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Ramirez, Angelica

Public Comment

LATE DIST

From: Frances Romero <fromero@twlandplan.com>  
Sent: Monday, April 4, 2022 11:55 AM  
To: sbcob  
Subject: Letter to BOS, Abbud Homestay Appeal

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Dear Chair Hartmann & Board Members,

In response to the public comment letter submitted by William & Ingrid Jackson dated March 30, 2022 I'd like to respond to a couple of comments:

- Ms. Abbud (applicant) was not a party to the 2005 agreement for the installation of the gate.
- Ms. Abbud purchased the property at 2905 Via la Selva on December 17, 2017.
- The outdoor seating area associated with the proposed homestay is approximately 45' from the side closest to the property line & approximately 75' from the garage at the Jackson home. This area is not exclusive to the proposed homestay, the Abbud family recreates it in their yard & family room.
- The applicant's master bedroom is located above the garage to the front of the parking area for the proposed homestay.
- The homes are 120' apart, three times the LUDC's required side yard setback of 20'. The proposed portion of the applicant's home for the homestay was built in 1955.
- The applicant is allowed to rent a portion of her home long term (31 days+) & did so in September to a couple of PCPA actors. Documentation can be provided upon request.
- The applicant has abated the violations & has learned what is & isn't allowed by the LUCD. Paul Hannah, Code Compliance can verify the status of the prior violations.
- Once consultation with Brett Jones occurred as to the costs involved with making the barn apartment legal, improvements installed by prior owner(s) were removed. Brett Jones did not consult with the applicant regarding the homestay use.
- The applicant is not seeking an exception from the ordinance as stated. The applicant wishes to conduct a homestay in two bedrooms of her 7 bedroom home located on AG-1 property. Homestay is a permitted use that is approved administratively by staff & does not require a public hearing.
- It is clear that there are some issues between these neighbors, however, neither has a right that is more important than the other. For example, they are both subject to the same noise requirements in the LUDC. The physical distances of the development of these parcels & the science of noise needs to be relied upon.

Warm regards,

Frances Romero

SENIOR PLANNER

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