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April 6, 2015

Janet Wolf, Chair
Santa Barbara County Board of Supervisors
105 E. Anapamu Street
Santa Barbara, CA 93101

Re: Proposed Planning and Development Work Program for 2015-2016,
Board of Supervisors Agenda of April 8, 2015

Dear Chair Wolf and Supervisors:

We would like to offer several comments as you consider the P&D Work Program for the next fiscal year. We are pleased that work is beginning on the long awaited focused revisions to the Montecito Architectural Guidelines and the Montecito Land Use Development Code to improve hillside development outcomes. We support the inclusion of that project as a high priority ongoing project into the next fiscal year.

We would also like to convey our support for prioritizing a project focused on short-term vacation rentals. This use, though not expressly allowed in residential zone districts, has become very prevalent throughout the Montecito community. A number of years ago the County ceased enforcing ordinance language defining the use of a dwelling to exclude "transient occupancy"; thus when complaints arise, there is no remedy beyond filing a noise complaint with the sheriff. Additionally, the County is collecting transient occupancy tax from many short-term rental operators, further muddying the situation.

We would like to see a project that looks at the vacation rental issue included in the Short-Term Projects list with the hope it could be funded in the next year or two. As to scope, the project should consider the available range of regulatory options. The Montecito Association has conducted a survey of opinions on the issue and designated a subcommittee to explore options for addressing concerns related to the use. We would be happy to share what we learn with County staff and decision-makers.

Thank you for considering these comments.

Sincerely,

Cindy Feinberg, President