

Draft December 18th, 2017 Ojai Valley MAC Meeting Summary

Steve Offerman of Supervisor Steve Bennett's Office called the roll. MAC members Terry Wright, Chris Cohen, Grace Malloy, and Chair Joseph Westbury were present.

On a motion by Terry Wright, seconded by Joe Westbury, the November 20th Meeting Summary was approved unanimously.

Ojai City Planning Commission Steve Quilicci said that fortunately no homes in the city were lost in the Thomas Fire. The Commission has focused on a new building at the East End of the Arcade that will improve the Arcade area.

The next item of business was review of the draft County Zoning Ordinance sections regulating short term rentals (STRs) in the Ojai Valley. County Resource Management Agency Director Chris Stephens provided an overview of the Ordinance, direction of the Board of Supervisors, and adoption process. Steve Offerman asked Chris to clarify that the County amplified noise ordinance would continue to apply to STRs - yes. Chris said that the County may contract with a private firm to monitor online advertising in order to help enforce the ordinance. Grace asked if the IRS definition of "primary residence" could be referenced. Terry confirmed that home exchanges would not be regulated and noted that the requirement that a homeshare owner not be more than 20 miles from their home is too short for Ojai resident who work outside the valley or wish to shop. Chris Stephens clarified that guest houses or accessory dwelling units could not be rented. Mark Whitman said that the two year amortization period was too short for owners who had invested significant sums in their vacation rental homes. A man mentioned that he relies on renting his home out when he is away and sought an opportunity to continue to do so.

During MAC discussion, MAC members provided the following input to the County for further consideration (no motion was made or adopted):

- . The requirement for the owner/manager to always be within 20-miles of the TRU is not reasonable and should be increased.
- Look at the IRS definition of "primary residence" for possible reference in the ordinance.
- Review the requirements for B&Bs to see if that might be a viable "exception" for some TRU operators in the Ojai Valley.
- The amortization period appears to be too short and should be increased.
- If possible, some exception for elderly/hardship residents should be included so that people can stay in the valley and not lose their homes.
- Would like to see consideration be given to including a "three strikes" provision.

- There is some discomfort regarding the Ojai Valley being treated differently than the rest of the county.
- Should look at Ojai having a limitation on the number of nights as opposed to an outright ban on TRUs.
- Look at changing definition to refer to “monthly” as opposed to “less than 30 days”.

The MAC agreed to meet on January 22 and if needed on February 26th The meeting adjourned at 8:45 PM.