

**From:** [Fearer, Sam@Coastal](mailto:Fearer, Sam@Coastal)  
**To:** [Bret McNulty](#)  
**Cc:** [Nick Bobroff](#); [Phelps, Jacqueline@Coastal](mailto:Phelps, Jacqueline@Coastal)  
**Subject:** RE: 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter  
**Date:** Wednesday, September 24, 2025 3:16:32 PM  
**Attachments:** [image002.png](#)

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**\*\*EXTERNAL EMAIL\*\***

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Hi Bret,

Thank you for your email. The message below comprises our comments on the City's recent incompleteness determination for the subject proposal:

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Dear Mr. Bobroff,

Commission staff has received the City's September 15, 2025 notice entitled "Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter", in relation to local application number 25-2358-DP/CDP/TPM/ARB, for proposed development at 5115 Ogan Road. Staff would like to reiterate concerns with the proposed project previously shared in our comments submitted to the City on July 9, 2025. Staff continues to recommend that the applicant submit all requested informational items as previously shared with the City, and would highlight the following:

Density

- It appears that the subject application includes a request to waive development standards pursuant to the Housing Accountability Act (HAA). This law contains a Coastal Act savings clause stating that nothing in the law shall be construed to relieve the local agency from complying with the Coastal Act (Gov. Code Section 65589.5(e), meaning that projects utilizing HAA should be consistent with the Certified LCP/Coastal Act. Where feasible, these laws should be harmonized.

LCP Amendments

- Where applicable, application materials should provide a list of all LCP amendments that would be required to ensure conformance of the proposed project with the certified LCP. This includes, but is not limited to, land use and zoning designations and height restrictions.

In order to evaluate the subject project's consistency with both the Coastal Act and LCP, future application materials for the subject project should address the above comments, as well as the rest of the comments Staff submitted to the City on July 9, 2025.

Thank you for your consideration of our comments. Please feel free to contact me if you have any questions.

Best,

**Sam Fearer**

Coastal Program Analyst  
California Coastal Commission | South Central Coast District  
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**From:** Bret McNulty <bretm@carpinteriaca.gov>

**Sent:** Monday, September 15, 2025 3:06 PM

**To:** John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; 'Lancel@Carpsan.com'; craigm@carpsan.com; 'LoMonaco, Mike' <m.lomonaco@csfd.net>; mfitzgerald@cusd.net; Brian@cvwd.net; vsemonsen@gmail.com; Mcroberts, Ingrid@DOT <Ingrid.Mcroberts@dot.ca.gov>; ramon.h.espinosa@sce.com; Storee.Valenzuela@sce.com; tmahoney@semprautilities.com; nand@ejharrison.com; davidh@ejharrison.com; cvandrey@mnsengineers.com; 'APCD CEQA Group <ceqagroup@sbcapcd.org>; fireprevention@csfd.net; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com; Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>; Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>

**Subject:** 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

Dear IDAG Members,

Thank you, for your review of the application materials for 5115 Ogan Road Residential Project (No. 25-2358-DP/CDP/TPM/ARB) (Project), dated June 26, 2025. The Project application proposes an 18 story, 130-unit multifamily housing development project that would be located at 5115 Ogan Road on land designated for Public Facility (PF) use in the City of Carpinteria General Plan/Coastal Land Use Plan. On July 18, 2025, the City notified the applicant that the application had been deemed incomplete. The attached letter provides an update on the status of the application and links to the incomplete letter and recent communication from the applicant disagreeing with the determination.

If you have any objections, comments, evidence, or concerns about the project or the applicant's written notice, please submit them to me at [bretm@carpinteriaca.gov](mailto:bretm@carpinteriaca.gov) by **October 3, 2025**.

Sincerely,



**Bret McNulty**

Principal Planner

City of Carpinteria

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