

From: [Nicholas Norman](#)
To: [Nicholas Norman](#)
Subject: FW: Shelby Residential Development (Public Comment)
Date: Thursday, February 19, 2026 3:44:56 PM

-----Original Message-----

From: Maggie Friedlander <maggiefrie@gmail.com>
Sent: Thursday, February 19, 2026 3:40 PM
To: Darryl Mimick <dmimick@cityofgoleta.gov>
Subject: Shelby Residential Development

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

El Encanto Heights already has traffic gridlock when school is session. In the event of a fire, there is no way that we will all be able to evacuate without fatalities. Maggie Friedlander, 7281 Tuolumne Drive, Goleta

City of Goleta Planning Commission
130 Cremona Drive
Goleta, California 93117

24 February 2026

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

Dear Planning Commissioners,

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 California Housing Density Bonus and so-called “Builder’s Remedy” protections provided by the California Housing Accountability Act, local control over zoning, housing density, design features, and other guidelines that normally direct municipal planning have been suspended for this project. Some of the comments herein were summarized in a letter we sent to the City of Goleta Design Review Board in advance of their 10 February 2026 meeting on this project. It appeared from that meeting that there was little DRB could do but make ‘suggestions’ to the project applicant, i.e., accept the project as proposed. We are turning to you to voice our concerns with certain aspects of the project that will significantly affect the use and enjoyment of our home and neighborhood.

Obstruction of Views: The DRB findings on p. 1 state that, *“The proposed project is located along a Local Scenic Corridor on Figure 6-1 of the General Plan and the proposed photo simulations which are on file with the Planning Department and are incorporated by reference demonstrated that the view to the mountains will alter minimally.”* The referenced photos and photo-simulations are not representative of how homeowners in the neighborhood and those using nearly 1,000 feet of the public right-of-way along CO Road and sidewalks will see the development. Existing panoramic mountain views from CO Road and homes within the Crown Collection development will be all but obliterated by the two-story buildings proposed for Lots 31, 32, 34, and 36. Two-story homes on lots along CO Road will be built on fill soil that is already 6-8 feet above the road level. The proposed 24-foot height of the two-story structures above this elevated grade and the reduced front- and rear-yard setbacks means that two-story homes built along CO Road will tower over the location. Two-story residences that are set back from CO Road will be integrated into the hillside and will not intrude into the skyline (see attached photograph). Allowing two-story structures along CO Road will permanently block mountain views for thousands of drivers, cyclists, and pedestrians who use this stretch of CO Road weekly, as well as for residents in homes south of the subject parcel in the Crown Collection development. Please consider requiring the applicant to switch two-story residences proposed on Lots 31, 32, 34, and 36 with one-story structures on interior lots, for example, on Lots 39, 42, 47, and 49.

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 will be on five of the eight lots bordering CO Road. Please require 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.

Traffic Safety and Noise: CO Road between Winchester Canyon Road and Los Carneros Road has been the site of four fatal accidents in the past four years, including one at the intersection with King Daniel Lane. The entrances to the proposed development will require intersections at Royal Linda Drive and King Daniel Lane. Vehicles turning left into and out of the development will present an increased accident risk. CO Road is heavily traveled by autos, motorcycles, buses, and trucks. Traffic noise in our back yard and those of our neighbors frequently exceeds allowable limits. Speed limits on CO Road recently were reduced from 45 mph to 30-35 mph between Winchester Road and Glen Annie Road, but drivers routinely ignore these limits.

The FEIR concluded the proposed project will generate Class I (significant, unavoidable) traffic impacts. Please require that the City conduct an applicant-funded study to determine how traffic created by this project will be integrated into existing travel densities, including additional measures to further reduce traffic speeds and noise levels along CO Road.

Landscaping Palette: The proposed landscaping palette for the development should emphasize drought-resistant, locally native shrubs and trees because of their value to wildlife. For example, the locally-native coast live oak (*Quercus agrifolia*), is an appropriate substitute for the southern live oak (*Quercus virginiana*), native to the southeastern U.S., that is proposed.

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 structure on Lot 34, from our backyard, looking northeast. Story poles for a one-story structure on Lot 30 and a two-story structure on Lot 29 are visible at the right side of photo. Note that the Lot 29 structure, because it is set back from CO Road, does not intrude into the skyline from the perspective of Cathedral Oaks Road. CO Road (not visible here) passes between the hedge in the center of the photo and the wall/fence in the foreground. Photo taken 15 January 2026.

From: [Alfred Smith](#)
To: [PER Meetings](#); [City Clerk Group](#)
Subject: Public Comment for Goleta Planning Commission (March 2, 2026)
Date: Sunday, March 1, 2026 8:31:46 PM

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Subject: Opposing the Shelby Residential Project Final EIR and Overriding Considerations

"Good evening, Commissioners.

I am speaking tonight to urge this Commission to **deny** the Shelby Residential Project in its current form. I am aware of the 2025 settlement and the pressures of the Builder's Remedy. But our primary duty is to the health and safety of this community—a duty that cannot be settled away.

The Final EIR before you today admits to '**significant and unavoidable**' traffic impacts. To approve this project, you must adopt a 'Statement of Overriding Considerations,' essentially claiming the benefit of 56 homes outweighs the safety of thousands of students at Dos Pueblos High School; pedestrians, bicyclists, and commuters on Cathedral Oaks; and commuters on 101 and Stork.

That is the wrong choice.

It is in Goleta's immediate and long-term interest to deny this application for three critical reasons:

First: The Myth of Mitigation.

The proposed \$1.2 million traffic signal at Alameda and Cathedral Oaks is a band-aid on a hemorrhaging artery. This project, combined with the looming 800 - 1,000 units at Glen Annie, will lead to 'freeway queueing'—meaning traffic backs up onto the active lanes of the 101. This is not a 'neighborhood inconvenience'; nor an estimate, it is a documented **lethal hazard** that the EIR fails to feasibly mitigate.

Second: The Encroachment Precedent.

The developer is requesting an encroachment into the 100-foot Stream Protection Area (SPA). The Housing Accountability Act allows denial if there is a 'specific, adverse impact' to public safety. Allowing this encroachment sets a devastating precedent for the next project. If we abandon our environmental buffers for 56 homes today, we lose the legal standing to protect our watersheds when the next 800 - 1,000 homes arrive at Glen Annie.

Third: Financial Insolvency.

Our Capital Improvement Program already faces a **\$470 million deficit**. Yes, the developer pays for the *initial* upgrades, but the City's General Fund—your taxpayers

—will be on the hook for the perpetual maintenance of infrastructure that we already cannot afford. To approve a project that knowingly degrades our LOS (Level of Service) while the City is financially unable to maintain its existing roads is a breach of fiduciary responsibility and ignores the obvious health and safety consequences.

Closing:

The State may threaten us with litigation, but a project that creates a permanent safety hazard at a high school commute zone is not 'good housing.' We should not be intimidated into signing off on a Statement of Overriding Considerations when the impacts are, by the City's own admission, **unmitigated and unsafe**.

I ask the Commission to stand with the residents and the neighboring agricultural community and deny this application until a plan is presented that actually solves the infrastructure crisis it creates.

Thank you.

Alfred Smith
Goleta, CA

From: [Dustin Hoiseth](#)
To: [PER Meetings](#)
Cc: [Kristen Miller](#)
Subject: 3/2 Planning Commission: SBSC Chamber Support for Shelby Project
Date: Monday, March 2, 2026 12:09:56 PM
Attachments: [2026_2_27_SBSCChamber_ShelbyProject.pdf](#)

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

Hello,

Please share the following public comment (attached and below) for item A1 at tonight's planning commission meeting with the Planning Commissioners, and add to the public record. This public comment is from the Santa Barbara South Coast Chamber of Commerce, in **support** of the Shelby project.

Thank you.

Hello Chair Fullerton and Commissioners:

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 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

DUSTIN HOISETH | Director of Economic Development
SANTA BARBARA SOUTH COAST CHAMBER OF COMMERCE
(805) 729-5525 | Dustin@SBSCChamber.com



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

2/27/2026

Chair Fullerton and Goleta Planning Commissioners
City of Goleta
130 Cremona Dr.
Goleta, CA, 93117

RE: Shelby Single Family Residential Project

Hello Chair Fullerton and Commissioners:

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Sincerely,

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

From: [Nicholas Norman](#)
To: [Nicholas Norman](#)
Subject: FW: Public Comment? RE: Email Titled "SHELBY RESIDENTIAL PROJECT"
Date: Monday, March 2, 2026 2:03:11 PM

From: bear <1bearblackbear@gmail.com>
Sent: Friday, February 27, 2026 7:07 AM
To: Marcos Martinez <mmartinez@cityofgoleta.gov>
Subject: SHELBY RESIDENTIAL PROJECT

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I hope you realize you're going into an area that has never been tested or archeological And if you have an archeological survey I hope is better than just shovel digs.
I've worked with archeologists all that area in Oxnard and They miss archeological sites would just shovel digs I hope you get somebody that knows how to Check for archeological sites. When you turn down all the fruit trees you'll never know what you'll find underneath.

RICHARD ANGUOL
(Chumash)

Sent from [Mail](#) for Windows

From: bear <1bearblackbear@gmail.com>
Sent: Wednesday, February 25, 2026 12:04 PM
To: Marcos Martinez <mmartinez@cityofgoleta.gov>
Subject: SHELBY RESIDENTIAL PROJECT

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I hope you know when you turn down the fig tree the lemon tree all the fruit trees You never know what you're gonna find underneath them.

I hope you do an archeological Survey and not just dig of a shovel but actually good search.

I work with archeologists all through Ventura County and they miss archeological sites by going with

a shovel hole and I hope you do a better job than they do.

RICHARD ANGULO

(Chumash)

Phone# 928-216-2648

By the way That PR meeting doesn't work mail does not work And was removed

Sent from [Mail](#) for Windows