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November 15, 2016

Chair Adam
Santa Barbara County Board of Supervisors
105 E. Anapamu Street
Santa Barbara, CA 93109

Re: Short-Term Rental Ordinance, Board of Supervisors Hearing of
December 6, 2016

Dear Chair Adam and Supervisors:

The Montecito Association supports the adoption of the Short-Term Rental Ordinance as recommended to you by the County and Montecito Planning Commissions. We thank you for taking the initiative to update the County's zoning ordinances to address the explosion in short-term vacation rentals experienced across the South Coast and the Santa Ynez Valley. The Montecito community has been concerned about the effect of this ever-expanding use on our residential communities for several years. We are very pleased that the effort to clarify their prohibition in residential zones has reached this point. We strongly support adoption of the ban on this use in residential neighborhoods.

As you move forward, there is one remaining issue we would like to bring to your attention. The effectiveness of the proposed regulations in protecting our residential neighborhoods from this commercial use will only be as good as the enforcement mechanisms in place. We all know that the current zoning enforcement structure and permissible fines fall short in addressing financially lucrative violations. We ask the Board of Supervisors to initiate development of an enforcement program that includes meaningful fines and defined criteria for identifying violations with the goal of having a program in place when the new provisions go into effect.

We appreciate all the efforts of planning staff, the planning commissions and members of the participating public to bring this ordinance forward. We ask you to support the ban on short-term rentals in non-commercial zones.

Sincerely,

Aaron Budgor, President