

LATE
DIST

#1

Lenzi, Chelsea

From: timothyball@cox.net
Sent: Thursday, September 28, 2017 8:11 AM
To: sbcob
Cc: Metzger, Jessica
Subject: STR's, historic use overlay; More Mesa Shores
Attachments: Dec 2007 and 2008 Rentals Villa Balena (5205 Austin Rd) r.pdf; 5205 STR Income 2004 thru 2009 r.pdf; 2004 Rentals Villa Balena (5205 Austin Rd).pdf; 2005 Rentals Villa Balena (5205 Austin Rd).pdf; 2006 Rentals Villa Balena (5205 Austin Rd).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Supervisors and Staff;

I am a resident of More Mesa Shores and have rented my home as a STR to visiting families since 2004. Coastal Hideaways Inc. managed rentals for me 2004-2007 and Paradise Retreats 2007-Present. The property is registered, and TOT taxes paid. Attach to this email are documents which evidence this activity 2004-2009. I can provided further documents evidencing historic short term rentals in More Mesa Shores, beyond my own, if requested.

I support the proposed "historic use overlay" as a pragmatic approach to grandfather a limited number of STR's in coastal communities to maintain coastal access and economic benefit. Why staff's analysis focused on Miramar is not clear, and in all fairness should be performed for all coastal communities in a consistent manner using all available data and submittals. More Mesa Shores has a long history of short term rentals (dating back to 1961) and More Mesa Shores had similar numbers of STR's as Miramar, prior to the proliferation of online booking platforms like AirBNB¹. In my specific case, I have always relied on professional management companies to market (realtor network, newspaper adds, their website) and screen potential renters and I know that to be true of other STR's in my community. There is sufficient evidence available from tax records and submittals to support inclusion of More Mesa Shores and therefore request the historic overlay boundary include More Mesa Shores.

Other factors which support inclusion of More Mesa Shores in the historic overlay include;

1. More Mesa Shores is one of the few coastal communities in Santa Barbara with no public beach access. Beach access is restricted to residents and guests by a locked gate the community maintains. STR's in More Mesa Shores provide safe beach access to non-resident families in regulated manner and inclusion of More Mesa Shores in the historic overlay would maintain the historical coastal access.
2. Short term rentals and home stays provide 25-50 visitors a day access to the shoreline, affordable accommodations, and generates >\$250,000 per year in supplemental income for More Mesa Shores residents.
3. More Mesa Shores, which is zoned R-1, has two commercial businesses (www.calorchid.com , www.sborchid.com/sboe_hours_directions.php) open to the public 6-7 days a week, operating within the community. The rational for this commercial activity being historic use.

More Mesa Shores is situated along a unique and historic section of the Santa Barbara coast with limited public access. More Mesa Shores beaches should be shared and not restricted to a fortunate few. Including More Mesa Shores in the historic overlay is a fair and reasonable method to maintain shoreline access for visiting families (many have come year after year), and supplemental income for residents, which STR's have historically provided.

Sincerely;

Timothy Ball

5205 Austin Road, More Mesa Shores, Santa Barbara

¹ <https://en.wikipedia.org/wiki/Airbnb> AirBnB founded 8/2008, limited to San Francisco rentals 2009, raised its series A round providing the capital needed for expansion 2010, and reached 1M bookings by 2011.

Reservations - Villa Ballena 009 - Ball

List | Details | Payments | Rental equipment | Notes / cleaning | Cancel info | Deposit refund

Look For: Property: Villa Ballena

Order by: name number

Lastname	Firstname	Reserve #	Checkin	Checkout	Total cost	Total paid	Balance
[redacted]	Tim & Christy	0000000045	12/01/2007	12/17/2007	0.00	0.00	0.00
[redacted]	Anna	0000000014	12/22/2007	12/29/2007	[redacted]	[redacted]	0.00
[redacted]	Evelyn	0000000017	12/30/2007	01/05/2008	[redacted]	[redacted]	0.00
Ball	Tim & Christy	0000000046	01/06/2008	02/14/2008	0.00	0.00	0.00
[redacted]	Laura	0000000093	02/16/2008	02/23/2008	[redacted]	[redacted]	0.00
Ball	Tim & Christy	0000000047	02/27/2008	06/14/2008	0.00	0.00	0.00
[redacted]	Angela	0000000026	06/14/2008	06/21/2008	[redacted]	[redacted]	0.00
[redacted]	Dimitri	0000000019	06/21/2008	06/28/2008	[redacted]	[redacted]	0.00
[redacted]	Hana	0000000055	06/30/2008	07/07/2008	[redacted]	[redacted]	0.00
[redacted]	Marci	0000000051	06/29/2008	07/07/2008	[redacted]	[redacted]	0.00
[redacted]	Susan & Doug	0000000103	07/07/2008	07/12/2008	[redacted]	[redacted]	0.00
[redacted]	Ann	0000000238	07/07/2008	07/12/2008	[redacted]	[redacted]	0.00
[redacted]	Marci	0000000057	07/12/2008	07/20/2008	[redacted]	[redacted]	0.00
[redacted]	Miriam	0000000059	07/20/2008	07/25/2008	[redacted]	[redacted]	0.00
[redacted]	Lori	0000000052	07/25/2008	08/01/2008	[redacted]	[redacted]	0.00
[redacted]	Philip	0000000020	08/01/2008	08/31/2008	[redacted]	[redacted]	0.00
Winnif Smith	Richard	0000000139	09/01/2008	09/15/2008	[redacted]	[redacted]	0.00

owner/broker
 block out
 paid in full
 balance exists
 zero paid
 over paid
 cancelled

exclude past reservations
 exclude cancelled reservations
 Reservation #: search
 turn off highlights

5205 STR Income 2004 thru 2009
1/1/2004 through 12/31/2009

Date	Description	Memo	Category	Tag	Clr	Amount
8/10/2004	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/7/2004	Deposit 5202 Rental		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/16/2004	Deposit 5202 Rental		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
10/7/2004	Coastal Hideaways		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
12/3/2004	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
1/1/2004 - 12/31/2004						
1/5/2005	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
6/28/2005	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
7/11/2005	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
8/3/2005	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/6/2005	Coasatal Hideaways	6/20 to 8/27	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
10/7/2005	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
1/1/2005 - 12/31/2005						
1/6/2006	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
7/7/2006	Deposit Made In A Branch/...	June rentals	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
8/7/2006	Deposit	july 06	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/21/2006	Deposit	aug 06	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
10/19/2006	Deposit	sept 06	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
12/8/2006	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
12/15/2006	Coastal Hideaways	pool fee for Nov	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
1/1/2006 - 12/31/2006						
1/10/2007	Deposit	5205 rental	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
2/9/2007	Deposit Made In A Branch/...	christmas rental	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
3/3/2007	Susan Schuander	\$200 cancellation fee	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
6/15/2007	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
7/12/2007	Coasatal Hideaways	july	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
8/15/2007	Deposit/Coastal Hideaways	july pool	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/11/2007	Coasatal Hideaways		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
10/22/2007	Coastal Hideaways		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
1/1/2007 - 12/31/2007						
1/17/2008	Paradise Retreats		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
2/14/2008	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]

5205 STR Income 2004 thru 2009
1/1/2004 through 12/31/2009

Date	Description	Memo	Category	Tag	Cir	Amount
3/14/2008	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
7/24/2008	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
8/18/2008	Paradise Retreats		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/15/2008	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
10/14/2008	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
12/9/2008	Paradise Retreats		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
1/1/2008 - 12/31/2008						
2/18/2009	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		Pool heating fee	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		Wimot-Smith reimbur...	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
8/21/2009	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		July income	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		Pool heating fee	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
9/16/2009	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
10/22/2009	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		Greenrose	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
12/15/2009	Deposit		Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		Pool Heating Fee	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
		Pool heating fee	Income-Rental Properties	5205 Austin Rd	R	[REDACTED]
1/1/2009 - 12/31/2009						
OVERALL TOTAL						[REDACTED]
TOTAL INFLOWS						[REDACTED]
TOTAL OUTFLOWS						[REDACTED]
NET TOTAL						[REDACTED]

From: timothyball@cox.net
To: christyholz@cox.net
Subject: FW: VacationHomes.com: #18204 Rental Inquiry ***
Date: Wednesday, September 27, 2017 3:48:32 PM

-----Original Message-----

From: Timothy Ball [<mailto:timothyball@cox.net>]
Sent: Monday, June 14, 2004 8:47 AM
To: 'Marjorie McIntosh' <mcddata@silcom.com>
Subject: RE: VacationHomes.com: #18204 Rental Inquiry

Thats great, thanks

-----Original Message-----

From: Marjorie McIntosh [<mailto:mcddata@silcom.com>]
Sent: Monday, June 14, 2004 7:20 AM
To: timothyball@cox.net
Subject: RE: VacationHomes.com: #18204 Rental Inquiry

Tim,

Melissa is back from vacation and she booked Winnie Schirrmeister which came from your ad. I got two calls this weekend but they were looking for a cheaper rental. However, I did book your house for 8 days to one of my clients for August 6-14. I believe that makes a total of 6 weeks booked.
Marjorie

This mailbox protected from junk email by MailFrontier Desktop from MailFrontier, Inc. <http://info.mailfrontier.com>

-----Original Message-----

From: Timothy Ball [<mailto:timothyball@cox.net>]
Sent: Monday, June 14, 2004 6:44 AM
To: 'Marjorie McIntosh'; coastalhideaways@aol.com
Subject: FW: VacationHomes.com: #18204 Rental Inquiry

Marjorie,

Looks like the VacationHomes add is having some success.

I am curious to know if you received calls from the add in the Phoenix paper this weekend. Let me know, thanks

-----Original Message-----

From: inquiries@vacationhomes.com [<mailto:inquiries@vacationhomes.com>]
Sent: Saturday, June 12, 2004 4:22 PM
To: timothyball@cox.net
Subject: VacationHomes.com: #18204 Rental Inquiry

The following inquiry came in for you.

PROPERTY:

Title: Oceanfront Estate-Santa Barbara #18204

URL: <http://vacationhomes.com/18204>

USER INFO:

Name: Winnie Schirrmeister

Email: winenglishinc@nyc.rr.com

Phone (day): 1212-988-5857

Phone (eve): 1212-988-5857

Start Date: 2004-08-21

Nights: 14

Adults: 2

Children: 3

Comments: Hi Belena, We spoke this afternoon. I didnt receive the fax with the client agreement today. Did my machine reject it? If so, you can send it to our business fax. Call me. Were looking forward to the rental. Hope to settle everything by Tuesday with bank checks in the mail were going away for a week after Tuesday and would like to take care of everything. Can you fax me everything Monday or if youre working, then Sunday? Thanks so much. Stepford Wives was fantastic! Definitely go see it. Best, Winnie

ATTENTION: We have been advised that some individuals are using VacationHomes.com to attempt a variation of Nigerian Oil scam.

NEVER AGREE to accept cashier's checks for amounts greater than your rental, with the understanding that you will return the balance. Please be on the lookout for suspicious offers that sound 'too good to be true'.

Please Remember: to edit rates, update your calendar your description or any other aspect of your listing you can log in using the link below:

<https://secure.vacationhomes.com/members/>

To add and update the photographs for your property proceed to:

<https://secure.vacationhomes.com/photos>

If you have forgotton your password, you can retrieve your password by visiting the following URL:

http://vacationhomes.com/forgotten_password.cfm

VacationHomes.com
P.O. Box 21347

Mesa, Arizona 85277-1347
United States
<http://vacationhomes.com>

From: [Timothy Ball](#)
To: christyholz@cox.net
Subject: FW: availability
Date: Wednesday, May 04, 2005 3:53:22 PM

-----Original Message-----

From: SUSAN DORSEY [<mailto:kylesusiebri@msn.com>]
Sent: Wednesday, May 04, 2005 2:51 PM
To: timothyball@cox.net
Subject: RE: availability

Reservations on the books:

6/18 to 6/25
6/25 to 7/02
7/02 to 7/09
7/09 to 8/20
8/20 to 8/27
8/27 to 9/03
9/10 to 9/17

Susie

>From: "Timothy Ball" <timothyball@cox.net>
>Reply-To: <timothyball@cox.net>
>To: "Susan Dorsey (E-mail)" <KyleSusieBri@msn.com>
>Subject: availability
>Date: Wed, 4 May 2005 12:41:13 -0700
>
>Susan;
>
>Do we still have any dates available or are we fully booked for the summer.
>Please let me know. Thanks
>
>Timothy Ball
>5205 Austin Road
>Santa Barbara, CA 93111
>Ph; 805 967 4712
>Fax; 805 681 8381
>Cell; 360 561 5555
>
>

From: [Timothy Ball](#)
To: christyholz@cox.net
Subject: FW: Villa Balena Blu
Date: Friday, January 27, 2006 8:28:17 PM

-----Original Message-----

From: Coastalhideaways@aol.com [mailto:Coastalhideaways@aol.com]
Sent: Wednesday, January 25, 2006 8:50 PM
To: timothyball@cox.net
Subject: Re: Villa Balena Blu

Hello Tim & Kris -

Just a quick email to update you on the reservations that we have on the book for the Villa Balena Blu located at 5205 Austin Road, Santa Barbara, CA 93111 to date.

06/24/06 to 07/01/06
07/01/06 to 07/08/06
07/08/06 to 07/15/06
07/15/06 to 07/22/06
07/22/06 to 07/29/06
08/01/06 to 09/01/06

If you have any questions please feel free to call or email us any time.

Have a wonderful evening! 

Susan Rogers
Coastal Hideaways
(805) 963-2082

Lenzi, Chelsea

From: Metzger, Jessica
Sent: Thursday, September 28, 2017 8:13 AM
To: sbcob
Subject: FW: Short term rentals in the SBC

Follow Up Flag: Follow up
Flag Status: Flagged

On Sep 15, 2017, at 9:26 AM, Tamara Rowles <tamara@rowlesholdings.com> wrote:

Dear Supervisor Williams,

I write to indicate my opposition to any ban of short term rentals, or any "farm stay" limitation on Ag-II property. My husband and I own two adjacent 100+ acre parcels (zoned Ag-II) in Los Alamos. One of the parcels contains a large vineyard and another parcel has a large ranch home that we intend to rent to short term renters who are visiting this beautiful Santa Ynez Valley. Our property is extremely private and secluded, with very little risk that neighbors will complain about people staying on our ranch.

The Santa Ynez Valley prospers from the wine and event business, such as parties and weddings. Santa Barbara County wineries and vineyards are already faced with so much restriction that we are losing much needed tourism to our neighbors in the San Luis Obispo County. Weekend tourists from Los Angeles pass the Santa Barbara County by as they go to stay in Paso Robles, in large part because those wineries are allowed to offer food and lodging on their properties, which creates a better experience for their tourists. While we commend your recent decision to put a planned highly restrictive wine ordinance on hold to draft a better suited one for our community, I request that you also reconsider your current plan to draft a highly restrictive ban on short term rentals on Ag land.

While we technically can offer "farm stays" on our property, I'm not sure why we should have to. Our property is well suited to accommodate guests and tourists. Many families seek to rent our five bedroom home because there are very few places where families can stay together on one property, especially when they are in town for an event or wedding. Hotel rooms cannot offer the type of family friendly experience we can, especially for families with young children. Not all of our guests are here for a "farm experience" nor do they want to give up their precious time to take a mandatory vineyard tour or the like. We can offer vineyard tours or classes, but we don't have a winery and frankly we don't have the staff to offer these types of experiences, which require significant planning and risk of liability on our part should one of our guests get injured on a vineyard tour. Guests should be free to stay on our property without having to participate on a "farm stay" type experience. It should be an option, at the behest of the landowner, not a requirement.

I would also like to point out that we charge upwards of \$1000/night for our home, which generates \$120 per night in transient occupancy tax income to the county. The better we do, the more TOT income we can offer the county. Putting a "farm stay" restriction on our property will hinder our ability to rent our home to certain types of clientele.

I hope you consider my request, which I know echoes many of the concerns of property owners like myself in our beautiful county. Let's keep it thriving together.

I appreciate your consideration and your efforts.

Very truly yours,

Tamara M. Rowles, Esq.

Lenzi, Chelsea

From: Metzger, Jessica
Sent: Thursday, September 28, 2017 8:13 AM
To: Lenzi, Chelsea; sbcob
Subject: public emails on STRs
Attachments: CORRECTED Letter - Input on the Ordinance to Ban Short Term Rentals and Allow Home Stays in Santa Barbara County; Short-Term Rentals - Supervisors' October 3, 2017 meeting; FW: STR; Short Term Rental Ordinance--definition of Coastal Zone Historic Residential Overlay Zone??; Re: STRs; FW: STR Public Comment - Support AllPvt Property Owner Rights w adequate and appropriate protections of neighbor peace and to neighbor's property value, and public protections to use of streets

Follow Up Flag: Follow up
Flag Status: Flagged

Cheers,

Jessica Metzger, AICP

Senior Planner
Long Range Planning – County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101
p: 805-568-3532

Lenzi, Chelsea

From: Gail Johnson <gsjoh50@gmail.com>
Sent: Tuesday, September 26, 2017 2:47 PM
To: Hartmann, Joan
Cc: Metzger, Jessica
Subject: CORRECTED Letter - Input on the Ordinance to Ban Short Term Rentals and Allow Home Stays in Santa Barbara County
Attachments: 2017-09-24 County Board of Supervisor Hartman.pdf

Dear Supervisor Hartman and Ms. Metzger,

Please disregard the letter we sent you yesterday. We should have proofread the letter more carefully before sending it. There are a couple of typos and a math error that is now corrected. We sincerely apologize because we know you are very busy .

Attached is the corrected letter containing our input on the ban of Short Term Rentals and allowing "Home Stays."

Sincerely,

--
Gail and Axel Johnson

Gail & Axel Johnson
5162 Via Valverde
Santa Barbara, CA. 93111

Sept. 24, 2017

Dear Supervisor Hartman,

Thank you for all you have done to ban Short Term Rentals in residential neighborhoods and some agricultural zones. We truly appreciate your support for the ban and your appreciation of strong, healthy neighborhood communities.

Ahead of the October 3, 2017 Board of Supervisors' meeting, we are providing input for possible permitting "Home Stays" in R1 and A1 land use zones. It is our belief the "Home Stays", operated like Bed and Breakfast businesses, are incompatible with residential neighborhoods and agricultural land use zones. We also believe that enforcement of any ordinance allowing "Home Stays" will be extra-ordinarily difficult.

If "Home Stays" are permitted, we encourage stringent regulations and a trial period of one year, so the impact of the ordinance can be evaluated. We also recommend the following restrictions:

1. The property owner must reside in the home as his/her primary place of residence.
2. Annual restrictions on the number of days per year that a "Home Stay" can operate.
3. Require the same licensing, insurance, safety standards, and inspections as commercial "Bed and Breakfast" operations. Require handicap access and non-discriminatory rental practices.
4. Develop a fine structure for ordinance infractions and rescind licenses for any business that do not comply with the ordinance after more than 1 infraction.
5. Limit the density of properties within a specific geographic region where "Home Stays" are allowed. Presently there are 5 Short Term Rentals in our neighborhood operating on a single block that consists of 20 homes. This is 25% of the properties on that block and is unfair to homeowners surrounded by these operations.
6. Limit the number of rooms that may be rented out to one or two rooms.

7. Require off-street parking that does not block the driveway(s) of the residence, those of surrounding homes, and the ingress/egress patterns of individual streets.
8. Require noise abatement and nuisance plans.
9. Provide a complaint hotline that is available 24 X 7.
10. Allocate resources for at least 3 to 4 FTE to enforce the ban on whole house Short Term Rentals and enforcement of "Home Stay" restrictions.

It is discouraging that intent of sound urban planning and allowing "Home Stay" commercial operations in single-family and agricultural land use zones may compromise zoning intent. Property owners needing more money can always rent out rooms and guesthouses on a long-term basis. There are many people working in Santa Barbara County or attending school here that need affordable housing that is close to their jobs, their families, and their schools while providing extra income for those who need it. Sadly, it appears that it the lust for money prevails.

Sincerely,

Gail & Axel Johnson

Cc: Jessica Metzger

Lenzi, Chelsea

From: Stephen Pepe <steve@clospepe.com>
Sent: Saturday, September 09, 2017 11:26 AM
To: sbcob@santa-barbara.ca.us
Cc: Metzger, Jessica
Subject: Short-Term Rentals - Supervisors' October 3, 2017 meeting
Attachments: Short-Term Rentals.docx

Stephen Pepe
President EconAlliance
4777 East Hwy 246,
Lompoc, CA 93436

BANNING AG STRs WILL BENEFIT THE PASO WINERIES AND INCREASE THE DEFICIT

By Stephen Pepe

President EconAlliance

STRs are short -term rentals we know as Airbnb. Our shortage of reasonably priced hotel rooms makes STRs popular with wine tourists. The complaints against STRs are noise, parking and traffic. These are correct in residential areas but are non -existent on AG land.

There are many benefits to STRs on agricultural land:

Extra income will keep farmers in farming.

Consumers who stay on farm land will be more loyal customers.

Urban dwellers who support the farm to table and organic movements want AG land experiences.

For the Supervisors October 3rd meeting they directed staff to prepare a STR Ordinance that:

Bans STRs in:

Residential zones;

AG-I Zones (40 acres or less) but with a “home stay” exception; and

AG - II Zones (40+ acres) but with a “farm stay” exception.

According to the County staff there are 535 lawful STRs in the County providing \$1,669,810 dollars in Bed Tax revenue. Of those legitimate STRs 24% (128) are on AG I or AG II land. Staff also estimated an equal number of STRs is operating illegally and not paying an estimated additional \$1.5 million in Bed Tax. Staff also

stated that the Supervisors’ decision would eliminate 92% of existing STRs because they would not qualify for the exceptions.

Banning STRs will continue the Supervisors’ hostility to wine tourists. Paso Robles two hours north of us attracts 1.5 million wine tourists. Santa Barbara County attracts 866,000. The Paso Robles wine tourists are not coming from Bakersfield or the Bay Area. They are from the southland. They are driving thru Santa Barbara to stay in Paso Robles because of the shortage of reasonably priced hotel rooms, because they want to experience staying on vineyards and dining in vineyard restaurants which are permitted in Paso Robles but prohibited in Santa Barbara County. They also want to see where the grapes are grown, where the wine is made and interact with the winemakers, all of which are permitted in Paso Robles while Santa Barbara continues to cram wine tourists into urban tasting rooms divorced from the vineyard and winery.

The Visit Santa Barbara statistics for the last several years record an increase in day trippers confirming that southland wine tourists are stopping in Santa Barbara for lunch and continuing North to stay in Paso Robles.

The EVP & Founder of Silicon Valley Bank’s Wine Division-Rob McMillian’s presentation at the EconAlliance – Vintners Wine/Tourism Forum on June 26, 2017 demonstrated that by all available metrics the Santa Barbara Wine Industry is a distant “also-ran” to the Paso Robles Wine Industry.

Tourist Wine Club sales-	Paso 58%	S. B. 53%
Avg. bottle price -	Paso \$41.30	S. B. \$39.37
Tot. Rev. from DTC	Paso 73%	S. B. 64%
Avg. Winery/month Visitors	Paso 1,342	S. B. 751 (US Ind. Avg. is 1,116)
Avg. Tasting Room Purchase	Paso \$86	S. B. \$74

Avg. Length of Club Mem. Paso 34 mos. S. B. 28 mos. (US Ind. Avg. 30 mos.)

From 2014 to 2016 Santa Barbara had a 4% drop in Direct to Consumer revenue and a 9% drop in cases sold.

On March 7, 2017, the San Luis Board of Supervisors voted to permit STRs on Williamson Act land.

Banning STRs on Ag land has no rational basis and will benefit the Paso wineries and adversely impact the Santa Barbara wine industry and County taxes.

If you support STRs on AG land, please email the Supervisors at sbcob@co.santa-barbara.ca.us and tell them so.

Lenzi, Chelsea

From: Fogg, Mindy
Sent: Wednesday, August 09, 2017 11:09 AM
To: Metzger, Jessica
Subject: FW: STR

From: gtgoodgame [<mailto:gtgoodgame@earthlink.net>]
Sent: Tuesday, August 08, 2017 6:47 PM
To: Fogg, Mindy
Subject: STR

Still can't believe this is going on. I have 10 acres ag zoning in SY. Been on vacation rentals for 12 years. Never a problem. Rented to families that don't want to be stuck in a hotel room. Idiots want to give up the transient tax revenue when county is broke. It's called regulation. If a problem with a particular property revoke the STR permit. Crazy stupid!!!

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5 Sport

Lenzi, Chelsea

From: Michael Baum <mbaum@rpblaw.com>
Sent: Friday, July 21, 2017 3:32 PM
To: Metzger, Jessica; Fogg, Mindy
Subject: Short Term Rental Ordinance--definition of Coastal Zone Historic Residential Overlay Zone??

Dear Ms. Metzger and Ms. Fogg,

I have noted that on June 6 the Board of Supervisors sought recommendations "for establishment of a Coastal Zone Historic Residential Overlay Zone where STR's would be allowed".

Do you know what portions of Montecito this "Overlay Zone" would cover? I have a residence at 1112 Hill Road which I believe is part of the California Coastal Zone.

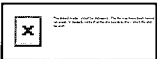
I believe that it would be unfair to include some coastal properties in the Overlay Zone, but not others. Accordingly, the Overlay Zone should include all residences in Montecito that are within the California Coastal Zone.

This is necessary to i) avoid a discriminatory impact within the Coastal Zone, and ii) more significantly, to avoid challenge of the ordinance as improperly limiting access to the Coastal Zone by renters.

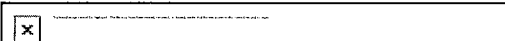
Can you let me know more specifically what is contemplate to be included in the Overlay Zone and specifically if my property will be included.

Feel free to call me at the number below if that is more convenient for you.

Thank you,
Michael Baum



Michael C. Baum



1840 Century Park East, 17th Floor
Los Angeles, CA 90067
phone-direct dial: 310 788 7520
fax: 310 788 6636

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Lenzi, Chelsea

From: Amy Ward <astudio7@icloud.com>
Sent: Tuesday, July 11, 2017 8:41 AM
To: Metzger, Jessica
Subject: Re: STRs

Here it is in the form of a screen shot, as I don't know how to change the word document on my MAC to pdf. Thanks for your time.

SHORT TERM RENTAL INFORMATION

What Santa Barbara County needs is a compromise on the short term vacation rental issue. The County needs the revenue brought in by the tot tax. It's nearly 2 million dollars now, and more homeowners who currently rent out their houses would come forward and pay a license fee and the tot tax, if they weren't afraid of being identified for the county to come after them later. And don't forget about all the revenue that's generated for the local businesses like shops and restaurants. The couples I've spoken to usually come as two couples, and they say they spend approximately \$1000 each person per week with the local merchants. Without this income, the shop owners couldn't afford to pay their shop rent and would have to leave. That would hurt the owners of the commercial buildings and the quality of the shops would decline. And it also supports all the staff at these establishments. Homeowners take extra good care of the interior and exteriors of their properties in order to attract excellent quality guests. That means the neighborhoods are improved and many more workers are hired on a regular basis like house cleaners, handymen, gardeners, etc.

And lets be realistic. Those who say homeowners who engage in short term rentals are taking away from what could be long term rentals, have not thought this through or done the math. With the extremely high price of homes in the area, there's no way that the owners who rent out their second home could afford to pay the high mortgage payments, property tax, insurance, gardeners and handymen with the lower monthly amount they would get from a long term rental. It's just impossible. The people who want long term rentals can't afford to cover these costs, and homeowners would have to sell their homes since they couldn't afford the expenses. So the argument that homeowners could just rent to long term tenants instead, is idealistic but unrealistic. It can't be done.

Since there is so much more good that comes from the short term rental system for so many, it should be embraced. But of course there needs to be rules. I agree that a stream of visitors coming in for 1 or 2 nights is not what residents want, so lets look at some options. You could make a 3 night minimum stay requirement, as long as there are no complaints from neighbors about noise. They could get one warning and if the noise continued those homeowners would loose their license and not be allowed to partake in short term rentals any longer. That way only the very, very few problem guests and homeowners would be punished, not the vast majority of homeowners who screen their guests and offer their homes to quiet, respectable people. The terms of the rental agreement can clearly state no wedding or other parties are allowed and no more that a set number of people can be on the property. Outside lights, music and noise must not extend past 10 pm, etc. It would be in the homeowners interest to strictly enforce these rules and regulations so they don't loose their license.

I have two vacation rentals in other CA coastal cities, and in the seven years I've been renting I have never had a single problem with a guest. I don't rent to anyone under 30 years of age, unless they're coming with older family members, and I don't accept pets. And the people with homes in the country areas of the county, with several acres, should not be subject to the same strict rules as those who have neighbors close by.

Please come to a realistic compromise that is best for the vast majority of homeowners, businesses and their employees and for the county revenue, which improves the quality of living for everyone.

On Jul 11, 2017, at 7:53 AM, Metzger, Jessica <jmetzger@co.santa-barbara.ca.us> wrote:

Hi Amy,

I am sorry but my computer is saying not to trust the file you sent. Can you make it a pdf so I can open it?

Cheers,

Jessica Metzger, AICP
Senior Planner
Long Range Planning - County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101
p: 805-568-3532

-----Original Message-----

From: Amy Ward [<mailto:astudio7@icloud.com>]

Sent: Monday, July 10, 2017 9:41 PM

To: Metzger, Jessica

Subject: STRs

Please read regarding short term rentals.

Lenzi, Chelsea

From: Rodriguez, Terry
Sent: Tuesday, June 06, 2017 7:51 AM
To: Metzger, Jessica
Subject: FW: STR Public Comment - Support AllPvt Property Owner Rights w adequate and appropriate protections of neighbor peace and to neighbor's property value, and public protections to use of streets

-----Original Message-----

From: Denice Spangler Adams [<mailto:calldsa@gmail.com>]
Sent: Tuesday, June 06, 2017 7:31 AM
To: sbcob; Rodriguez, Terry
Subject: STR Public Comment - Support AllPvt Property Owner Rights w adequate and appropriate protections of neighbor peace and to neighbor's property value, and public protections to use of streets

Private property ownership rights must prevail with delineation of standardized criteria of property to be an appropriate STR location with adequacy of lot size and off street parking; and listing of protections to ensure via enforcement neighborhood peace, valuation, adequacy of roads, infrastructure and water.

I DO NOT SUPPORT Planning Commission recommendation, as written, to the Board.

I REQUEST DELAY, DEFERMENT OF ACTION ON STRs.

Denice S Adams
Montecito, CA
(At City Border)

Lenzi, Chelsea

From: Susan Whitmore <susancw@verizon.net>
Sent: Thursday, September 28, 2017 9:30 AM
To: sbcob
Subject: short term rental ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

To: All County Supervisors

Re: Short term rental ordinance for unincorporated Santa Barbara County

In your deliberations please be guided by the knowledge that your decisions will greatly affect communities like Los Olivos where the availability of homes for young families greatly affects not only our entire population but the health and viability of our local school. We need the next generation here to continue. None of us wants to give our community away because of outside interests buying up our properties for the purpose of making money through short term rentals.

We're depending on you to do the right thing and act in the best interests of all our residents.

Thank You,
Susan Whitmore
Los Olivos

Lenzi, Chelsea

From: Katie Grassini <katie@grassinifamilyvineyards.com>
Sent: Thursday, September 28, 2017 10:06 AM
To: sbcob
Subject: I Support Short Term Rentals on Ag Zoned Lands

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I'm writing to urge the Board of Supervisors to allow short-term rentals (STRs) on agricultural lands. My name is Katie Grassini, and my family owns 107 acres of beautiful vineyards in the rural Happy Canyon area of Santa Ynez. We're fortunate to have a winery which includes a lovely one-bedroom apartment built in the midst of the vines on our AG-II lands, and I would love to be able to have the occasional visitor stay overnight in this bucolic setting.

While I'm the CEO of my family's winery, I am also the Vice President of Hospitality Santa Barbara (an association of local lodging, restaurant, and other tourism-related industries), as well as a Board Member of Visit Santa Barbara (our local convention and visitors bureau which aims to enhance the economy of SB County by growing tourism.) I only mention these positions because I hope it helps show how involved I am in the wine and tourism industries of Santa Barbara.

While Paso Robles is able to attract 1.5 million wine tourists every year, our beautiful wine country only brings in roughly half that number (866,000 wine tourists annually.) Wine tourists are bypassing Santa Barbara in droves - they keep driving up the 101 to Paso Robles, where they spend their time (and money) in Paso's restaurants, hotels, shops and ancillary businesses.

Why do these tourists spend two extra hours in the car, rather than stay in our amazing oceanside wine mecca? Two reasons: 1) There's a woeful lack of affordable hotel rooms in Santa Barbara County, and 2) because they want to experience winemaking first-hand in the vineyards where the grapes are being grown, not crammed in an urban tasting room that's miles from the vines.

While I understand the concerns that folks might have about allowing STRs in residential areas, those concerns simply do not apply on agricultural lands in rural areas. Concerns about parking and noise are vastly different in residential areas of downtown Santa Barbara versus on 100 acres of land in a rural area. I have enough space on my property to park hundreds of cars, and the nearest neighbor's home is nearly a mile away - well outside of earshot.

If I were to have a nice couple stay in the apartment inside our winery, no one would ever hear a peep from them, or have trouble finding parking because of them. However, my guests would make an impact on my neighbors - by spending money! They'll visit Santa Barbara County's wonderful restaurants, family-owned grocery stores and shops. Or maybe my guests will spend their money by renting bikes, or booking a romantic horseback ride, or going whale watching one afternoon. Or maybe they'll attend a local charity event, or visit a local museum. One way or another, they will spend their money in our County - not SLO! They will keep our businesses full and vibrant, and help make sure that people in this County have JOBS.

Paso Robles and SLO County are working with, rather than against, vintners and farmers who have large

agricultural parcels - they're making sure tourists feel connected to the land, and that the farmers (who oftentimes struggle to make ends meet) are able to bring in a little extra income by hosting a few tourists. Tourists who stay on farm land become life-long, loyal customers because of these unique experiences.

Santa Barbara County needs to support farmers and vineyard owners, and recognize that simply banning STRs across the County, with no regard for parcel size or location is ineffective and will only further hurt our County's economy.

Thank you,

Katie Grassini

Grassini Family Vineyards

2016 Small Business of the Year - Santa Barbara Chamber of Commerce

Finalist - 2015 Best SB County Red Wine - Santa Barbara Independent

Best Winery of 2014 - Santa Barbara News-Press

GrassiniFamilyVineyards.com

Lenzi, Chelsea

From: Mary Watkins <watkinsmarym@gmail.com>
Sent: Thursday, September 28, 2017 11:27 AM
To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: STR's

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I a 66 year-old who owns a house on the Mesa in Santa Barbara. It never occurred to me that I would not be allowed to rent a room in my house at my own discretion. I got a business license and did so in order to help a disabled adult daughter live independently in Santa Barbara. Then, suddenly, it was disallowed and what I had counted on to help with my daughter's condo mortgage disappeared. I was unable to retire and will be working into the future.

I urge a reconsideration of the historic coastal zone and a lifting of the cessation of STR's. First, there needs to be a differentiation between an owner renting their whole house out and not being on the premises from an owner literally living in the house where a room or two is rented out. The rental of a whole home without the owner present can lead to noise problems in a neighborhood. I have never heard of this being the case when the owner is on premises.

You may ask why a person like myself doesn't rent the room out longterm. I can't. I need it when my four children and 5 grandchildren come to visit.

Many communities have successfully regulated STR's creating a win-win-win for city/county, guests, and owners. I strongly request you to regulate rentals, not to outlaw them. In my own life this would make a huge difference.

Sincerely yours,
Mary Watkins

Lenzi, Chelsea

From: Armando Juarez <juarez_armando@yahoo.com>
Sent: Thursday, September 28, 2017 12:24 PM
To: sbcob
Subject: STR

Follow Up Flag: Follow up
Flag Status: Flagged

I am a US Citizen and resident of Santa Barbara for the past 32 years and I am a home owner and I have the most beautiful property in my whole neighborhood and proud of it Do not prohibit STRs in Residential Zones
-STRs in Residential Zones have been successfully regulated in other jurisdictions. Do a test of regulations before you dismiss the idea that they cannot be regulated Armando Juarez

Sent from my iPhone

Lenzi, Chelsea

From: Dino Ohanian <dinophoto777@gmail.com>
Sent: Thursday, September 28, 2017 1:58 PM
To: sbcob
Subject: Homestays should be allowed for Short-Term Rentals in Santa Barbara County!

Dear Board of Supervisors Clerk,

Thankfully, my wife and I have a vacation rental in Montecito...We are on a fixed income and the extra money that we earn is a real boon to our lifestyle...Though we live in Montecito, we are not filthy rich as some would assume by our Montecito address. And did I mention that we LIVE on the property?

We also are appalled by the misuse of private property that results in overbearing traffic, noisy and selfish “vacation renters”, illegally parked cars, barking dogs, litter, and other behaviors that are an affront to good law abiding neighbors...

That said, these types of things just do not occur when the owner is living on the property...When the owners live on the property, their well being and sanctity of life is at risk first and foremost, and therefore the owners have not only an obligation to the neighborhood, but even more importantly in their own minds, to themselves.

We have been providing a wonderful service, to tourists and locals alike, a way to escape the normal tourist journey...We have built many lasting friendships from all over the world...We have contributed more than ten percent of our total sales by way of the TOT tax to the county of Santa Barbara...We have upgraded our property greatly, and subsequently, have raised the value of our neighborhood...

Here are some more reasons why Homestays should be allowed:

A. Introduction

We live in Montecito

Vacation rental for 8 years

Separate guest house over 1-1/2 acres

B. Eight years of the sharing economy

We have hosted many guests from all over the world

We enjoy extending our hospitality and making lasting friendships with visiting tourists

C. We do not allow children or pets

Our neighbors don't even realize we have vacation rental

Romantic getaway

Quiet time and regroup

Their TOT is fulfilling a great service for improving our county

The first thing our guests ask: where can we get something to eat, buy gifts, rent kayaks, where is the main shopping district?

Not only paying the TOT, but supporting local businesses and providing jobs for the locals

Seems like a no-brainer

D. Landlords who take advantage

They live in Canada and rent it out to hordes of college kids who party all night, litter, parking problems

We are just as upset at this turn of events

They should be fined and ultimately lose their license if they don't shape up

Cost of regulation is bemoaned by many in opposition

Regulation would still be needed to enforce the proposed ban...

Why not regulate the bad eggs and let the good eggs continue with their TOT contributions?

Regulation is an integral part of all of life and business!

E. Definition of Homestay

Owners live on the property

Important distinction

Vetting guests and regulating onsite behavior

We have never had a problem in 8 years

If there are problems the owner can fix them immediately

F. Loss of Housing

Bogus as most of the vacation rentals would not be on the market anyway

Certainly true in our case

Numerous studies have been done that illustrate this fact

G. Desecration of neighborhoods

In our case that is completely false

Bulk of our income has been reinvested in our property and landscaping

Almost tripled the value of our property

We have singlehandedly raised the value of the homes in our neighborhood

Our neighbors are thankful!

H. Summing up

Our mothers taught us about common sense

Common sense dictates that fair and thorough regulation would be necessary with or without a license...so let's come up with a plan for regulation

The economic pluses vastly outweigh the few problems

Homestays especially should be allowed as they are governed more intently as the owners are onsite...

Finally, we would like to say thank you to you for your conscientious service on the Board of Supervisors and sincerely hope that you will allow Homestays to continue legally in Santa Barbara County.

Sincerely,

Dino and Florida Ohanian

649 Tabor Lane

Montecito, CA 93108