

November 9, 2010

Supervisor Janet Wolf, Chair
Supervisor Joni Gray, Vice-Chair
Supervisor Salud Carbajal
Supervisor Doreen Farr
Supervisor Joseph Centeno
105 East Anapamu Street
Santa Barbara, CA 93101

Re: Coastal Commission Suggested Modifications to County and Montecito Land Use and Development Code

Dear Chair Wolf and Supervisors:

The Santa Barbara Association of REALTORS® (SBAOR) represents roughly 1,100 REALTORS® and our mission includes promoting home ownership as well as protecting private property rights. SBAOR urges you to oppose the Coastal Commission Suggested Modifications to County and Montecito Land Use and Development Code and reject them entirely.

SBAOR has several concerns over the proposed modifications to the County and Montecito Land Use and Development Code including 1) the usurpation of local control over local land use policies, 2) restrictions on private bluff staircases and access ways, and 3) requirement for Coastal Development Permit for keeping of animals.

1) The usurpation of local control over local land use policies - Your constituency has elected you to protect their local interests, not to turn over very important land use decisions to a State Commission that does not know the specifics of the County. For years the County has tried to protect and preserve land while working with and compromising with land and property owners. These owners do not want to have to proceed through an even more arduous process than what they have to go through now. They want the process to stay local so they don't have to spend thousands of more dollars and much more time to get permits.

2) Restrictions on private bluff staircases and access ways – The private bluff staircases and access ways are part of a land owner's private property and therefore the only way that any government entity can take them is through negotiations with the private property owner or through eminent domain. Although we have not had ample enough time to study the new Coastal Commission staff report that was released on Friday, November 5th, it is our understanding that basically once the fifty percent of cumulative repair is done the Coastal Commission will not permit the building of new stairs. It's our belief that the Coastal Commission wants to rid the entire coast of private bluff staircases and access ways without having to yield to federal law of eminent domain.

Also these private staircases and access ways are used for public safety and without these many communities and individuals on the beaches would not be able to receive the proper medical, fire, or police response in a timely manner.

~over~

3) Requirement for Coastal Development Permit for keeping of animals – Many property owners buy parcels of land with large acreage because they want horses. Keeping pets that may have hooves has not been proven to cause environmental impacts, they are part of the environment, and therefore should not have to go through an entire permitting process and a potential hearing.

Thank you for taking the time to read our concerns and taking them under advisement.

Sincerely,

A handwritten signature in black ink, appearing to read "Elaine Abercrombie". The signature is stylized and somewhat cursive.

Elaine Abercrombie
President