

CITY of CARPINTERIA, CALIFORNIA



July 18, 2025

Carpinteria Group LLC
c/o Ben Eilenberg, Manager
1519 E Chapman Ave, #101
Fullerton, CA 92831

Via email to: carpinteriagroup@gmail.com

RE: Determination of Application Incompleteness
5115 Ogan Road Residential Project; Project #25-2358-DP/CDP/TPM/ARB
5115 Ogan Road; APN 003-161-022

Dear Mr. Eilenberg:

Thank you, for your June 26, 2025 submittal of the 5115 Ogan Road Residential Project.

We have reviewed your application and found it to be **incomplete** pending submittal of additional information which is required before application processing can begin. The additional information is requested to ensure that the application contains all the required information in the City's Application Submittal Checklist¹ for staff's review under the Permit Streamlining Act (Government Code section 65920 et seq.).

Additionally, this letter includes recommendations to provide additional information that will be necessary to accurately assess the proposed project's consistency with applicable State and City regulations, including, but not limited to, the Carpinteria Municipal Code (CMC), the California Planning and Zoning Law (Government Code sections 65000 et seq.), and the California Coastal Act (Public Resources Code sections 30000 et seq.), as implemented by the City of Carpinteria General Plan/Coastal Land Use Plan (GP/CLUP) which contains the City's certified Local Coastal Program (LCP).

In order to facilitate review of your resubmittal, please include a letter detailing how each item was addressed by referencing where changes have been made in the plan sheets and supplemental documentation. Review of your project will pause until we receive from you the requested items listed below. When we receive the additional items, the review of your application for completeness will resume. During review of resubmittal items, staff may identify

¹ Available starting on Page 11 at this link: https://carpinteriaca.gov/wp-content/uploads/2020/03/cd_development-permit-packet_2019.pdf.

additional new or previously unknown issues that trigger additional requests for clarifications, corrections, or supplemental information. Please be aware, should no further action be taken by you after 90 days from the receipt of this letter, your application may be considered withdrawn.

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A. REVIEW FOR APPLICATION COMPLETENESS

1. **Permits and Entitlements:** The application checklist submitted includes a request for (1) Architectural Board of Review, and (2) a Subdivision (Tract/Parcel Map). In order to process a request for multifamily residential development, the application must have an original signature of the project owner, a complete project description (see A.3. below), and be revised to include the following entitlement requests:
 - a. **Local Coastal Plan Amendment:** Pursuant to the City of Carpinteria Local Coastal Plan/General Plan and Municipal Code Title 14, Zoning, Multifamily Residential use is not allowed in the Public Facility (PF) Land Use Designation or the Public Utility (UT) Zone District applicable to the project site without approval of a Local Coastal Plan Amendment to change the site's land use and zoning designations to designations that would allow for multifamily residential use. Please submit a revised application that includes a Local Coastal Plan Amendment to comply with the relevant Coastal Land Use Plan policies and Local Coastal Plan zoning provisions, as well as submit an additional deposit in the amount of \$15,000.00. See also attached letter from California Coastal Commission staff.
 - b. **Coastal Development Permit (CDP):** Pursuant to the California Public Resources Code (PRC) §30600, a Coastal Development Permit is required for this project. Please submit a revised application that includes a request for a CDP.
 - c. **Development Plan (DP):** Pursuant to CMC Chapter 14.68, a Development Plan is required for this project. Please submit a revised application that includes a request for a DP.
 - d. **Tentative Parcel Map (TPM):** There is an in-progress application, case no. 24-2317 CDP/ TPM, that is being processed by a different applicant/agent on behalf of the property owner. Please clarify, whether the application for 24-2317 CDP/TPM will continue to be processed with the current application number, or if it will be withdrawn and the processing will be opened under this new project. Please provide a letter from the applicant and the property owner authorizing Carpinteria Group LLC to be substituted as applicant for this subdivision application. Alternatively, please submit a new subdivision application listing Carpinteria Group LLC as the applicant/agent. If you will be submitting a new subdivision application as part of the current project application, you must also submit an additional deposit in the amount of \$11,000 for tentative parcel map review.

2. Plans:

- a. If a letter is not provided from the prior subdivision applicant and property owner in compliance with item A(1)(d) above, please include a Tentative Parcel Map and Parcel Map Application, in compliance with the requirements of CMC Title 16, Subdivisions.
- b. Per the Application Submittal Checklist, please provide the architectural plan set preparer's name, address, and contact information.
- c. Per the Application Submittal Checklist, provide a Landscape Plan using the City's Landscape Plan - Required Information Checklist. Each site plan and floor plan must have at least one corresponding sheet depicting a planting plan and plant list along with quantities, container sizes and spacing. A master planting sheet and irrigation plans must be included.
- d. Per the Application Submittal Checklist, provide a Utility Plan that identifies the locations of utility meters and equipment, including but not limited to, transformers, backflow prevention devices and similar types of utility infrastructure. The application indicated the building is proposed to be all electric, but natural gas lines are identified on the utility plan. The utility plan should also identify solar panel locations and the locations of proposed charging stations (auto and bicycle), and equipment box locations. Per the attached letter from the Carpinteria Sanitary District, the applicant must also demonstrate whether the existing sanitary sewer network in the project area has sufficient capacity to serve the proposed project. If upgrades to the sanitary sewer system are required to serve the project, these improvements must be shown on the utility plans as well.
- e. Per the Application Submittal Checklist, provide perspective color renderings of all four exterior building elevations.
- f. Per item D of the Application Submittal Checklist, provide photos with labels of the site, showing existing conditions and/or buildings on property and photos with labels of immediately adjacent buildings, roads, and properties, including the residential single-family homes to the north and east.
- g. Per item E of the Application Submittal Checklist, provide a colors and materials board. The submitted plan set identifies the proposed colors in the legend, however, the exterior colors appear to be applied inconsistently in the plan set sheets.
- h. Per item I of the Application Submittal Checklist, provide the required plans, checklists and documentation for a Tier 4 Storm Water Management Program. The stormwater plan sheets should apply to the entire site (i.e., the proposed parcel and the remainder parcel) and be correlated to the Conceptual Grading Plan (see also items in Public Works letter in B.1 below).
- i. Per item J of the Application Submittal Checklist, use the attached Instructions for Determining Solar Impacts related to your proposed project.

3. **Project Description:** Per item A on the Submittal Checklist, please provide an accurate and complete project description. We assume from the application materials that the project proposes an 18-story, 130-unit multifamily residential development project consisting of a mix of studio, 1-, 2-, and 3-bedroom units with shared amenities. It appears that the first three stories of the building would consist of up to 132-spaces of indoor parking and parking for 84 bicycles. However, as discussed in more detail in section B(7) of this letter, there are internal inconsistencies throughout the application materials. Accordingly, please provide a complete and internally consistent project description for the City's review and consideration.
4. **Preliminary Title Report:** Per item G of the Submittal Checklist, provide a current (within one year) preliminary title report. A First American Preliminary Title Report dated July 2, 2024, was referenced in the application but was not provided with the application package. Please submit two copies of a current and complete preliminary title report and legal description (CMC §16.12.150.B).
5. **Easements:** Per item B(5) of the Submittal Checklist, please provide a correct description of all easements impacting the property. Please acknowledge in the revised submittal all existing easements for the entire property, including the existing road easements referenced on the Land Use Title Survey. Additionally, please send letters to Southern California Edison, Southern California Gas Company, Frontier Communications, and Cox Communications and request they provide any easement requirements to the City (CMC §16.12.150.C.5). Note: Southern California Edison provided their project submittal requirements on July 11, 2025 and their information is attached to this letter. Please also clarify and describe the purpose and beneficiary of the proposed easement labeled on the conceptual grading plan sheet.
6. **Adjacent Uses:** The application does not describe the adjacent land uses. Per item B(3) of the Submittal Checklist, please revise the existing setting land uses description to include, at a minimum, the residential single-family homes to the north and east, and Highway 101 to the south.
7. **Soils Report:** The plan set does not include recommendations from the geotechnical report prepared by a registered professional engineer that includes site preparation, grading, and foundation recommendations for the project. With your next submittal, please submit a geotechnical report prepared by a registered professional engineer that includes site preparation, grading, and foundation recommendations for the project.
8. **Grading/Drainage Plan:** The Conceptual Grading Plan must incorporate the findings and recommendations in the geotechnical report and must include, the lot size, clear depictions of the existing municipal improvements and easements (existing and proposed), earthwork quantities, North-South and East-West cross section drawings through the

property (including any retention basin and drainage structures), arrows to indicate the direction of drainage, all drainage/storm water improvements, and a Storm Water Management Plan as required by CMC § 8.36.210 and Chapter 8.10.

9. **Fire Protection Certificate Application:** A copy of the Fire Protection Certificate Application was included in the submittal package and routed to the Carpinteria-Summerland Fire Protection District (CSFPD) on 6/27/2025. The CSFPD contacted the City on 6/27/2025 and informed us that has not received the required plan check fee. Please contact CSFPD at FirePrevention@csfd.net, or (805) 684-4591 to arrange for payment of the plan check fee.
10. **Carpinteria Valley Water District (CVWD) Letter of Intent to Serve:** The project was routed to the CVWD on 6/27/2025; however, the City has not yet received a Letter of Intent to Serve or Conditions Letter from the CVWD. Please confirm that a completed **CVWD Request for Letter of Intent to Serve application** was submitted to the CVWD for review. If you have any questions, please contact Spencer Seale at (805) 331-0087 or spencer@cvwd.net.

B. RECOMMENDED INFORMATION / ITEMS NECESSARY TO REVIEW PROJECT FOR CONSISTENCY WITH LOCAL, STATE AND FEDERAL REGULATIONS

As noted above, please be advised that the following items would be needed to accurately assess whether the proposed project is consistent, compliant and in conformity with applicable federal, State, and City laws, regulations, and policies. Additionally, to ensure that the project can be reviewed in an efficient and cost-effective manner, please provide complete, consistent, and legible materials.

1. **Public Works.** Per the attached letter from the Public Works Department (dated 7/14/2025), please provide the following items as part of the revised project application:
 - a. Engineer's estimate (i.e. probable construction costs of improvements) (CMC §§ 16.17.040, 8.36.130, and 12.04.110).
 - b. Hydraulic and hydrology report or study and/or calculations (CMC Chapter 8.10)
 - c. Stormwater Control Plan (CMC Chapter 8.10).
 - d. Stormwater Facilities Operation and Maintenance Plan (CMC Chapter 8.10).
 - e. Stormwater Runoff BMP Access and Maintenance Agreement (CMC Chapter 8.10).
 - f. Soils or geotechnical engineering report (2022 California Building Code Chapter 18 and Appendix J).
 - g. Engineering geology report for identified seismic and slope stability hazards (i.e. potential liquefaction) and soils hazards (i.e. potential expansive soils) (2022 California Building Code Chapter 18 and Appendix J).
 - h. Traffic impact study or analysis (CMC §10.12.010).

2. **Environmental Review.** The proposed project will be subject to the California Environmental Quality Act (CEQA). Once the project application has been deemed complete, a more in-depth review of the project's environmental effects can begin. depending on the level of environmental review, it may require contracting with a qualified environmental consultant to complete the necessary analysis and shall be funded by the applicant. Please be advised, several environmental topic areas have been identified that have a potential for being impacted by the project. These issues include aesthetics, biological resources, cultural resources, circulation and traffic, geological resources and soils, and public services, and will be studied in the CEQA analysis required for the project. Please note that as part of any environmental scoping effort, additional potential impacts may be identified that could require further study in support of the CEQA document.
3. **Biological Resources Report:** A biological resources report that evaluates the project's potential effects on sensitive biological resources is needed to assess the project's consistency with local coastal policies. See also the attached letter from California Coastal Commission staff.
4. **Lighting, Glare and Photometrics Study.** The scale of the proposed building, has the potential to emit light and glare effects over a wide area of the City and surrounding areas. Please submit a Lighting, Glare and Photometrics Study prepared a qualified consultant. The study must detail how the project will affect the area and identify mitigating actions. The report must identify and address potential impacts to residential single-family homes to the north and east, and beyond Linden Ave. to the west. It must also include the residential and commercial uses across Highway 101 to the south, the Linden Ave. downtown core, Carpinteria Beach and designated open space/nature preserves. Provide a cut sheet(s) for all exterior lighting fixtures. Provide information on the proposed window types including heat index, reflective and glare ratings. The proposed study and lighting sheets must be provided before scheduling your project for an ARB Preliminary Review meeting.
5. **Traffic Study:** As mentioned above, please provide a Traffic Study for the proposed development, prepared by a qualified traffic engineer The study should include an analysis of project-related traffic (including Level of Service analysis for area intersections), road segment volume to capacity analysis, circulation, safety/line of sight, parking, and Vehicle Miles Traveled (VMT) to inform the CEQA analysis. .
6. **Inter-Departmental Agency Group (IDAG) Review and Comments/Conditions:** The project was routed to the IDAG members on 6/9/2025 for review, comments, and conditions. To date, we have received comments from the Santa Barbara Air Pollution Control District, the Carpinteria Sanitary District, the City of Carpinteria Public Works Department, Caltrans, E.J. Harrison & Sons, and Southern CA Edison have been received. These letters are attached hereto. As other departments/agencies respond, additional information or conditions may be requested.

7. **Plan Notes/Corrections:** Please address and resolve the following errors, omissions or inconsistencies in the proposed plans:
- a. The plans must be prepared by a licensed architectural professional or engineer with current registration. (BPC §5537 and 5538).
 - b. Incorporate information regarding the proposed road and hardscape surface materials in the project description and include a new plan sheet depicting the proposed access improvements and the proposed ingress and egress areas for vehicles, pedestrians, and deliveries for both the proposed parcel and the remainder parcel.
 - c. Please revise the owner information on the cover sheet to Frontier Communications.
 - d. The submittal includes land use, zoning, and Floor Area Ratio (FAR) information from another jurisdiction. Please remove or correct all information not relevant to the land use policies and standards applicable to this application.
 - e. Please revise the net building area calculations to separate the residential living space from the net of all other areas (pool and kitchen, deck, exercise amenities and open areas, machinery, stairs, storage areas, and parking areas). Describe how private decks are being included in the net and gross calculations.
 - f. Add a note to the utility plan that the proposed building will include solar panels and will be completely electric. Revise the Utility Plan Sheet to include details regarding the locations and numbers of solar panels. Identify the locations of proposed charging stations (auto and bicycle).
 - g. The application includes incorrect flood zone, climate zone, and fire zone information on the plan set coversheet. Please provide corrected information.
 - h. The number of vehicle and bicycle parking space totals provided on the cover sheet do not add correctly and do not match the numbers depicted on the floor plan drawings for the parking levels. Please correct and resubmit.
 - i. Use distinguishable line weights to show proposed improvements. Provide a legend depicting each line and symbol and use lines and symbols consistently throughout the plan set.
 - j. Prepare photo simulations of the project in context of the land and include views from the adjacent Linden Ave. mixed use commercial and residential downtown, Carpinteria Beach, the Bluffs Open Space, and Carpinteria Marsh Recreational areas that are adjacent to the project. In addition to the photo simulations described herein, the California Coastal Commission, South Central Coast District, comments require additional photo simulation perspectives. See their attached comments for details.
 - k. The Conceptual Grading Plan (dated 6/13/2025) includes a proposed 20-foot easement along the proposed new property boundary. Please provide details about the purpose of this easement.

- l. Revise the conceptual grading plan to show the proposed perimeter sidewalk, bike path, and driveway entries for the project, including both the proposed and remainder parcels.
 - m. Revise the conceptual grading plan to remove proposed private stormwater facilities from the public right-of-way (see note 16).
 - n. The conceptual grading plan contains proposed circulation improvements that are difficult to read. Provide a traffic design plan on smaller cut sheets for better legibility depicting the proposed circulation improvements for the project. The new sheets should depict locations and elevations of proposed ingress and egress, and internal driveways for vehicles and deliveries, as well as loading and unloading zones. The Circulation Plan sheets must show proposed bicycle, pedestrian, and handicapped access, both streetside and internal to the new building and exterior to the new and the existing building. Streetside improvements for curb, gutter, curb cuts, wayfinding signs, sightline analyses, and proposed new perimeter sidewalk and bike path improvements must be shown. These plans should be integrated with the revised grading and landscaping plans (CMC §§ 10.12.010 and 14.54.050).
 - o. All floor plans must be revised to include missing or inconsistently labeled proposed unit types, including number of bedrooms and bathrooms, living rooms, kitchens, bathrooms, laundry, closets, and utility rooms. Floor plan dimensions must also be provided. Correct areas where entries arrows and windows are missing.
 - p. Buildings cannot extend over property lines. Decks and balconies need to be depicted consistently and no walls, balconies, decks or other protruding structures are to be placed across or outside of property lines or intrude into easements.
 - q. The plan cross sections need to all be labeled (see A3.01 and all referenced perspectives) and updated to incorporate the revised plan set.
 - r. The solar access lines are not drawn clear on the plan sheets and need to be labeled with arrows provided showing light directions and time of day using Pacific Standard Time-PST and Daylight Savings Time.
 - s. The digital plans must be consistent with the printed plans. The digital plans include references to the inclusion of “Penthouses,” however, these are not labeled in the printed plans. If Penthouses are a proposed housing type, please revise the application materials and plan set to include information to this effect.
8. **Project Description Inconsistency Items:** As noted above, the project description in the application does not align with the information in the plan set. Both the project description and the plan set require revisions to resolve internal inconsistencies. These inconsistencies include, but are not limited to, inconsistencies related to the following items:
- a. The proposed project density (units/acre).
 - b. The maximum building height and number of stories of the proposed building.
 - c. The number of units and the types of units shown.

- d. The net and gross building square footages on the building and lot data summary tables.
 - e. The range of rents and sale prices being proposed for the project and the economic affordability levels for all the units.
 - f. The number of parking spaces provided.
 - g. The proposed parking ratio.
 - h. The total square footage of all onsite amenities, including the swimming pool, open areas, landscaping, dining areas, kitchen, open space areas, recreation rooms, and amenities for pets.
 - i. The proposed exterior and interior vehicular circulation, vehicle turn around, pedestrian, bicycle, and handicap access, building ingress and egress, driveways, loading areas, and circulation.
 - j. The number and measurements of individual and total proposed stairwells, storage areas and elevators.
 - k. The location of utility equipment.
9. **Existing Land Use Information:** The existing onsite conditions and adjacent uses discussions in the application do not accurately portray the baseline land use condition as it exists today. Please address all inaccuracies including, but not limited to:
- a. The incorrect dimensions of the property in its current configuration, prior to approval of the proposed subdivision.
 - b. The baseline condition in the project description must correspond to the Land Title Survey (Sheet V-0, 1 of 1), as well as describe onsite conditions. Revise the application to discuss the existing site conditions and reference the Land Title Survey as the exhibit. Include a description of the existing building, driveways, number of parking spaces, equipment and storage tanks, and open space.
 - c. Please correct the items that erroneously state the site is undeveloped. The site is currently developed with the existing Frontier Communications building, parking spaces, and storage areas and landscaping. Please list these on the application in the appropriate location.
 - d. The circulation system surrounding the existing parcel is not discussed in the project setting description or on the site plans. Please include a summary of the existing adjacent roadways, including intersecting roads, dimensions and types, bike paths, sidewalks, lighting, and include the roundabout, highway entrance, and the streetside landscaping improvements installed during development of the adjacent roundabout.
 - e. It is unclear from reviewing the proposed plans how the project would affect circulation for the remainder parcel (Frontier Communications facility). Please describe and show any necessary improvements to the remainder parcel to maintain vehicular access to the site, including but not limited to, compliance with

- driveways, onsite parking, internal circulation, and emergency access requirements.
- f. Describe the direction of existing site drainage and cite the Conceptual Grading Plan.
 - g. The application provides inaccurate information about the onsite trees. Per application checklist Item 6, the existing site has a number of mature trees and specimen trees that must be assessed by a qualified arborist prior to any tree removals. Certain trees and nesting birds are protected under local and federal regulations. Please provide a report from a qualified arborist that includes recommendations for trees to be retained and removed as well as protections during construction of the project. The arborist report recommendations will inform the environmental review of the project, consistent with the requirements of the Carpinteria General Plan/Coastal Land Use Plan and CEQA. A list of qualified consulting biologists is provided as an attachment to this letter.
 - h. The search of the On-Site Hazardous Waste Substance List prepared by the State Office of Planning and Research is cited but not included in your application. Please include the Hazardous Waste Substance List with your next submittal. Please note, the On-site Hazardous Materials List must include the existing parcel and detailed information regarding the existing underground storage tank(s) at the Frontier Communications Building and permits.

C. ADVISORY INFORMATION

Based on our preliminary review of your application, we put forth the following advisory statements.

1. **Additional Studies:** Though not required as part of a complete application, additional studies will be needed as part of the environmental review process and to determine consistency with applicable State and City regulations. Based on staff's initial review of the proposed project, the following studies are anticipated to be required in order to assess the project's consistency with policies and regulations, and its potential environmental effects:
 - a. Air Quality and Greenhouse Gas Emissions
 - b. Cultural Resources, per Application Checklist Item 20.
 - c. Night Lighting Plan
 - d. Solar Shading Study
 - e. Noise Study

Additional information and studies may be requested as needed to complete environmental review of the proposed project under CEQA. (See Gov. Code, § 65944(c).)

2. Public Works: The advisory comments below are cursory in context by the Public Works Department in order to provide for information to the project applicant regarding anticipated conditions of approval by the Public Works Department. The advisory comments are not exhaustive and depends on the entitlement process. The advisory comments are not required to be addressed in the completeness review.

- a. An Engineering Permit is to be obtained from the City Engineer for the grading, onsite, and offsite improvements and other encroachment work within the City's public right-of-way and/or public property.
- b. A Transportation Permit is to be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
- c. As a component of the off-site improvements associated with the project, microsurfacing is to be applied for the entire pavement width along the frontages of Ogan Road and Via Real, respectively.
- d. All new and existing utility services are to be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles are to be installed.
- e. The project is located within one mile of U.S. Highway 101. As such, the California Department of Transportation (Caltrans) is also to be consulted with by the project. Written correspondence from Caltrans is to be submitted concerning Caltrans' review of any effect on U.S. Highway 101 (e.g. freeway on- and off-ramps, Caltrans-owned facilities, overcrossings, etc.).
- f. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
- g. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
- h. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
- i. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
- j. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.
- k. As part of the off-site improvements associated with the project, new sidewalks, curbs, and gutters shall be placed along the Ogan Road property frontage.

- l. Provide a comprehensive plan that includes all existing easements. All proposed work shall be conducted without encroaching on any designated road easements.
 - m. All proposed infrastructure, including storm drains and irrigation systems, is required to be submitted for evaluation and shall adhere to the standards established by the city engineer.
 - n. Existing street lighting shall be safeguarded throughout the construction process. Should any damage occur, repairs will be promptly conducted.
2. **Development Impact Fees:** Your project, if approved, will be subject to the payment of development impact fees. The total amount of these fees will be estimated during the processing of this application. If you feel that the project should not be subject to such fees, based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed, you may appeal to the City Council for a reduction, adjustment, or waiver of any of those fees. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted, or waived. The actual amount of the required fees shall be determined in accordance with ordinances and resolutions in effect when the fees are paid, except as may be modified by state law. Fees may not be paid prior to project approval. The fee amounts are subject to yearly adjustments.
3. **Architectural Review Board:** Once the project application is deemed complete, we will schedule the project for review by the Architectural Review Board (ARB) during application processing. At least two weeks prior to the ARB hearing date, story poles must be installed and certified. Since use of story poles is problematic due to the scale of this project, and in order to accommodate review, we are requiring visual simulations as detailed in items B.8, j and k above. Staff will ask for ARB input on massing and placement, architecture, neighborhood compatibility, landscaping, signs, fencing, and other design considerations.
4. **Anticipated Processing:** The proposed project requires review and approval of a Development Plan, Coastal Development Permit, and Parcel Map. The Planning Commission is the review authority for the Development Plan, Coastal Development Permit, and Parcel Map, subject to an appeal to the City Council. Additionally, the proposed project requires an LCPA which requires review and approval by the Planning Commission, the City Council, and the California Coastal Commission, followed by an adoption hearing by the City Council. Certification and adoption of the LCPA must be completed prior to granting of any entitlements for the proposed project.
5. **Tribal Cultural Resources Consultation:** Once the project application is deemed complete, the City will initiate the Assembly Bill (AB) 52 consultation process with local Tribal representatives for their input on any Tribal Cultural Resources that may be impacted by

the project. If the proposed project requires an LCP Amendment, it also may require tribal consultation under Senate Bill (SB) 18 (2004).

6. **Department/Agency Letters:** The following departments/agencies have submitted the attached comments and/or condition letters to date. Additional letters and conditions will be forwarded to you when we receive them.
 - California Coastal Commission, South Central Coast District, Comments Email, dated July 9, 2025
 - Carpinteria Sanitary District Comments/Conditions Letter, dated July 11, 2025
 - City of Carpinteria Public Works Department Incompleteness Letter, dated July 14, 2025
 - Santa Barbara County Air Pollution Control District, dated July 14, 2025
 - MNS Engineers (contracted City of Carpinteria Surveyor) First Review Letter, dated June 23, 2025
 - Caltrans, dated July 11, 2025
7. **SB 330 Preliminary Application Timeline:** Pursuant Government Code section 65941.1(e)(2), you must submit the specific information needed to complete the proposed project application within 90 days of receiving this letter. If you do not submit this information within the 90-day period, then your preliminary application shall expire and have no further force or effect.
8. **Builder's Remedy:** We understand from your application that you may wish to rely on the protections of the so-called Builder's Remedy. The City will continue to evaluate whether the Project complies with the requirements of Government Code Section 65941.1 and the qualifications for a Builder's Remedy project under the Housing Accountability Act (Gov. Code, § 65589.5) throughout the entitlement process. Please be advised that the Housing Accountability Act also states that "[n]othing in this section shall be construed to relieve the local agency from complying with . . . the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code)." (Gov. Code, § 65589.5(e).)

Please note that a letter that describes newly submitted materials must accompany revised and/or additional materials and/or changes made to previously submitted materials. Please provide a digital copy of all revised plans, renderings, documents, and requested reports in PDF format with your resubmittal. Additionally, as noted above in item A.2, please provided one half-sized set, two 11" x 17" sets, and two full-sized sets of plans with your resubmittal. If we do not receive the information requested above within 60 days of the date of this letter, we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we may close the case. If you have a deposit on account, we will refund any unused portion.

If we do not receive the information requested above within 60 days of the date of this letter, we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we will close the case. If you have a deposit on account, we will refund any unused portion.

Please call to set up an appointment with us when you are ready to submit this information. If you have any questions regarding this letter, please call me at (805) 755-4414 or email me at bretm@carpinteriaca.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bret K. McNulty", with a stylized flourish at the end.

Bret McNulty, Principal Planner
Community Development Department

Encl: Landscape Plan – Required Information
City of Carpinteria Story Poles Procedures
Instructions for Determining Solar Impacts
Consultant List
Application #24-2317 CDP/TPM, Incompleteness letter dated 12/12/2024
Department/Agency Letters

- City Public Works Department
- Carpinteria Sanitary District
- Carpinteria-Summerland Fire Protection District
- Santa Barbara County Air Pollution Control District
- California Coastal Commission
- E.J. Harrison & Sons
- Southern California Edison
- Caltrans District 5

Cc: Case File, #25-2358-DP/TPM/CDP/ARB
Kelley Stewart, Frontier California, Inc.
IDAG Members