

Ramirez, Angelica

Public Comment - Group 2

#3

From: Frances Romero <fromero@twlandplan.com>
Sent: Friday, April 1, 2022 11:23 AM
To: sbcob
Subject: Fwd: Scan from Copier
Attachments: doc03029920220401111557.pdf



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Ladies,

I have just received another letter of support for the Abbud Appeal Hearing for the public record.

Thank you,

Frances Romero

SENIOR PLANNER

TW LAND PLANNING & DEVELOPMENT, LLC
SANTA BARBARA · SANTA MARIA/ ORCUTT · VENTURA
195 S. Broadway Street, Suite #209
Orcutt, CA 93455
805.720.1120
fromero@twlandplan.com

www.twlandplan.com

----- Forwarded message -----

From: Miguel Avila <miguel.pacificcrest@gmail.com>
Date: Fri, Apr 1, 2022 at 11:15 AM
Subject: Fwd: Scan from Copier
To: Frances Romero <fromero@twlandplan.com>

Here it is.

----- Forwarded message -----

From: <stacicaplan@gmail.com>
Date: Fri, Apr 1, 2022 at 11:13 AM
Subject: Scan from Copier
To: <miguel.pacificcrest@gmail.com>

April 1, 2022

To: Chair Hartmann & the Board of Supervisors

Re: Abbud Homestay Appeal

Dear Chair Hartmann,

This letter is in support of Jacqueline Abbud. I have known Ms. Jackie Abbud for approximately 12 years plus. Ever since I met her, I have come to know that she is a very outstanding citizen, truly a role model, and she is always willing to help anyone who needs help in any way, shape, or form. She is a person with integrity and unquestionable character. She is very respectful to others and I would never hesitate to support her in anything that she would need help with because of the great human being that she is to anyone, family, friends, neighbors, and anyone. If you have any questions for me please don't hesitate to call me at 805-896-0581.

Sincerely,



Miguel Avila

miguel.pacificcrest@gmail.com

Co-founder and Co-president of Greater Santa Barbara Hispanic Chamber of Commerce (gsbhcc.org)

Ramirez, Angelica

From: Frances Romero <fromero@twlandplan.com>
Sent: Friday, April 1, 2022 11:50 AM
To: sbcob
Subject: Re: Surprise letter
Attachments: letter for Jackie.pdf

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Ladies,

I have obtained the screenshot as a pdf so that it is easier to read for posting.

Thanks,

Frances Romero

SENIOR PLANNER

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195 S. Broadway Street, Suite #209
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fromero@twlandplan.com

www.twlandplan.com

On Fri, Apr 1, 2022 at 7:28 AM Frances Romero <fromero@twlandplan.com> wrote:

Dear Jacquelyne & Natasha,

I am submitting this public comment letter for the upcoming Abbud Appeal. I was able to print it at a letter size from this screenshot, please confirm that you are also able to open it & print it at letter size.

Thank you,

Frances Romero

SENIOR PLANNER

TW LAND PLANNING & DEVELOPMENT, LLC
SANTA BARBARA · SANTA MARIA/ ORCUTT · VENTURA
195 S. Broadway Street, Suite #209
Orcutt, CA 93455



501(c)3 #D-0867035

Pilgrim Terrace Co-Op Homes
649 Pilgrim Terrace Drive
Santa Barbara - CA. 93101
(805) 845-2095 office (805)341-1457 cell

April 1, 2022

To whom it may concern,

My name is John W. Jeffries and this letter is an expression of a testament and support for our friend Ms. Jackie Abbud.

My wife and I are co-Founders of the Terrace Foundation as well as Pilgrim Terrace Homes in Santa Barbara CA.

We have lived in Santa Barbara and Santa Maria for more than 30 years. We have had the distinct pleasure and honor of knowing Ms. Abbud for the past four or five years. We have visited her property and even considered a joint venture on a possible urban farm to serve the surrounding community of Santa Ynez.

I personally have been in charge of these two nonprofit organizations for well over 20 years. Ms. Abbud has been both an inspiration and a friend to both of our organizations and to other community leaders for as long as we have known her. Her gracious openness is rarely seen in this day and time. Her willingness to give support and friendship is extraordinary.

We think of Jackie as part of our extended family and can personally verify that she is a pillar of our community.

Please note that this letter was not solicited by Ms. Abbud, but a mutual friend informed us that she may be a victim of harassment and false witness reports that we know are unwarranted and false.

Please do not hesitate to contact me at (805)341-1457 if you have any questions,

John W. Jeffries
Founder/Chair/HUD Certified Agent
www.theterracefoundation.org
www.pilgrimterrace.org

Ramirez, Angelica

From: Ingrid Jackson <syvneighborhood@gmail.com>
Sent: Friday, April 1, 2022 1:34 PM
To: sbcob
Subject: Fwd: Hacienda Amador / Abbud Appeal of Planning Commission Decision - Home Stay Denial
Attachments: BOS.letter-4.pdf; Exhibit B -Hacienda Amador.advertisement 1.pdf



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----- Forwarded message -----

From: Ingrid Jackson <syvneighborhood@gmail.com>
Date: Fri, Apr 1, 2022 at 12:20 PM
Subject: Hacienda Amador / Abbud Appeal of Planning Commission Decision - Home Stay Denial
To: <dwilliams@countyofsb.org>, <ghart@countyofsb.org>, <jhartmann@countyofsb.org>, <bob.nelson@countyofsb.org>, <steve.lavagnino@countyofsb.org>, Singer, Ben <bsinger@countyofsb.org>
Cc: John Parke (jhparke@icloud.com) <jhparke@icloud.com>

Attached please find our Letter to the Board of Supervisors and Exhibit B thereto.

All the best,

Bill and Ingrid Jackson

March 30, 2022

William and Ingrid Jackson
2701 Via La Selva
Santa Ynez, CA 93460

Re: Hacienda Amador / Abbud Appeal of Planning Commission Decision

Dear Board of Supervisors,

We request the Board uphold the Planning Commission's unanimous decision denying the Home Stay Permit and upholding the appeal of the original neighbor appellants.

We have resided at 2701 Via La Selva from April 1992 to the present. For 30 years we've lived in a quiet, private and peaceful residential country neighborhood and watched neighbors move in and out. Over the years, we have watched the Hacienda Amador LLC 2905 property next to us turn over ownership five times. In 2005, via mutual agreement, of all 3 property owners on Via La Selva, a security and privacy gate was designed and built where Via La Selva meets Refugio and each owner paid 1/3 of expense.

The purpose of the gate is to protect privacy, ensure security and peace and quiet by keeping people out and away from our homes. Privacy and security are of utmost importance to our family, especially in light of Ingrid having practiced Family Law which required additional significant security measures. Protection from uninvited public intrusion has always been a priority for us and our neighborhood.

Hacienda Amador LLC purchased 2905 Via La Selva in 2019. Abudd moved in 6 months to a year later. Applicant has been in the neighborhood for only three years. We take issue with the applicant's representation of a long shared history "on the soccer fields" prior to 2019, as we had never met applicant or her partner, Carlos, prior to them moving in next door. To suggest otherwise is disingenuous and misleading.

While some home stays may be able to coexist in a neighborhood, in this case, neither the property nor the applicant are suitable candidates. Section 35.42.193 provides that The purpose and intent of this Section is to establish standards that will regulate the use of dwellings as Homestays **in order to ensure that Homestays are compatible with and do not adversely impact surrounding properties. This homestay significantly burdens the surrounding properties.**

1. Our residence and the Hacienda Amador guest residence are both too closely situated to prevent / avoid the nuisance - Our backyard and the Hacienda Amador LLC commercial guest seating area used for this homestay is so close that we can hear every conversation, are subjected to whatever the vacationers are smoking (cigarettes, marijuana and more) as there is not enough distance between the two residences. There are no sound or nuisance buffers or ability to avoid the nuisance. Ironically, we, the neighbors, are located closer to the guest area than the applicant's own living area. We are, therefore, burdened more than the applicant, because of how the residences are situated on the respective properties. Both original homes were sandwiched in the very top corners of the properties right on the set back. See Exhibit "A."

2. Applicant's home stay and assorted related and advertised activities created a nuisance that is excessive, burdensome, continuous and leaves neighbors no reprieve.

a. Hacienda Amador LLC, over the last several years, has failed to abate nuisances as follows:

1. Constant and relentless turnover of guests and guest traffic. There is rarely down time. One group leaves and another immediately arrives. They have on average at least two groups weekly. We essentially live next to a hotel with revolving doors of vacationers. One group leaves and another immediately takes their place. Applicant's entrepreneurial aspirations are at the expense of long term (30 years) neighbors' quiet enjoyment of our home. We have neither been compensated for our loss of quiet enjoyment, nor have we offered to forfeit it to the applicant's commercial enterprises and aspirations.

2. Guests have repeatedly trespassed, driven and parked and loitered in front of our home (on our property) sometimes after 10 p.m. The invasion of our privacy and security has been alarming and unwelcome. Guests have also trespassed and parked in our barn area. We have resorted to trying to barricade ourselves in our property to try to keep the nuisance away.

3. Guests regularly have dogs who bark and are off leash. Our children, our workers, our pets and Bill have been attacked and seriously injured resulting in Animal Control intervention. Applicant's advertisement offers lodging for guest dogs at a daily rate of \$50 / dog / day as recently as March 30, 2022 (Exhibit "B") Guest dogs regularly run up to our livestock pens and frighten and harass our livestock and trespass.

4. Guests regularly reach over the fence and attempt to interact with our livestock endangering both themselves and our livestock notwithstanding the fact that we've advised the applicant to keep them away. The liability issues also are of great concern due to failure to control guests.

5. Petting Zoo livestock exhibits frequently get loose and have run all over our property endangering our safety and that of our livestock. Animal Control was contacted after a second incident *after a worker called the applicant but she was unresponsive*. Applicant's operation of Petting Zoos is also illegal but continued. Applicant even advertised her petting zoo on another Airbnb advertisement encouraging commercial traffic to participate in the Hacienda Amador Petting Zoo.

6. Noise from guests is a constant and continuous nuisance. It's a vacation party pad 24/7 directly over the fence. The more alcohol consumed, the louder the noise. Children are regularly shrieking loudly and screaming while chasing loud chickens in the chicken coop attraction directly on the other side of our backyard fence. As the applicant's own photos show, it shares a fence with our backyard. The "Chicken Palace" is an attraction offered and advertised to commercial guests. Guests are not controlled there either.

7. Guests, when the seating area only feet of our home (Exhibit "A"), smoke assorted substances (cigarettes, marijuana etc.) which wafts over to our property and the odor is impossible to avoid.

8. Guests have had parties where additional individuals arrive in separate vehicles result in a crowd and loud amplified music and shouting in the guest area directly on the other side of our fence.

9. Amplified music has blared in the chicken coop with an amp facing our backyard and only feet away from our pool area from early morning to late night. There are occasions where amplified music is played 24/7 for days on end. The homes are so close, that the noise is inescapable, even inside our home.

10. Retail Store: applicant is still operating a retail store / gift shop as part of the home stay amenities. This pattern has only increased in frequency since the Planning Commission hearing and is still illegal. The traffic and parking burden on Refugio is significant. The gift shop is and has been advertised continuously and operation has not ceased.

11. As a condition of the permit, the applicant shall be available by telephone 24 hours. On two occasions, the applicant advised Ingrid Jackson that she had blocked her number. The first in a text communication dated August 29, 2020 and the second in a verbal tirade on May 3, 2021, involving applicant pounding on Ingrid's vehicle window yelling obscenities resulting in a call to law enforcement. Both communications have been provided to the Planning Department. Based on our interactions with the applicant, her failure to address, prevent and control past nuisances, her conduct, prior restraining orders by others, we have zero faith that even with an unblocked phone number, the applicant would be considerate to her neighbors. The best indicator of future behavior is past behavior. The past speaks volumes.

3. This is no average applicant. This is a commercial enterprise applicant who, if given an inch, will take a mile. This enterprise is so far beyond what the county likely envisioned for home stay exceptions. Hacienda Amador LLC has been and is advertised as a commercial "dude ranch" with a retail store / gift shop, spa services, pony rides and horseback riding, petting zoo and event venue for hire. Essentially, this is a commercial "Disney Frontierland" attempting to masquerade as a home stay.

It is the applicant who is seeking an exception from the ordinance, not the neighbors. Is a home stay exception a privilege, or a right? The pattern has been to clean up advertising and behavior immediately before county visits, activity or hearings, then return to business as usual. Rewarding a bad actor is not warranted in this case.

In 2019, the applicant began illegal vacation rental activity in her barn. She was cited by the county and moved her commercial vacation rental operation up to the top wing of the house (the original cinder block small residence) right across the fence from our home and backyard. Yet, Hacienda Amador LLC did not apply for a permit even though she testified at the Planning Commission hearing to have sought advice of Brett Jones, a well known land use consultant in the Santa Ynez Valley.. Applicant continued to operate at this second location on the property illegally and without a permit for over 2 years. Applicant continued renting during the COVID 19 hotel shut down. The county again became involved, violation citations issued again and the applicant was presumably required to apply for a permit. The neighbors filed an appeal of the permit within days of issuance. Notwithstanding the appeal and stay of her permit during the appeal period, the applicant continued engaging in continuous homestay / vacation rental business.

Even today, notwithstanding the Planning Commission's decision, Hacienda Amador LLC, as of March 30, 2022, is still advertising it's vacation rental both on Airbnb, on it's own commercial website: HaciendaAmador.com and on this website:

https://admin.docu.team/mtiodew/?store=58708&seo=1&business_name=Hacienda+Amador&city=Santa+Ynez&state=California#aboutussection. A brief glance at her Airbnb advertisement also shows a guest review from September 2022. It is our understanding that guest reviews are done within a two week window through Airbnb.

Hacienda Amador continues to hold commercial events with vendors, charging admission and operating a retail store gift shop. Those events are advertised to the public as commercial events and create traffic and parking congestion on Refugio Road.

We urge you to put a stop to all of this. Bring back peace, tranquility and rural residential character to the neighborhood by upholding the unanimous decision of your County Planning Commission, who examined all of the evidence and testimony at the hearing. Please deny this appeal and permit for the Home Stay at 2905 Via La Selva.

Thank you for your time and consideration in this matter.

Very truly yours,

William L. Jackson and Ingrid W. Jackson

EXHIBIT "A"



Hacienda Amador

HACIENDA AMADOR

Text
HACIENDA to
866-866-
5545

HOME **COMPANY** **CONTACT** **VIEW**
PROFILE **US** **OUR** **STARS**

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636-8848

WELCOME TO

Hacienda Amador

As you enter the gates of Hacienda Amador, a pristine 5-acre estate you will experience all Santa Ynez has to offer. Beautiful vineyards, horses, mature oaks trees, and local hospitality!

Relax in a private spacious 2 bedroom guest house with a large living room, dining room, pool table, stone patio, gardens, fire pit, and chicken palace...

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MESSAGE

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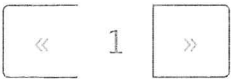
US



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About Hacienda Amador

As you enter the gates of Hacienda Amador, a pristine 5-acre estate you will experience all Santa Ynez has to offer. Beautiful vineyards, horses, mature oaks trees, and local hospitality!

Relax in a private spacious 2 bedroom guest house with a large living room, dining room, pool table, stone patio, gardens, fire pit, and chicken palace The area is loaded with great activities for children or just spend the day on the ranch and enjoy the peaceful beauty that surrounds you

pet fee \$50 per day



Beautiful, spacious guest house for a couple or share with family and friends. Enjoy the fire pit at night and make s'mores.

There is a Queen size bed in the master bedroom and a private bathroom. The second bedroom has a full-size bed and 1 -2 twin size beds and half bath. We even provide a toddler bed for your little one. It's a private oasis with lots of surprises always in store. The best stargazing and evening spent surrounded by nature under the oaks with a crackling fire to create wonderful memories. A great getaway from the city life. It will definitely be an unforgettable experience. Why just get a regular space when there is so much more to enjoy at Hacienda Amador.

Hacienda Amador

Hacienda Amador

Phone : (805) 636-8848

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Address

2905 Via la Selva, Santa Ynax, California US, 93460

Business Hours

You Can Contact Us

Bedroom 1, Bedroom 2, Relax in the Living Room, Kitchen and Dining, Pets Allowed , Private Patio or Balcony , Internet and Office , Great Activities



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Ramirez, Angelica

From: France Komoroske <france@somerleyton.nz>
Sent: Friday, April 1, 2022 1:46 PM
To: Williams, Das; Hart, Gregg; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve; sbcob
Cc: Singer, Ben; Villalobos, David
Subject: Agenda Item No. 3, Appeal of Hacienda Amador Homestay

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

My name is France Komoroske and I live with my husband Kevin Crossley at 1710 Still Meadow Road, which is directly west of an empty lot owned by the appellant Jackie Abbud. Her lot is west of the Jackson property, which in turn is west of Ms. Abbud's main property that is the subject of her appeal. Shortly after she bought the lot, a number of Airstream trailers began appearing on it and were moved around on almost a daily basis. The lot is hilly and when the sun hit the aluminum skin of the trailers, the light was blinding. A neighbor and I contacted the County to see if parking the trailers there was legal, and learned that it was not. After several phone calls to the County, the trailers were eventually removed.

Appellant then began dumping horse manure along our common fence line. Because the land is hilly, I was concerned the manure would flow onto our property and down into Alamo Pintado Creek when it rained. My husband has been very ill and I haven't had the opportunity to contact Ms. Abbud about this problem.

I follow local events on NextDoor and Facebook, and have seen Ms. Abbud's advertisements for various commercial events on her property. Over the last twelve months, these include a Fourth of July party, a Halloween party, and a Christmas merchandise sale. Photos of events similar to these can be found on her website, HaciendaAmador.com. These photos demonstrate that appellant is holding much more than kids' birthday parties or small gatherings of her friends and family. Rather, these are large commercial events open to the public, some requiring a fee to enter, with loud music, sales of merchandise, meals, wine, interactions with her various animals, and other activities inappropriate to a rural area.

I have no objection to neighbors who hold parties and celebrations on their property. However, this is not what appellant has been doing. I agree with the neighbors opposed to the appeal and with the staff recommending denial of the appeal. Ms. Abbud's proposed commercial use of her property is more akin to a guest ranch (she advertises it as a "ranch stay" on her website) or a short-term rental, both of which are banned in AG-1 zones like this. The reasons those uses are

banned are exemplified by Ms. Abbud's use of her property, with the increase in noise, traffic, congestion along Refugio Road, and the disruption of the quiet rural life style which we and our neighbors would otherwise enjoy. For all of these reasons, I respectfully request that the appeal be denied. Thank you.

Ramirez, Angelica

From: Ingrid Jackson <syvneighborhood@gmail.com>
Sent: Friday, April 1, 2022 2:01 PM
To: Williams, Das; Hartmann, Joan; sbcob; Hart, Gregg; Nelson, Bob; Lavagnino, Steve; Singer, Ben
Subject: Agenda Item No. 3, Appeal of Hacienda Amador Homestay
Attachments: Amiri Bd of Supervisors statement in opposition of Abudd Appeal.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Kamran and Fay Amiri
1665 North Refugio Road
Santa Ynez, CA 93460

March 30, 2022

Re: Hacienda Amador LLC aka Jacqueline Abudd Appeal of SBC Planning
Commission Denial of Home Stay

Dear Board of Supervisors,

We ask you to uphold the unanimous decision of the Santa Barbara County Planning Commission and deny a Home Stay permit for the property described as 2905 Via La Selva and also known as Hacienda Amador. The use is incompatible with the neighborhood and with long established patterns of use. As practiced by the applicant, the operation has consistently been a nuisance and unacceptable under the provisions of the Ordinance.

We own and reside at 1665 North Refugio Road, Santa Ynez, on the property directly adjacent to Hacienda Amador LLC 2905 Via La Selva property. We have lived there since 2019. We share a fence with the applicant that runs down Via La Selva.

Ms. Abudd aka Hacienda Amador LLC's commercialization of 2905 Via La Selva is ***not compatible with the quiet neighborhood*** that we purchased into and expect to enjoy. We moved to the Santa Ynez Valley specifically because of the rural character, serene, quiet residential neighborhood and an ***expected privacy*** of our home life. We wanted to have a safe and peaceful home for our grandchildren to enjoy and a respite for us from the grind of the work week in a private country setting. Hacienda Amador LLC has singlehandedly destroyed that serenity and privacy with the excessive and burdensome commercial activity. We were never consulted by the applicant nor have we consented to the continuous illegal home stay operations. The burdens to neighbors has been extensive and continuous. It needs to end.

Imagine our horror when the illegal "guest, dude ranch", home stay and commercial activity began next door. No one advised us of Hacienda Amador LLC's intent to commercialize the neighborhood to an extent that burdens all of the neighbors around it, including our family. The revolving door of twice weekly groups of vacation renter strangers with all of the noise, endless traffic and invasion of our privacy and serenity, as well as the frequent large commercial public events with vendors, amplified music and nonstop streams of traffic, operation of a retail store, petting zoo, pony rides, parking issues and more have resulted a serious nuisance and increased security concerns for our family and guests. No one wants a circus like this next door.

Our homes are all much too closely situated to keep the nuisance away. This is also an applicant, who if given an inch, will take a mile. A cursory glance at her website: <https://www.haciendaamador.com> evidences continued advertisement of the property as a dude ranch open for business with a whole host of activities notwithstanding the Planning Commission's unanimous decision upholding our appeal and denying the permit. Add to that, the continuous violations by Hacienda Amador LLC aka Jacqueline Abudd.

Another issue before you, is the appellant's compliance with Nuisance Response Plan. Appellant has shown little concern for neighbors so far. We do not expect that to change. Entrepreneurial and commercial aspirations of appellant seem to be paramount over all else, including neighborhood harmony and peace. The best predictor of future behavior is a party's past behavior, and, based on our observations, the situation will not improve. If the Planning Commission ruling is not upheld, applicant's commercial operation next door will escalate.

We strongly oppose the commercialization of the neighborhood by Hacienda Amador LLC aka Ms. Abudd. We request that the Board preserve the rural nature and privacy of our neighborhood and deny the home stay and all of the burdensome events and commercial traffic.

To that end, please uphold the unanimous Planning Commission decision and deny the Home Stay permit for 2905 Via La Selva aka Hacienda Amador LLC aka Jacqueline Abudd.

Respectfully submitted,

Kamaran and Fay Amiri