



The voice of our community

August 27, 2018

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Santa Barbara County Board of Supervisors
105 East Anapamu Street
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Dear Members of the Board of Supervisors,

The Montecito Association supports a version of Option #1 in the staff report, limiting short term rentals in the Coastal Zone to those properties south of Highway 101 and east of Olive Mill. There is more than enough evidence to demonstrate that there is a rational basis supporting this boundary, as follows:

- (1) Coastal access becomes quite limited north of Highway 101 due to the freeway;
- (2) Properties north of Highway 101 and west of Olive Mill (with the exception of the Biltmore Hotel) historically are residential in nature;
- (3) The historic short-term rental overlay is east of Olive Mill;
- (4) Coast Village Road is part of the City of Santa Barbara and cuts through the Coastal Zone;
- (5) Many properties north of Highway 101, particularly in the Montecito Oaks area, were destroyed or significantly damaged in the January debris flow and remain in a disaster exclusion zone. Families in that area have expressed a strong desire to maintain a single-family residential neighborhood;
- (6) Affordable long-term, residential rental housing remains scarce in Montecito (and elsewhere). Maintaining housing takes precedence over an expansive tourist zone; and,
- (7) Student population is down at Montecito Union School, and long-term tenants make up about 50% of the student body. Montecito must maintain adequate long-term rentals for the health of the school district.

We thank the Board for its continuing efforts in protecting our residential zones and its residents.

Very truly yours,

Charlene Nagel
President
Montecito Association