

**Montecito Sea Meadow Homeowners' Association**  
c/o Michelle Armstrong, Property Manager  
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**By Email Only**

Das Williams  
1st District Supervisor  
105 East Anapamu Street  
Santa Barbara, CA 93101  
*dwilliams@countyofsb.org*

Jessica Metzger  
Senior Planner  
County of Santa Barbara Planning and Development  
*jmetzger@countyofsb.org*

Re: Oct. 3, 2017 Agenda Item: Short-Term Rental Ordinance  
Proposed STR - Coastal Historic Overlay District

Dear Mr. Williams and Ms. Metzger:

I am the President of the Montecito Sea Meadow Homeowners' Association and a member of its Board of Directors. I write to you with regard to the proposed amendments/new ordinances relating to Short Term Rentals (STRs) in the proposed Coastal Historic Overlay District.

According to the staff report prepared for the October 3, 2017 hearing, the proposed STR-Coastal Historic Overlay District encompasses lots staff determined were historically used as short term rentals (defined in the proposed ordinance as use for 30 consecutive days or less). The Montecito Sea Meadow development is included in the proposed Coastal Historic Overlay District. Short term rentals have been prohibited in the development since 1990. On behalf of the Montecito Sea Meadow Homeowners' Association, I am requesting that our development be excluded from the proposed STR-Coastal Historic Overlay District.

Montecito Sea Meadow is a Planned Unit Development. The approximate boundaries of the development are depicted in yellow on the attached copy of proposed Figure No. 35-102.2 A. The Montecito Sea Meadow development is subject Covenants, Conditions and Restrictions. The original CC&Rs were recorded on September 19, 1990 in the office of the Recorder of Santa Barbara County as Instrument No. 90-061573 and have been subsequently and periodically amended. The most recent iteration of the CC&Rs was recorded on January 13, 2013 as Instrument No. 2013-0003654.

The existing CC&Rs expressly prohibit any short term rentals, defined as less than 90 days and no more than once every six months. Section 5.03 provides, in relevant part, as follows:

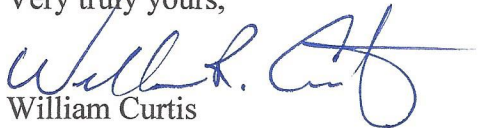
**5.03 Leases.** No Owner is permitted to lease all or any portion of any Residence Lot for transient or hotel purposes. No Owner may lease less than an entire Residence Lot, without the prior written consent of the Board. ...All leases and rental agreements of Residence Lot shall be in writing and shall be for at term of a minimum of ninety (90) days; provided that there shall be no more than one (1) tenancy every six (6) months....

Short terms rentals were prohibited under prior versions of the CC&Rs since 1990.

Attachment 11 to the staff report includes a map depicting active Transient Occupancy Tax certificates. Among the properties indicated is a lot within the Montecito Sea Meadow development. The homeowner of the indicated lot has leased the residence for periods of 90 days or more with permission of the Board. The lot is thus incorrectly identified as a short term rental, as it is defined under the proposed ordinance.

The staff report indicates that it is within the Board's discretion to adjust the boundary of the STR-Coastal Historic Zone at the hearing if additional data to support such an adjustment is presented. The Montecito Sea Meadow Homeowners' Association requests that the boundaries of the CH District be adjusted, so as to exclude the Montecito Sea Meadow development. Even though the CC&Rs prohibit STRs, including Montecito Sea Meadow in the CH zone will create unnecessary confusion for existing and prospective homeowners. There is no legitimate reason for it to be included in the proposed District, particularly since staff's statement that the development has been historically used for STRs (i.e. 30 days or less) is erroneous.

Very truly yours,



William Curtis

President and Board Member

Montecito Sea Meadow Homeowner's Association

Cc:

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Daniel T. Klemann, Deputy Director, Long Range Planning - [dklemann@countyofsb.org](mailto:dklemann@countyofsb.org)

Janet Wolf, 2nd District Supervisor - [jwolf@countyofsb.org](mailto:jwolf@countyofsb.org)

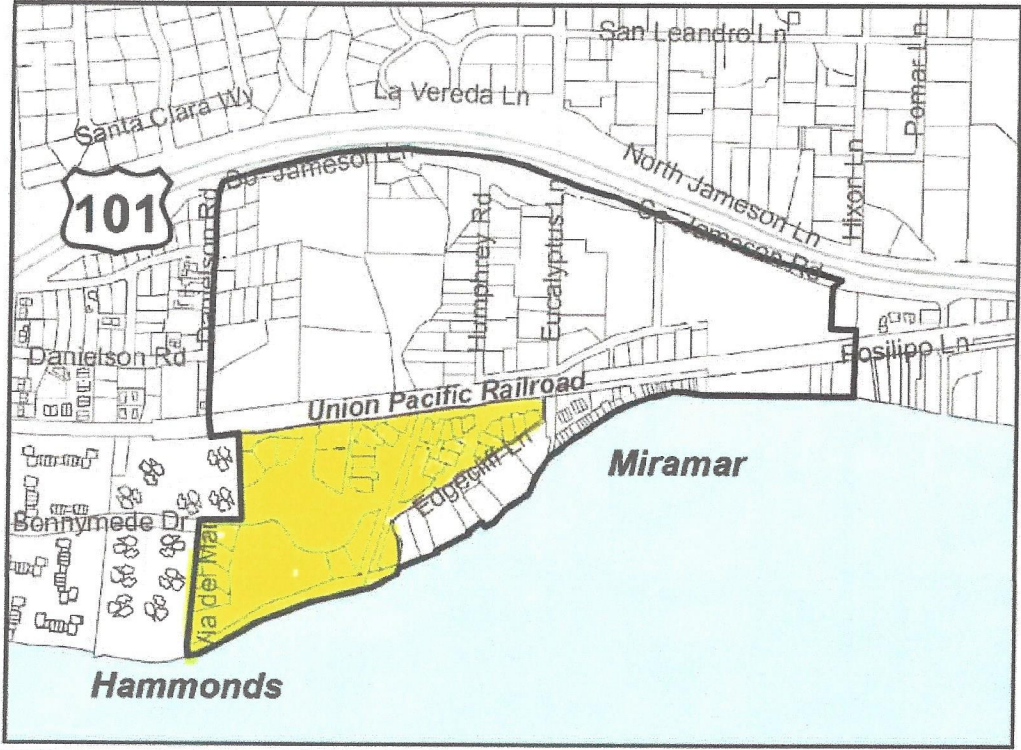
Joan Hartmann, 3rd District Supervisor - [hartmann@countyofsb.org](mailto:hartmann@countyofsb.org)

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SB County Clerk - [sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)

Figure No. 35-102.2.A



Montecito  
Sea Meadow  
HOA