



March 5, 2026

The Honorable Mayor and City Council
City of Goleta
130 Cremona Drive
Goleta, CA 93117

Re: Cox Communications Support for Shelby Residential Project

Dear Mayor Perotte and City Council Members,

On behalf of Cox Communications, I write to express our support for the proposed Shelby Residential Project. Since our founding in 1898 by Ohio Governor James M. Cox, our company has remained committed to taking care of our employees, serving our customers, and improving the quality of life in the communities we serve. Ensuring our workforce has access to housing opportunities is an important component of helping Cox serve our customers.

We are proud to be part of the Goleta business community and an active member of the Santa Barbara South Coast Chamber of Commerce. Over the past several years, we have supported the Chamber's "employer/employee housing consortium," an effort to engage employers and the development industry with government leaders in the singular focus of matching housing to our workforce. Key to this effort is facilitating an increase in housing overall housing supply and diversity, which is how communities can make an impact on affordability challenges. The Shelby Residential Project will contribute much needed homes, including nearly 20% deed restricted as affordable single family homes, designed in a way to complement Goleta's local community character.

Goleta is a major employer powerhouse in Santa Barbara County, with a robust presence of global companies. Providing employees with more options to live closer to where they work is critical for continued business retention and attraction. We support the continued vitality of Goleta and the greater Santa Barbara regional economy, and for these reasons, Cox Communications encourages your approval of the Shelby Residential Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kirsten McLaughlin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kirsten McLaughlin
Market Vice President
Cox Communications



805.967.2500 | SBSCChamber.com
Mailing Address: 5662 Calle Real #204, Goleta, CA 93117
Visitor Center: 120 State Street, Santa Barbara, CA 93101

3/12/2026

Mayor Perotte and Members of the City Council
City of Goleta
130 Cremona Drive
Goleta, CA 93117

Re: Shelby Residential Project

Hello Mayor Perotte and Councilmembers:

The Santa Barbara South Coast Chamber of Commerce, representing business interests from Goleta to Carpinteria, is in support of the Shelby Single Family Residential Project. Lack of available housing supply continues to be a top challenge for local employers, their workforce, and the regional economy.

The Shelby project will add 56 much needed homes to a region of Goleta that is close to jobs, schools, parks, and public transit. Additionally, these units are a perfect fit to meet the workforce housing needs of the local technology and manufacturing companies our community is so proud of, and who are struggling with recruitment and retention difficulties directly tied to lack of housing supply. These units would easily serve these employees and their families. Not to mention the 20% of deed-restricted affordable units that will serve low-income residents, and are inclusively incorporated into the project as a whole.

This project's density and home size are compatible with the surrounding neighborhood and is a welcome addition to this area. The site is essentially entirely surrounded by residential zoning (given the County's plans for Glen Annie). This project aligns with the State's goals of focusing on and encouraging urban infill development. The project also addresses concerns regarding transportation impacts and fire safety head-on by including sidewalk and bike lane improvements, as well as utilizing fire-resistant materials, defensible space, undergrounded utilities and fire-wall break incorporated into the design.

This project has been in planning for nearly two decades, with the Chamber's backing since the beginning, including zoning hearings during the City's housing element process. Further delays of this project do not serve the community's desperate need for more housing options. Please approve this thoughtfully designed, appropriately scaled, and legally compliant project that delivers the much needed workforce housing out community needs.

Sincerely,

Kristen Miller
President & CEO
Santa Barbara South Coast Chamber of Commerce



13 March 2026

Board of Directors

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Barry Taugher, *Vice President*
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P.O. Box 1076
Santa Barbara CA 93102
(805) 570-1250
www.coastalhousingcoalition.org
Fed Tax ID # 20-1652456

To: City of Goleta – City Council

Sent via email: City of Goleta Clerk
cityclerkgroup@cityofgoleta.gov

Subject: **Coastal Housing Coalition Project Advocacy – Shelby Residential Project**

Dear Mayor Perotte and members of the Goleta City Council:

The Coastal Housing Coalition (CHC) is a non-profit organization and the voice of local employers and employees in support of workforce housing. We believe that the lack of available, affordable housing in close proximity to jobs is adversely affecting our region’s economy, environment and civic life, all of which will worsen if we don’t address this crucial problem.

CHC has a rigorous set of residential guidelines that we use to determine support for specific projects, including:

1. Ensure the project includes a mix of housing available to moderate to upper moderate-income households (120% -200% of area median income (AMI));
2. Build at maximum allowed density to make the most efficient use of land, but keep unit sizes small as smaller units are generally less expensive to build and therefore more affordable by design;
3. Provide for mixed uses within a neighborhood, including housing, recreation, shopping and entertainment.
4. Design for neighborhood compatibility, and integrate or improve existing street patterns, open space and recreational opportunities and walkways/bicycle paths.
5. Utilize green building techniques; and
6. Solicit significant neighborhood and community input.

After reviewing the project, the Coastal Housing Coalition is pleased to endorse the Shelby Residential Project.

We understand this project comes to the community as a Builder's Remedy application and because of that inherent process, we understand there may be potential hesitation regarding local control. However, the merit of the project brings many benefits to the community, providing much needed housing consistent with the surrounding area.

One of the most important aspects of the Shelby project is the opportunity it creates for real housing equity in our community. For many families who live and work here, homeownership has become completely out of reach. Projects like Shelby change that by creating homes that allow people who contribute to this community every day to finally put down permanent roots here.

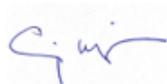
Nearly twenty percent of these homes will be deed-restricted affordable housing, meaning that teachers, healthcare workers, young families, and members of our local workforce will have a real opportunity to purchase a home in the City of Goleta. That kind of opportunity is becoming incredibly rare on the South Coast. Moreover, we are particularly pleased that of the total 11 deed-restricted affordable units, 3 of those units will be available to households earning 120%-200% of AMI.

But the benefit doesn't stop there. When someone moves into one of these homes, it often opens another door - a rental unit becomes available, or older starter home becomes attainable for the next family. Housing mobility creates a ripple effect that benefits the entire community.

Approving Shelby isn't just about building homes. It's about making sure that the people who work here, serve here, and raise their families here can remain part of this community.

On behalf of local employers and thousands of employees affected by our housing crisis, we would like to thank the Goleta City Council for its time and consideration. We respectfully request the Goleta City Council approve this thoughtfully designed, appropriately scaled, for-sale housing project that delivers real affordable units in an appropriate infill location.

Sincerely,



Craig Minus
Executive Director

City Council
City of Goleta
130 Cremona Drive
Goleta, California 93117

12 March 2026

Subject: Comments on Shelby Residential Development Project EIR, Case No. 05-154-VTM-DP-DRB, APN 073-150-025, 7400 Cathedral Oaks Road, Goleta.

Dear Mayor and Councilmembers,

Our family has lived at 292 King James Court since its construction in 2001. Our house is directly across Cathedral Oaks Road (CO Road) from the proposed Shelby development. We realize that because this project qualifies for the so-called “Builder’s Remedy” protections in the California Housing Accountability Act, local control over guidelines that normally direct municipal planning is substantially constrained. However, we have concerns with certain aspects of the project that could significantly affect the neighborhood.

Obstruction of Views: The project is located along a Local Scenic Corridor (Cathedral Oaks Road). General Plan Policy VH 1.8 states that, “*Project development and architecture shall be considerate of private views...*”. The before and after photo-simulations in the EIR show the development from perspectives well down CO Road east and west of the parcel. They do not represent how we, our neighbors, and the public at large currently view the panorama or after the development is constructed. Private and public mountain views will be all but obliterated by the two-story residences proposed for Lots 31, 32, 34, and 36 along CO Road. Exacerbating this situation is the fact that residences along the southern frontage will be constructed on several feet of existing fill soil. The story poles now in place on the parcel demonstrate that two-story structures will tower over the public ROW and block existing mountain views (see attached photo). We are requesting that the two-story residences proposed for Lots 31, 32, 34, and 36 be moved further northward into the development and that one-story residences be constructed on the frontage lots. Additionally, excavating the fill soil will lower all of the frontage residences to existing street elevations. We’re not asking for denial of the project, just that the applicant be a good neighbor and move the two-story structures away from CO Road and lower the base elevation of the residences there in order to preserve public and private views.

Distribution of Deed-Restricted Lots: Eleven lots in the development will be deed-restricted. All of them are located in the southern half of the development and nearly 50% of them are proposed for five of the eight lots bordering CO Road. Please consider requiring a more equitable distribution of deed-restricted lots throughout the development so that they are not clustered in the southern half of the development or along CO Road.

Cumulative Impact Analysis Regarding GWD Water Service to the Project. The Cumulative Impacts section in the Utilities and Service Systems chapter of the EIR (top of p. 4.13-16), states that, “*The GWD UWMP estimates a population projection of 34,300 for Goleta by 2040 (GWD*

2021). *The City has an average of 2.59 persons per household (California Department of Finance 2025). Based on the addition of 534 residential units [our emphasis] in addition to the proposed project's 56 residential units, cumulative growth in Goleta would increase Goleta's population to 34,173 residents [arithmetic error?], which would be within the growth projections of the GWD UWMP.*" The '534 residential units' appears to be a typographical error referring to the Glen Annie Golf Course Project, which actually proposes 1,534 residential units. If so, the conclusion in the EIR as to cumulative impacts is incorrect. The EIR states the current population is 32,747. Therefore, the addition of 56 units from the Shelby project, plus 1,534 units from the Glen Annie Golf Course project, times 2.59 persons/unit, means that cumulative growth from both projects will increase the population from 32,747 to 36,865 persons, which would appear to exceed the GWD growth projection of 34,300 persons. Although the Shelby project alone is within GWD UWMP projections, cumulative impacts on population growth from the projects taken together, exceeds projections. This apparent error is repeated in the CEQA Findings on p. 160 in the Utilities and Service Systems section and should be addressed.

Thank you for your time and consideration of our concerns with this project.

Sincerely,

Lawrence Hunt

Cynthia B. Hofmann

Lawrence E. Hunt and Cynthia B. Hofmann

292 King James Court

Goleta, California 93117

Email: anniella@verizon.net

attachment:



View of proposed two-story structures on Lots 34 (near) and 29 (behind it), and a one-story structure on Lot 30 (at right edge) from our backyard, looking northeast. Note that the Lot 29 structure, because it is set back from CO Road, does not intrude into the skyline. CO Road (not visible here) passes between the pepper tree hedge running through the center of the photo and the wall/fence in the foreground. Photo taken 15 January 2026.