

CITY of CARPINTERIA, CALIFORNIA



June 15, 2026

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

Via email to: carpinteriagroup@gmail.com

RE: 5115 Ogan Road Residential Project ("Project"): Government Code Section 65589.5(h)(6)(D) Determination in Response to December 23, 2026 Notice ("Notice")

Dear Mr. Eilenberg:

The City received your December 23, 2025 email ("Notice") in which you invoked Government Code Section 65589.5(h)(6)(D) alleging that the Carpinteria Group LLC ("Applicant") is not required to, and will not, submit any of the following: (1) Local Coastal Plan Amendment Application, (2) Tentative Parcel Map Application, (3) Utility Plan, (4) Water and Sewer Service Information, (5) Information regarding existing and necessary easements, and (4) a Coastal Development Permit application.

Pursuant to your invocation of Government Code Section 65589.5(h)(6)(D), staff posted the Notice on the City website, circulated to interested parties, and has considered all comments received regarding the City's course of conduct during the 60-day comment period ("Comment Period"). The comments received during this Comment Period are attached to this letter as Attachment 1. As part of the litigation related to this project, the City tolled its obligation to issue a written statement as required by Government Code Section 65589.5(h)(6)(E)(iii)-(iv) until June 15, 2026.

While the Notice fails to detail or even allege how these requests constitute "a course of conduct undertaken for an improper purpose" as is required by Government Code Section 65589.5(h)(6)(D), the City provides the below findings detailing the objective basis for why the requested information is necessary and provides instructions on what the Applicant must submit so that the City can determine whether the application is consistent, in compliance, and in conformity with applicable plans, programs, policies, ordinances, standards, requirements, and other similar provisions.

Local Coastal Plan Amendment: Pursuant to the City of Carpinteria Local Coastal Plan/General Plan and Municipal Code, Title 14, Zoning, Multifamily Residential Use, which the Project proposes,

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51812093.4

is not allowed in the PF Public Facility Land Use Designation or the UT Public Utility Zone District applicable to the Project site without approval of a Local Coastal Plan Amendment to comply with the relevant Coastal Land Use Plan policies and Local Coastal Plan zoning provisions. The California Coastal Act (Pub. Res. Code, § 30000 et seq.) provides clearly that a coastal development permit may only be issued within the Coastal Zone if the proposed development is in conformity with the certified Local Coastal Plan (“LCP”).¹

In the email from the California Coastal Commission staff dated December 15, 2025 attached to the City’s 3rd Incomplete Letter dated December 23, 2025 (“Coastal December Correspondence”), the Coastal Commission provides that a Local Coastal Plan Amendment is required to ensure conformance of the proposed Project with the LCP including, but not limited to, conformance with land use and zoning designations and height restrictions. Additionally, during the Comment Period on March 5, 2026, Coastal Commission submitted additional correspondence (“Coastal March Correspondence”) reiterating that to the extent the Project does not comply with land use, zoning and height restrictions, which the Project does not currently comply with, an LCP Amendment will be required to ensure conformance (see attached).²

In the Notice, you appear to reassert that the application is deemed consistent with applicable plans, programs and standards and therefore a Local Coastal Plan Amendment is not required. However, again, the LCP embodies state policy and thus the inconsistencies with the LCP cannot be cured by reliance on the HAA.³ **This is made clear in the Housing Accountability Act itself, which provides that it may not be relied upon to violate the California Coastal Act. The Housing Accountability Act states clearly 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 3000) of the Public Resources Code).”⁴**

Accordingly, because the proposed Project is inconsistent with the City’s certified LCP, the application must be revised to include a request for an LCP Amendment and resubmitted for the City to process the application consistent with the California Coastal Act.

¹ Pub. Res. Code, § 30604(b).

² The Coastal March Correspondence also details that Coastal Commission staff shared similar comments to the City on October 15, 2025, July 9, 2025, September 24, 2025, and December 15, 2025.

³ See *New Commune DTLA LLC vs. City of Redondo Beach et al*, Los Angeles Sup. Ct. No. 23STCP00426, at 22 (holding that a builder’s remedy project located in the coastal zone that proposed residential uses inconsistent with the LCP was properly found to be incomplete given the applicant failed to include an application for an Local Coastal Program Amendment) (“The [Applicant] cannot ignore the City’s certified LCP under the auspices of HAA’s builders remedy.”); *Charles A. Pratt Construction Co., Inc. v. California Coastal Com.* (2008) 162 Cal.App.4th 1068, 1075, as modified on denial of reh’g (June 9, 2008) (“[T]he LCP and the development permits issued by local agencies pursuant to the Coastal Act are not solely a matter of local law, but embody state policy.”)

⁴ Gov. Code, § 65589.5(e); see *Kalnel Gardens, LLC v. City of Los Angeles* (2016) 3 Cal.App.5th 927, 944, fn. 9 (“Because the HAA similarly provides that it shall not be construed to relieve local agencies from complying with the Coastal Act (§ 65589.5, subd. (e)), if we were to reach that issue, we would likely conclude that it too was subordinate to the Coastal Act.”)

In your Notice, you also contend that the application does not require a Local Coastal Plan Amendment and associated application deposit because these are not included in the City's Submittal Checklist. This is incorrect. The first page of the Submittal Checklist requires that an application be submitted with all questions "fully and honestly answered"—including the portion of the application asking whether an LCP Amendment is requested. The Submittal Checklist also expressly requires an "Application deposit" which, per the City's Master Fee Schedule, includes a separate deposit for each required approval in accordance with Government Code section 66014. In fact, the application explicitly provides that submittal of an initial deposit "is a condition precedent to a determination of application completeness."

The Notice does not include any allegation that the request for an LCP Amendment and deposit is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D). Furthermore, the City's request serves an important and legitimate purpose. As stated by the Coastal Commission, a Local Coastal Plan Amendment is required to ensure conformance of the proposed Project with the Coastal Act. Relatedly, an application deposit is required to allow the City to process the request and evaluate the Project's consistency with the LCP.

Tentative Parcel Map: In your Notice, you contend that the City may not request a Tentative Parcel Map and deposit or, alternatively, documentation from the TPM applicant authorizing Carpinteria Group LLC to serve as the subdivision applicant. Again, the Notice does not include any allegation that this request is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D).

You appear to argue that a Tentative Parcel Map is not required because it is not included in the Submittal Checklist. Again, this is incorrect. The first page of the Submittal Checklist requires that an application be submitted with all questions "fully and honestly answered"—including the portion of the application asking whether a Parcel Map is requested. The Submittal Checklist also expressly requires an "Application deposit" which, per the City's Master Fee Schedule, includes a separate deposit for each required approval in accordance with Government Code section 66014.

The application currently includes information for a parcel that has yet to be created. Accordingly, a Parcel Map is required to adequately evaluate the application information including the site area, dimensions, existing uses, etc. in accordance with the Subdivision Map Act (Gov. Code, § 66410 et seq.). Further, the application deposit is required to allow the City to review and evaluate the proposed subdivision.

The Notice does not include any allegation that the request for this information is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D). Furthermore, the City's request serves an important and legitimate purpose as it is required to comply with the Subdivision Map Act, evaluate the proposed Project's consistency with objective standards and to evaluate potential impacts under the California Environmental Quality Act ("CEQA").

Utility Plan: In your Notice, you assert that the City's requests for information related to the Project's utilities fall outside of the scope of the submittal checklist's requirement for a "Utility Plan." Again, the Notice does not allege that this request is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D).

In any case, the requested information is objectively necessary for reviewing the Project's utility requirements (required in Section B of the Submittal Checklist) as well as determining the scope of the complete project description (which is required in Section A of the Submittal checklist). In other words, the placement of utility installations or required sewer upgrades are components of a complete project description and thus the requested information is necessary for the City's review of the Project and to determine whether the Project is consistent with policies and standards related to utilities. Additionally, application items D16, 17 and 19 require a discussion of any substantial change in the demand for public services. As stated in the City's Incomplete Letter and the Carpinteria Municipal Code (CMC), this includes, but is not limited to, a complete utility plan identifying utility meters, utility equipment, solar locations, locations of charging stations and equipment box locations, and information related to the Project's potential impact on municipal services including the feasibility of the establishment of utilities, services, and facilities including water, sewage disposal, fire protection, police protection, schools, transportation, a statement of energy and water conservation measures and/or devices incorporated into the construction and occupancy phases of development, and a demonstration of adequate water and sewer utilities.⁵ Furthermore, in reviewing the project application, the Carpinteria Valley Water District provided written comments stating that "[a] completed Intent to Serve Application will be required" and that the application must include a water utility plan set and demand calculations for residential, irrigation, and fire flows. (See Attachment 1).

CMC Section 14.68.030 requires a comprehensive review of a development to assess potential impacts of the proposed development on existing services and surrounding uses and to ensure that new development is appropriately and safely sited and designed. In addition to requiring the above information to aid in the City's review, it is also required for the City to evaluate the Project's potential environmental impacts pursuant to the CEQA.⁶ For instance, when the City prepares an initial study for the Project pursuant to CEQA, it must evaluate the Project's potential utility and service system impacts, noise impacts, public service impacts, and energy impacts. The City cannot evaluate these impacts without a stable description of the above-described Utility Plan.

Accordingly, per the Submittal Checklist, the application must be revised and resubmitted to include a Utility Plan, which identifies locations of all utility meters and equipment, location of electrical and gas line equipment including solar panel locations, charging stations and equipment box locations.

The Notice does not include any allegation that the request for this information is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D). Furthermore, the City's request serves an important and legitimate purpose as it is required to evaluate the proposed Project's consistency with objective standards and to evaluate potential impacts under CEQA.

⁵ CMC, § 14.68.030.

⁶ Gov. Code, § 65589.5(e) ("Neither shall anything in this section be construed to relieve the local agency from . . . complying with the California Environmental Quality Act.").

Easements: In the Notice, you assert that the City’s requests for easement locations and information is not included in the submittal checklist. This is incorrect. As you note, the application specifically requests a complete description of any restrictions affecting the property, including easements (Section B(5)). The Submittal Checklist also specifically requires that all questions in the application be “fully and honestly answered.” Further, CMC Sections 14.68.030(1)(o) and 16.12.140(F) require a development plan and tentative map (if proposed/included in the application), respectively, to include the location of proposed easements or dedications, as well as the width, nature and status of all existing and proposed easements, reservations, and rights-of-way, whether or not of record, to which the property within the subdivision is or will be subject, and where of record, each shall be clearly identified by reference to the accompanying preliminary report of title. Accordingly, your application must be revised to include the requested information and resubmitted.

The Notice does not include any allegation that the request for this information is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D). Furthermore, the City’s request serves an important and legitimate purpose as it is required to evaluate the proposed Project’s consistency with objective standards and to evaluate potential impacts under CEQA.

Stormwater Management: In the Notice, you contend that the Project only requires a Tier 3 Storm Water Management Program because it creates 21,900 square feet (sf) of new impervious surface area, which is below the 22,500-sf threshold. However, as stated in Item 7 of the Application Submittal Checklist, projects that “create **or replace** 22,500 square feet or more of **impervious surface**” are classified as Tier 4 by the City. Pursuant to your Application materials, the Project will create 21,900 sf of impervious surface area and will replace 2,530 sf of impervious surface area. Therefore, the Project will create or replace a total of 24,430 sf and, therefore, a Tier 4 Storm Water Management Program is required. Further, your contention in the Notice regarding the County of Santa Barbara’s definition of “Net Impervious Surface” is irrelevant as that term is not used in the County’s threshold for Tier 4 Stormwater Management Programs (which is based on square feet of impervious surface created or replaced). Accordingly, please provide the required plans, checklists, and documentation for a Tier 4 Storm Water Management Program.

The Notice does not include any allegation that the request for this information is made for any improper purpose, as is required under Government Code Section 65589.5(h)(6)(D). Furthermore, the City’s request serves an important and legitimate purpose as it is required to evaluate the proposed Project’s consistency with objective standards and to evaluate potential impacts under CEQA.

Coastal Development Permit: In the Notice, you ask whether the local Coastal Development Permit will be processed solely through the City rather than through the California Coastal Commission. While the Project is not located within the Coastal Appeals Jurisdiction, a LCP Amendment is required for this Project (see above discussion) and therefore Coastal Commission approval will be required for the Project.⁷

⁷ Pub. Res. Code, § 30512(c).

Finally, for more information regarding resubmittal requirements, please refer to the City's December 23, 2025 Incompleteness Letter which is incorporated herein by reference.

Thank you for your attention to this matter. 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 that reads "Bret K. McNulty". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Bret McNulty, Principal Planner
Community Development Department

Cc: Case File, #25-2358-DP/TPM/CDP/ARB

ATTACHMENT 1

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

From: Fearer, Sam@Coastal
To: [Bret McNulty](#)
Cc: [Mindy Fogg](#); [Nick Bobroff](#); [Megan Musolf](#); Phelps, Jacqueline@Coastal
Subject: RE: 65589.5.h Notice IDAG Request -18-Story Building 5115 Ogan Road
Date: Thursday, March 5, 2026 7:56:52 AM
Attachments: [image006.png](#)
[image008.png](#)

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Bret,

Thank you for your email. The message below comprises our comments on the subject proposal:

Dear Mr. Bobroff,

Commission staff has received the February 19, 2026 IDAG request for objections, comments, evidence, or concerns about the project and the applicant's December 23, 2025 written notice to the City. We appreciate this opportunity to provide comments for your consideration. The subject project would require a Development Plan (DP), Coastal Development Permit (CDP), and a Vesting Tentative Parcel Map (TPM) for a proposed lot split and the construction of a new 130-unit housing development located at 5115 Ogan Road.

The applicant's December 23, 2025 written notice to the City invokes Government Code Section 65589.5(h), but does not provide additional information regarding the proposed project. In order to evaluate the subject project's consistency with both the Coastal Act and LCP, additional application materials are needed. Staff would like to reiterate concerns with the proposed project previously shared in our comments submitted to the City on 10/15/2025, 7/9/2025, 9/24/2025, and 12/15/2025. Staff continues to recommend that the applicant submit all requested informational items as previously shared with the City, including 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.

Height, Visual Resources, and Community Character

- The LCP and Coastal Act require that the scenic and visual qualities of coastal areas are protected and that permitted development is compatible with the character of surrounding areas. In order to determine consistency of the subject project, the following materials should be included within the application materials:
 - A visual analysis with photosimulations of the proposed development from multiple locations and perspectives. The analysis should clearly describe and depict all proposed impacts to protected long-range views (e.g. mountain, foothill, ocean, horizon) and short-range views (e.g. natural open space, beach, windrows, native grass lands, coastal scrub, coastal bluffs).
 - An alternatives analysis assessing potential visual impacts (nighttime lighting, daytime glare) of proposed building construction (majority glass exterior) compared to alternative construction.

Hazards

- The Coastal Act requires that new development minimize adverse impacts, including through the assurance of structural stability and minimization of risks to life and property. Application materials should include a final geotechnical survey, foundation plans, confirmation of Fire Department review and approval, and a description of proposed evacuation and emergency response plans for the proposed project.

Traffic, Parking, and Circulation

- Application materials should include traffic and parking studies for the proposed project, analyzing impacts of the proposed development upon local traffic patterns, circulation, and street parking availability.
- Application materials should also provide reference to the specific legal code utilized to justify the proposed reduced parking standards.

Biological Surveys

- Application materials should provide current and comprehensive biological surveys for the subject parcels. Surveys should include mapping and description of ESHA, streams, wetland, sensitive species, native communities, raptors, nesting birds, or monarch butterflies. Surveys should analyze impacts of proposed development (grading, construction, noise, light) upon biological resources, including an analysis of potential impacts of the proposed building construction (majority glass exterior) upon avian populations. Furthermore, the survey should identify any areas where the proposed development would encroach within ESHA or ESHA buffer areas and include an analysis of ESHA that may have historically existed on the project site.

Grading and Stormwater Management

- Application materials should provide complete stormwater management and grading plans for the proposed project that include all proposed pre- and post-construction best management practices (BMPs) for the protection of water quality.

Archaeological Surveys

- Application materials should provide current and comprehensive archaeological surveys for the subject parcels. Surveys should analyze impacts of proposed grading upon such resources.

Thank you for your consideration of our comments. We look forward to reviewing this project in whole, upon receipt of a final project application. Please feel free to contact me if you have any questions.

Best,

Sam Fearer

Coastal Program Analyst

California Coastal Commission | South Central Coast District

[89 South California Street, Ventura, CA 93001](https://www.coastal.ca.gov/89-South-California-Street-Ventura-CA-93001)

sam.fearer@coastal.ca.gov | (805) 585-1800



From: Bret McNulty <bretm@carpinteriaca.gov>

Sent: Monday, March 2, 2026 2:19 PM

To: Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>; Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>

Cc: Mindy Fogg <mindyf@carpinteriaca.gov>; nickb@carpinteriaca.gov; Megan Musolf <MeganM@carpinteriaca.gov>

Subject: RE: 65589.5.h Notice IDAG Request -18-Story Building 5115 Ogan Road

Hi Sam,

Just reminder the comment window for the 65589.5 (h) notice for the 18-Story Ogan project ends on March 9. Please submit your updated comment letter by that date.

Please feel free to reach out to me if you need anything.

Thank you,

Bret McNulty

Principal Planner

O: (805) 755-4414



5775 Carpinteria Ave, Carpinteria, 93013



From: Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>
Sent: Thursday, February 19, 2026 10:23 AM
To: Bret McNulty <bretm@carpinteriaca.gov>; Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>
Cc: Mindy Fogg <mindyf@carpinteriaca.gov>; Nick Bobroff <nickb@carpinteriaca.gov>; Megan Musolf <MeganM@carpinteriaca.gov>
Subject: RE: 65589.5.h Notice IDAG Request -18-Story Building 5115 Ogan Road

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Thank you, Bret. We will provide an updated comment letter.

Sam Fearer

Coastal Program Analyst
California Coastal Commission | South Central Coast District
89 South California Street, Ventura, CA 93001
sam.fearer@coastal.ca.gov | (805) 585-1800



From: Bret McNulty <bretm@carpinteriaca.gov>
Sent: Thursday, February 19, 2026 9:58 AM
To: Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>; Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>
Cc: Mindy Fogg <mindyf@carpinteriaca.gov>; nickb@carpinteriaca.gov; Megan Musolf

<MeganM@carpinteriaca.gov>

Subject: 65589.5.h Notice IDAG Request -18-Story Building 5115 Ogan Road

Hi Sam,

Attached is the most recent IDAG request and applicant invocation of GC section 65589.5(h) Notice.

Please provide your comments by March 9, 2026.

I included your previous comments for reference.

Please feel free to reach out to me if you have any questions.

Thank you,

Bret McNulty

Principal Planner

O: (805) 755-4414



CITY OF
CARPINTERIA
COMMUNITY DEVELOPMENT

5775 Carpinteria Ave, Carpinteria, 93013





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

From: [Spencer Seale](#)
To: [Bret McNulty](#)
Cc: [Brian King](#); [Mindy Fogg](#)
Subject: RE: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter
Date: Thursday, February 19, 2026 12:00:22 PM
Attachments: [image001.png](#)

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Hey Bret,

This message is to express that the District has still not received an Intent to Serve application for the proposed development at 5115 Ogan. We have only issued an intent to serve letter for their lot line adjustment, which has no impact on the water system.

Thank you,



Spencer Seale, P.E.
Associate Engineer
Carpinteria Valley Water District
1301 Santa Ynez Ave.
Carpinteria, CA 93013
(805) 331-0087

From: Spencer Seale
Sent: Thursday, December 11, 2025 9:37 AM
To: 'Bret McNulty' <bretm@carpinteriaca.gov>
Cc: Brian King <Brian@cvwd.net>; Mindy Fogg <mindyf@carpinteriaca.gov>
Subject: RE: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

Hey Bret,

Just to be clear, the District has NOT issued an intent to serve letter for the tower project. In fact, they have not even submitted an application with us.

We issued a letter for their lot line adjustment, which has no impact on the water system.

Thanks,



Spencer Seale, P.E.
Associate Engineer
Carpinteria Valley Water District
1301 Santa Ynez Ave.
Carpinteria, CA 93013
(805) 331-0087

From: Bret McNulty <bretm@carpinteriaca.gov>
Sent: Wednesday, October 22, 2025 8:30 AM
To: Spencer Seale <spencer@cvwd.net>
Cc: Brian King <Brian@cvwd.net>; Mindy Fogg <mindyf@carpinteriaca.gov>
Subject: RE: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

Hi Spencer,

We received your review. We will forward your comments to the applicant.
Let me know if you need additional information.

Thank you,



Bret McNulty
Principal Planner | Community Development Department
City of Carpinteria
5775 Carpinteria Ave, Carpinteria, CA 93013
Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Spencer Seale <spencer@cvwd.net>
Sent: Tuesday, October 21, 2025 2:46 PM
To: Bret McNulty <bretm@carpinteriaca.gov>
Cc: Brian King <Brian@cvwd.net>
Subject: RE: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

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Hi Bret,

Brian and I reviewed the 5115 Ogan project application and supporting materials. We appreciate you sending these over for our review. After going through the submittal, the District has the following comments:

- A completed **Intent to Serve Application** will be required. The application should include:
 - Water utility plan set
 - Demand calculations for residential, irrigation, and fire flows

These materials are essential for the District to fully evaluate the project's water service needs and confirm system capacity and connection requirements. Having the complete package allows us to provide more accurate and helpful feedback.

Please don't hesitate to reach out if you'd like to discuss any of the requirements or need clarification on what to include. We're happy to coordinate as needed to keep things moving smoothly.

Thank you,



Spencer Seale, P.E.
Associate Engineer
Carpinteria Valley Water District
1301 Santa Ynez Ave.
Carpinteria, CA 93013
(805) 331-0087

From: Brian King <Brian@cvwd.net>
Sent: Tuesday, September 16, 2025 2:44 PM
To: Spencer Seale <spencer@cvwd.net>
Subject: FW: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

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 King <Brian@cvwd.net>; vsemons@gmail.com; ingrid.mcroberts@dot.ca.gov; ramon.h.espinoza@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; Jacqueline.Phelps@coastal.ca.gov; Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>

Subject: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

Caution: This email originated from outside of CVWD. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 by **October 3, 2025**.

Sincerely,



Bret McNulty
Principal Planner
City of Carpinteria
5775 Carpinteria Ave, Carpinteria, CA 93013
Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: [Bret McNulty](#)
To: [Bret McNulty](#)
Subject: Public Comments, 18 Story-130 Unit Residential Project (#25-2358, 5115 Ogan Road).
Date: Monday, March 9, 2026 6:49:52 PM
Attachments: [image001.png](#)

Dear community members,

We received your comments on the proposed 18-story, 130 multi-unit residential project by Carpinteria Group LLC, applicant, and Frontier Communications/Verizon, owner (Project #25-2358, 5115 Ogan Road).

Your contact information has been added to the list of parties to be contacted regarding future updates or meetings related to this project. If you do not want to be notified about this project in the future, please respond to this email and your name will be removed from the list.

Your participation in this process is greatly appreciated.

Respectfully,

Bret McNulty

Principal Planner
O: (805) 755-4414



CITY OF
CARPINTERIA
COMMUNITY DEVELOPMENT

5775 Carpinteria Ave, Carpinteria, 93013



From: [Patrick Gordon](#)
To: [Bret McNulty](#)
Subject: 18 story atrocity
Date: Thursday, February 5, 2026 2:44:41 PM

****EXTERNAL EMAIL****

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Hi Bret,

I am writing to voice my concern about the 18 story building being proposed on Ogan Road. Not only would this be (by leaps and bounds) the tallest building in Carpinteria, it would also be the tallest in the county and would be an absolute eye sore for miles around. It would also set a new precedent for outside developers to come to our small town and exploit it for their personal gains.

That intersection is not equipped to handle the traffic this building would create, and the surrounding neighborhoods would suffer.

Unfortunately I think they are proposing 18 stories so that if the city caves and they get 10 it seems like some sort of “win”, but unless it is 2 stories or less it will be a colossal loss for the city and Carpinterians going forward.

Please do not let this atrocity deface our town, and please let us know what we can do to help fight this.

Thank you,
Patrick

Patrick Gordon / 805 722-0775
Gordon Doors & Windows
www.GordonFineDoors.com

From: [Jim Taylor](#)
To: [Bret McNulty](#)
Subject: Re: 5115 Ogan Road
Date: Friday, February 6, 2026 9:45:19 AM

****EXTERNAL EMAIL****

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Bret,

Nevermind- I did finally find it, by googling, though why it isn't on the Hot Topics page is a little odd. It also seems to me that rather than looking for new proposed projects under Community Development > Projects Proposed (for example), one must navigate through Housing first, seems a little circuitous, just IMHO. What if the project I am looking for is not housing?

On Feb 6, 2026, at 9:28 AM, Jim Taylor <jim@carpedata.com> wrote:

For the life of me I cannot find this on your web site.

Project application materials, prior Incompleteness Letters, the applicant's notice and related correspondence are available for public review on the city's project webpage.

--

Jim Taylor
jim@carpedata.com

5563 Calle Ocho
Carpinteria CA 93013

408-666-7356

From: [A.K](#)
To: [Bret McNulty](#)
Subject: 5115 ogan rd housing development
Date: Thursday, February 5, 2026 8:11:07 AM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

A comment concerning the 5115 housing development proposal. I see that it says comments are wanted regarding this development so I would like to say that the builder should be ashamed of themselves trying to come into Carpinteria and take advantage of our town through CA laws that we can't do anything about. A concern would be safety issue with an evacuation for a fire or natural disaster all the traffic from that building would go straight onto the freeway right there and would stop the north bound lanes; and anyone evacuating on side roads would effectively block those roads also.

Another concern would be the infrastructure needed to support an 18 story building, Carpinteria simply does not have the water nor the funding to upkeep the roads with the additional traffic. The height of the building is atrocious and sets a dangerous precedent for our community. Also we should not rezone this site for such a thing to even give way to take place.

So whatever environmental and arb rules they would break we need to throw at them to shut this down. I know I am not alone in thinking this is ridiculous and hopefully the builder will give up through all resubmittals needed the and give the message to others wanting to take advantage of Carpinteria.

As a 4th generation Carpinterian and local business owner I am so so sad to see this happening to our town.

- Andria Kester

From: [Elena De Meyer](#)
To: [Bret McNulty](#)
Subject: Carpinteria proposed 18-story building application
Date: Thursday, February 5, 2026 3:28:39 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Good afternoon Mr. McNulty. My family and I made Carpinteria our home specifically because of the unique small-town feel, the rural area and community. We are here to get away from the big city culture.

Putting such a building here is completely out of our town's character and would open it up to many other applications to follow. Our town is unique in its landscape and should not start to look like Monaco or Hong Kong or Orange County. Just as preserving outdoor space is important, so is maintaining the city of Carpinteria's culture and heritage. This is NOT a high-density landscape.

Please, help us keep the unique character of our town. We don't need the added traffic, crime, fire danger and pollution to this rural town. There are more appropriate and creative options to address low-income housing.

The updated train schedule and freeway will already facilitate the many out of town residents working here.

The suggestion of putting an 18-story structure here is offensive. The applicant clearly does not live here, nor understands the residents' lifestyles and our respect for the local nature. Has the applicant done research into our ways? I can only conclude they are interested in pillaging the town for profit. No local agency should support that nor unintentionally welcome future other attempts.

Would you approve a high-rise building in the middle of Yosemite? They need to house workers there too.

Please, don't set a precedent for something that is irreversible and will harm our City and our residents.

Respectfully submitted,

Elena De Meyer
Carpinteria resident and avocado grower
E-mail: demeyer805@gmail.com

From: [Elizabeth Perlin](#)
To: [Bret McNulty](#)
Subject: Please — no!
Date: Thursday, February 5, 2026 12:33:48 PM

****EXTERNAL EMAIL****

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If built as proposed,
Eilenberg's project at
5115 Ogan Road would
provide 130 units of rental
housing — 20 percent of
which would be

**Carpinteria Threatened by an 18-Story
Housing Project**

independent.com



It's hard to believe the city would even consider this monstrosity!

Regards,
Elizabeth Perlin
895. 895 3249

Sent from my iPhone.

I would like to express ^{2/5/26} my
objection to the project proposed
on S115 Ogan Rd in Carpinteria.
It is completely out of character
to what our town is and stands
for.

Elise W. Wainwright

From: [Gail Herson](#)
To: [Bret McNulty](#)
Subject: No to 18 story building on Ogan
Date: Thursday, February 5, 2026 4:22:07 PM

EXTERNAL EMAIL

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Dear Mr. McNulty,

As a Carpinteria resident, I strongly object to the proposed 18 story building on Ogan Rd. I drive Ogan Road to the 101 north entrance almost every day. That circle is already often overly busy and I have been witness to several near accidents there. I cannot imagine how terrible that freeway entrance will be with additional 130 families living there. Obviously this proposed building is ridiculously out of scale with the single family neighborhood, and will overtax public services. The builders' remedy projects are ruining California neighborhoods and this one will destroy our lovely town.

Respectfully,
Gail Herson
Carpinteria, CA

From: [Gayle Savv](#)
To: [Bret McNulty](#)
Subject: No 18 story building please
Date: Thursday, February 5, 2026 10:55:45 AM

EXTERNAL EMAIL

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

No no no. 3 story max like the whole city. I might move. Traffic would be terrible and crime will rise. Please vote no

Sent from iPhone

From: [Gayle Savv](#)
To: [Bret McNulty](#)
Subject: No big buildings
Date: Thursday, February 5, 2026 9:08:24 PM

EXTERNAL EMAIL

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What happens in a fire.
Sent from iPhone

From: [Jackie Williams](#)
To: [Bret McNulty](#)
Subject: 5115 Ogen RD Residential Project
Date: Thursday, February 5, 2026 12:07:27 PM

****EXTERNAL EMAIL****

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Atten: Bret McNulty:

I am very much against this project as it does not fit in this single family residence area. Also I do not know of any 18-story housing projects or Business buildings in Carpinteria. Traffic is already heavy in this area as many residents still work. Why can't they build single family homes as they did across the road from this address I can not believe the the City Counsel would ok this project.

Sincerely,
Jacqueline Williams
5314 Star Pine Rd
Carpinteria

From: [Jessica Kolbe](#)
To: [Bret McNulty](#)
Subject: Concern for 18 story housing project
Date: Thursday, February 5, 2026 1:14:22 PM

EXTERNAL EMAIL

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Dear Bret,

>

> I am opposed to an 18 Story housing project on Ogan Road.

> It is completely out of character for our little beach town. There are no skyscrapers anywhere near here. I cannot even imagine being at the beach and looking towards our beautiful mountains and seeing this building that would stand out like a sore thumb. It's hard to believe that anyone would even make a proposal as outrageous as this one.

> Thank you, Jessica

>

> Jessica Kolbe

> Qigong, Tai Chi and Meditation

> Classes, Workshops, Corporate, Travel, Retreats, Certifications Trainings and Private Healing Sessions

> 805-705-3426

> Jessica@JessicaTaiChi.com

> www.QigongSB.com

>

From: [Lisa Price](#)
To: [Bret McNulty](#)
Subject: Proposed 18 story building
Date: Thursday, February 5, 2026 9:29:10 AM

EXTERNAL EMAIL

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Good morning Mr. McNulty,

First of all thank you for requesting public input. I think the entire Carpinteria community thought this was a joke when we first got wind of this project. When the tallest building I can think of in the city is 3 stories tall and all of a sudden they want an 18 story building? It is completely and utterly out of character.

I understand the need for more affordable housing. I appreciate the ease of which homeowners can add ADUs. But putting a building suitable for downtown LA or NY in our quaint beach town is not the answer.

Respectfully,
Lisa Price
Carpinteria,CA

From: [meganne forbes](mailto:meganne_forbes)
To: [Bret McNulty](mailto:Bret_McNulty)
Date: Thursday, February 5, 2026 1:36:54 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

To McNulty...

This is absurd....18 stories high? There is no way in hell that we will approve this kind of structure. Please consider that Carpinteria is a beach town, not a metropolis.

Meganne Forbes
1363 Vallecito Road
Carpinteria, CA 93013



Meganne Forbes

Visionary Artist

805-450-7890

<http://www.meganneforbes.com/>

Video of my art

<http://youtu.be/9fepikhTEJ8>

Dear Mr Mc Nutty:

2/5/

I am vehemently
opposed to the 18 story
130 unit monstrosity
proposed for 5115 Ogden Rd.

It is completely out of
character for Carpinteria.

Sincerely

Mike Wineguth
5330 Star Pine Rd

Carpinteria

whizzer002001@yahoo

From: [Ashley DeVan](#)
To: [Bret McNulty](#)
Subject: Public Comment on Proposed 18-Story Development at 5115 Ogan Road
Date: Friday, February 6, 2026 2:29:43 PM
Attachments: [Illustration showing approximate height.png](#)

****EXTERNAL EMAIL****

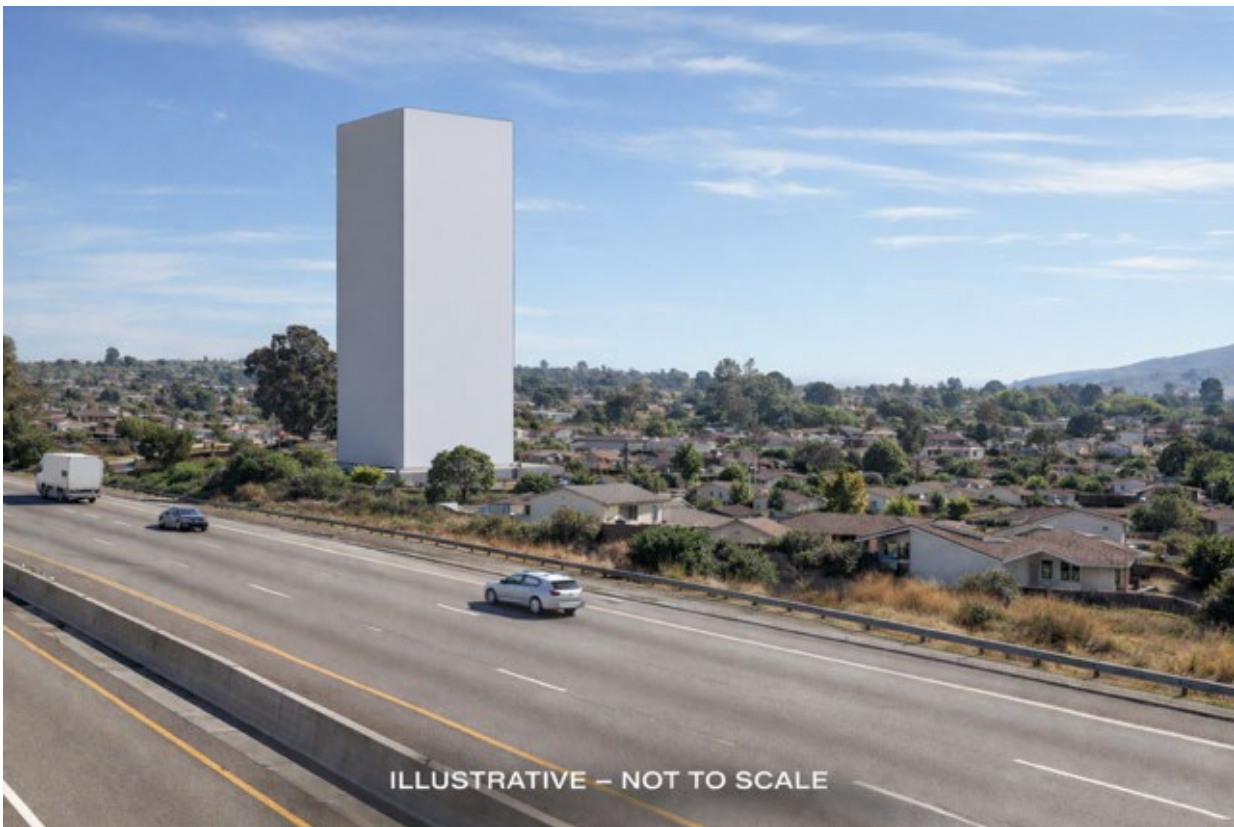
CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

I am submitting this comment to express strong opposition to the proposed 18-story project at 5115 Ogan Road.

Looking at the site in context makes the problem immediately clear. This parcel sits between established single-family neighborhoods, a school campus, and U.S. 101. Everything surrounding it is one to two stories. Even the nearby commercial and civic buildings are modest in height. An 18-story structure here would not blend, transition, or relate — it would **dominate**. It would tower over homes, cast long shadows across neighborhoods, and visually overwhelm a town that has deliberately chosen a human-scaled form.

Builder’s Remedy does not give unlimited permission to ignore the City’s adopted plan. State housing law does not erase the Coastal Land Use Plan or General Plan, nor does it authorize projects that disregard objective standards, health and safety considerations, or the City’s core planning principles. The CLUP/GP remains the legally adopted expression of what development in Carpinteria should look like. Using Builder’s Remedy to justify an 18-story tower is not compliance — it is exploitation.

The General Plan is explicit about scale — and cautious even at three stories. The CLUP/GP repeatedly reinforces a one- to two-story residential scale and urges extreme care even at three stories. The Plan explicitly warns that buildings at that height must be designed to avoid “walling off” the town or the beach. If three stories require that level of caution, it is impossible to reconcile an 18-story structure with the Plan’s intent. This proposal is not a close call or a gray area — it is a complete departure.



It's the planning equivalent of parking a cruise ship in the Carpinteria Salt Marsh.

The project exceeds land-use intensity limits by an order of magnitude.

Medium-density residential zones cap density at 25 dwelling units per acre. Development intensity is carefully regulated through FAR, zoning standards, and building height to protect compatibility and livability. An 18-story building signals an intensity far beyond what these tools are designed to accommodate. This is not thoughtful redevelopment — it is vertical shock.

It is also worth stating plainly: **not even Santa Barbara**, a much larger and more urban city, would permit an 18-story residential tower under its planning framework. If Santa Barbara would not allow this scale, it raises the obvious question of why Carpinteria — a town whose General Plan explicitly prioritizes small-scale character — should.

I appreciate that the City must allow applications to be submitted and considered. That is part of a fair process. But at some point, a proposal is so far beyond what is feasible, compatible, or consistent with adopted policy that denial is not just appropriate — it is necessary to preserve the integrity of the planning process itself.

Scale matters. This proposal doesn't stretch the rules — it ignores the ruler entirely. This isn't opposition to housing. It's opposition to abandoning the plan that governs where and how housing is built.

Respectfully,

Ashley DeVan, Proud Carpinteria Resident

From: [Ariona Bekendam](#)
To: [Bret McNulty](#)
Subject: Proposed Development
Date: Saturday, February 7, 2026 8:24:25 AM

EXTERNAL EMAIL

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hello,

I am writing in response to the proposed development on 5115 Ogan Rd. I live on Vallecito Pl, very close to this site, and feel the proposed building would be completely out of place for the area and for our town. I do not feel like it would be a reasonable or safe location for such a large scale building. I walk past that area often with my children and I feel the increased vehicle and human traffic resulting would make me feel unsafe in our quaint small town. Furthermore, the size seems so out of proportion for the land plot. I am entirely opposed to this proposal.

Thank you for your consideration,
Ariona Bekendam
Sent from my iPhone

From: [James Wilson](#)
To: [Bret McNulty](#)
Subject: Proposed Development Project on Ogan Road
Date: Friday, February 6, 2026 12:58:10 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Bret,

Thank you for your service to the city of Carpinteria, one of the most delightful and beautiful cities to be found. The overall setting with the ocean to the south and hills to the north is astoundingly beautiful and the low profile buildings enable residents and visitors the opportunity to enjoy all the beauty that surrounds us.

That is why my wife, Connie, and I have great concerns about and objections to the proposal to develop an 18-story housing project on Ogan Road near Linden.

We are stunned that the prospect of an 18-story building of any kind would even be considered at all! Such a structure would stand out as totally inconsistent with and out of place in this city that currently has no buildings over three stories. It would be an eyesore, block views, and turn an otherwise well-organized and planned community into one that looks unplanned with no sense of ascetics.

There are no other buildings from Ventura to Goleta that come near that height. Driving past the multi-story dark glass office building in Oxnard is an example of how such an out-of-place structure destroys the coherent look of a city. If the project were to be approved and the structure built, anyone driving through Carpinteria would wonder why it was allowed. That would be extremely unfortunate and embarrassing to us all.

While we have the need for increased housing units in the city, an 18-story, 130 unit structure that destroys the character and atmosphere of Carpinteria is not an acceptable option.

Please do not approve this plan.

Thank you for your time and consideration of our concerns.

Sincerely,

Jim and Connie Wilson

5182 Concord Pl.
Carpinteria, CA 93013
(714) 321-9698

From: [Julia Offen](#)
To: [Bret McNulty](#)
Subject: Comment on 5115 Ogan Rd Project Proposal
Date: Friday, February 6, 2026 11:15:54 AM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

RE: 5115 Ogan Road, Prj 25-2358-DP/CDP/TPM/ARB Applicant: Carpinteria Group LLC Owner: Frontier California, Inc. (a part of Frontier Communications Parent Group, Inc.) APN: 003-161-022

2/6/2026

I am writing to Carpinteria City Leaders in response to the proposed 18-story, 130-unit multifamily housing development at 5115 Ogan Road in Carpinteria.

The plan needs serious reworking!

1. EIGHTEEN STORIES TALL is violently out of place in our community! A multifamily housing development would be welcome if it were no taller than the already tallest building. It shouldn't stick out like a sore Los Angeles thumb in the middle of the quiet beach town of Carpinteria.

2. WHERE ARE ALL THESE PEOPLE GOING TO PARK?

It's a fantasy to think that people don't have cars and need parking, low-income or not. This is southern California where cars remain a necessity. The proposal needs to account for at least two parking spaces per apartment. Maybe some of the proposed "stories" can be UNDERGROUND parking?

3. WHY IN SUCH A TIGHT SPACE next to the freeway close to downtown Carpinteria?

The impact on all the single-family homes suddenly shaded by this monstrosity is incalculable. Are you going to have to put time limits on street parking to prevent overnight? Will neighbors be able to have visitors with cars? Will they ever see the sun again?

Surely there is a spot a little outside of the currently built-up single-family (or ADU-allowed) residential areas, maybe a bit into the foothills, where perhaps a maximum three to four-story structure with plenty of parking might not impact the central community of Carpinteria so much?

18 stories and 130 units without adequate parking in a small footprint beside the freeway downtown seems like a money grab that benefits no one here but the builders.

Thank you,
Julia Offen
1986 Paquita Dr.
Carpinteria

From: [Karen Kirkman](#)
To: [Bret McNulty](#)
Subject: Organ Road Project
Date: Friday, February 6, 2026 7:29:35 AM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

18 stories on Ogan Road is preposterous! Anything over 2 stories is equally preposterous in that quiet residential area. I grew up here in Carpinteria and most of the residents want Carpinteria to remain so, not turn into Ventura. We will fight this nonsense. I intend to look into who the applicants are for this - Likely LA or even further away. NO!

Karen Kirkman
krwlk0503@gmail.com

From: [Patricia Remley](#)
To: [Bret McNulty](#)
Subject: 18 Story Building in Carpinteria- NO PLEASE NO
Date: Friday, February 6, 2026 6:04:16 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

To whom it may concern,

I Patricia Remley and my husband Steve Bradley are lucky to be homeowners in this beautiful town of Carpinteria. Please do not approve an 18 story building in our small quaint town. There is no space for that type of dwelling that size, it would cast a shadow over all the homes in the area. AN eyesore, please no.

Sincerely,

Patricia Remley

From: [Sandra S Mezzio](#)
To: [Bret McNulty](#)
Subject: 18 Stories? NO!
Date: Saturday, February 7, 2026 11:42:52 AM

EXTERNAL EMAIL

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hello.

I have visited Carpinteria since birth (1960) and moved here full time in 1987.

The thought of an 18 story building of any type, in any location, is beyond upsetting.

I am sure you have heard all of the arguments against this appalling idea.

Please do not allow this hugely oversized; potentially dangerous (in terms of fire safety, water use, and overburdening roads, etc.);

and clearly aesthetic atrocity to go forward.

Thank you.

Sandra Mezzio

From: [Sandra S Mezzio](#)
To: [Bret McNulty](#)
Subject: 18 Stories? NO!
Date: Saturday, February 7, 2026 11:42:52 AM

EXTERNAL EMAIL

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Please do not allow this hugely oversized; potentially dangerous (in terms of fire safety, water use, and overburdening roads, etc.);

and clearly aesthetic atrocity to go forward.

Thank you.

Sandra Mezzio

From: [Doreen Maulhardt](#)
To: [Bret McNulty](#)
Subject: Ogan 18 story project
Date: Sunday, February 8, 2026 10:11:44 AM

****EXTERNAL EMAIL****

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I heavily oppose this development. I'm a property owner down the street from the proposed 18-story location on Ogan Road. Frankly, I am in shock that something like this would even be considered. 130 unit multi-family housing development crammed into this small lot adjacent to a roundabout along a narrow neighborhood road to me suggests massive congestion and an increase in accidents.

Doreen Maulhardt
Camino Trillado, Carpinteria

[Sent from AOL on Android](#)

From: [jeri jones](#)
To: [Bret McNulty](#)
Subject: RE:Project proposed for 5115 Ogan Rd (Frontier/Verizon property)
Date: Monday, March 9, 2026 4:43:59 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear planning Committee/Bret McNulty

To whom it may concern:

The questions surrounding this project, are numerous and disturbing.

The height of the building, is beyond ridiculous, in a town that has previously not allowed any buildings over two stories.

Where is the water for such a project???

Especially with all of the other projects trying to work their way through???

The Fire Department has stated, they do not have the water pressure to reach 18 stories.

How will a town the size of Carpinteria accommodate this many additional residents?

Not to mention parking. We are already experiencing parking issues throughout our Beautiful Town. There are many more issues to explore. There is no time, as I am trying to get this letter of opposition to you, before todays deadline.

Sincerely,

Jeri Jones
6180 Via Real. #58
Carpinteria

From: [Melora Pineda](#)
To: [Bret McNulty](#)
Subject: 18 Story Housing Project
Date: Monday, February 9, 2026 7:21:16 PM

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Dear City Planner McNulty,

I was reading Coastal View News and saw the story about the proposed 18 story, 130 unit housing project on Ogan Road.

I have been a property owner in Carpinteria since 2011. The draw for this area is that it is a quaint beach town. The idea of an 18 story building is not just an eyesore, but brings up concerns about the impact on freeway congestion, parking, water usage, and fire safety. Does the Carpinteria-Summerland FPD even have the resources if there were a fire in a building that large?

It doesn't make sense when we are constantly dealing with drought conditions to add that many living spaces to such a small area.

I hope that this project does not become a reality as it will bring down the value of Carp properties. Not just financial values, but the emotional value of being a place to escape city scapes. Please keep high rises out of our beautiful and quaint beach community.

Thank you for the opportunity to give my opinion.

Regards,
Melora Pineda
Linden Avenue

Sent from my iPad

From: [Craig Torbitt](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan Rd
Date: Wednesday, February 11, 2026 2:28:35 PM

****EXTERNAL EMAIL****

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Mr. Bret McNulty,

We are writing this to express our opposition to the proposed project at 5114 Ogan Rd. I have outlined several points that we feel should be disqualifying but it is difficult to know what control is retained by the City of Carpinteria and what control is through the state of California. In any case, we ask that this property not be rezoned to allow for such high-density housing or that the proposed development not be approved.

1. Character: An 18 story, 218-foot-tall building does not fit with the character of either the neighborhood or that of the city of Carpinteria,
2. Parking: The proposal for 130 units specifies 128 parking spots or less than one parking spot per unit. We believe a realistic ratio of spots per unit is more like 2 to 1. This would result in a shortage of over 130 parking spots place an enormous burden on the neighborhoods given there is no parking on Via Real.
3. Structure Height: We don't believe people can imagine how tall an 18 story or a 218-foot-tall building actually is. We'd like to know how the developer intends to erect "story poles" to convey the impact.
4. Solar Impacts/Cast Shadow: The developer should provide a shadow map indicating the distance the building shadow will extend.
5. Fire Safety: We understand that Carpinteria Fire Department does not have equipment to reach the upper stories either for fire suppression or rescue.
6. Building Construction: We assume a building of this mass will need to be set on pilings driven down to bedrock and an overhead crane. There should be assurances that no construction equipment extends beyond the property lines of the project.
7. Misc Concerns: The last thing we will mention is a concern that the vibrations from the support pilings may damage our water pipes. The reason we raise this is when the pilings were driven for the Linden overpass several homes in the Pacific Village neighborhood suffered broken water supply lines. The consensus at that time was the cause was a reaction between acidic soil and the copper pipe. Given that no other homes have suffered any broken or damaged pipes since the pile driving stopped, we

believe the vibrations from the pile driving contributed to the structural failure of the water supply lines.

While we support more affordable housing, it should be only within rational and environmentally appropriate areas. We cannot support the proposed development at 5115 Ogan Road.

Sincerely,
Albert Craig Torbitt & Diana J. Torbitt
5029 Pacific Village Dr,
Carpinteria

Sent from my iPhone

From: [Dana D](#)
To: [Bret McNulty](#)
Subject: McNulty
Date: Wednesday, February 11, 2026 8:23:37 AM

EXTERNAL EMAIL

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To whom it may concern,

I live on Ogan rd and have for 25 years. I'm stunned at the proposal to build an 18 story building in a town that's highest building is 4 stories!!! I'm also shocked you want to build it in a lovely neighborhood where a high rise would look absolutely hideous and look totally out of place!!! How can this even be in consideration??? I would bet that every single person who lives in Carpinteria is strongly opposed to this horrible idea!!! 130 units???? Can you imagine the traffic that will create on Ogan??? What can you possibly be thinking??? I pray you care about the residence of Carpinteria and not just making money!! 18 stories????? You have got to be kidding me!!!! Carpinteria is a quaint little town and a high rise will ruin its charming look completely!!! You've asked for public input on this matter so please take that to heart.

Dana Dalsemer

From: [Fran Bridge](#)
To: [Bret McNulty](#)
Subject: 18 story building on Ogan
Date: Wednesday, February 11, 2026 8:51:37 AM

****EXTERNAL EMAIL****

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Hello,

I live at 5360 Ogan road so I have a substantial interest in this project as it would very directly impact me. I want to let you know that I strongly oppose this project. 18 stories anywhere in Carpinteria seems out of place. It would stick up like gigantic sore thumb. I'm not one who opposes all growth. It's been great to see some of the new construction going on around town. I'm all for that and if the proposal was for a 2 or 3 story 20 unit complex I might get on board. However nothing about an 18 story 130 unit complex makes any sense to me. Please put me on record as a resident who opposes this project in the strongest terms possible. Please don't allow this to go forward at anything like this scale. Thanks for your time and attention on this matter, I appreciate it.

Fran Bridge
Sent from my iPad

From: [Craig Torbitt](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan Rd
Date: Wednesday, February 11, 2026 2:28:35 PM

****EXTERNAL EMAIL****

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Mr. Bret McNulty,

We are writing this to express our opposition to the proposed project at 5114 Ogan Rd. I have outlined several points that we feel should be disqualifying but it is difficult to know what control is retained by the City of Carpinteria and what control is through the state of California. In any case, we ask that this property not be rezoned to allow for such high-density housing or that the proposed development not be approved.

1. Character: An 18 story, 218-foot-tall building does not fit with the character of either the neighborhood or that of the city of Carpinteria,
2. Parking: The proposal for 130 units specifies 128 parking spots or less than one parking spot per unit. We believe a realistic ratio of spots per unit is more like 2 to 1. This would result in a shortage of over 130 parking spots place an enormous burden on the neighborhoods given there is no parking on Via Real.
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believe the vibrations from the pile driving contributed to the structural failure of the water supply lines.

While we support more affordable housing, it should be only within rational and environmentally appropriate areas. We cannot support the proposed development at 5115 Ogan Road.

Sincerely,
Albert Craig Torbitt & Diana J. Torbitt
5029 Pacific Village Dr,
Carpinteria

Sent from my iPhone

From: [Adam Shelby Donald](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan public comment
Date: Tuesday, February 17, 2026 11:20:39 AM

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Mr. McNulty,

I would like to submit the following public comment regarding the proposed multifamily development at 5115 Ogan Rd. Aside from being wildly out of character for the neighborhood, I object to the proposed development for the following additional reasons: There is no public transportation nearby, so all the residents will need to rely on personal vehicles. This development would increase traffic in this neighborhood by a huge amount, causing congestion during heavy traffic hours. Increased vehicular traffic will cause significant wear and tear to the roads and degrade air quality in the neighborhood. Electrical, water, sewer, and communications infrastructure will be overtaxed since these systems were designed for significantly fewer households. Infrastructure maintenance needs will increase due to additional use as well which will raise ongoing costs for everyone. An 18-story building will significantly increase noise and light pollution in the neighborhood and negatively impact the existing residents. In addition, it is a public safety concern for firefighting using the existing fire main infrastructure.

I urge the City of Carpinteria not to rezone this parcel for multifamily development at this time.

Thank you,

Adam Donald

Delivered 2/18/20

Carolyn and Edwin Edwards
5458 El Carro Lane
Carpinteria, California
805-705-8696

To the city of Carpinteria and Bret McNulty:

18 Story Building Comments

These are my comments on the proposed 16-18 story 130 unit multi-family at the round-about at 5115 Ogan Road. I have read state code 65589.5 of the Housing Accountability Act, which says the project cannot be denied except for specific, adverse public health/safety impacts. This law is created to ensure that "design review" or other discretionary standards are not used to undermine the approval of "compliant, dense, or affordable housing" developments.

So, I will talk safety. Carpinteria, geographically, sits on a set of very distinctive geological features. The valley geology is unique and presents three major safety concerns. Two continental plates colliding and the ground itself. This is earthquake country and Carpinteria is especially susceptible.

First, on the ocean side we have a subduction zone. Right offshore The Pacific Plate is being subducted under The North American Plate and it moves eastward under Carpinteria. That is how the mountains behind us

were formed. Go down Bates Road, you will find seashells on the side of the road. Second, behind our mountains the Pacific Plate meets up with the San Andreas Fault which is a right-lateral slip fault, where the Pacific Plate moves northwest relative to the American Plate. And thirdly, the ground itself. Our valley is filled with soft seafloor sediments that have not had time to cement into hard rock base (think La Conchita). Structures built on soft unstable sediments near the meeting of 2 major tectonic plates systems are very vulnerable.

There are sound safety reasons why this town does not and should not have buildings more than 3 stories high. The most important reason is you can escape a three-story structure in an emergency and survive.

How will you get down from the 16th floor when the earthquake strikes, the electricity is out and the elevator does not work or is no longer there. Or even if it all works, how do you get 130 “families” not individuals but entire families out of such a building. Oh, and one more thought, who is this building going to

fall on? My single-family dwelling is going to fall on no one. What is the footprint of devastation for 16 stories?

That size building, built anywhere in this valley is a Death Trap and a lawsuit waiting to happen, so if you did not know our geology before, you know it now.

The earth moves here, Plate Tectonics cannot be changed, stopped or removed, we can only adapt.

And one of the many ways Carpinteria Valley adapts, is to limit the height of our buildings. Simple and Smart.

From: [Julien Brun](#)
To: [Bret McNulty](#)
Subject: Concerns about project on 5115 Ogan Rd
Date: Thursday, February 19, 2026 6:10:11 PM

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Dear Mr. McNulty,

I am writing to express my many concerns regarding the over dimensioned 18-story project on 5115 Ogan Rd. I am going to assume such building height will not be compatible with our city and local codes, and focus on other problems that such a dense project would create.

I would like to express concerns about the number of cars and amount of traffic this project would generate. With 130 units, this project will generate at 300+ new cars in a neighborhood where:

- narrow streets have already rare available parking
- narrow streets are already very busy, especially in the mornings and afternoons due to work commute + school traffic
- High number of elementary and high school students walking or biking on those streets several times per day to access the biggest elementary school and only high school of Carpinteria

Thank you for considering my comments.

Best regards,
Julien

Julien Brun
1328 Vallecito Rd
Carpinteria, CA 93013

From: [Susan Everett](#)
To: [Bret McNulty](#)
Subject: Formal Opposition to 5115 Ogan Road Residential Project (Prj 25-2358-DP/CDP/TPM/ARB)
Date: Thursday, February 19, 2026 1:19:11 PM

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Date: February 19, 2026

To: Bret McNulty, Principal Planner

Via Email: bretm@carpinteriaca.gov

Subject: Formal Opposition to 5115 Ogan Road Residential Project (Prj 25-2358-DP/CDP/TPM/ARB)

Dear Mr. McNulty and the Community Development Department,

I am writing as a concerned resident of Carpinteria and the Pacific Village neighborhood to express my strong opposition to the proposed 18-story, 130-unit multifamily housing project at 5115 Ogan Road. While I recognize the need for housing and especially affordable housing in our community, this specific proposal is fundamentally incompatible with the scale, infrastructure, and safety constraints of the surrounding neighborhoods.

- **Mass and Scale:** The proposed 218-foot-tall building comprised of a three-story concrete parking structure with fifteen stories of apartment units above is unprecedented in its height and density and would severely impact the residential neighborhoods nearby. The proposed structure's footprint is disproportionate to the small lot on which it sits. The proximity of the structure to the property line with the roundabout will create a large visual barrier which will result in a safety hazard.
- **Traffic and Access:** The proposed site has access solely through a single garage entrance on Ogan Road. Traffic generated by 130 dwelling units will flow directly onto the adjacent roundabout. This limited access and visual obstruction of the massive building will result in traffic hazards for drivers emergency vehicles and increased traffic volumes on Ogan Road and the adjacent roundabout.

- **Parking:** The proposed project provides one parking space per unit, but the 2- and 3-bedroom apartments will surely have multiple vehicles. The inadequate parking will result in significant overflow of parking onto the nearby Pacific Village neighborhood and Ogan Road. Pacific Village already has limited parking and restricted access as it is not a through street. Ogan Road also has limited parking. These parking issues will result in major inconvenience for current residents and pose safety risks for residents and emergency equipment.
- **Public Safety & Infrastructure:** Local fire officials have raised serious concerns regarding the lack of specialized equipment (like hook-and-ladder trucks) and potential water pressure issues required to service an 18-story structure.

I urge the City to continue its thorough review of the applicant's incomplete application, ensuring health, safety, and protection of our community's character and I encourage the City to ultimately deny this proposal.

Sincerely,
Susan Everett
5010 Pacific Village Drive
(805) 689-3515
susanincarp@hotmail.com

From: [Will Hogue](#)
To: [Bret McNulty](#)
Subject: Public Comment — Opposition to Proposed 5115 Ogan Road Residential Project
Date: Thursday, February 19, 2026 5:47:26 PM

****EXTERNAL EMAIL****

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Dear Mr. McNulty,

I am writing to formally **oppose** the proposed 18-story, 130-unit multifamily development at 5115 Ogan Road.

I reside at 5130 Ogan Road, directly down the street from the proposed project site, and would be among the residents most immediately and significantly affected by this development. Based on both the project details and firsthand knowledge of existing conditions on Ogan Road, I have serious concerns regarding public safety, traffic, parking, infrastructure capacity, environmental impacts, and incompatibility with the surrounding neighborhood.

Immediate and Direct Neighborhood Impacts

Ogan Road is a relatively narrow residential corridor that already experiences constrained parking, limited roadway capacity, and peak-hour congestion associated with nearby freeway access and local traffic patterns. An additional 130 units, along with visitors, service vehicles, and deliveries, would dramatically increase vehicle volume on a street that is not designed to support development of this scale. Parking is already limited on Ogan Road. Spillover parking from a project of this magnitude would significantly impact residents' ability to safely access their homes, accommodate guests, and allow for emergency vehicle passage.

Traffic and School Safety Concerns

There is a school located very near the project site, and Ogan Road is used by families, students, pedestrians, and cyclists on a daily basis. Increased traffic generated by a high-density project would create substantial safety risks for children traveling to and from school, particularly during morning and afternoon peak hours. The combination of increased vehicle trips, constrained roadway geometry, and pedestrian activity presents a clear and foreseeable hazard that must be carefully evaluated before any approval is considered.

Emergency Access and Public Safety

Access to the project area is limited, including reliance on a roundabout and constrained entry routes. Increased congestion could delay emergency response times for both new residents and the existing neighborhood. Concerns have already been raised regarding the city's current fire-fighting capabilities for a structure of this height. The lack of equipment and infrastructure necessary to safely service an 18-story building poses risks not only to future occupants but also to surrounding homes.

Infrastructure Capacity

A project of this size would place substantial demands on local infrastructure, including roads, water supply, drainage systems, and public services. Given the scale of the proposed

development relative to the surrounding area, it is unclear whether existing infrastructure can safely and sustainably accommodate these impacts.

Incompatibility with Community Character and Planning Framework

The proposed building height of approximately 218 feet is far beyond the city's established limits and would introduce a structure wholly out of scale with the surrounding neighborhood. Approval of such an extreme departure from existing standards would fundamentally alter the character of the area and set a precedent for future developments that may similarly disregard established planning principles.

Procedural Concerns

The city has repeatedly determined that the application remains incomplete, indicating that critical information necessary to evaluate impacts has not yet been provided. Given the magnitude of the potential consequences for nearby residents, it is essential that any proposal undergo thorough and transparent review to ensure that public safety, environmental considerations, and community well-being are fully addressed.

Conclusion

As a resident living immediately adjacent to the proposed site, I strongly urge the City of Carpinteria to reject this project.

This proposal presents significant and unresolved concerns related to traffic safety, school impacts, parking, emergency access, infrastructure capacity, and neighborhood compatibility. Development decisions of this magnitude must prioritize the safety and well-being of existing residents and the broader community.

Thank you for your time and for considering public input on this matter.

Sincerely,
Will Hogue
5130 Ogan Road
Carpinteria, CA

From: [Camille Phillips](#)
To: [Bret McNulty](#)
Subject: Public Comment – Proposed 18-Story Development on Ogan Road
Date: Tuesday, February 24, 2026 7:31:40 PM

****EXTERNAL EMAIL****

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Dear Bret McNulty,

I **strongly** oppose the proposed 18-story development on Ogan Road.

I live down the street and frequently walk my dog through this area. It has the peaceful, small-town Carpinteria feel that we all know and love. My family also lives on Ogan, and this project would directly affect their daily life. They walk their daughter to school at Canalino, and adding hundreds of residents and vehicles to this corridor would severely impact their ability to do that safely.

We absolutely want more housing in Carpinteria, including affordable housing. That is important for our community. But new development needs to follow the proper process and fit the scale, character, and vibe of our town. This proposal does neither.

There are serious substantive concerns:

- The project violates numerous critical elements of Carpinteria's General Plan.
- There has been no environmental review.
- There has been no water utility review.
- There has been no Caltrans or roadway safety review related to Highway 101 access.
- There has been no economic impact review.
- The parcel does not appear to be properly zoned for residential development of this scale.
- The development would create significant traffic congestion and safety issues on Ogan Road and at the roundabout, which already functions as a key thoroughfare for residents on the ocean side of the 101.

At 18 stories, this building would tower roughly 150 feet above any other structure in Carpinteria and permanently alter the character of one of our most loved streets overlooking the 101.

We can and should build housing. But it must respect our city plan, protect safety, and reflect the scale and character of Carpinteria.

Thank you.

Camille Phillips

Carpinteria Resident

From: [Kyla Hogue](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan Project Opposition
Date: Tuesday, February 24, 2026 10:01:56 AM

****EXTERNAL EMAIL****

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Dear Mr. McNulty,

I live on Ogan Rd, and I am vehemently opposed to the proposed 18-story, 130-unit multifamily housing development at 5115 Ogan Road.

I reside at 5130 Ogan Road, immediately adjacent to the proposed project site. As a nearby neighbor, I would be directly affected by the significant and lasting impacts this development would impose on our neighborhood.

Severe Traffic, Parking, and School Safety Impacts

Ogan Road already experiences constrained roadway capacity, limited on-street parking, and congestion associated with freeway access and nearby destinations. The addition of traffic generated by 130 residential units — along with visitors, delivery vehicles, rideshare traffic, and service providers — would dramatically exceed the street’s functional capacity.

A school located very near the site creates heightened safety concerns. Increased traffic volumes would endanger children traveling to and from school, pedestrians, and cyclists. These risks would be particularly acute during peak commuting hours when roadway conditions are already strained.

Emergency Evacuation and Disaster Risk

Our area is subject to wildfire risk, earthquake risk, and other natural hazards common to Southern California. The limited access routes to the project site, combined with increased congestion, could severely compromise evacuation capability for both new residents and the surrounding neighborhood.

Development decisions must prioritize life safety. Introducing high-density housing on a constrained access corridor raises serious concerns about the ability of residents to evacuate safely during an emergency.

Fire Protection and Public Safety Limitations

Public reports have indicated that local fire protection resources may not currently be equipped to respond to emergencies in a building of this height. The absence of necessary equipment and infrastructure to service an 18-story structure presents unacceptable risks.

These safety concerns extend beyond the project itself and would affect neighboring homes as well.

Infrastructure and Environmental Impacts

A development of this magnitude would place substantial strain on roads, water supply, drainage systems, and public services. The removal of existing vegetation and extensive grading required for the project could further exacerbate environmental impacts, including stormwater runoff and habitat disruption.

Given the scale of the proposal relative to the site and surrounding neighborhood, a comprehensive environmental review is essential.

Privacy, Noise, Light, and Quality-of-Life Impacts

An 18-story structure would introduce substantial privacy intrusions into adjacent residential properties, along with increased noise, lighting, and activity levels inconsistent with the existing neighborhood.

Construction alone would likely span multiple years, generating noise, dust, traffic disruptions, and reduced livability for nearby residents.

Incompatibility with Established Planning Principles

The proposed height of approximately 218 feet far exceeds existing limits and would introduce a structure wholly out of scale with the surrounding community.

Approval would set a precedent that undermines the city's planning framework and threatens the long-term character of Carpinteria.

Conclusion

As a resident living immediately adjacent to the proposed site, I strongly urge the City of Carpinteria to reject this **project**.

The proposal presents significant, unresolved risks related to public safety, evacuation capability, infrastructure capacity, environmental impacts, and neighborhood compatibility. Development decisions of this magnitude must place the well-being of existing residents and the community first.

Thank you for your consideration.

Sincerely,
Kyla Hogue
5130 Ogan Road
Carpinteria, CA

From: [Nikki Wilmore](#)
To: [Bret McNulty](#)
Subject: Opposition to the 18-Story Development
Date: Tuesday, February 24, 2026 12:20:32 PM

****EXTERNAL EMAIL****

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Dear City Planning Department,

I am writing to express my strong concerns regarding the proposed 18-story apartment building on Linden Avenue in Carpinteria.

My family and I fully support the need for additional housing in our community. We understand that thoughtful development is important to ensuring that Carpinteria remains vibrant and accessible. However, we believe this particular proposal — both in scale and in location — is not an appropriate fit for our neighborhood.

An 18-story building is grossly inconsistent with the current two-story height limit that is part of existing regulations. Such a dramatic departure from established standards would significantly alter the character of the area and set a precedent that many residents find troubling.

Beyond the issue of scale, I am deeply concerned about traffic congestion and safety near Canalino Elementary School. I have two children, ages 7 and 9, who ride their bikes in this area and attend Canalino Elementary. Linden Avenue is already heavily traveled during school drop-off and pick-up times. Increasing density at this level would add substantial vehicle traffic to an area where many young children walk and bike daily. The safety of our children must be a top priority in any development decision.

We support adding housing in Carpinteria — but not at the detriment of our community's safety, livability, and established planning framework. A project of this size so close to an elementary school and within a predominantly low-rise area raises serious concerns that deserve careful reconsideration.

I respectfully urge the Planning Department to reject this proposal in its current form and to pursue housing solutions that align with existing regulations and the scale of our community.

Thank you for your time and consideration.

Sincerely,
Nikki Wilmore
Carpinteria Resident

From: [Courtney Phillips](#)
To: [Bret McNulty](#)
Subject: Objection to the Ogan Development
Date: Wednesday, February 25, 2026 10:48:19 AM

****EXTERNAL EMAIL****

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Hi Bret,

I am a Carpinterian who will be *very* impacted by the potential development on Ogan...as I live down the street on Ogan/Vallecito. I can almost throw a rock and hit the Frontier building.

There are multiple things to object to here:

- This project violates and goes against numerous, critical elements of Carpinteria's city plan
- The project has no environmental review
- This project has no water utility review
- This project has no road safety or highway (Caltrans) safety review
- This project has no economic impact review
- The land parcel or this project is not zoned properly for residential purposes
- This project would cause significant traffic issues for Ogan and its roundabout as a thoroughfare for hundreds of residents on this side of the 101

All of the above are valid, real reasons to object to this, but furthermore we all know that this developer is doing this purposefully and potentially *spitefully*. He has been thwarted (thus far) in his proposal to develop a horrendous complex behind our beloved SB Mission, and now proposes and obscene complex here?? No. I do not want Carpinteria to be tied up in legal (and financial) battles when we're such a small community and our budget needs to be used so many other ways.

I object to this development in every possible way. Please let me know what else I can do to stop this from being built on my street.

Courtney Phillips
Resident of Ogan

From: [Steve Kozman](#)
To: [Bret McNulty](#)
Cc: [Suzan Kozman](#)
Subject: Public Comment – 5115 Ogan Road Residential Project
Date: Wednesday, February 25, 2026 9:18:55 AM

****EXTERNAL EMAIL****

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Dear Mr. McNulty,

I am writing to express my concerns to the proposed 5115 Ogan Road Residential Project, described as a 130-unit multifamily development with a three-level parking podium and approximately 15 stories of residential space, reaching roughly 218 feet in height under a builder's remedy application.

As a homeowner on Ogan Road and a parent of three children, this proposal directly affects my family, my neighbors, and the safety and character of our community. The project, as currently proposed, is fundamentally incompatible with the established scale, infrastructure capacity, and planning framework of Carpinteria.

Excessive Scale and Community Impact

A structure of this magnitude would be unprecedented in this area and represents a dramatic departure from Carpinteria's adopted height limits and community design standards. The proposed height and mass would permanently alter the visual character of the neighborhood and set a damaging precedent for future development.

Traffic, Parking, and Safety Risks

Ogan Road and surrounding streets already operate with constrained parking and limited roadway capacity. A 130-unit project would generate significant additional vehicle trips daily, including residents, visitors, deliveries, and service vehicles. The resulting congestion and spillover parking would materially affect neighborhood access and livability.

Of particular concern is the proximity to a nearby school and established pedestrian routes. Increased traffic, particularly during drop-off and pick-up hours, would elevate risks for children, pedestrians, and cyclists. As a parent, I find this unacceptable without compelling evidence that safety can be fully protected.

Emergency Access and Life-Safety Concerns

Serious questions remain regarding emergency response capability for a building of this height, including water pressure for upper floors, appropriate ladder equipment, and site access constraints. These are not minor issues—they are fundamental life-safety considerations. Until clear, documented evidence demonstrates that emergency services can adequately serve this structure, the project should not

proceed.

Coastal Act and Zoning Conflicts

The City's prior findings have already identified that the current land use and zoning do not permit this type of development without significant amendments and discretionary approvals, including potential changes to the Local Coastal Plan. These conflicts are foundational. They cannot be minimized or bypassed and must be resolved fully and lawfully before any further processing.

Environmental and Construction Impacts

The removal of mature vegetation, including eucalyptus trees, and the substantial grading and construction required would create extended impacts to surrounding residents, including dust, noise, runoff, and traffic disruption. These impacts would be significant and long-lasting.

For all of these reasons—particularly the excessive scale, traffic and school safety risks, emergency access limitations, infrastructure strain, and Coastal Act inconsistencies—I strongly urge the City to reject this project.

Carpinteria's housing challenges must be addressed through responsible, context-appropriate development—not through proposals that overwhelm local infrastructure, endanger public safety, and disregard established community standards.

As a Carpinterian, please don't hesitate to contact me if there is more I can do to get involved with this important issue. This affects all of us and working together is critically important to achieving the right solution for our community.

Thank you for your consideration.

Steve Kozman

From: [Davis Mersereau](#)
To: [Bret McNulty](#)
Subject: Public Comment -5115 Ogan Rd Proposal
Date: Thursday, February 26, 2026 10:43:15 AM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Bret,

I'm writing to share my concerns and strong opposition to the proposal for development at 5115 Ogan Rd.

As an involved community member, parent, and resident of Carpinteria, this disingenuous and aggressive development proposal goes against not only all of our long-standing development practices within Carpinteria and Santa Barbara County, but it also goes against the intentionality of the state's initiative for more affordable housing.

More specifically:

- *This project violates and goes against numerous, critical elements of Carpinteria's city plan*
- *The project has no environmental review*
- *This project has no water utility review*
- *This project has no road safety or highway (Caltrans) safety review*
- *This project has no economic impact review*
- *The land parcel or this project is not zoned properly for residential purposes*
- *This project would cause significant traffic issues for Ogan and its roundabout as a thoroughfare for hundreds of residents on this side of the 101*

Any one number of these issues would be enough reason to end this proposal and invalidate this developer's claims for builder remedy clauses or any other prospective legitimate pathways.

Thank you for your time and due diligence on this matter.

Very best,
Davis Mersereau

5290 Ogan Rd, Carpinteria CA 93013

From: [ROBERT SHAW](#)
To: [Bret McNulty](#)
Subject: 18 Story Monster
Date: Thursday, February 26, 2026 6:56:56 PM

****EXTERNAL EMAIL****

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A 18 story apartment complex does not belong anywhere in Carpinteria. This project must be stopped.

Robert and Susie Shaw
5360 Santa Rosa Ln.
Carpinteria, CA 93013
b.bsmj@cox.net

From: [Mary Watts](#)
To: [Bret McNulty](#)
Subject: Proposed 18 story housing project on Ogan Road
Date: Friday, February 27, 2026 4:23:49 PM

****EXTERNAL EMAIL****

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Dear Bret-

After reading about the proposed housing project on Ogan Road in the Coastal View on February 5, 2026, I knew I needed to comment on it. First of all, it is ludicrous to think an 18 story building could be placed there, or anywhere in Carpinteria, for that matter. It's at least double the height of anything in Santa Barbara county by a long shot. I live on the corner of Linden and Malibu and drive the roundabout daily. There is hardly any open space there. Even if the Frontier building was demolished, there is definitely not enough space for even something a third of that size and for the parking needed for the residents. I think it might be the classic bait and switch when the group is declined for something that tall, they will say they would build ONLY 6 stories - which would still be twice as tall as anything in Carpinteria! Yes, they will try to insist it will be the state's "builders remedy", but that doesn't mean there is space and infrastructure in town to accommodate that size. The housing in that area is all single family homes and as I said earlier, there would not be enough parking and it would spill into the surrounding neighborhoods. Water is another issue for that big of a development. And traffic would be horrible when adding that many vehicles to the area. We finally got a good traffic flow to that area with the roundabout completed just a few years ago. Don't destroy all the positive effects of that millions of dollars of that recent road development. In conclusion, this proposal should be declined with a big NO! Thank you for your time.

Mary Watts
1431 Linden Avenue
Carpinteria, CA 93013

From: [ROBERTA GOLDENBEE](#)
To: [Bret McNulty](#)
Subject: Concerns Regarding Proposed Project at 5115 Ogan Road
Date: Saturday, February 28, 2026 12:19:37 PM

****EXTERNAL EMAIL****

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Roberta Goldenbee
5015 Pacific Village Dr.
Carpinteria, Ca. 93013

February 28, 2026

City of Carpinteria
Bret McNulty Principal Planner

Re: Concerns Regarding Proposed Project at 5115 Ogan Rd.

I am writing as a concerned Carpinteria resident and a resident of the Pacific Village neighborhood to express my opposition and concerns about the proposed project at 5115 Ogan Road.

The Ogan Road area is a quiet, low-density area. The proposed project would be out of scale with the surrounding homes and threatens to alter the established feel of the neighborhood.

The proposed project has access to Ogan Road solely through a single garage entrance. Additional Vehicle trips generated by this project would worsen safety conditions for pedestrians, cyclists, and local families who rely on this corridor. The limited access and visual obstruction of

this structure would result in traffic hazards for emergency vehicles and increased traffic volumes on Ogan Road and the adjacent roundabout.

I urge the City to continue reviewing this project and take the necessary steps to protect our neighborhood and community.

Thank you,

Rroberta Goldenbee

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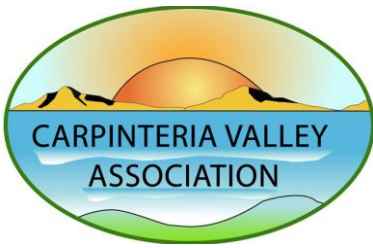
From: mikewondo@berkeley.edu
To: [Bret McNulty](#)
Subject: Objection to Proposed 18-Story Housing Project at 5115 Ogan Road
Date: Sunday, March 1, 2026 4:44:24 PM
Attachments: [CVA Comments on 5115 Ogan-2026-03-01.pdf](#)

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. **DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

Attached is our follow-up comment letter on 5115 Ogan Road. Please reply to confirm you received this email and can open the attachment.

Thank you,
Mike Wondolowski
President, Carpinteria Valley Association



*Protecting the beauty & natural
resources of our valley since 1964*

Carpinteria Valley Association

PO Box 27, Carpinteria, CA 93014

carpinteriavalleyassociation@gmail.com

City of Carpinteria
Community Development Department
Attn: Bret McNulty
Via email: bretm@carpinteriaca.gov

March 1, 2026

Re: Objection to Proposed 18-Story Housing Project at 5115 Ogan Road

Mr. McNulty:

The Carpinteria Valley Association (CVA) submits this letter to strongly object to the proposed 18-story, 130-unit housing project at 5115 Ogan Road. We are responding to the City of Carpinteria's public invitation for comment on this project, which represents a grave threat to our community's character, environment, and public safety.

This letter supplements our previous comments, submitted on September 19, 2025 (attached). The applicant has since failed to cure the project's deficiencies, as evidenced by the City's own findings. We note that the Community Development Department has issued at least three separate "Incomplete Application" letters to the developer. This pattern demonstrates a failure by the applicant to provide the basic information necessary for the City and the public to conduct a meaningful review of this project's extensive impacts.

While the applicant claims entitlement under the "Builder's Remedy" provisions of State law, this does not grant a waiver from the California Environmental Quality Act (CEQA). Given the project's unprecedented height, density, and potential for significant adverse environmental impacts, the CVA insists that the preparation of a full Environmental Impact Report (EIR) is not only warranted but legally mandatory.

Our primary objections are as follows:

1. **Gross Incompatibility with Community Character and Visual Blight:** An 18-story tower is absurdly out of scale with Carpinteria's established low-rise, small-town character. It would be visible from nearly every point in the Valley, inflicting a permanent and severe visual blight on the community. Such a monolithic structure would obstruct cherished public scenic views of the foothills and mountains, in direct violation of the General Plan / Coastal Land Use Plan (GP/CLUP) policies designed to protect these resources.



2. Severe Traffic, Parking, and Public Safety Impacts: The proposal includes a woefully inadequate 128-space parking facility for 130 units. This guarantees a massive overflow of resident and visitor vehicles onto Ogan Road, Via Real, and adjacent narrow residential streets. This will create gridlock, particularly near the roundabout, and introduce serious safety hazards for pedestrians, cyclists, and other drivers.
3. Compromised Emergency Access and Evacuation: The inevitable on-street parking and increased traffic will constrict critical evacuation corridors. In the event of a wildfire or other emergency, clogged roadways could trap residents and prevent emergency vehicles from accessing the area. As argued in cases concerning similar projects, an EIR must include a comprehensive evacuation study to analyze the project's impact on evacuation times and the capacity of the road network to handle a mass evacuation. Placing a high-density development in a location with constrained access is an unacceptable risk to public safety.
4. Environmental Degradation (Air Quality and Noise): The sheer density and height of this project will generate significant noise and air pollution. An 18-story building's HVAC systems and other mechanical equipment, situated far above any existing structures, will broadcast noise over surrounding neighborhoods without mitigation. The increased traffic will further degrade local air quality.
5. Inconsistencies with the General Plan and State Codes: The project's proposed height, density, and lack of adequate parking flagrantly violate numerous objective standards within the City's GP/CLUP. Furthermore, the resulting congestion on local roads may violate the State Minimum Fire Safe Regulations, which mandate clear and unobstructed access for emergency equipment and civilian evacuation.

For these reasons, the Carpinteria Valley Association strongly urges the City of Carpinteria to reject this project. At a minimum, the City must demand a comprehensive EIR that fully analyzes the significant impacts on visual resources, traffic circulation, public safety and emergency evacuation, noise, air quality, biological and cultural resources, hydrology, and geology.

The developer's repeated failure to submit a complete application, coupled with the project's immense and destructive potential, makes it fundamentally unsuitable for Carpinteria.

Thank you for your consideration of our comments.

Mike Wondolowski
President
Carpinteria Valley Association
carpinteriavalleyassociation@gmail.com

Attachment: CVA Comment letter on 5115 Ogan Road dated September 9, 2025



*Protecting the beauty & natural
resources of our valley since 1964*

Carpinteria Valley Association

PO Box 27, Carpinteria, CA 93014

carpinteriavalleyassociation@gmail.com

City of Carpinteria
Community Development Department
Attn: Bret McNulty
Via email: bretm@carpinteriaca.gov

September 19, 2025

Re: 5115 Ogan Road

Mr. McNulty:

The Carpinteria Valley Association is submitting this letter regarding the proposal for 5115 Ogan Road in response to the invitation to do so on the City's website:

<https://carpinteriaca.gov/city-hall/community-development/housing/5115oganroad/>

The proposed 130-unit multifamily residential building is an absurdity that not only would violate multiple General Plan / Coastal Land Use Plan (GP/CLUP) policies, but it would have extraordinary environmental impacts including visual, traffic, air quality, and noise.

The proposed structure would not only be visible from nearly every point in the entire Carpinteria Valley, but it would inflict severe visual blight on a significant proportion of Carpinteria residents. GP/CLUP

The traffic generated by vehicles parked in the woefully under-sized 128-space on-site parking facility plus the traffic generated by the additional vehicles operated by residents without a parking spot would all funnel onto Ogan Road and/or Via Real very close to the roundabout. This would not only create extraordinary traffic issues, but it would escalate into a safety issue for vehicles and pedestrians in the area. Exacerbating the problem would be the fact that overflow parking from this development would line Ogan Road and nearby streets with parked vehicles and increase pedestrian traffic.

The density of this project combined with the physical constraints on multiple side would inevitably result in unacceptable severe air quality and noise impacts on the surrounding neighborhoods, likely extending quite a distance from the project's location. Given that the proposed height is significantly above anything else nearby, any noise generated above ground level (such as HVAC system) would



propagate with no screening/muffling/mitigation to extend its impacts to much further distances than would a structure comparable to surrounding structures.

Overall, if we were to dream up the most ridiculous oversized, highly impactful, incompatible residential project that we possibly could for somewhere in Carpinteria, we would be hard-pressed to come up with something more absurd than this proposal at 5115 Ogan Road.

Thank you,

Mike Wondolowski
President
Carpinteria Valley Association
carpinteriavalleyassociation@gmail.com

From: [caryn chavez](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan Road Development PUBLIC INPUT
Date: Tuesday, March 3, 2026 4:58:20 PM

****EXTERNAL EMAIL****

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My name is Caryn Chavez and I live in Carpinteria. Seeing the potential for an 18 story 130-unit multi-family apartment while making the population more dense makes me literally sick to my stomach.

Coming from Orange County, I moved to Santa Barbara County (specifically Carpinteria) for a reason. To get away from the constant builders looking for any tiny bit of open space to build more homes, apartments, whatever. I don't know when cities and counties will see that WE HAVE ENOUGH. It never seems to end in California. By allowing this you will take away what everyone treasures about our city. And for what? To squish more people in for MORE MONEY from some greedy builder who knows NOTHING about Carp or the community and obviously is just looking to make more money.

Leaving OC was the best thing I ever did. I saw firsthand the race for more, more, more. Everyone needed bigger houses, more cars; builders wanted more shopping malls and more homes. By the time I left I couldn't WAIT to get out. Please stop allowing builders to come in like ants desperate for any open space to build on. The open spaces are sacred. Not having OC crazy traffic, not having over-populated areas, not having something in every bit of open land is sacred. Taller buildings just take away from the view. DO NOT TURN INTO ORANGE COUNTY. If this is allowed, we are opening our doors to more of these greedy builders who know nothing about our sacred community and filling it with traffic and congestion. They don't care because they get their money and leave. THEY DO NOT CARE and I can say that firsthand having lived in OC. We need to leave this beautiful city untouched by big developers. This constant need to have more and more fueled by greed and ego are disgusting. Can't we leave our precious communities the way they are?

I will do anything, join any committee, volunteer, etc. to ensure this doesn't happen. Carpinteria is a sanctuary, and you will destroy it by allowing us to become so densely populated. STOP WITH THIS NEED TO CONSTANTLY BE BIGGER. Builders can turn right back and go to OC or other cities or counties who need or want growth...we don't need it or want it. LEAVE CARP ALONE.

Caryn Chavez

From: [DANIEL DE MEYER](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan
Date: Tuesday, March 3, 2026 10:18:03 AM

****EXTERNAL EMAIL****

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The idea of an 18 story structure in Carpinteria is repellent. The developers, the same people trying to develop property behind the Santa Barbara Mission, are cynical, thoughtless and greedy. It is as though they are trying to do the most offensive thing possible in any given community. The people and leaders of Carpinteria have worked hard to maintain this valley's character. Indeed, I believe it is the last coastal valley between here and the Mexican border that still retains its agricultural nature. Improve housing in the City of Carpinteria? OK. But the high rise idea is not appropriate culturally or historically at all. Please send these ugly minded developers down to Newport Beach or Encino where they belong!

Regards, Dan

Sent from my iPad

From: [G GG](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan
Date: Tuesday, March 3, 2026 10:36:26 PM

****EXTERNAL EMAIL****

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My name is Gia Chavez and I live in Carpinteria. Seeing the potential for an 18 story 130-unit multi-family apartment while making the population more dense makes me literally sick to my stomach.

Coming from Orange County, I moved to Santa Barbara County (specifically Carpinteria) for a reason. To get away from the constant builders looking for any tiny bit of open space to build more homes, apartments, whatever. I don't know when cities and counties will see that WE HAVE ENOUGH. It never seems to end in California. By allowing this you will take away what everyone treasures about our city. And for what? To squish more people in for MORE MONEY from some greedy builder who knows NOTHING apart Carp or the community and obviously is just looking to make more money.

Leaving OC was the best thing I ever did. I saw firsthand the race for more, more, more. Everyone needed bigger houses, more cars; builders wanted more shopping malls and more homes. By the time I left I couldn't WAIT to get out. Please stop allowing builders to come in like ants desperate for any open space to build on. The open spaces are sacred. Not having OC crazy traffic, not having over-populated areas, not having something in every bit of open land is sacred. Taller buildings just take away from the view. DO NOT TURN INTO ORANGE COUNTY. If this is allowed, we are opening our doors to more of these greedy builders who know nothing about our sacred community and filling it with traffic and congestion. They don't care because they get their money and leave. THEY DO NOT CARE and I can say that firsthand having lived in OC. We need to leave this beautiful city untouched by big developers. This constant need to have more and more fueled by greed and ego are disgusting. Can't we leave our precious communities the way they are?

I will do anything, join any committee, volunteer, etc. to ensure this doesn't happen. Carpinteria is a sanctuary, and you will destroy it by allowing us to become so densely populated. STOP WITH THIS NEED TO CONSTANTLY BE BIGGER. Builders can turn right back and go to OC or other cities or counties who need or want growth...we don't need it or want it. LEAVE CARP ALONE.

From: [Marcos Chavez](#)
To: [Bret McNulty](#)
Subject: 5115 organ road development public input
Date: Tuesday, March 3, 2026 5:34:22 PM

****EXTERNAL EMAIL****

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My name is Marcos Chavez and I live in Carpinteria. Seeing the potential for an 18 story 130-unit multi-family apartment while making the population more dense makes me literally sick to my stomach.

Coming from Orange County, I moved to Santa Barbara County (specifically Carpinteria) for a reason. To get away from the constant builders looking for any tiny bit of open space to build more homes, apartments, whatever. I don't know when cities and counties will see that WE HAVE ENOUGH. It never seems to end in California. By allowing this you will take away what everyone treasures about our city. And for what? To squish more people in for MORE MONEY from some greedy builder who knows NOTHING apart Carp or the community and obviously is just looking to make more money.

Leaving OC was the best thing I ever did. I saw firsthand the race for more, more, more. Everyone needed bigger houses, more cars; builders wanted more shopping malls and more homes. By the time I left I couldn't WAIT to get out. Please stop allowing builders to come in like ants desperate for any open space to build on. The open spaces are sacred. Not having OC crazy traffic, not having over-populated areas, not having something in every bit of open land is sacred. Taller buildings just take away from the view. DO NOT TURN INTO ORANGE COUNTY. If this is allowed, we are opening our doors to more of these greedy builders who know nothing about our sacred community and filling it with traffic and congestion. They don't care because they get their money and leave. THEY DO NOT CARE and I can say that firsthand having lived in OC. We need to leave this beautiful city untouched by big developers. This constant need to have more and more fueled by greed and ego are disgusting. Can't we leave our precious communities the way they are?

I will do anything, join any committee, volunteer, etc. to ensure this doesn't happen. Carpinteria is a sanctuary, and you will destroy it by allowing us to become so densely populated. STOP WITH THIS NEED TO CONSTANTLY BE BIGGER. Builders can turn right back and go to OC or other cities or counties who need or want growth...we don't need it or want it. LEAVE CARP ALONE.

Marcos Chavez

From: [Sandy Nargi](#)
To: [Bret McNulty](#)
Cc: [Mario Nargi](#)
Subject: Proposed 18-story housing project on Ogan Road
Date: Tuesday, March 3, 2026 2:29:51 PM

****EXTERNAL EMAIL****

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Dear Mr. McNulty, my husband and I are totally against the proposed 18-story housing project on Ogan Road. The character and small town integrity and charm of our beautiful Carpinteria would be lost if such a high-rise project would be built. In addition, the traffic disaster such a project would create in the new traffic circle/entrance to the 101 Freeway would be unacceptable. Already there are drivers who do not know how to properly use a traffic circle and increasing the amount of traffic by adding this project would be total chaos.

Thank you for your hard work as our city's Principal Planner, and we hope you will protect our town.

Sincerely,

Sandra L. Nargi
Mario E. Nargi

sandynargi@mac.com
805.220.8367

From: [Kt. Nicolaides](#)
To: [Bret McNulty](#)
Subject: 5115 Ogan Road Prj 25-2358-DP/CDP/TPM/ARB
Date: Wednesday, March 4, 2026 2:07:48 PM

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To Whom It May Concern,

I live in the Pacific Village area of Carpinteria with my husband and two daughters. It has come to our attention that there is a new 18 story building project that is being submitted for the current Frontier Building at the round-about on Ogan road. I want to submit our clear objections to this project.

We chose this house because of the safe clear location next to the elementary school. My youngest daughter is profoundly autistic, non-verbal and can elope. The quiet safety of this neighborhood is one of the few things we can feel safe with her in. This new building proposal will bring in dramatically more traffic, cars to our street, and more potential for severe dangerous situations for her.

This small town has zero need for an 18-story building. That is beyond ridiculous and not what Carpinteria is, has been or wants to be. We value the small-town life here, that is what we moved her for. An 18-story building doesn't belong in a small town, let alone in the location that has been selected. The amount of space needed for the building residents to park their cars would also not be practical for those living in the building or surrounding neighbors.

Please DO NOT APPROVE this building proposal. Please keep Carpinteria small and safe.

Sincerely,
A Pacific Village Resident and her family,
Catherine Nicolaides

ATTN: City Principal Planner

We have been residents of Carpinteria since 1983, my grandparents since the 50's.

Carpinteria has always been such a beautiful place that is small town friendly and a perfect place to call home.

We have been made aware that an applicant wants to develop at 5115 Ogan Road a monstrosity of a building that is 18 stories high.

This is absolutely ridiculous that this town and the people that run it would even consider this.

We will be able to see this horrible site from Santa Barbara and Ventura.

We live around the corner from this proposed lot and DO NOT want this in our neighborhood let alone anywhere in Carpinteria.

This is ludicrous and cannot believe Carpinteria would even consider this. This is a beach town not downtown Los Angeles. The traffic would be a nightmare around our house and at least 500 more people and cars.

we must not let some
wealthy bullies come and ruin
the small town ambiance and
charm with this absurd idea.

Please vote this down.

Our streets and neighborhood
would be unsafe and total
chaos.

From: [Roland Picard](#)
To: [Bret McNulty](#)
Subject: 18 Story Ogan Road Housing Project (A Ugly Poorly Planned Monstrosity)
Date: Wednesday, March 4, 2026 5:02:17 PM
Importance: High

****EXTERNAL EMAIL****

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Good Afternoon Mr McNulty,

My name is Roland Picard and a long time home owner/resident of Carpinteria. Please allow me to be crystal clear...

I am 100% absolutely against this proposed **18 story** housing project on Ogan Rd. This will look like a Monolith, a abrupt intrusion esthetically in a small single family home *neighborhood*.

-Its location

-Its design (OMG!!!)

-Its negative impact to the neighborhood & town

ALL of it...Terrible!

This will be that tallest building by far not just in Carpinteria but I would venture to say in all Santa Barbara county!

Not only that it is smack in the middle of 1 or 2 story single family homes on both sides of linden Ave, It will look like a absolute UGLY THUMB sticking up into the air of a small beach community and neighborhood

NO way does it fit the community in any shape or form. This is truly about the ownership making money with no concern for the town or neighborhood of Carpinteria. Period!

*Analogy...*This will be like putting a OCEAN LINER in the middle of a small local marina filled

with small motor boats. A **210 foot high monstrosity** with all the surrounding structures 20 to 25 feet high.

This 18 story Building is more in line, fits in with parts of Ventura or Orange & LA county not tiny Carpinteria & certainly not in the middle of a neighborhood!!

Mr. McNulty,

Please notify me when there is any public form I can attend, Any public vote to take.

Thank you

Roland T. Picard
President
Aqua Systems USA
805-994-9091

“Win The Day”

From: [Dianne Johnson](#)
To: [Bret McNulty](#)
Cc: [Dianne Johnson](#)
Subject: Ogan Project Proposal
Date: Thursday, March 5, 2026 9:20:42 AM

****EXTERNAL EMAIL****

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March 5, 2026

Dear Principle Planner McNulty,

We are writing to register our objection to the high-rise currently proposed for the Ogan-Calle Real triangle-- 5115 Ogan Road-- an objection based on three elements, style, safety and community.

As 36-year residents of Beachwalk townhomes and originals in Pacific Village, we have watched our city grow up the Linden Corridor, along Carpinteria Avenue, and through the downtown area. With each change, we've witnessed in-character care and faithful execution, enhancing our own living experience as well as that for our town's visitors. We have become an increasingly "sweet little beach town."

Living adjacently, our regular activities involve both vehicular and pedestrian movement around the recently-completed, well-functioning rotary at Ogan and Calle Real and along each of its arms. However, traffic in-general and on-street parking on the former is noticable. "Look both ways" has become vital.

An 18-story 130-unit multifamily housing development-- prominent to the center of Carpinteria-- would surely, singularly ruin what our community is known as. Residential congestion, traffic, public resources, our know-thy-neighbor welcome-our-guests ethic would all suffer. Our highly-desirable enclave on California's South Coast would no longer be.

We urge you to reject and abandon the proposed builder's thrice-incomplete proposal for this project.

Thank you for your attention.

Sincerely,
Dianne Milani Johnson
John M. Johnson

From: [KT Nico](#)
To: [Bret McNulty](#)
Subject: Proposed building on Ogan
Date: Thursday, March 5, 2026 7:38:49 PM

****EXTERNAL EMAIL****

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To the city of Carpinteria...

Regarding the proposed building of a 130 multifamily housing unit at 5115 Ogden Rd. in Carpinteria I think this proposed addition to the city would be a huge mistake. Not only for the proposed location, which is horrible, but for the issue of parking, which there would be none, traffic which would bottlenecked at this roundabout area constantly and the drain on fire ambulance and police resources would be considerable, not to mention the addition of new students to the school system. And aesthetically this would change the landscape of Carpinteria and the idea of an 18 story building overlooking the freeway would be an eyesore not to mention a nuisance to the homeowners in the area who have lived there for many decades and have worked tirelessly to keep some of the most beautiful landscaped homes and properties in the city. This is too big of an obstacle for our town. It would take away the small town, charm of Carpinteria, which we have fought for years to keep. Growth of this type in our town would be horrible.

From: [Mary Oeffling](#)
To: [Bret McNulty](#)
Subject: Proposed 18-Story Housing Development
Date: Thursday, March 5, 2026 5:57:54 PM

****EXTERNAL EMAIL****

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Dear Mr. McNulty,

I realize that comments were due today, so I'll be really brief.

I am writing to express my opposition to the proposed 18-story, 130-unit multifamily housing development at 5115 Ogan Road currently under review by the City of Carpinteria.

I want to begin by acknowledging the importance of increasing housing availability in California, particularly affordable housing. I support thoughtful efforts by the City to address housing needs and understand the difficult balance between accommodating growth and preserving community character.

However, I have serious concerns regarding the proposed height and density of this particular project.

Carpinteria is widely recognized for its small-town, coastal, and agricultural character. The community is defined by low-scale development, open views, and a built environment that respects the surrounding natural landscape. An 18-story structure would be dramatically out of scale with the existing development pattern and would introduce a high-rise form that is entirely inconsistent with the character of the city. To my knowledge, there are no buildings of comparable height in Carpinteria, and introducing one would permanently alter the visual identity of the community.

The proposed density also raises concerns about compatibility with the surrounding area, including potential impacts on infrastructure, traffic circulation, parking, and community services. Development should be planned in a way that integrates with the existing scale of the city and reflects thoughtful urban design rather than introducing a project that feels disconnected from its context.

I respectfully urge the City to require substantial revisions to the proposal so that any future development at this site aligns more closely with Carpinteria's established scale and community character. Housing solutions that include lower-rise, context-sensitive design would be far more appropriate for this location while still contributing to the region's housing needs.

Thank you for your continued work reviewing this proposal and for considering public input as part of the planning process.

Sincerely,
Mary Oeffling, Carpinteria resident

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Sincerely,
Mary Oeffling, Carpinteria resident

From: warlordpaul@gmail.com on behalf of [Paul Zemjanis](#)
To: [Bret McNulty](#)
Subject: Opposition to 5115 Ogan Road Project
Date: Thursday, March 5, 2026 11:23:14 PM

****EXTERNAL EMAIL****

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To Whom It May Concern:

I am writing in opposition to the proposal to construct a 15 story residential building and three-story parking podium at 5115 Ogan Road. It is an affront to the small-town spirit of Carpinteria and logistically impractical.

Structures of this size do not belong in a town like Carpinteria. When people look at the skyline of our town, they should see the mountains and the Torrey Pine, not a skyscraper. If a structure of this type is allowed to be built, it would only be the beginning and soon we would lose everything that makes our town special.

Carpinteria does not have the infrastructure to accommodate buildings of this size. Our local infrastructure cannot supply water to a building of that height, our fire department does not have the tools to provide adequate firefighting for a building of that height, and I have many doubts about waste disposal and power as well. Furthermore, traffic in Carpinteria can already be problematic and I foresee so many cars parked in such a small area leading to even more congestion on the roads.

To allow this building project to move forward would be a mistake. I understand the need for affordable housing in our area, but solutions to this problem should make sense for the infrastructure available. Solutions to this problem should make sense for our town.

Sincerely,
Paul Zemjanis

From: [Bruce DeAragon](#)
To: [Bret McNulty](#)
Cc: [Natalia Alarcon](#); [Monica Solorzano](#); [Al Clark](#); [Julia Mayer](#); [Wade Nomura](#); [Michael Ramirez](#); [Ryan Kintz](#); [Brian Barrett](#)
Subject: 5115 Ogan Rd ...and Far Beyond
Date: Friday, March 6, 2026 8:16:28 PM

****EXTERNAL EMAIL****

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Dear Bret McNulty,

Attention also to all concerned, especially all Carpinteria residents.

Regarding projected 18 story building under review for 5115 Ogan Rd Carpinteria.

I offer the following 2 links and my personal opinion strictly as food for thought. I have no proof if any of the following is true. I offer the two links below as an example of what I was easily able to find in a short amount of time, browsing in an AI search. It is my hope that this will provoke enough interest for others to do their own research and form their own opinions.

As for my personal opinion, the fact that an 18 story building is proposed for 5115 Ogan Rd, a building of a size which may house the number of residents greater than the total of all existing residents of Ogan Rd. is ludicrous! This forces the question, why is it even being considered? To begin to answer this please study both links. I think it becomes clear that there are many reasons (none good) for the building to be submitted by Ben Eilenberg. Please study 2nd link, Who is Ben Eilenberg?, notably the ending.

So why is it being considered by the city, especially in light of the fact Frontier has not even completed the lot split which creates the property in consideration? Only The City of Carpinteria can answer this question.

20% or 13%? Which is the percentage of total property which a developer will be required to devote to low income housing? This percentage question is just one of many examples of topics Ben Eilenberg and his group hope to create future sympathetic legal precedence for.

Low income housing and housing in general is one of the most important topics and causes with which we need to deal with and solve.

However, the endeavors of Ben Eilenberg regarding 5115 Ogan Rd. have nothing to do with providing low income or any other type of housing for Carpinteria.

His endeavor is:

1. To use loop holes in California state law (created at least to try and step forward regarding housing shortage) to attain properties, no matter how small, in highly priced, (ocean view) unattainable areas. Furthermore to attain these properties in such manner as to be immune to all local zoning and codes.
2. To use 5115 Ogan Rd as basis to cause litigation to hopefully create future legal precedence

more sympathetic to his development tactics.

For example, the question of 20% or 13% low income housing. Low income housing in the context of an 18 story 5115 Ogan Rd. building....this is high farce. The only thing missing is Mozart to compose an opera. Where do the supposed / proposed 3 stories of parking go, below ground or above ground? Seems either way you get 14 or 15 floors of ocean view. Really, low income? Seems to me Ben Eilenberg is in it for future legal precedence and sales of 15 floors of Ocean View.

Is Eilenberg's submission regarding 5115 Ogan Rd. even real or just a ruse for the above mentioned reasons? He has been bringing legal action costs to the cities of Carpinteria, Santa Barbara and areas throughout California. Why is The City of Carpinteria even dealing with Ben Eilenberg ?

I believe it is now time for the residents of Carpinteria to decide how we would like to see our surroundings shaped going into the future and to find out if we are supported by our own city government.

Sincerely,

Bruce DeAragon
Resident of Ogan Rd. since 1994

Who is developer for 5115 Ogan Rd.?

<https://share.google/aimode/io5JI6oJjD4omC2C7>

Who is Ben Eilenberg?

<https://share.google/aimode/HJ2Bn0SzzvDI5AuI8>

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Ask anything

+




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March 6, 2026



Ben Eilenberg is a **California-based real estate developer and attorney** known for proposing controversial high-density housing projects in Santa Barbara and Carpinteria under the "Builder's Remedy" law.  Instagram +1



Development Projects

Eilenberg is the manager for **The Mission LLC** and is associated with **Industrial Partners Group**. His most high-profile projects

include:  The Santa Barbara Independent +1

- **The Mission Project (Santa Barbara):** A proposed eight-story apartment complex located behind the historic Santa Barbara Mission.
- **Carpinteria High-Rise:** A proposed 18-story housing complex in Carpinteria, which would far exceed the city's current 30-foot height limit.
- **Grand Avenue Project:** A six-story development on Grand Avenue in Santa Barbara's Lower Riviera.  The Santa Barbara Independent +3

Legal & Professional Background

- **Bar Status:** As of early 2026, Eilenberg is not eligible to practice law in California. He has a history of disciplinary actions by the [State Bar of California](#), including a 90-day suspension in 2018 and an 18-month suspension in 2020 for professional misconduct.
- **Law Practice:** He formerly operated the **Law Offices of Ben Eilenberg** in Riverside, specializing in business and corporate law.
- **Legal Challenges:** His development group, The Mission LLC, has filed several lawsuits against the City and County of Santa Barbara over project



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Carpinteria development projects?



^ —

12 sites

Mission: Implausible? Eight-Story Housing Project Proposed ...

The address belongs to the firm New Mexico Registered Agent, a company hired to list its address on public records so the names of...

The Santa Barbara Independent



Developers of Eight-Story Building Behind Mission Sue State, City of ...

State documents show that the organization's CEO and CFO are Craig and Stephanie Smith, respectively. The Smiths are connected to ...

The Santa Barbara Independent



Carpinteria Threatened by an 18-Story Housing Project

10, 2025, 2:33pm] Ben Eilenberg, the same out-of-town developer-attorney now inducing mass apoplexia in Santa Barbara over his pro...

The Santa Barbara Independent



Show all

How is Ben Eilenberg related to SoCal Industrial Equities and what is some of there history?

March 6, 2026





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initiated by SoCal Industrial Equities and its affiliates, such as The Mission-
LLC.



- **Legal Representative:** Despite being ineligible to practice law in California as of early 2026, he frequently acts as the primary contact and representative in administrative and legal correspondence with city planners.
- **Corporate Web:** SoCal Industrial Equities is part of a complex network of entities including **SoCal Holdings** (a New Mexico-registered LLC) and **Industrial Partners Group**. The Santa Barbara Independent +3

History & Key Developments

- **Builder's Remedy Strategy:** The firm, led by Eilenberg, has gained notoriety for using the "Builder's Remedy" to bypass local zoning. This includes the controversial **18-story high-rise** in Carpinteria and an **eight-story apartment complex** behind the Old Mission Santa Barbara.
- **Collaboration with the Smiths:** Eilenberg and SoCal Industrial Equities are closely linked to **Craig and Stephanie Smith**, who are listed as the CEO and CFO of related entities like the Unitarian Universalist Mission.
- **Legal Battles with Local Governments:**
 - **Santa Barbara:** In late 2025, Eilenberg and his development team filed a federal lawsuit against the State of California and the City of Santa Barbara, alleging that new state laws (SB 158) illegally targeted their projects for environmental review.
 - **Property Tax Disputes:** The firm has sued Santa Barbara County over property tax exemptions for the land intended for the Mission-area development.
- **Project Challenges:** The firm's projects have faced significant opposition

+



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Mission: Implausible? Eight-Story Housing Project Proposed ...

In short, that's not exactly clear. The city's roll shows that the property is owned by a company called The Mission LLC. Ben Eile...

i The Santa Barbara Independent



Developers of Eight-Story Building Behind Mission Sue State ...

That organization, the Unitarian Universalist Mission, has connections to the Mission LLC itself. State documents show that the or...

i The Santa Barbara Independent



Ben Eilenberg, the same out-of-town developer-attorney now ...

Ben Eilenberg, the same out-of-town developer-attorney now inducing mass apoplexia in Santa Barbara over his proposal to construct...

f Facebook · Santa Barbara Independ...



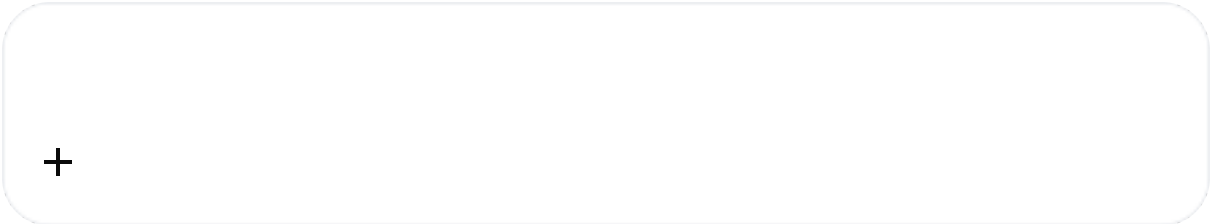
Show all

Have Ben Eilenberg and So Cal Industrial Equities or Ben Eilenberg under any other name practiced these efforts of ...

March 6, 2026

Ben Eilenberg and his associated entities, primarily **SoCal Industrial Equities**, have expanded their "Builder's Remedy" development strategy to several other cities in **California**, though no evidence suggests they currently operate in other states.

While Santa Barbara and Carpinteria are his most high-profile targets, Eilenberg





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advancing this under the Builder's Remedy to ignore local height and density restrictions, leading to legal friction with town officials.



- **San Jose**: He represents an investment group that recently purchased **355 acres** in the eastern foothills near East San Jose for potential large-scale housing development.
- **Isla Vista**: County records list Eilenberg as the manager for a proposed Builder's Remedy project on **Madrid Avenue**.
- **Inland Empire & Central Valley**: Professional listings for SoCal Industrial Equities identify Eilenberg as an investment sales broker specializing in industrial properties across **Riverside (Inland Empire)**, **Los Angeles**, and **Bakersfield**.
- **Monterey**: Reports from early 2026 indicate he has also proposed Builder's Remedy projects in Monterey under the name **Carmel Housing Group LLC**. The Santa Barbara Independent +6

Associated Entities and Names

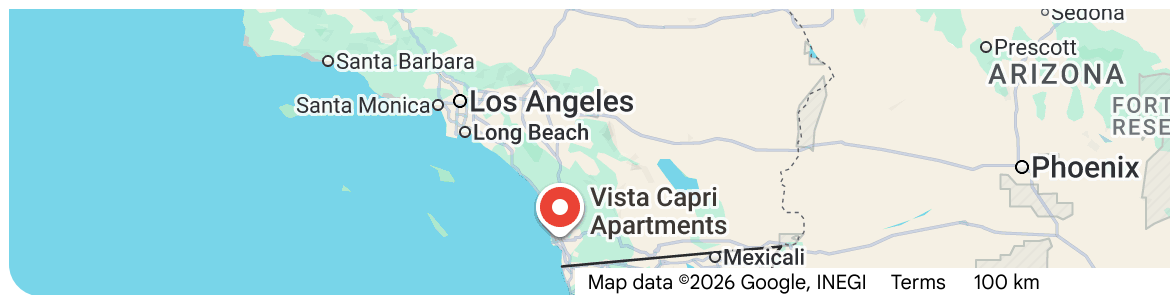
Eilenberg often operates through a complex web of LLCs, typically registered to the same Fullerton address or managed through out-of-state entities:

- **Carmel Housing Group LLC**: Used for projects in the Monterey area.
- **The Mission LLC**: Specifically for the 8-story project behind the Old Mission Santa Barbara.
- **Carpinteria Group LLC**: Used for the 18-story high-rise application in Carpinteria.
- **Industrial Partners Group**: A firm where Eilenberg serves as COO alongside **Craig and Stephanie Smith**, used for the Grand Avenue project in Santa





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13 sites

Mission: Implausible? Eight-Story Housing Project Proposed ...

Eilenberg was also listed as the chief operating officer for the Industrial Partners Group, the developers for the six-story proje...

The Santa Barbara Independent



Developer for Los Gatos project warns of legal costs

"I respectfully want to tell you the town's multiple lawsuits (related to housing construction), including attempting to block thi...

San José Spotlight



State policy meant to jumpstart housing can also lead to bad ...

The developer is Carmel Housing Group LLC, registered to Fullerton-based Ben Eilenberg, an attorney whose license has been suspend...

Monterey County Weekly



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development under California's "Builder's Remedy" law.  San José Spotlight +1

Strategic Objectives of Litigation



Eilenberg's lawsuits against cities like Santa Barbara, Carpinteria, and Los Gatos appear to serve several strategic functions:

- **Establishing Precedent:** By suing over "completeness" and zoning interpretations, Eilenberg is testing the limits of local control. These cases seek to clarify whether cities can use objective standards (like height limits or environmental reviews) to block projects when they are in housing non-compliance.
- **Financial Pressure:** Eilenberg has openly warned city officials that litigation will "cost the town dearly," not only in their own legal fees but also in potential penalties and the developer's legal costs if they prevail. This pressure is often used to compel cities to settle or approve projects rather than face prolonged, expensive court battles.
- **Challenging State Oversight:** Recent federal lawsuits filed by his group, **The Mission LLC**, challenge the constitutionality of state laws (like SB 158) that allow for heightened environmental scrutiny of his specific projects. A victory here would set a massive precedent, potentially exempting similar developments from CEQA (California Environmental Quality Act) requirements.  CalMatters +2

City Financial Burden

Cities are indeed forced to bear significant costs, which include:

- **High-Stakes Legal Fees:** Defending against sophisticated federal and state-level challenges requires specialized legal counsel.

+



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to challenge municipal authority across different sectors. ■ Civil Rights Litigation Clearinghouse +3

Would you like to see a breakdown of the **specific legal arguments** Eilenberg is using to challenge Santa Barbara's zoning authority?

 5 sites

Developer for Los Gatos project warns of legal costs

"I respectfully want to tell you the town's multiple lawsuits (related to housing construction), including attempting to block thi...

 San José Spotlight



Dumb 18-story builders remedy project in Carp : r/SantaBarbara

However, each of these projects also has several attributes which will require a court to rule on whether cities and counties have...

 Reddit



July 31, 2025 Ben Eilenberg, THE MISSION LLC ...

The Project application has invoked the builder's remedy as it existed prior to December 31, 2024, which means that a qualifying p...

 CalMatters



Show all

Yes please.

+



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- **Mandatory "Builder's Remedy" Compliance:** He argues that because Santa Barbara's housing plan (Housing Element) was not state-certified when he applied, the city has no legal authority to deny his projects based on local zoning, height, or density. He contends that under [Government Code Section 65589.5\(f\)](#), his projects must be "deemed consistent" with all local plans "for all purposes".
- **Illegal Delay via "Incompleteness":** Eilenberg has repeatedly sued the [City of Santa Barbara](#), alleging that officials are illegally marking his applications as "incomplete" to stall the projects. He argues these are bad-faith delays designed to wait for new state laws that might block his developments.
- **Unconstitutional "Special Legislation" (SB 158):** In a major federal lawsuit filed in late 2025, Eilenberg's group argues that a specific state budget bill (SB 158) is "special legislation" that illegally targets his project alone for extra environmental review. He claims this violates the **Equal Protection Clause** of the 14th Amendment and is a misuse of state authority. The Santa Barbara Independent +6

Secondary Legal Tactics

- **Religious Tax Exemptions:** He has sued [Santa Barbara County](#) claiming that because his land is rented to the **Unitarian Universalist Mission** (an organization tied to his business partners, the Smiths), the property should be exempt from nearly \$300,000 in property taxes.
- **Zoning Overlay Challenges:** He argues that Santa Barbara's certified housing plan is actually non-compliant because it relies on "zoning overlays" rather than actual rezoning, which he believes should keep the city permanently open to Builder's Remedy projects. The Santa Barbara Independent +2

+



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10 sites

Developers of Eight-Story Building Behind Mission Sue State ...

The city has identified the site as within an area with several archaeological resources, from prehistoric sites to Mission-era ar...

The Santa Barbara Independent



Developer for Los Gatos project warns of legal costs

"I respectfully want to tell you the town's multiple lawsuits (related to housing construction), including attempting to block thi...

San José Spotlight



Mission: Implausible? Eight-Story Housing Project Proposed ...

The project invokes Builder's Remedy — a provision in a little-noticed, 34-year-old California housing law that has increasingly b...

The Santa Barbara Independent



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Yes please.

March 6, 2026

Ben Eilenberg and his business partners are currently involved in two distinct, high-stakes legal battles in Santa Barbara that could set major precedents for California developers





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populations of 50,000, 70,000 and counties of 40,000, 400,000, on parcels adjacent to historical landmarks and wetlands. Eilenberg argues this criteria matches **only his project** in the entire state.



- **Constitutional Claims:** He contends the law is unconstitutional "special legislation" that violates the **Equal Protection Clause** by singling out his development for a burdensome review process while other similar projects remain exempt.
- **Wider Implications:** If Eilenberg wins, it could prevent the state legislature from passing "narrowly tailored" laws to block specific Builder's Remedy projects, significantly strengthening the hand of developers statewide. Law360 +3

Property Tax Dispute: Unitarian Universalist Mission

The Mission LLC has also sued Santa Barbara County to recover nearly **\$300,000 in property taxes**. This dispute involves a unique relationship between Eilenberg and the **Unitarian Universalist Mission**. edhat +1

- **Religious Exemption Claim:** Eilenberg argues the project site at 505 E. Los Olivos St. should be tax-exempt because it is leased to a religious organization.
- **The "Smith" Connection:** The **Unitarian Universalist Mission's** CEO and CFO are **Craig and Stephanie Smith**, who are also the founding principals of **Industrial Partners Group**—the firm Eilenberg works for. Eilenberg has electronically signed the church's own filing documents.
- **County Rejection:** The [Santa Barbara County Assessor](#) denied the exemption, stating the property was **vacant and unused** for religious purposes.






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Mission LLC Sues Santa Barbara County Over \$198K ... - edhat
Mission LLC Sues Santa Barbara County Over \$198K Property Tax Bill.
... Rubaiya is a seasoned news reporter with over five years o...




 edhat

Developer Says Calif. Law Targets Its Santa Barbara Project
By Isaac Monterose. Law360 (October 27, 2025, 5:54 PM EDT) -- The developer behind a housing project in Santa Barbara, California,

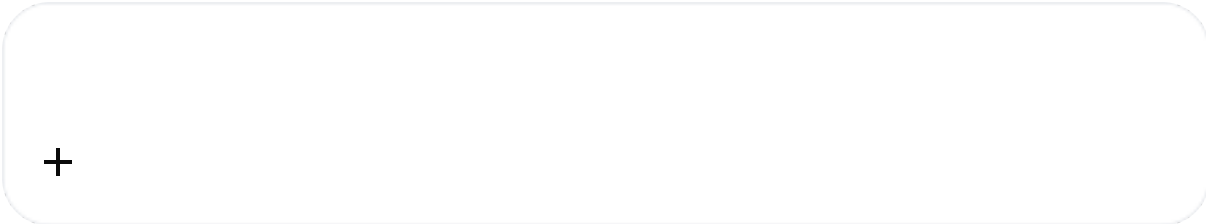
 Law360

A new court ruling 'blows up' California housing law ... - Reddit
"But a strange provision buried in SB158's dense, complex text did the opposite: It applied CEQA review to projects located in cit..."



 Reddit

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From: [Robin Karlsson](#)
To: [Bret McNulty](#)
Subject: 18-story high rise
Date: Sunday, March 8, 2026 9:06:21 PM

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Dear Bret

A proposed 18-story housing complex in Carpinteria, which would far exceed the city's current 30-foot height limit. Hundreds and hundreds more cars the water usage alone is an issue. It's INSANE to put an 18 story building in a two story town and on such a small piece of land.

Sincerely,
[Robin Karlsson](#)
Carp resident

March 9, 2026

RE: 5115 Ogan Road, Prj 25-2358-DP/CDP/TPM/ARB

To Whom it May Concern:

I am writing to you on behalf of myself and fellow Carpinteria natives and locals to express our extreme opposition to the 18 story residential building that is proposed to be developed at 5115 Ogan Road. It's difficult to fathom that we are, yet again, put in a position where we have to fight to preserve our dear Carpinteria.

This proposal is unrealistic and there are several reasons why it should not be approved:

1. Fire evacuation problems.
2. Inadequate emergency vehicle access.
3. Inadequate sewer capacity.
4. Water supply issues. Water is a precious resource in California and we've always been told to conserve water yet the state representatives are taking a contradictory stance by demanding more development that requires a substantial water supply that we cannot afford to lose. We can't just assume that because we've had a few wet recent years that water supply will always be plentiful. Droughts will continue to occur and water supply will be scarce.
5. Structural risks associated with tall structures and seismic issues.
6. An acceptable Environmental Impact Report has not been provided
7. Sufficient studies have not been submitted regarding how the development will impact traffic, water, wildlife, or fire evacuation.
8. Visually, an 18 story building in the middle of Carpinteria would look absolutely ridiculous. It would be an eyesore and would completely negate the small coastal town feel.
9. The proposed development conflicts with the California Coastal Act policies.

I am aware that a common practice for these developers is to start with a very large development proposal, to maximize leverage, so that when they scale down to a slightly smaller proposal that they can manipulatively say that they have "compromised significantly". Carpinteria is one of the last small beach towns in Southern California. Please do not be fooled by this strategy, and please protect what makes our dear Carpinteria so special- serenity, slower paced lifestyle, unobstructed views, open spaces, and of course our close-knit community.

Sincerely,

A

P.S. While this letter is mostly with regards to this particular proposal, looking at the bigger picture, something must be done to prevent developers with questionable motives, from taking advantage of the “Builder’s Remedy” and bulldozing there way, literally and figuratively, through small towns like Carpinteria. “Builder’s Remedy” hardly helps low income households as only 20% of the units are required to be low-income units, while the remaining 80% can be sold at market price, which we all know is not affordable even for medium income households... Increased development is inevitable, yet the scale of these development proposals are getting out of hand and hurting our community, straining resources, and harming the environment. We urge you to confront state representatives to determine alternative solutions such as:

1. Government built housing
2. Housing Vouchers and rent assistance
3. Community Land trusts
4. Adaptive reuse (converting existing buildings)

March 2026

RE: Project proposed for 5115 Ogan Rd (Frontier/Verizon property)

Dear Planning Committee/Bret McNulty,

I am very concerned about the above-mentioned proposed 130 unit (studios to 3 bedroom units) project! My concerns center around:

-safety :fire dept. doesn't have enough pressure to reach up 18 stories;
300+ additional residents trying to get in and out of the complex and surrounding area;
narrow lanes within the complex that will complicate/slow down possible emergencies-no ability to make a quick turn around).

-traffic all over town

-services' (medical, schools, utilities, etc.) ability. to meet the needs of possibly 300+ more residents

-natural resources especially water usage for such a large project. We have plenty of water (according to the water district) at the moment but we WILL have another drought. That is the nature of this area

-the height of the building is absurd for a little town very few if any 3-story buildings.

Most Sincerely,

Christine Culver
5195 8th St
Carpinteria

From: [Emily Morrill](#)
To: [Bret McNulty](#)
Subject: Public Comment for 5115 Ogan Road
Date: Tuesday, March 10, 2026 2:11:27 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Mr. McNulty,

I would like to submit a public comment for the 5115 Ogan Road tower project. Please find my comments below. If possible, could you confirm receipt of this email? Thank you very much for your time and attention.

Sincerely,

Emily Morrill

To the City of Carpinteria
For public comment on 5115 Ogan Avenue

In a beachside city that values its small-town charm, world-class beaches, mountain views, and laid-back character, it is concerning to see this proposal for an 18-story, 130-unit residential tower. The number and severity of the issues raised by this project are overwhelming. The elevation alone, at over 200 feet, is completely incompatible with the surrounding neighborhood. The surrounding area consists primarily of single-family dwellings (most of them one story), including those directly across the street in Pacific Village. (Realistically, an 18-story building is incompatible with the city of Carpinteria, and all of Santa Barbara County. For reference, the Morgan Stanley building and City National Bank buildings in Oxnard are 21 and 14 stories, so if we imagine those in the middle of Carpinteria we can get an idea of the elevation). Aside from the incompatibility of the physical characteristics of the tower, I have serious concerns regarding the functionality of the building, impact on traffic and parking, impact on community character and resources, and feasibility of its construction. Furthermore, I find the developer's approach to the application process and disregard for the preservation of the community of Carpinteria alarming and disheartening.

After visiting city hall and reviewing the plans, my questions about how an 18-story tower at this location would affect views of the mountains, how the shadow of the building would change the sunlight in the surrounding areas, and how much glare would be produced by the mostly glass exterior remain unanswered. I did not find the visual aids in the plans very helpful or informative in regards to these questions. Unfortunately, the simulations of the tower do not include any recognizable buildings or other elements of the surroundings for reference. More information is needed to understand the visual impact of the project.

Concerns regarding the visual and physical impact of the project aside, the fact that the site is less than one acre presents many logistical challenges which I also have questions about. For example, the delivery and truck access alleyway on the east side of the tower is not wide enough for large vehicles to turn around, requiring them to back in or out of the entrance onto Ogan Road's single northbound lane, adjacent to the roundabout. How could this be done safely? Also, it seems that in the event of an emergency, the two stairwells which serve as emergency exits would deposit residents onto the sidewalk on Ogan Road (if in fact a sidewalk is to be added to the existing plans) and into the southeast corner of the property on Vial Real across the street from the sound wall, where the exit strategy from there is unclear. Additionally, Stair #2 uses a corridor to connect the upper levels to the lower levels, creating an egress issue. Regarding parking, the inclusion of less than one space per unit needs to be evaluated for impact on the surrounding area. As the developer is unwilling to provide a traffic and parking study, other concerns regarding increased traffic in the roundabout and northbound freeway onramp, and impact during school drop-off and pick-up times remain unaddressed. Again, more information is needed.

Given the smallness of the lot, how would the construction process be handled? Where would materials, equipment, and vehicles be staged? How would Ogan Road and Via Real be impacted? How long would the construction take? Additionally, the plans include underground structural components to a depth of what looks to be about 30 feet (depth in feet is not shown on the plans), which would require excavating below the water table. How would that be resolved? And how would the amount of storm water runoff created by a building of this scope on a lot this size be handled? This is still unclear in the developer's application.

And what about utilities? Can the existing 8-inch sewer line on Ogan Road service 130 units? How about water? The developer has yet to submit an application to the water district. Trash service? How will the containers housed in the parking area be accessed? In emails dated 7/2/25 and 10/24/25, Harrison Industries asks for additional information regarding the placement of the containers/enclosures, which does not include adequate clearance, how food waste disposal requirements will be met without a separate chute for food waste, and how refuse will travel down chutes which at one point change positions between levels. How can the appropriateness of this project be evaluated if it is not clear whether local utilities and services can accommodate it?

In short, I have many questions about this project, and not enough information to answer them. The City has repeatedly asked the developer to provide more information in order to consider the application complete - information which is absolutely necessary to properly evaluate the appropriateness, impact, and feasibility of the project. In turn, the developer has repeatedly refused to provide the information requested, and has invoked Government Code Section 65589.5(h)(6)(D), claiming that the City's requests are in violation of State Housing Laws. The developer is unwilling to provide (among many other items): visual renderings showing the project from vantage points throughout town; a traffic and parking study; a lighting, glare and photometrics study; accurate solar access plans; accurate storm water management plans; and applications to critical services such as the water district.

Additionally, in the current plans, basic information about the project is incredibly difficult to locate, inconsistent, or obscured. For example, I wanted to know how many units of each type were included in the project, and I had to look at a list and add them up myself. I came up with 25 studios, 23 one-bedrooms, 53 two-bedrooms, and 25 three-bedrooms, for a total of 125 units. I cannot be sure that this is correct, and I feel that this information is critical to the project and should be provided in a clear fashion. Why has this not been done? (I wanted this information to get a sense of how many people the tower might house. If we assume that each bedroom or studio is occupied by one or two people, I come up with 226-452 residents.)

Given the lack of attention to detail and clarity in the plans, issues of the compatibility of the project with the town, and the developer's continued refusal to address these issues or provide crucial information, I begin to question whether the developer is actually serious about completing this project. If not, what is the developer's objective? Much time, energy, and resources are being spent on handling this application (and subsequent legal action by the developer against the City), and what for?

It is extremely concerning to see the "Builder's Remedy" used in a way that would forever alter (or even destroy) the unique charm, character, and landscape of our little town. This project shows a complete lack of respect for the principles by which Carpinteria has retained its specialness thus far. Growth is inevitable, and the demand for new housing is very real. But there are ways to shape this growth that preserve the character of our towns and cities rather than eroding it. How this project moves through the system is important because future projects in California's coastal zone will be impacted by precedents set by these current projects. I hope that the seriousness of this situation can be recognized by the public and addressed by city and state officials to avoid significant detrimental changes to the fabric of our community and others along the California coast.

-Emily Morrill

From: Mike Doria mikedoria@pm.me
Subject: Fwd: Opposition to Proposed 18-Story Housing Development at 5115 Ogan Road (next to the Frontier Communication Building), Carpinteria, California
Date: March 9, 2026 at 9:08 AM
To: bretm@carpinteriaca.gov



This message bounced the first time I sent it; re-sending.

Begin forwarded message:

From: Mike Doria <mikedoria@pm.me>
Subject: Opposition to Proposed 18-Story Housing Development at 5115 Ogan Road (next to the Frontier Communication Building), Carpinteria, California
Date: March 8, 2026 at 10:41:00 AM PDT
To: bretm@carpinteriaca.gov

Dear Bret,

I am writing to formally oppose the proposed 18-story development at 5115 Ogan Road, Carpinteria, California 93013. As a resident of our small coastal town, I have serious concerns regarding the irreversible impact this project would have on our community's character, infrastructure, safety, and environment.

1. Permanent Alteration of Coastal Landscape

An 18-story structure would forever change the scale and visual identity of our town. Our community is defined by low-rise buildings, open coastal views, and a human-scale streetscape. This proposal is incompatible with the established aesthetic and significantly exceeds surrounding building heights. There will be an undeniable shadow as the sun moves over the 18-story "sky scraper" which will be casted over the surrounding neighborhoods along with permanent obstructed views, and inevitable contribution to night sky pollution.

2. Overburdened Utilities and Public Services

The proposed development would place extraordinary strain on existing infrastructure, including water, sewer, gas, and electrical systems. During peak tourist season, our utilities already operate under stress. There has been no clear demonstration that current systems can support the additional demand without costly upgrades borne by taxpayers.

3. Emergency Ingress and Egress Concerns

The site's proximity to a roundabout raises serious safety concerns. Increased traffic volume will impede emergency vehicle access and evacuation routes, particularly during storm events. In a coastal community vulnerable to flooding, fires, and earthquakes efficient evacuation is critical. An 18-story building also raises questions about fire department ladder reach and emergency response capacity.

4. Traffic Congestion and Public Safety

The added vehicle trips generated by a high-rise development will significantly impact traffic flow, especially at the adjacent roundabout. Increased congestion threatens pedestrian safety and will degrade overall quality of life for residents. Along with disrupting the Safe Route to Schools in the neighborhood and the safety of the children.

5. Environmental and Groundwater Risks

Large-scale construction and increased density heighten the risk of groundwater and aquifer contamination and stormwater runoff into sensitive coastal ecosystems. Given our proximity to the ocean and high-water table, this project presents long-term environmental risks that must not be underestimated.

6. Inconsistency with Community Planning Goals

This proposal is absolutely inconsistent with our town's Comprehensive Plan and zoning intent, which emphasize preserving coastal character, managing growth responsibly, and protecting environmental resources.

For these reasons, I strenuously object to this project.

Thank you for your consideration,

Mike Doria

1382 Camino Trillado, Carpinteria, CA 93013