

Ramirez, Angelica

Public Comment - Group 2

#4

**From:** kathleenweinheimer@cox.net  
**Sent:** Monday, August 31, 2020 10:20 AM  
**To:** sbcob  
**Subject:** Agenda Item #4 - September 1, 2020  
**Attachments:** Scan0448.pdf



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To the Clerk of the Board,

Please distribute this letter to the Board for their consideration in connection with Item 4 on tomorrow's agenda (Short Term Rentals).

Thank you.

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EMAIL: kathleenweinheimer@cox.net

August 31, 2020

Via email to: sbcob@countyofsb.org.

Chairman Gregg Hart and Members of the  
Board of Supervisors  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara, California 93101

Re: Agenda Item 4: Short-Term Rentals – September 1, 2020

Dear Chairman Hart and Members of the Board of Supervisors:

I represent Deborah Hearst, owner of a home in Montecito in the Coastal Zone, although the home is more than a mile inland from the ocean. I have been involved in the short-term rental issue on Ms. Hearst's behalf since the County began preparation of an STR ordinance, as Ms. Hearst's next door neighbor has operated a very disruptive STR for a number of years. In an effort to control this type of intrusion into an established single-family neighborhood, we have supported the County's efforts to adopt reasonable restrictions and were very disappointed by the Coastal Commission's denial of the County's proposal.

In an effort to develop an ordinance acceptable to the Coastal Commission, we would urge your Board to direct staff to prepare an ordinance incorporating the following restrictions:

- An overlay which would permit STRs in the area historically providing visitor-serving accommodations, namely between Coast Village Road and the beach. This would protect the existing residential areas inland of Coast Village Road which have no relationship to ocean-oriented activities, and should therefore not be characterized as visitor-serving accommodations within the Coastal Commission's purview.
- A requirement that STRs be permitted only in primary residences by the owners of those residences. There is no "bundle of rights" which affords a tenant the right to operate a business pursuant to a residential lease, nor is there the same degree of accountability by a tenant to assuring the quiet enjoyment of the neighbors, preserving neighborhood compatibility, or reducing nuisance behavior. Further, as staff has noted, STRs should be prohibited in ADUs as contrary to the goal of such secondary units to provide additional housing, not income opportunities for existing owners.

Chairman Gregg Hart and Members of the  
Board of Supervisors  
August 31, 2020  
Page two

- All STRs should be operated in accordance with rules prohibiting nuisances (including noise, parties, and outdoor music,) providing for strict and rapid enforcement, limiting the number of occupants, prohibiting parking offsite, and requiring adherence to all public health and safety rules.

We do not necessarily support a limit on the number of rental nights, or a lot size requirement, as the first is all but impossible to enforce, and the second doesn't provide much protection to the residents of Montecito where larger lots are the norm, and may in fact eliminate some traditional beachfront rentals. While a requirement that STRs be operated by professional rental agencies may give the illusion of a more responsible operator, it may or not be the case, depending upon the agency. Moreover, it may have the unintended consequence of eliminating the smaller, less intrusive casual STR operator such as the "homestay" where the owner is already present onsite.

Finally, we would urge the Board to direct staff to return with a comprehensive program that protects the citizens of Montecito and other coastal communities. In their letter of December 6, 2016, the Coastal Commission repeats the argument that STRs provide more affordable options for families and other coastal visitors of a wide range of economic backgrounds. A home a mile from the beach which rents for \$6,000.00 is neither an affordable option, nor a particularly convenient opportunity to visit the coast. We respectfully request that coastal STRs be permitted where they are appropriate, i.e., near the beach, and that the established neighborhoods of Montecito be preserved.

Thank you very much.

Sincerely



Kathleen M. Weinheimer

## Ramirez, Angelica

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**From:** Lucas Martinez <lmartinez86@gmail.com>  
**Sent:** Monday, August 31, 2020 11:38 AM  
**To:** sbcob  
**Subject:** Coastal Short-Term Rental Ordinance Departmental Agenda Date: September 1, 2020  
**Attachments:** Re- Coastal Short-Term Rental Ordinance Departmental Agenda Date- September 1, 2020.docx

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please submit the attached letter to the Supervisors and Staff for your September 1 agenda item regarding Short Term Rentals.

Thank You,

Lucas Martinez

From: Lucas Martinez  
Louisiana Place, Santa Barbara  
August 31, 2020

To: County Board of Supervisors  
Via email: [sbcob@countyofsb.org](mailto:sbcob@countyofsb.org)

**Re: Coastal Short-Term Rental Ordinance Departmental Agenda Date: September 1, 2020**

Dear Members of the Council-

I am a local homeowner and landlord in the County Coastal Zone, specifically in the More Mesa Shores neighborhood at the end of Patterson Road. One of the reasons my wife, son and I moved to the neighborhood was because we love the beach, and we wanted our family and friends to have convenient access to it. When a house 4 doors down from mine came on the market, I bought it with the intention of it eventually being a family home for my parents or in-laws, so that they can be close to their grandkids. In the meantime, I figured, I could open up the house to guests so that they could enjoy the beach like my family and I do. We rent out almost exclusively to large families or groups of families with small children. The other day I saw one of our renters teaching their son how to ride a bike with no training wheels on one of our bikes. It warmed my heart to hear him laughing when he finally got it. I have heard from nearly every one of our guests that they never would have been able to have such a great experience if they were forced to rent 4 or 5 hotel rooms, as the costs would have been exorbitant. Similarly, if they could only rent out a place for 30+ days, they never would have been able to travel with their small children.

We spent a lot of money upgrading the house and improving neighborhood property values, and we maintain it impeccably. We also installed noise monitors and exterior cameras, so we can be 100% sure our guests respect the rules of the house and the neighborhood. We printed out a book of neighborhood rules and require all guests to verify that they won't be having any parties or hosting any events before we rent it out to them. We manage the house ourselves, and are ready to address any issue immediately, as we are just down the street. Obviously, I am heavily invested in the long-term health and vibrancy of the neighborhood, being a homeowner there myself, and the last thing I want to do is upset neighbors or own a property that is in any way detrimental to the neighborhood. My dream is to eventually have my family just a few doors down, and have my kids be able to walk over to grandma & grandpa's house. Being able to rent it for the time being keeps that dream alive.

I fully support rational, reasonable regulation of short-term rentals. Absentee owners who don't really care about their neighbors should not be allowed to rent without meeting strict guidelines, and property management companies should be required to go through a series of steps to ensure that neighbors have someone to call in case of an issue. I fully support requiring rental owners to have business licenses, pay TOT tax and meet certain requirements with regard to neighborhood response plans and noise mitigation. Thanks to technology, it is easier than ever to install noise monitoring devices and exterior cameras (I use a noise monitor from Minut and cameras from Nest). Owners who truly care about their properties and their neighbors should jump at the opportunity to install these sorts of devices, and I think it would be smart to require something like this in the permitting process.

I am very opposed, however, to rules that would require the homeowner to live in the property for a certain amount of time, or that would only allow rentals in specific overlay zones. This would prioritize certain homeowners' rights over others, and would actually encourage absentee ownership. I am also opposed to a minimum night stay requirement, as this would make it impossible for families with kids to take the shorter trips that their busy schedules allow.

I hope that as you consider this issue, you keep in mind those of us who take a lot of pride in our properties, and only want to provide access to the coast for families who otherwise wouldn't be able to afford it. Regulation and enforcement is smart, and necessary. But blanket bans that prioritize certain homeowners' rights over others are unfair and do not address the issues.

Thank you for taking the time to read this.

Sincerely,

Lucas Martinez

## Ramirez, Angelica

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**From:** Jason Bertoli <jason@hearthhomes.com>  
**Sent:** Monday, August 31, 2020 12:11 PM  
**To:** sbcob  
**Subject:** Coastal Short-Term Rental Ordinance Departmental Agenda Date: September 1, 2020  
**Attachments:** Coastal Short-Term Rental Ordinance Departmental Agenda.docx

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dear Members of the City Council,

In advance of the meeting tomorrow, I wanted to send you the attached note regarding my position for coastal short-term rentals. Thank you in advance for reading this - please review it and let me know if you have any questions. I look forward to the meeting tomorrow.

Thank you,  
Jason Bertoli

From: Jason Bertoli  
Louisiana Place, Santa Barbara, Freeman Place Goleta  
August 31, 2020

To: County Board of Supervisors  
Via email: [sbcob@countyofsb.org](mailto:sbcob@countyofsb.org)

**Re: Coastal Short-Term Rental Ordinance Departmental Agenda Date: September 1, 2020**  
Dear Members of the Council-

My name is Jason Bertoli and I'm a local homeowner in Santa Barbara and Goleta. One of the reasons I moved here from the East Coast was to have access to this beautiful coastline and be a part of this wonderful community. To me it's a special place to live and one that means the world to my family and I. As we planted roots here and became part of the community, I started to invest in real estate. The goal was to stabilize my family's future, but to also give more people (from all over the world) access to this beautiful coast. I believe that everyone should be able to see, enjoy and experience Santa Barbara, even if it's just for a long weekend.

With this in mind we started to rent out one of our homes in the coastal zone on a short-term basis. This was one of the best decisions our family has ever made! Not only was this a sound decision from an investment standpoint, but it also allowed us to share this beautiful coastline with dozens of families. Families that have since become friends, and some that have even decided to move to Santa Barbara based off their experience. You see, by giving families access to this beautiful community what we've been able to do is welcome them to join it permanently. This has had a ripple effect on the economy and the community allowing both to flourish.

I fear that if we go back on this it will have a negative effect on the economy as home prices will surely drop, and it will reduce access to this beautiful coastline. Now I fully support rational, reasonable regulation of short-term rentals. I believe rental owners should have business licenses, pay TOT tax and meet certain requirements with regard to neighborhood response plans and noise mitigation. However, banning short term rentals entirely is a drastic and negative step that I believe will hurt our community immensely.

I hope that as you consider this issue, you keep in mind those of us who have invested heavily into this community both from an emotional and financial standpoint. These homes are our livelihood, our children's future and what allows us to share what makes Santa Barbara special. Again, regulation and enforcement is smart, and necessary. But blanket bans that prioritize certain homeowners' rights over others are unfair and do not address the issues.

Thank you for taking the time to read this.

Sincerely,  
Jason Bertoli