

CITY of CARPINTERIA, CALIFORNIA



January 7, 2026

To: City Public Works Department
City Building Inspector
City Biological Resources Consultant
City Surveyor
Carpinteria Valley Water District
Carpinteria Sanitary District
Carpinteria-Summerland Fire Protection District
Carpinteria Unified School District
Santa Barbara County Air Pollution Control District
California Coastal Commission
E.J. Harrison & Sons
Southern California Edison
Southern California Gas Company
Caltrans District 5

Project: 25-2358-DP/CDP/TPM/ARB **APN:** 003-161-022
Address: 5115 Ogan Road
Carpinteria CA 93013

Applicant/ Agent	Carpinteria Group LLC 1519 E. Chapman Ave, #101 Fullerton, CA 92831 951-201-4783 Attn: Ben Eilenberg	Owner: Frontier Communications 1919 McKinney Avenue Dallas, TX 75201951-201-4783 469-913-5186 Attn: Kathy Stewart
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RE: Third Incompleteness Letter – Second Applicant Housing Accountability Act Notice / City Response Letter

Thank you, for your reviews of the three iterations of the application materials for 5115 Ogan Road Residential Project (No. 25-2358-DP/CDP/TPM/ARB) (Project) dated June 26, 2025, September 30, 2025, and November 25, 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. This letter provides an update on the status of the application and recent communication from the applicant.

On December 23, 2025, the City's Community Development Department (CDD) [notified the applicant](#) that their third application submittal had been determined to be **incomplete** pending submittal of additional information before application processing could continue. As noted in the incompleteness letter, the City will continue to evaluate whether the Project complies with the requirements of

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Government Code Section 65941.1 and the qualifications for a Builder's Remedy project under the Housing Accountability Act (HAA) (Gov. Code § 65589.5).

Pursuant to California Government Code Section 65589.5(h)(6)(E)(ii), if an applicant provides a written notice indicating a local agency's failure to cease a course of conduct undertaken for an improper purpose, allegedly in violation of California housing law, the local agency is then required to publicly post that notice on the [local agency's website](#) and provide copies to specific individuals and the county clerk.

On December 23, 2025, the applicant emailed said [notice to the City](#). As outlined in the notice, the applicant disagrees with portions of the **incompleteness** determination and invokes the noticing requirements found in Government Code Section 65589.5(h)(6)(E)(ii). The City provided a [preliminary response](#) to the applicant on January 8, 2025. 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 by **March 5, 2026**. The City will consider all submitted materials and issue a written statement as required by Government Code Section 65589.5(h)(6)(E)(ii) by **April 3, 2025**.

Please contact me if you have any questions about this letter or to provide any pertinent comments.

Sincerely,



Bret McNulty, Principal Planner
Community Development Department
(805) 755-4414 | bretm@carpinteriaca.gov

cc: Project File, 25-2358-DP/CDP/TPM/ARB