



March 8, 2026

5115 Ogan Road
Carpinteria, CA 93013
APN: 003-161-022

Subject: 25-2358DP/CDP/TPM/ARB

Carpinteria Group LLC.

This letter is to reiterate that the project is still deemed incomplete by the Fire District. The proposed lot split has not been approved due to unresolved fire apparatus access requirements for the existing building.

Pursuant to the California Fire Code (CFC) Section 503, fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The current proposal does not demonstrate compliant access for the existing structure following the proposed lot split.

Until the access configuration for the existing building is resolved and demonstrated to meet applicable Fire District standards and the requirements of the California Fire Code, the Fire District will consider the project incomplete and will not proceed with plan review for the Development Plan (DP), Coastal Development Permit (CDP), or Architectural Board of Review (ARB) applications.

While the applicant has indicated that the project may be processed pursuant to the Builder's Remedy provisions of state housing law (Government Code Section 65589.5), those provisions do not waive compliance with applicable fire and life-safety requirements. The Fire District retains the authority and responsibility to enforce the California Fire Code and local fire protection standards necessary to ensure adequate emergency response and firefighter safety.

The applicant must demonstrate compliant fire apparatus access for all existing and proposed structures prior to further Fire District review of this project.

Michael LoMonaco
Fire Marshal