

From: SoCal Industrial Equities
To: Allison DeBusk
Cc: Barbara Burkhart; Richard Jacobs; Megan Arciniega
Subject: Re: environmental review for Record ID #PLN2024-00181 - 1609 & 1615 GRAND AVE
Date: Friday, August 1, 2025 3:24:39 PM

Allison, thank you for your email. I have cc:ed our attorney as he helped with the legal analysis.

The only issue you raise is that the development is inconsistent with the City's general plan and zoning.

Thankfully, this is not an issue.

As you are aware, this is a Builder's Remedy project. As per Government Code Section 65589.5(f)(6)(D)(iii): "[A]ll of the following apply to a housing development project that is a builder's remedy project...(D)(iii)Any project that complies with this paragraph shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan, and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose."

Therefore, as there is no issue that exists, the CEQA analysis is now complete and there is no further CEQA action necessary.

Please confirm in writing by Wednesday, August 6, 2025 that you will come into compliance with Government Code Section 65589.5(f)(6)(D)(iii). If not, please consider this our notice that we are invoking Government Code Section 65589.5(h)(6)(D) as of today.

Thank you.

Ben Eilenberg

On Fri, Aug 1, 2025 at 1:40 PM Allison DeBusk <ADebusk@santabarbaraca.gov> wrote:

Dear Mr. Eilenberg,

Please see the attached letter in response to your question to Barbara Burkhart regarding whether your development application may be eligible for the new California Environmental Quality Act ("CEQA") exemption enacted under Assembly Bill ("AB") 130 (2025).

Sincerely,

Allison DeBusk
Interim Community Development Director



CITY OF SANTA BARBARA, Community Development
(805) 564-5503 | ADebusk@SantaBarbaraCA.gov
SantaBarbaraCA.gov

The Community Development and Public Works counters at 630 Garden Street are open for walk-in service Monday, Tuesday, Thursday from 8:30AM - 12:00PM, and Wednesday 8:30AM - 5:00PM. Online [application submittal and permitting](#), [virtual counter services](#), and the self-service lobby area continue to be available during regular business hours, Monday – Thursday and every other Friday, 8:30AM – 4:30PM. Please visit our websites for additional information.

Community Development: SantaBarbaraCA.gov/CommunityDevelopment | **Public Works:** SantaBarbaraCA.gov/PublicWorks

Virtual Appointment Scheduling Tool: SantaBarbaraCA.gov/VirtualAppointment