

Contact List of Elected Officials 2025

The Honorable Governor Gavin Newsom

1021 O Street
Suite 9000
Sacramento, California 95814

The Honorable Senator Monique Limón

1021 O Street
Suite 7610
Sacramento, California 95814

The Honorable Senator Monique Limón

222 East Carrillo Street
Suite 309
Santa Barbara, California 93101

The Honorable Assembly Member Gregg Hart

1021 O Street
Suite 6230
P.O. Box 942849
Sacramento, California 94249-0037

The Honorable Assembly Member Gregg Hart

101 West Anapamu Street
Suite A
Santa Barbara, California 93101

Santa Barbara County Board of Supervisors

105 East Anapamu Street
4th Floor
Santa Barbara, California 93101

Mayor and City Council

City of Santa Barbara
P.O. Box 1990
Santa Barbara, California 93102-1990

Summer Garden Party

The Upper East Association held our second annual Summer Garden Party on July 3, 2025 at the Mission Rose Garden. It was well attended by approximately 50-60 UEA members. There were food and drinks and an opportunity for neighbors to meet and interact with each other.

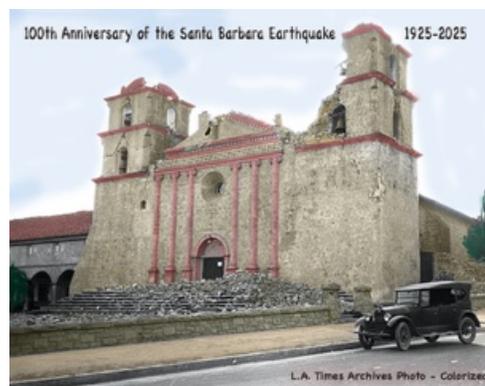
An extensive update on the proposed development project behind the Mission was presented by Fred Sweeney and Steve Forsell. In addition, our City Council representative Kristen Sneddon made general comments. There was also an opportunity for questions and answers. This event was only for

members of the UEA, so remember to keep your membership up to date!



Commemorating the 1925 Earthquake

On June 29, 1925, an approximately 6.3-magnitude earthquake struck Santa Barbara at 6:42 am. While outlying residential buildings fared pretty well, the mostly brick and mortar buildings along State Street from Stearns Wharf to Sola Street did not. Eleven people died and a total of 73 buildings were destroyed, including the Hotel California that had only been open 11 days. If the earthquake had happened during working hours, the death toll could have been much higher. Having learned from the fire damage that occurred after the 1906 San Francisco earthquake, workers shut off electricity and gas to the downtown area immediately, thereby avoiding a potentially devastating fire.



Over the past two years, a group of local nonprofits, government agencies and residents formed the EQ25 Alliance to coordinate events to “learn from our past, reflect on our present, and plan for the future.” Many experts spoke at events on topics such as the story behind the people who perished, seismic activity and

building techniques, and how Santa Barbara's architectural style was established after the 'quake. Many heart-warming stories were also shared about how the community came together to help each other and to begin the rebuilding process.



The commemoration culminated on the 100th anniversary weekend with the Great Quake Festival in the 1100 block of State Street, including an earthquake simulator, music performed by the Fabulous Hangovers and booths representing historic organizations, disaster preparedness and a kids zone. On Sunday, June 29, the 100th anniversary of the earthquake, a Day of Remembrance interfaith service was held on the Mission steps, ending with the ringing of Mission bells 11 times to honor those who perished. Bells throughout the community also tolled 11 times. It was a memorable weekend for residents and an important reminder of how we all need to be prepared.

History Corner

Hitching Posts

When was the last time you saw a rider on horseback clip-clopping along the streets of the Upper East? If there were such a rider, he or she would have no problem finding a place to tether their horse. Santa Barbara, perhaps uniquely, retains a large number of stone hitching posts, the majority of them in the city's Upper East neighborhood. (But the Westside, between the freeway and State Street, is not far behind in its surviving examples.)

A recent survey prepared by Nicole Hernandez, MFA, the city's architectural historian, found 152 instances of surviving stone hitching posts. A survey in 1975, supplemented by a survey by Santa Barbara historian Betsy J. Green during the Covid pandemic, detailed the hitching posts. These are square-hewn stone pillars, usually around a yard high, that are typically found between the curb and the sidewalk, most often with a metal ring for the reins, though these are sometimes missing. A small number of pairs held a metal bar between them for multiple tie-ups. Green found that some 36 hitching posts have disappeared since the 1975 survey.



Is Santa Barbara unique in its surviving stone hitching posts? It may have been unique in the sheer number of them originally placed. As is well known, the city attracted a number of skilled stone masons, most of them from Northern Italy, in the late nineteenth and early twentieth centuries. Lacking timber, the city turned to the abundant sandstone the stone masons found for hitching posts. Most are rough-hewn pillars, but some have finely carved edges that suggest a more stylish appearance. There must have been a ready market for hitching posts, perhaps promoted by masons themselves, for this neighborhood necessity in the growing town.