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September 15, 2016

Chair Phillips
Montecito Planning Commission
123 E. Anapamu Street
Santa Barbara, CA 93109

Re: Short-Term Rental Ordinance, Montecito Planning Commission
Hearing of September 21, 2016

Dear Chair Phillips and Commissioners:

The Montecito community has been concerned about the effect of the explosion in short-term vacation rentals 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 and ask you to support that ban as presented in the draft ordinance language recommended by staff. 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 hope that your commission will recommend that the Board of Supervisors initiate efforts to adopt provisions to establish meaningful fines and defined criteria for identifying violations during the interim period before the new provisions go into effect.

In closing, we appreciate 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