

Summary of Issues at Naples

Letters to the Planning Commission should be factual and accurate. Your comments at this time should address weaknesses and omissions in the DEIR and suggest improvements to the document. Focus on a couple of areas where you have the most concern.

- The development at Naples will bring urban development into the rural Gaviota Coast. This development breaches the spirit and letter of the urban limit line at Winchester Canyon.

- The creation of a Transfer of Development Rights (TDR) program for the Naples property is mandated by the Local Coastal Plan policy 2-13; please implement this policy. Avoid development at Naples by creating a well funded and politically viable TDR program to move the development at Naples into existing urban areas in the County of Santa Barbara.

- The urbanization of the Naples property has the potential to imperil the extraordinary marine environment of the Naples Reef.

- The Naples property falls into the jurisdiction of both the California Coastal Commission (CCC) and Santa Barbara County. The developer is attempting to proceed with development of the “inland” portion of the property under the County’s jurisdiction before receiving permission from the CCC to build in the coastal portion of the property. This “sequencing” prejudices the environmental, administrative, and regulatory review of the project. Do not permit the developer to begin building on the inland portion of the property without first receiving CCC review for building on the coastal portion.

- Building 9 homes on the open coastal bluffs will violate the long standing desire of Southcoast residents to preserve this type of environment. The community’s persistence in preserving the Carpinteria Bluffs, the Douglas Family Preserve in Santa Barbara, and Ellwood Mesa in Goleta speaks strongly of this sentiment. Do not allow building to occur on the bluffs or the marine terrace south of Highway 101.

- Do not allow development within the viewshed of Highway 101. Urban development that is visible from the Highway will despoil the rural tranquility of the area and encourage additional building. The citizens and agencies on the Big Sur Coast came to this realization decades ago and have protected their visual resources.

- A 13,300 square foot house on the bluff, with 1,300 square foot garage, 800 square foot guest houses, and assorted pool, cabana, garden shed, etc does not belong in a rural setting where the average existing housing is less than 4,000 square feet. We must respect the community standards that exist and demand that any houses that are built at Naples reflect the size, scale, and bulk of the existing Gaviota Coast community. The design of structures should be compatible with the character of the surrounding natural environment and subordinate

in appearance to natural landforms. There must be a rational basis for constraining house size, so an argument to only allow “hobbit houses” because that is your personal preference would be dismissed.

- Be creative with anything you would like to see in the new Naples zone district. Areas of concern include but are not limited to; size bulk and scale of residences, landscaping, runoff from developed surfaces (roofs, roads, landscaping), color, energy efficiency, green building requirements, etc.. The zone district language defines the character of anything that is built or planted. Express yourself!