

Public Comment - Group 3  
12.2.2016

Daly, Julia Rutherford

**From:** Metzger, Jessica  
**Sent:** Thursday, December 01, 2016 4:01 PM  
**To:** sbcob  
**Subject:** FW: Homestay - Short Term Rental

#3

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**From:** Audrey Austin [mailto:audrey.austin01@gmail.com]  
**Sent:** Tuesday, November 22, 2016 6:35 PM  
**To:** Lackie, David; Metzger, Jessica  
**Subject:** Homestay - Short Term Rental

To David, Jessica, and the County Board of Supervisors:

I am a homeowner living in the County and began renting out a room in my house in 2014 (certificate #386). As of November 2016, I have paid over \$3,000 to the County in TOT tax. If homestays are banned, I will not rent out my spare room to a full-time tenant. Below are four points for your consideration:

1. Homestays do not negatively affect the neighborhood. I am always home when I have guests. There is no effect on my street because I provide off-street parking and have the full support of my neighbors.
2. The homestay market does not compete with the hotel and motel market. Travelers who stay with me want interaction with other people. They want to see me in the morning and chat with me at night. People who want private space and consistency in their accommodations choose hotels. They are not interested in a spare room in someone's house.
3. Homestays bring tourism dollars to SB. My guests are often people who cannot afford SB motel and hotel prices. Once here, they patronize restaurants and other attractions, bringing tourism dollars to SB. Everyone goes downtown to shop and sightsee. Everyone dines out. Without homestays, SB would not have this additional revenue. The County would not have additional tax dollars.

4. Can the County ban homeowners from having house guests? I do not know if the County has authority to legislate what homeowners do on their own property. I am happy to continue paying TOT, but I dislike the idea that the County could try to prevent me from inviting people into my home.

Please consider adopting regulations for homestays, rather than imposing an all-out ban.

Audrey Austin

## Daly, Julia Rutherford

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**From:** Tom Condon <tomcondon@cox.net>  
**Sent:** Thursday, December 01, 2016 4:04 PM  
**To:** sbcob  
**Cc:** Tom Condon  
**Subject:** Public comment re: Short-term Rental Ordinance hearing 12/06/2016

December 1, 2016

Santa Barbara County Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93109

Re: Short-Term Rental Ordinance, Board of Supervisors Hearing of  
December 6, 2016

Dear Members of the Santa Barbara Board of Supervisors,

My name is Tom Condon. My wife and I have raised our three children in the Santa Barbara County neighborhood of More Mesa Shores since 2007. In moving to More Mesa Shores we sought a safe and nurturing single family neighborhood with a strong sense of community. In 2007, that described More Mesa Shores very well. In 2016, that description is slipping away due to an explosion of short-term rentals ("STRs"). I am writing to request that you adopt the proposed ban on short-term rentals within residentially zoned communities in Santa Barbara County.

More Mesa Shores has experienced the negative effects of STRs, including issues with littering, after-hours noise, and conflicts between residents and tenants. But most alarming is the increasing conversion of single-family homes into de facto hotels: our community of approximately 100 homes now has at least 9 STR businesses up and running. This number is expected to rise as companies such as Airbnb, VaCasa, and others target property owners from coastal communities with promises of turning their single-family homes into cash machines. Scariest of all, an out-of-state homeowner operating an STR in our community just purchased a **second** single-family home in the neighborhood. This speaks to both the lucrative nature of STRs and the hollowing out of the land use intent of residentially zoned neighborhoods. Unless STRs are prevented, our neighborhood is in real danger of becoming dominated by a handful of ultra-wealthy business owners.

STRs are businesses--they belong in commercial zones, NOT in single-family zones. The tenants of STRs do not have a vested interest in the County's single-family zoned communities, and this fundamental imbalance leads to many of the problems our neighborhood has experienced.

Please follow the examples of our neighbors in Santa Barbara, Carpinteria, and Solvang in prohibiting STRs in residential zones. Please also consider that the prohibition of STRs in neighboring cities means that any allowance of STRs in single-family zones in Santa Barbara County would put enormous pressure on Santa Barbara County's single-family zones: prevented from operating in nearby areas, the STR industry would specifically target Santa Barbara County single-family communities. Our problems today will certainly intensify.

To close, please consider what has NOT changed in recent years: the intent behind zoning ordinances and thoughtful land use policy. The need for orderly structure of our society is NOT in question. What HAS changed is the technology that allows people to circumvent both the existing land use intent and the societal structures that have been in place for decades. Please do not allow technological innovations to undo the careful planning and organization that has gone into making Santa Barbara County a great place to raise a single family.

Thank you,

Tom Condon  
1257 Orchid Drive  
Santa Barbara, CA 93111

**Daly, Julia Rutherford**

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**From:** Pete Slaga General Manager <pete.slaga@turnkeyvr.com>  
**Sent:** Thursday, December 01, 2016 4:12 PM  
**To:** sbcob  
**Subject:** Vacation Rentals  
**Attachments:** Fair Regulation.pdf

Hello SB County Clerk,

Please find attached in pdf format my letter to you and the Supervisors my comments and proposed solutions to ensure both good neighbors and tourism in Santa Barbara.

Kind Regards,  
Pete Slaga  
General Manager Gold Coast California  
Turnkey Vacation Rentals

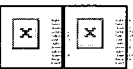
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Dear County of Supervisors and Staff:

I appreciate the time and effort you and your staff are taking to understand the growing vacation rental industry.

As your November draft report has determined that the number of vacation rentals have been increasing and that time has come to look at regulating this industry.

In recent local reports, the data has shown that vacation rentals do not make up a disproportionate number of nuisance calls. (City of Ventura report and STR Effect on Neighborhoods Study by California Economic Forecast, Santa Barbara, CA. ) This is data that directly disproves those who are anti-vacation rentals claim that vacation rentals are ruining neighborhoods. If there are nuisances it usually is a result of a home being over occupied which can be quickly remedied by using a 2 person per bedroom formula. (3 bedroom home = 6 guests)

Further data shows that the overwhelming majority of vacation rentals are vacation homes that are not even close to being considered affordable housing of \$500,000 or less. This can be verified by looking at the assessed value of homes that are currently registered as vacation rentals. Again the anti-vacation rental opinion that vacation rentals are the major cause for lack of affordable housing is just not true, especially considering that these furnished homes are highly unlikely to become long term housing. The vast majority of STRs are second homes where the homeowner lives there part of the year.

Also those who are against vacation rentals would like to classify vacation rentals as "mini-hotels" and cite outdated definitions of hotels in municipal codes because of the time they were written vacation rentals did not exist. If you look at a modern definition like that in the City of Ventura you will note that it explicitly states that a vacation rental is not a "hotel" see below image.

**Sec. 6.455.020. Definitions.**

The definitions set forth in this section shall govern the meaning and construction of the words and phrases used in this chapter, except where the context of such words and phrases clearly indicates a different meaning or construction.

1. Short-term vacation rental shall mean a "dwelling unit" other than a dwelling unit located in a "hotel," as those terms are defined in division 24 of this code, that is rented to a tenant for a period of not more than 30 consecutive days.

2. Owner of a short-term vacation rental shall mean the person or persons holding fee title to a dwelling unit operated and used as a short-term vacation rental, or a person or persons holding the lease estate to a dwelling unit and operating and using the leased dwelling unit as short-term vacation rental, or the agents of any such persons.

Additionally, I would like to also point out that State courts in Maryland and Alabama have been the latest to rule that renting a residence as a vacation rental is not a commercial use of property

The Maryland court ruling articulated that argument, saying:

*The owner's receipt of rental income in no way detracts from the use of the properties as residences by the tenants. There are many residential uses of property which also provide a commercial benefit to certain persons. Both in Maryland and in a great majority of states, over 30 percent of homes are rented rather than owned by families residing therein, thus providing much rental income to landlords. In addition to conventional rentals, a commercial benefit may be realized from residential property by persons or entities holding ground rents, mortgages, or deeds of trust. When property is used for a residence, there is simply no tension between such use and a commercial benefit accruing to someone else.*

My personal suggestion would be for fair regulations that allow for those who have a vacation rental to be continue as long as they uphold the regulations put forth by the county. However, if they are continually not following regulations then the STVR permit should be revoked. Realizing there are costs to this can be handled by putting a fee for an annual STVR permit that can generate income without having to pass a tax.

### **Good Neighbor's through fair regulations**

A March 19, 2015 Tripadvisor survey cites that nearly 60% of U.S. respondents plan to stay at a rental home this year, up seven percent from 2014. <http://ir.tripadvisor.com/releasedetail.cfm?ReleaseID=902400>

The County of Santa Barbara continues to spend and try to draw in more tourism dollars of which vacation rentals are undeniably a growing segment of this. It is certainly important to make sure that there are regulations in place that will allow for both neighbor and guest to co-exist. On average for every person staying in a vacation rental they will spend approximately \$50 a day on food and entertainment. The positive impact is in the millions of dollars spent.

Here is a brief summary of regulations that I strongly encourage:

- 1) Regulation can ensure that each registered property is assigned a maximum number of two overnight guests per bedroom count, and the maximum # of daytime guests and cars allowed at the property at any time.
- 2) Outdoor quiet time (9:00pm to 7:00am), No RVs, No parties or hosted events, and many other controls could be put into place to ensure neighborhood compatibility.
- 3) Modern technology now allows for vacation rentals to monitor guests entering a home through devices like the Ring doorbell which has a motion activated camera that an owner or manager can use to monitor a property. There are also in home noise decibel meters that can send alerts if a certain noise threshold is exceeded.
- 4) A Nuisance Response Plan system similar to the City of Ventura. (See list of *Registered Nuisance Response Plans* at: <http://www.cityofventura.net/ft/STVR> ). Plan posts owner or manager contact details for all registered properties.
  - a) Short-Term Rental Permit Holders should be required to respond to nuisance complaints within a reasonable amount of time with a central number that goes to a security company could be used to field complaints thus relieving the burden on the Sheriff department. This could be funded partially by STVR permit fees and fees to come out and check on a property due to a complaint.
  - b) Noise complaints could be registered, and response times recorded and monitored.

- 5) By having regulations, there can also be a means for vacation rentals that do not respect regulations to have their permit revoked.
- 6) Regulation also means additional income and a means to effectively monitor and track vacation rentals.

### **Summary**

Do not be swayed by the vocal minority of those who would choose to banish vacation rentals because they have had a bad experience due to lack of regulations. To ensure proper compliance, I would propose that those complaining provide proof that vacation rentals cause a larger portion of disturbances over those of others living in the neighborhood. Vacation rentals generally are better maintained and the guests that stay as I mentioned earlier in the article spend their money eating and entertaining in our County. Lastly the tax revenue generated is money that the County can certainly use for public safety and programs that otherwise will not be funded because of budget considerations. If you would like to have a discussion about this in person I would be more than glad to meet with you.

Kind Regards,

Pete Slaga  
TurnKey Vacation Rentals



## Daly, Julia Rutherford

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**From:** Anne Twigg <atwigg3@verizon.net>  
**Sent:** Thursday, December 01, 2016 4:59 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** STR Ordinance

To whom it may concern;

I have lived in the Santa Ynez Valley for 40 years.

My 96 year old father currently reside on 10 acres in Santa Ynez, and has lived here for 50 years.

We have used Vacation Rentals in the area for family gatherings for the last 8 years. We have used them for funerals, birthdays, and reunions. It's great to be able gather together under 1 roof for laughter, meals and even tears.

I am hoping you will consider that "locals" use this service not just out of town folks, and re-draft the STR Ordinance in a way that protects the benefits of STRs in Santa Barbara County.

- STRs are a compatible use for ALL agricultural zoned land. STRs should not be restricted to only commercial or AGII 40+ designations but should be allowed to operate on ALL agricultural land (5, 10, 20 acre parcels) with a reasonable permit system in place to mitigate any impacts.
- When managed properly, STRs are less impactful than long-term rentals. STRs sit vacant a good portion of the year which results in less traffic, less trash, less water consumption, and less overall impact to the area. Long-term rentals (any rental over 30 nights) receive zero regulation.
- The TOT (Transient Occupancy Tax) generated from STRs is a major source of revenue for the County of Santa Barbara.
- STRs provide jobs for local community members.
- STRs provide a unique experience, different than a hotel, for visitors who cannot achieve this in their busy city lives. A place to unwind.
- We advocate for a fair and reasonable Short-Term Rental Ordinance that creates a permit system for STRs on ALL agricultural zoned land in place of an outright ban.
- We advocate that any STR property which has been paying their TOT up to this point be allowed to continue operating for two years in order to protect their investment and transition their property to other uses.

Thanks for your consideration to this matter,

Anne Twigg

**Daly, Julia Rutherford**

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**From:** kelly.rose1@verizon.net  
**Sent:** Thursday, December 01, 2016 5:09 PM  
**To:** sbcob  
**Subject:** December 6, 2016 Board of Supervisors Meeting  
**Attachments:** Dec 6th BOS Hearing.doc

Dear County Clerk,

Attached is my letter regarding the Proposed Short Term Rental Ordinances which are the subject of the above referenced Board Meeting. I would appreciate it if you would please distribute my letter to each of the Supervisors.

Please contact me should you have any questions.

Thank you for your assistance with this matter.

Very truly yours,

Kelly Rose

Kelly Rose  
3210 Acampo Road  
Los Olivos, CA 93441

December 1, 2016

Santa Barbara County Board of Supervisors

Re. Case No. 16ORD-00000-00009 (Short Term Rentals in AG I Zoned Areas)

Dear Supervisors,

I am an owner of a 20 acre property, zoned AG I, located in Los Olivos. I would like to express my appreciation to the Planning and Development Staff who worked on this project. They held a number of community outreach workshops and solicited input from all interested parties. The Commissioners of the Santa Barbara County Planning Commission also spent a significant amount of time listening to hours of testimony and reading hundreds of letters. Combined, they did a very thorough job dealing with an important issue that will impact Santa Barbara County and the Santa Ynez Valley for a very long time.

As you are aware, the vast majority of the Short Term Rentals on AG I zoned land are located in District 3, within the Santa Ynez Valley. This makes logical sense – it is where most of the wineries and wine tasting rooms are located; it is where the thriving tourist town of Solvang is located; and it is where the Chumash Casino is located. The Valley is a major tourist draw with people driving here from Santa Barbara and other locations as well as being transported on tour busses, vans, limos, etc. However, it is also home to many of us who moved here, developed our properties and built our homes so that we could enjoy a rural family lifestyle, grow crops and raise animals. **We want to protect our way of life, which we worked so hard to achieve.**

### **Planning and Development Staff and Planning Commission Recommendations Should be Respected by the Board of Supervisors**

Planning and Development Staff began their Public Workshops in July 2015, almost 1 ½ years ago. They held a series of Workshops providing the public with information and gathering public feedback. The Planning Commission began hearings on this subject in November 2105, more than a year ago. Based on input from the public and from Planning Commissioners, Planning and Development Staff worked on the proposed Ordinances from February 2016 through July 2016. And, the Planning Commission held a series of Public Meetings, including two in August 2016 to review and consider the proposed Ordinances.

The approach used was disciplined, rigorous and extensive. All affected parties had an opportunity to express their positions and have their positions considered. **The resulting proposed Ordinances which have resulted from this disciplined, rigorous and extensive process should be respected and approved by the Board of Supervisors.**

## **Short Term Rentals are a Commercial, not an Agricultural or Residential Use**

There is no way that one can look at Short Term Rentals as anything other than the Commercial Use of a property. Short term rentals are not an agricultural or residential use. They are much more akin to a hotel than a family residence or growing crops or raising animals. In fact, **the County Code (Section 32-11) defines a “Hotel” as: “Any structure, or any portion of a structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, ...” It should also be noted that for zoning purposes, the City of Santa Barbara has classified Short Term Rentals as a “Hotel”.** Section 32-11 of the County Code also defines “Transient” as “Any person who exercises occupancy or is entitled to occupancy by reason of concession, permit right of access, license or other agreement **for a period of thirty consecutive calendar days or less...**” That is why Short Term Rentals are subject to Transient Occupancy Tax. Additionally, Article 35.11 (LUDC) defines a Single Family Dwelling as “**A building designed for and occupied exclusively by one family and containing one dwelling.**” That is how “residential use” is normally defined.

This is why many communities, cities, towns, etc. have banned Short Term Rentals from areas that are not zoned commercial or mixed use, or where existing hotels, motels and bed and breakfast lodging are allowed. **AG I zoned properties are not compatible with commercial lodging businesses.**

As the County of Santa Barbara Supervisors must know, **both of the Santa Ynez Valley incorporated cities (Solvang and Buellton) and the City of Santa Barbara have banned STRs** in areas other than Mixed Use, Commercial, Limited Commercial, Retail Commercial, General Commercial, Highway Commercial, and Resort/Visitor Serving Commercial zoned areas where there are existing hotels and motels. **There is a good reason why the elected officials in these local cities decided to forego millions of dollars of Transient Occupancy Tax and decided to act on behalf of their residents to limit the impact STRs on local neighborhoods.**

AG I zoned properties are just like other residential neighborhood – our yards and gardens and animals are bigger, but we are still primarily a residential neighborhood. Of the more than 1,400 properties in the Santa Ynez Valley zoned AG I (5, 10 or 20 acres), approximately 700 (50%) are located in Planned Developments/HOAs which are subject to CC&Rs. Almost all of these Planned Developments/HOAs currently prohibit STRs, or are in the process of amending their CC&Rs to prohibit STRs, or have successfully litigated to close down STRs in their communities. **These actions were taken because they STRs nothing to do with Agricultural or Residential Use – they are simply small, boutique hotels.**

## **Calls for Fair Regulations are Illusory and Disingenuous**

At Planning Commission Meetings and in local Newspapers, Short Term Rental Companies have repeatedly stated that all of the problems associated with Short Term Rentals would disappear if the local governments would only adopt simple “Fair Regulations”. Unfortunately, these Fair Regulations only work if they are deemed “Fair” by the Hosting Websites and Short Term Rental Companies.

**The cities of San Francisco (home of the largest of the Hosting Website – Airbnb), Santa Monica and Anaheim recently adopted regulations which they considered “Fair”. The result of these Fair Regulations was that all three cities were sued by Airbnb.** Airbnb claimed that such regulations violated the Company’s rights to free speech and due process, violated the protection afforded the Company under the Communications Decency Act and would cause the Company irreparable harm to its business. **What was the key problem with these cities’ “Fair Regulations”? It was requiring the Hosting Website to ensure that the properties listed for short term rental were legally habitable spaces and complied with the requirements to have business licenses and transient occupancy tax certificates. Bottom line is that Airbnb refused to police illegal activity on its own site.** Because such Hosting Websites don’t disclose the location of the property being offered for short term rental, local governments can’t determine the owner or the address of the property in order to ensure that the property is in compliance with local regulations and ordinances.

**Airbnb’s largest market, New York City, which generated \$1billion in short term rental revenue in 2015, just passed “Fair Regulations” for Short Term Rentals. Airbnb immediately filed suit against the City and State of New York claiming that these “Fair Regulations” violated the same rights claimed in its suits against San Francisco, Santa Monica and Anaheim.**

**The City of Santa Barbara has spent the last year trying to regulate its short term rental business, focusing on those STRs which were not licensed and were not paying Transient Occupancy Tax. The City has filed 44 legislative subpoenas to various internet host providers and has filed over 1,000 enforcement cases against illegal STRs which are listed on such hosting sites.** Included among those receiving legislative subpoenas were Paradise Retreats and its founder, Theo Kracke. Paradise Retreats and Theo Kracke resisted the City’s subpoena for 8 months before being compelled to provide the City with information concerning the properties listed for short term rental on Paradise Retreats’ Website. It is ironic that one of the major local proponents of “Fair Regulations” is Paradise Retreats and its founder, Theo Kracke. Paradise Retreats and Theo Kracke also founded “Save The Rentals” a Santa Barbara organization that claims to have a membership of nearly 1,000 individual owners of short term rentals, supporters and owners and employees of local short term rental and management companies.

## **Short Term Rentals Impact Availability of Local Housing**

California Economic Forecast was engaged by “Save The Rentals” to perform a study to determine the impact of STRs on the availability of local housing, including affordable housing. It is interesting to note that this study indicated the total population of STRs in Santa Barbara County was approximately 2,500 - split 50/50 between the City and County of Santa Barbara. Given the relatively small number of STRs compared to the total long term housing population of 147,000, it was determined that prohibiting STRs would have virtually no impact on the availability of long term housing.

What is interesting about this study was that the population of 2,500 STRs presumably reflected only those STRs that were legal. As previously noted, the City of Santa Barbara has already identified over 1,000 STRs that are not legal. Santa Barbara County Planning and Development has estimated that there are between 3 and 4 times as many STRs operating illegally compared to those that have properly registered with the County Tax Assessor’s Office. **A recent study by the City of San Francisco showed that there were only 1,600 legally registered STRs but the total population of STRs listed on the hosting websites exceeded 10,000.** These differences between legal and illegal STRs point out some of the problems associated with regulating this business activity.

Another interesting statistic from the California Economic Forecast Study was that nearly 25% of those surveyed stated that they would ignore any prohibition on STRs and would simply continue to operate until caught. This further underscores the problems associated with Enforcement of “Fair Regulations”. Additionally, 60% of the owners responding to the Survey indicated that they use the STR residence between zero (0) and 3 months a year, further indicating that this activity is clearly more commercial than residential.

Finally, a very local issue has arisen relative to the impact of STRs on our schools. One of the Board Members of Los Olivos Elementary School, speaking as a public citizen, reported to the Planning Commission about her concern over the declining enrollment at Los Olivos School as a result of more and more homes in Los Olivos are being sold to investors as STRs. It is common to see homes in Los Olivos advertised as “perfect for weekend and short term rentals”. Los Olivos School is a treasure and was just named as National Blue Ribbon School by the U.S. Department of Education – one of less than 300 such public schools nationwide to receive this prestigious award.

## **The Short Term Rental Business is an Enormous Business**

Locally, Save the Rentals/Paradise Retreats commissioned a survey which produced some very interesting results. **Nearly 15% of the properties listed for Short Term Rental are available 100% of the time; 60% of the properties listed for Short Term Rental are used by their owners for less than 3 months per year; and only 20% of the properties are used by their owners for more than 6 months per year.** Additionally, the owner of Paradise Retreats stated that median market value of Santa Barbara Short Term Rentals was nearly \$2.5 million. With daily rentals of \$1,000 or more split among 8 or 10 or more guests, the reality is that weekend

**rentals generate a lot more income than long term rentals.** This data supports the contention that a large percentage of Short Term Rentals are owned by investors or wealthy individuals who own multiple residences, and not people struggling to keep their homes.

If there is any question about the size and influence of the STR business, all you have to do is look at its leader. **Airbnb is an 8 year old company which is currently valued at more than \$30billion, which exceeds the combined market value of the Hyatt Hotels, Starwood Hotels and Resorts and Marriott International. It claims to list 3 million short term rentals in more than 34,000 cities.** Airbnb is just one of the Hosting Websites which facilitate the STR business. There are many other international and nationwide hosting websites such as VRBO, HomeAway, Flip Key and Trip Advisor. Locally, there more than 20 Santa Barbara based short term rental and management companies.

**To claim that STRs are not part of an enormous commercial enterprise and activity is to ignore reality.**

### **The STR Business is Better Organized than Residential Homeowners**

A prime example demonstrating why STRs are a commercial business is best evidenced by how well they are organized. Locally, there is a group that calls itself “Save The Rentals” (or “STR” for short). It was created and sponsored by Paradise Retreats, a local rental and management company which lists more than 100 properties on its website.

**Over the past several months, “Save The Rentals” has been organizing its clients, customers, supporters, employees and others to present a large and unified front at the Board’s December 6<sup>th</sup> Meeting. Its goal is to use numbers to overcome the well reasoned and disciplined approach used by Planning and Development Staff and the Planning Commission to arrive at the proposed Ordinances. In fact, on Save the Rentals’ website, Theo Kracke wrote: “You can be confident that the City of SB decision makers will be watching, and a decision in our favor will likely help overturn the prohibition of STRs in SB City”.**

As homeowners and property owner, we don’t have the economic incentive or the organized voice to compete against this kind of effort. Over the past 18 months, hundreds of us have attended the Workshops held by Planning and Development Staff. Hundreds of us have appeared and have spoken at Planning Commission Hearings. And hundreds of us have sent letters to Planning and Development, to the Planning Commission and to the Board of Supervisors.

**Please don’t let our voices and interests be overwhelmed by the organized effort to commercialize our neighborhoods.**

**I realize that as Supervisors, you are intently focused on the potential for increasing revenue for the County. However, there is a clear and significant cost to this revenue, and it will be borne and paid by neighbors and neighborhoods.**

Once this business has matured and Santa Barbara County has had the benefit of seeing the impact of STRs on other communities, cities and counties and how their regulations have evolved and been enforced, you and your successors will have the opportunity to revisit this issue. However, **once you open Pandora's Box by allowing Short Term Rentals in Santa Barbara County, there will be no going back. You won't be able to strip people of the right to commercialize their properties, and zoning restrictions will essentially disappear.**

I hope you consider some of the points raised in my letter before you vote. So far, no one has been able to control or manage this activity and it is questionable that Santa Barbara County will be the first.

Respectfully yours,  
Kelly Rose



## Daly, Julia Rutherford

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**From:** Gaven Hussey <gavenhussey@gmail.com>  
**Sent:** Thursday, December 01, 2016 6:08 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Short-term Rentals

Dear Santa Barbara County Board of Supervisors,

My name is Gaven Hussey. My fiancée and I have been visiting Santa Barbara and the Santa Ynez Valley for the last 7 years. We have fallen so much in love with the area and community that I am currently in the final stages of an interview process for a position in the area. We plan on moving within the next 2 months. None of this would have been possible without the use of short-term rentals. While I am sure that there is an impact both good and bad, short-term rentals have allowed us to experience your community like each of you do on a daily basis. We are able to see the good in your community that you see. We are able to go hiking or biking and come back to a home to prepare dinner. We've enjoyed your beaches and sunsets from balconies of short-term rentals. If we did not get to enjoy the area like we did when staying in short-term rentals, we would not have had the same wonderful experiences. We would not have stayed in the area for Christmas and New Years last year with our families. We would not have booked a wonderful house in the area to hold our wedding next year. Short-term rentals allow visitors to your area to truly relax and enjoy themselves.

While I do not know all the possible negative effects, I know that there is more revenue generated by people like myself who go grocery shopping and dining over multiple days and not just one night. We take in your wonderful State Street farmers market on Tuesdays. We support many of the small locally owned shops. There is always a county tax collected so I know revenue is being generated. As there is a cleaning fee that I am sure some people rely on as a job and source of income. With houses not being rented and used every day of the year, I am sure that there is less of an ecological footprint on the community. Please go ahead and put some limitations on the number of operators or licenses issued. Every industry needs to be regulated. But put reasonable restrictions in place. It would be discouraging to see someone like me not to be able to enjoy the area. In a roundabout way this has encouraged like-minded people to want to visit more. I am sure that there are more good apples than bad using short-term rentals. We always try to leave the area better than we found it.

I know that short-term rentals limit the number of places available to residents in the area and I am sure that this may make it more difficult for us to find a place to live, but we may never have had the desire to join the community if we did not get to experience it the way we have. We may not have decided that Santa Barbara is where we want to start and raise our family.

Thank you for taking the time to read my petition. I do sincerely hope you allow short-term rentals to continue to operate. We are both very much looking forward to being residents soon.

Best regards,  
Gaven Hussey

## Daly, Julia Rutherford

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**From:** cathey wilkins <catheywilkins@mac.com>  
**Sent:** Thursday, December 01, 2016 6:13 PM  
**To:** sbcob  
**Subject:** No on short term rentals, please!

... and NO, on nightly rentals while owners are present.

I live across the street from one of these.

Cars line the streets (chef, masseuse, cleaners, food delivery, maid service, etc.).

This is a commercial use of the home.

If approved, everyone should be able to open a small business in their home.

How can we then say no to home hair salons? Pet grooming? Bike shops?

When I purchased my home there was NO hotel next door.

Enforce zoning for everyone. It's only fair?

Thank you for considering this impact to our neighborhoods.

Cate Wilkins

Member, Montecito Association

## Daly, Julia Rutherford

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**From:** Kevin Ochs <JanKevinOchs@msn.com>  
**Sent:** Thursday, December 01, 2016 7:21 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Support for Short Term Vacation Rentals in Santa Barbara County

Dear Santa Barbara County Representatives,

I fully understand the importance of Short Term Rentals to Santa Barbara County. I would strongly encourage the leadership team to research the facts carefully prior to reading in on this issue.

It is clear to me that there are many benefits to the Santa Barbara Community by having Short Term Rental Properties available. It is also clear that if no rules are in place, things can and will get out of hand. This is specifically why we have engaged with a Management Company (Paradise Retreats) to ensure a contract and rules are in place with all our guests. These rules, 24X7 on call support, and a security deposit ensure adherence to policy.

I also know our guests enjoy visiting downtown, restaurants, local shops and all the other beauty Santa Barbara has to offer. This spending along with additional taxes paid (transient taxes) must have a positive impact on annual budgets for the county.

We have to ask ourselves (what problem are we trying to solve?) and ensure any ordinances or policies put in place will accomplish this task.

I believe the best solution for this situation is to take the time to do the research. Verify with other Cities that have Short Term rentals and find out the lessons learned.

What are the issues? How are they addressed?

In the end I believe you will find that a good short term rental policy with guidelines, will be the best solution for all parties.

Thank you for your consideration.

Kevin Ochs

Sent from [Mail](#) for Windows 10

## Daly, Julia Rutherford

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**From:** Jessica Feezell <jfeezell@unm.edu>  
**Sent:** Thursday, December 01, 2016 7:35 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Short Tern Rental Ordinance

Dear Supervisors,

My husband and I attended UCSB for graduate school and continued to live in Santa Barbara with our young family for as long as our careers would let us after that. In 2011, we moved to Albuquerque, New Mexico, but we return to Santa Barbara regularly with our two young boys to visit family, friends, and colleagues.

### We are in strong support of allowing short term rentals in the county and here's why:

- We need a little more space with a young family. When the kids go to bed, we prefer another room to relax in to enjoy our central coast wine and craft beers. Renting a suite or adjoining rooms is absolutely a) unavailable or b) cost prohibitive in the Santa Barbara area. Short term rentals give us the space we need for a comfortable visit at a reasonable price.
- We need a kitchen. Kids need nutritious food first thing in the morning. Healthy, reasonably priced breakfasts that are quick and easy are difficult in a hotel. We like to stock up on groceries from Lazy Acres and Tri-County Produce before heading to our short term rental. This makes breakfast easy and then we can indulge in restaurants for lunch and dinner.
- We need a place to stay for a long period of time. Nobody wants to stay in a hotel for 1-2 weeks. With a short term rental, we can feel comfortable and relaxed for our long stay. A rental is more private and has all the things we need such as laundry and free internet.
- We need a living room. We regularly hire local babysitters to care for our boys while we go out to dinner and enjoy the amazing restaurants we miss so much. Our sitters need space to play with the kids in and short term rentals provide living space that a hotel just can't.

Please know that there is no other family-friendly way to visit the Santa Barbara area for a significant period of time without short term rentals. When we visit, we buy wine, visit breweries, shop for clothes at Paseo Nuevo and local boutiques, we rent a car, we eat in the amazing restaurants (a lot), we rent bikes, and we see movies and music. We spend a lot of money in the community when we visit because we have a comfortable, reasonable, place to stay in a short term rental.

I hope that you can see that **banning short term rentals is anti-family** as it impacts us the most. Singles and couples have many reasonable options for accommodations in town, but young families do not. Please allow the county to keep their short term rentals.

Please feel free to contact me with any questions or comments.

Sincerely,  
Jessica Feezell

Jessica T. Feezell, PhD  
Assistant Professor, Political Science



## Daly, Julia Rutherford

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**From:** Cheryl Tomchin <ctomchin@gmail.com>  
**Sent:** Thursday, December 01, 2016 8:46 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Asking for the STR vote to consider owner-occupied Home-stays

Dear Board of Supervisors:

I've lived in the same home for the past 30 years. I invite visitors to stay with me in my home for over 2 years and want to retain whatever is left of Montecito's rural flavor and bucolic atmosphere. It takes work to insure my place is up to *hotel standards* and each guest has their needs met, but it has been a rewarding experience on so many levels.

A recent statistic from Marsha Bailey at the Women's Economic Venture is, "Women bear 75% of the world's unpaid work in the world." I'm certain many more women welcome strangers as guests to keep their homes afloat after divorce or death of a spouse or as single-mothers/grandmothers needing additional income.

Another point in favor of revisiting the STR issue is the legal matter of *protecting coastal access*. I understand *60% of Santa Barbara tourists come only for the day because they cannot afford to stay overnight*. It is clear that offering visitors an opportunity to stay in Santa Barbara area is not causing a conflict in the low-income housing crisis. People who stay in our homes frequent restaurants and shops. The two new hotel developments on the coast have or will have escalated pricing to match the Biltmore.

### **Please allow me to share a few personal stories:**

A friend I've known 25-years and was on staff at one of our local private schools was a single Mom. It was tough after her divorce but hosting on Airbnb made a huge difference the past few years in her new role as Grandmother. Last month she got a late night call from a single woman who needed an affordable place to stay. The woman sounded stressed and my friend was a bit concerned but followed her instinct. It turned out the traveler flew in from Seattle last minute because her daughter, a local student, had been raped. My friend has great resources and helped the mother-daughter through the healing process as well as health protocol for such matters since the daughter did not want retaliation by reporting it to the police. She has since left town. No hotel service could do what my friend offered.

A woman we ALL know as she has helped raise more money for more causes than just about anyone except Larry Crandall turned to Airbnb to help subsidize the family's modest income and are being punished by the unfair and backward thinking ruling. Law abiding and honest citizens are being treated as children not capable of knowing what is right for themselves, their neighbors, their properties.

I've had nothing but 4-star ratings from a myriad of guests. I've nursed sick spouses with chicken soup or picked-up their prescriptions, point out places like Vedanta Temple or Sacred Space in Summerland, led them to family owned bookstores... to get off the beaten track, and accompanied them up the mountain to see the city lights and enjoy a film at the Riviera.

Your vote robs people connecting with people in a day and age when there is way too little of that and results in limiting money from upper village vendors and tax collection for city improvements. The "No" vote is selfish rather than progressive. It forces law-abiding citizens to either suffer or go underground with their well-intentioned lives. I ask you to take a second or third look at this issue which impacts so many in such negative ways.

Sincerely,

Cheryl Tomchin

## Long-Term View of Short-Term Rentals

It was noted in last week's issue that I speak in favor of Montecito allowing short-term rentals (STR) in residential neighborhoods. I'm in favor of *limitations*, just not total restrictions, which is what **Sybil Rosen** strongly favors as she describes Montecito becoming

the next Los Olivos, which could never happen.

The police officer asked to report to the Montecito Association on the law-and-order side of our community stated there have been five burglaries to STR homes in the past year with most, if not all, caused by visitors having made copies of the key. The officer also reports most car theft is due to people leaving cars unlocked. I see this as a host problem in not vetting properly.

Homestays or owner-occupied rental is a completely different concept than managing one's home as a business, which forces neighbors to deal with potential problems on their own. I know several people who began renting short-term to help subsidize their modest incomes and are being punished by the upcoming unfair and backward-thinking ruling.

I understand the vote against STR is probable, but a vote against homestays robs people of connecting with people in a day and age when there is way too little of that and results in limiting money for our local business vendors and tax collection for city improvements.

After the meeting, Ms Rosen lectured me to "get a social life and give back to the community." Through our family foundation, we gift to dozens of different non-governmental organizations (NGOs) every year. I'm *extremely* engaged in this community in my quiet way. I do not choose to attend many

Montecito Journal  
11/24/16

Bistro), shops, and hidden gems such as Sacred Space, Vedanta Temple, and Tecolote Book Shop. Quite frankly, to be a good friend requires more time and energy than being a stellar host. I take pride in knowing my guests feel special, sleep well, find pleasure in our slice of paradise, and return home refreshed. I am always onsite and available by text or in person.

I'm grateful the association took the time to examine the matter, and I understand the need for a ruling in place. I hope in the future we have exceptions to the rule and allow short-term stays in owner-occupied homes. I've read that 60% of Santa Barbara tourists can stay only for the day, as our limited hotel accommodations are exorbitantly priced, which is another reason the roads are packed.

I have been accused of doing something "illegal" by having a vacation rental. I pay my taxes. According to local statistics, STR is a major source of revenue, generating \$470 million in economic activity and 5,000 jobs in both the city and county of SB.

**Cheryl Tomchin**  
**Montecito**



## Daly, Julia Rutherford

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**From:** Bonnie Freeman <bonniegoleta@cox.net>  
**Sent:** Friday, December 02, 2016 1:22 AM  
**To:** sbcob  
**Cc:** Metzger, Jessica; Lackie, David  
**Subject:** Short-Term Rental Ordinance  
**Attachments:** MMS Short Term Rentals 7-25-2016.pdf; ATT00001.htm; Hotel Motel Rates July 2016.pdf; ATT00002.htm; Short Term Rentals.webloc; ATT00003.htm

Dear Chair Adam and fellow Supervisors,

I have owned a home in More Mesa Shores (MMS) since 1992 and have been appearing at hearings as an advocate on County issues concerning our community for the past 8 years. Six of those years I was a **member of the GVPAC** representing residential and urban agriculture issues in the surrounding areas where I've lived in the unincorporated area of county (South Patterson, coastal plus nearby). I'm currently a District II Park Commissioner but I'm writing as a County Resident.

I also worked with a group of MMS residents who organized to oppose the commercial rental of an Events home on our street (Austin Road) in 2007. We fought hard but lost out on the Events Ordinance that was to protect us from this usage. We can't help but feel that loss might have opened the door to the STR issues we're dealing with today. The Events homeowner sued those of us who put up signs in protest (we won the nuisance suit after 3 yrs of appeals) and while our CC&Rs state no general commercial use there was nothing in County language to back up our CC&Rs (that require a 2/3 vote for any change). We've been sitting ducks waiting for an amendment to the zoning ordinance ever since.

Then this Events home converted to short-term rentals as the money was even more lucrative, and the ensuing 8 years since have incentivized 8 more conversions to STRs thus greatly altering the character and peaceful security in our Association of 100 homes, pitting neighbors against neighbors and having to police the weekends, calling the sheriff's office for disturbances and parking violations because there is no County enforcement in place on the weekends.

Outside of the long standing intent of the original zoning for residential neighborhoods, those of us working on the **GV Community Plan** tried to strengthen the integrity of Planning, and enhance codes that could lift the nature of residential zoning, protect and encourage workforce housing, expand recreation, protect the watershed, support urban agriculture and especially prioritize the character and family oriented atmosphere of residential communities.

This was just BEFORE the explosion of technology-driven "profit sharing" platforms such as Airbnb, vrbo and local (and out-of-county) management companies set up almost overnight. This conversion of housing into STRs decimated the availability of rental housing and drove the price of housing up to new heights in short order, giving control over to a tourism based economy and leaving the working class homeowners to fend for themselves.

I don't believe you'd want to sacrifice the core of your residential communities to the demands of the tourist industry where the teachers teach, the workers work, and the volunteers support the underbelly of the County systems, . I understand the need for infrastructure and the many needs to sustain a city or county but you also need citizens to help run the city and county. Citizenry should be prized above the bottom line and rewarded with healthy communities in which to raise their families and live in peace and security that was entitled to them upon purchasing a home and paying their taxes.

I can counter all the arguments I've heard at the hearings as I've rented 3-6-9 month stints on and off for many years to help cover property taxes and 'save the farm' . While living in a coastal community that cares for our own roads and easements, we are also good stewards of the beaches, which weekend visitors do not have an obligation to abide by.

I'm having to sell my home now and my real estate agent informed me that I needed to disclose living across the street from a "Paradise Retreats" STR that could negatively affect my value. I felt compelled to hire an attorney to write up a strong DEED RESTRICTION that a buyer would not be able to operate an STR if they purchased my home as the impacts to our community had already damaged the feeling of neighborhood and I would not add more negativity.

More Mesa Shores is not a community of low income or modest means and it's quite obvious that greed and NO RESTRICTIONS leave an open door to opportunities of commercialization. Please see the comparison chart below that calls out the false premise that STRs allow affordable housing rather than hotel prices. You're being sold loose facts by a monied outside industry that has set up shop in your very desirable county and the idea that visitors will stop coming here if you BAN is blatantly false.

We voted you in office to **protect and preserve** the values and structures of a **whole community** so please honor the intent of zoning and keep businesses and weekend housing in the zones that are appropriate and say thank you for making our county great to the rest of us by **BANNING STRs in the residential zones, as recommended by both the County and Montecito's Planning Commissions. Please do not drag this out, commit to a Ban on December 6th.**

And thank you and your commissioners for all the effort put into staff carefully studying and crafting the best Ordinance for our communities. We believe you will do the right thing and support your neighborhood communities.

In Sincere Appreciation,

Bonnie Freeman, Community Activist  
More Mesa Shores

**Short Term Vacation Rentals  
More Mesa Shores**

Address	APN/Owner	Rental Co	Rates	Comments
5205 Austin Rd (Villa Ballena)	APN: 065-310-014 Ball/Holz	Paradise Rental VRBO	\$800/night \$4500/Week \$13500/Mo	Security Deposit & Cleaning Fee are additional costs
5277 Austin Rd	APN: 065-310-021 Gerlach	VRBO/Airbnb	Summers and Holidays:  \$4,500/night \$32,000/week Winter: \$3800/night \$25000/Week	3-5 night minimum stay; Security Deposit & Cleaning Fee are additional costs
5295 Austin Rd	APN: 065-310-001 Gilkenson	Airbnb	\$1000/night	3-5 night minimum stay; Security Deposit & Cleaning Fee are additional costs
1300 Orchid Drive (Sea Breeze)	APN: 065-300-023 Melvin	VRBO	\$949/nightly \$2995/weekly \$5800/monthly	
5285 Louisiana Pl	APN: 065-300-000 Popp	VRBO	\$540/night	4 night minimum stay; Security Deposit & Cleaning Fee are additional costs
5275 Louisiana Pl.	APN: 065-300-010 Ridenour	Airbnb	\$147/night	Security Deposit & Cleaning Fee are additional costs
5425 James Rd	APN: 065-300-023 Uhler	Airbnb	\$130/night	
5320 Dorwin Place	APN: 065-260-004	Airbnb	weekdays: \$499/night Weekend: \$625/night	3 night minimum

### Motel/Hotel/Resort Rates for Summer through Fall 2016

Motel/Hotel name	Weekend Rate	Weekday Rate	Holiday Rate	Discounts / Amenities
Hampton Inn and Suites (Hollister Ave)	\$259-\$399/night	\$249/night	\$319/night	AAA & AARP Discounts; free hot breakfast, Hilton Rewards; ADA Compliance
			\$379/night (UCSB Move In)	
Pacifica Suites (Hollister Ave)	\$359/night	\$199 to \$209/night	\$284 TO \$299/night	Senior/AAA Discounts; ADA Compliance ADA Compliance
Bacara Hotel and Spa (Hollister Ave)	\$665-\$700/night	\$475-\$550/night \$1550/night - Suite \$5000/night Residence		ADA Compliance
Motel 6 (Calle Real)	\$205/night	\$179/night	\$160/night	ADA Compliance
Super 8 Hotel (Hollister)	\$127/night			ADA Compliance
Marriott Courtyard (Near Big Box, Cosco)	\$389/night	\$344/night	\$464-474/night	AAA, Senior, Government, Promotional and Group Rates Available; ADA Compliance
The Goodland, A Klimpton Hotel (5650 Calle Real, Goleta, CA)	\$260/ average night plus \$22 Resort Fee			ADA Compliance
Best Western Plus South Coast Inn (Calle Real, Goleta, CA)	\$245/average			AAA & AARP Discounts; Best Western Rewards; Free hot breakfast; ADA Compliance

## Daly, Julia Rutherford

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**From:** Bonnie Freeman <bonniegoleta@cox.net>  
**Sent:** Friday, December 02, 2016 9:25 AM  
**To:** Daly, Julia Rutherford  
**Subject:** Re: Short-Term Rental Ordinance

On Dec 2, 2016, at 8:55 AM, Daly, Julia Rutherford wrote:

Hello Bonnie,

We are unable to open the attachment titled "Short Term Rental.webloc"

Best regards,  
Julia

Hi Julia, it was a link from the Edhat discussion that I'll cut and paste but I thought it would be too much printing for the whole thing so I tried the link, here's the paste but it was the comments that I wanted to pass on. I can cut and paste those as well but I'm hoping that the link to the 92 comments (read this) below will take you there. If not then I can also cut and paste those and forward. Let me know what you think. Bonnie

### **A Vote for Allowing Short Term Rentals**

updated: Nov 17, 2016, 7:02 AM

*By Bear Jablatt*

Since the Short Term Rental Issue is soon to be decided, I would like to voice my support for this important local industry and share a few ideas about it.

Right now the Board of Supervisors is considering a sledgehammer approach of banning the whole Airbnb, VRBO and vacation rental business. This is exactly like the saying 'throwing out the baby with the bath water'. Instead of this draconian measure they could instead foster even more benefits to our community with an intelligent approach and smart regulation.

First let's consider the benefits we now see short term rentals bringing to Santa Barbara.

1) As the Independent reported last February, vacation rentals now bring in about \$470 million in economic activity to our City and County, which is equivalent to about 5,000 jobs a year. This is because short term renters use all the community resources such as grocery stores, restaurants, services and shops - and because they are staying in people's homes they are geographically spread throughout the community rather than being concentrated only in the hotel districts - so the economic benefits are widespread.

2) Many short term vacation renters come to SB now because they can stay in a home instead of a hotel - these guests are actually a different kind of clientele than those who choose a hotel experience, and many stay longer in town too. Most short term renters would choose another destination all together if they couldn't stay in an Airbnb kind of place here - so our City and County would lose their business entirely.

3) Short term rental units are usually beautifully maintained to attract guests and good ratings from the Airbnb and VRBO websites. The owners of these units are motivated to keep their places in top-notch condition, so neighborhood property values are increased. If short term rentals were prohibited and these units were converted to traditional long-term rentals we all know that maintenance often becomes deferred and these rentals can become a neighborhood eyesore.

4) Most short term rental owners interview their guests before they come to stay with them and do their best to reduce the potential for problems. Currently both Airbnb and VRBO ask owners to rate their previous guests, so if a guest is a trouble-maker they will have a harder time finding rentals in the future. Because of this, guests are typically quieter and cause fewer problems than long-term tenants. The California Economic Forecast studied this for the City and County of Santa Barbara, Santa Maria, T.O. and SLO and in June issued a report titled "Do short-term rentals cause an increase in nuisance complaints in Central Coast cities?". Their finding? The nuisance report rate for short term rentals is slightly lower than the rate for all other residential properties, and they concluded that short term rentals may actually reduce the rate of nuisance complaints in residential neighborhoods. And really, if you've ever lived next to a bad neighbor - wouldn't you be happier knowing they'd be gone after the weekend instead of living beside you with a long-term rental lease?! I would.

Now let's think about how these benefits can be even more amplified by having good and intelligent regulations.

Right now many short term rental owners collect the T.O.T. (transient occupancy tax) of 10% - just as hotels do. But because of the uncertainty around the legality of short term rentals, many owners are flying below the radar and not paying the tax. A conservative guess is that only about 25-50% pay their taxes. If the industry were fairly regulated here more rental owners would operate above board and pay their TOT taxes. It is estimated that with fair regulation the TOT revenues from short term rentals would triple to \$3.6 million for the City of SB and quadruple to \$5.6 million for the County of SB.

What if these funds were targeted to be used for community benefits, such as more affordable housing, mental health services or other worthy programs or areas of budget shortfalls?

A number of communities have created excellent policies and regulations, including nuisance response plans, surety bonds, good neighbor guidelines, party prohibitions, parking restrictions and the like. SB doesn't need to create its own policy from scratch but could simply copy from those communities who have figured out how to have their cake and eat it too - like Goleta and Ventura. The funding for these enforcements could easily come from the additional TOT revenues collected.

In the same way that new business models such as Uber and Lyft have revolutionized transportation by distributing ownership from a narrow band of taxi owners to the "Everyperson", making transportation so much more user-friendly, easier to find and affordable for us all, so in the same way it's time to embrace Airbnb, VRBO and the other venues that manage short term vacation properties. It's the wave of the future! Let's encourage our Board of Supervisors and City Council to find a way to

work with this new paradigm. If we do this in the right way we will all be beneficiaries of this forward thinking.

92 comments on this article. [Read/Add](#)



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Santa Barbara Weather: 62.1°F | Humidity: 40% | Pressure: 30.06in (Rising) | Conditions: Clear | Wind Direction: East | Wind Speed: 0.2mph [see\_map]

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Subscriber Comments for A Vote for Allowing Short Term Rentals

Comments in order of when they were received | (reverse order)

COMMENT 742252 A H N O 2016-11-17 07:11 AM Sure, short term rentals bring in lots of \$. So do prostitution, drugs, and gambling. They all happen to be illegal because they trash the neighborhood.

COMMENT 742258 A H N O 2016-11-17 07:26 AM Based upon our recent neighborhood (across-the-street) experience with a very irresponsible owner, who turned to vacation-renting when facing foreclosure, I have to agree with 252.

COMMENT 742260 A H N O 2016-11-17 07:36 AM Sure, we all love the partying that comes with short term visitors in an adjacent unit. What's losing a few nights sleep so the absentee landlord can make a few bucks?

Gotta love those extra vehicles near the party pad, too.

COMMENT 742263 A H N O 2016-11-17 07:50 AM It is called zoning. If you want to invest in vacation rentals, buy a hotel. If you own residential property in a residential neighborhood, conducting a business there is illegal. You knew that when you bought and we need to enforce our zoning regulations religiously. Period.

COMMENT 742264 A H N O 2016-11-17 07:53 AM Tell that to the "Santa Barbara long-term renters" who help make Santa Barbara a "Community" and not a trashy tourist trap, who've been pushed out of their hometown!

COMMENT 742265 A H N O 2016-11-17 08:01 AM This is all fine and dandy but I'm with 264. OP, you've all but ignored one of the biggest and most important issues - long term renters and cost of rent. In my opinion, the effect on the long-term, LEGAL rentals is big enough to squash beyond recognition any argument you have out forth here.

COMMENT 742267 A H N O 2016-11-17 08:13 AM Um, all these arguments apply equally to long term renters. they need to use services too (money into the economy). they are interviewed prior to renting, too (landlords don't want issues and often require references and credit check). they have an interest in keeping the neighborhood quiet and nice b/c they are invested as a long term renter. so you see, the downside of STRs which includes parking problems, noise, reduction in value of the neighborhood, etc etc far outweigh any argument in favor which apply equally to LTRs. Sorry, you lose.

COMMENT 742268 A H N O 2016-11-17 08:18 AM That \$470 million number does not make sense. Subtract what would be added to the economy by long term renters from that number and you will have the real possible benefit. Then subtract the new enforcement costs needed to regulate the industry and I would guess it would be a wash at best. I am actually for short term rentals if done correctly, but when I see an argument that is misleading I question whether they should be allowed.

COMMENT 742270 A H N O 2016-11-17 08:26 AM Self-serving argument at best. Profit is driving this argument, not common sense.

- Flash Photography
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Cartoons
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David Powdrell
Dog of the Week
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Community Alert Radio Show



I don't see any benefit to the community of these rentals. But if you are living in your house, perhaps you should be allowed to rent out a bedroom on a short term basis. That was the compromise they reached in Santa Monica.

SBSWEETPEA **A H N O**

2016-11-17 08:29 AM

As usual it all comes down to how much money can you make?? Yes if it were PROPERLY regulated and PROPRIETORS were honest the city would collect more revenue in taxes. Enforcement might be a whole other issue in the meantime the rental market for Santa Barbara residents is disappearing. In the past month alone I have three (middle aged) friends who are long term tenants (years and years) who have received eviction notices. So now where are they going to go? They are probably not being evicted for the properties to become short term rentals but no doubt they will be spiffed up and rented for big \$\$\$. When I moved here 26 years ago looking for a rental was depressing then I can't imagine what it is like now. Yes, I am lucky bought a little house when the market was low. We need landlords with a sympathetic heart.

COMMENT 742275 **A H N O**

2016-11-17 08:32 AM

VRBO's on both sides of my home. It's sad that both of those homes could be great places for Santa Barbara residents to live in and become neighbors, but instead, they're filled with a revolving door of strangers, some very nice, some you really wouldn't want living next door, or even staying overnight. Yet my neighbors are laughing all the way to the bank with the cash they're pocketing at the expense of the sense of neighborhood. I wouldn't care about neighbors making some extra cash by renting out a room when they're on the premises, but moving out and turning their homes into neighborhood hotels is just not ok. There was a time that SB had very strict rules about operating a B-and-B. Maybe that should be looked at again.

ONTOPOFOLDMESA **A H N O**

2016-11-17 08:49 AM

A conservative guess is that only about 5-10% pay their taxes. MAXIMUM.

Short term rentals are destroying neighborhoods. Short term renters don't give a crap about parking enforcement. They will park anywhere, even if the spaces are reserved for owners.

Your whole argument about short term rentals being kept up better than long term rentals is hogwash. A laughable statement, really.

Quit focusing on the money. Screw the taxes. This is about neighbors and neighborhoods. Short term rentals are the worst thing possible for both. And in a day and age where division runs rampant, we need to start coming together as neighbors.

**BAN ALL SHORT TERM RENTALS IN RESIDENTIAL ZONES!!!!**

COMMENT 742282 **A H N O**

2016-11-17 09:01 AM

Thank you for the very well written and thought out piece.

Unfortunately as with everything political in this country/county you are preaching to the choir and the naysayers will never listen to or even consider facts that are contrary to their beliefs. All because of a few negative anecdotes and wild exaggerations by a hospitality industry that is as opposed to the competition as taxi companies are to Uber and Lyft.

COMMENT 742284 **A H N O**

2016-11-17 09:03 AM

ONTOPOFOLDMESA - Hear! Hear!

COMMENT 742287 **A H N O**

2016-11-17 09:05 AM

One point I wanted to bring up, why would Airbnb "landlords" keep up the property BETTER than if on a long term rental? Because they should be keeping up with it no matter who's living there for how long. You rent a unit, maintain that unit/ house/ shack. Because it's a short term they are going to make it nicer!

That's insulting, the only reason this would be an issue is if the "landlord" is so morally challenged and greedy that they don't feel they should offer the same "luxury" of a nice clean well functioning place to local long term residence. Those same residence that do the repair to your rental, paint your rental, clean your rental. And live next to your rental.

Greed, greed is all this is

COMMENT 742288 **A H N O**

2016-11-17 09:09 AM

282 it is not exaggerated! A neighbor who is a RENTER is now renting out rooms in a house he can no longer afford to rent (long story) to short term folks. They come in, stay for a few months, have no ties to the community no jobs and therefore no incentive to shut up, they sit outside talking and drinking I have been woken up several times now during the week by this and barking dogs. Then they move on. So no, it's not exaggerated and frankly even this scenario that I described should also be banned.


COMMENT 742290P **A H N O**

2016-11-17 09:26 AM

Many of these comments against short-term rentals are based on assumptions that simply are not supported by the facts, at least as those facts are in our local Santa Barbara communities. While sympathetic to the neighbor who may have a bad apple short-term rental nearby, that issue can be addressed through simple and enforceable regulation. And as the OP explains, the nature of the short-term rental industry allows for much greater control of a bad tenant, compared to the long-term tenants. Short-term rentals are not "hotels" - they are the same house with tenants - the house stays the same and the use of the house stays the same, just the tenancy is for a shorter period.

Most untrue in the comments is the assumption that somehow these short-term tenants will be replaced by long-term tenants. In most all cases, at least in our local Santa Barbara County communities, they will not! These are mostly 2nd homes where the owners have a desire or need to use the property part of the time themselves. Very few would ever be rented to long-term tenants - so you ARE losing the economic benefit from the short-term visitors and NOT creating new housing opportunities. If you do the math on the economics of long-term tenant net income compared to short-term tenant net income, virtually every informed investor will choose to rent long-term for a higher profit. Short-term rentals have much higher vacancy (20%-60%), approx. triple the management fees, require all utilities to be paid by the owner including cable/internet and need to be furnished. This math can be shown over and over again, for anyone who is concerned about the truth in this discussion. The reason short-term rentals happen is because their owners require use of the property part of the time themselves, otherwise they would have already set up the property as a long-term rental, and it would be in the housing stock now.

There are a lot of wild assumptions and mischaracterizations in the short-term debate. Yes, there are issues we can address locally regarding housing and neighborhoods, and short-term rentals may be an easy "dog to kick". But they are not the source of these problems, and dropping a bomb on short-term rentals out of spite or "needing to do something" will only hurt many people unnecessarily and with no benefit to the community.

COMMENT 742293 


2016-11-17 09:48 AM

@288, I suggest you notify the property owner. I think most lease/rental agreements do not allow the renter to sublease/rent rooms as you describe.

THEOK 


2016-11-17 09:49 AM

There are many people making comments to this that are missing the important fact that 83% of short-term rental owners use the home themselves throughout the year. The housing affordability issue will not be solved by adding 17% of the STRs to the long-term housing market. Another fact is that half of the 17% which may become part of the long-term housing supply would rent for over \$5,000 per month, and would have a median sales price of \$2.5m - those are hardly "affordable" housing rates. Please take time to read the data that supports my statistics: [http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR\\_Effect\\_on\\_Housing\\_051216.pdf](http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR_Effect_on_Housing_051216.pdf)

COMMENT 742295 

2016-11-17 09:53 AM

More cruise ships! They look awesome in our waters ????

COMMENT 742270 


2016-11-17 09:57 AM

THEOK, I don't think we are generally talking about 2.5M properties renting for over \$5000/mo.

I think a lot of these properties were bought as investments where the owners were counting on the VRBO income. If they can't get it, they will be put back on the market for people to live in, or rent.


The City has spoken, and VRBOs are illegal. If I see them in my neighborhood, I will report them to the City and the IRS the next day.

Forget the City taxes, I want to make sure they are paying their state and federal taxes on the income. I bet they are not.

COMMENT 742297 


2016-11-17 10:03 AM

As someone who lives on the East Coast and has rented in Santa Barbara for the past 10 years, I am devastated that rentals in SB will disappear. My family comes for about 10 days to two weeks, often twice a year. We are good citizens, never host parties, and contribute income to the general economy through buying groceries, wine, going to restaurants, etc. We are not AirBnB folks and understand the need to regulate the truly short term rentals (weekends). But if you kick people like us out, we will not be coming to SB at all—we don't want the hotel experience. We'll have to find another community, and that breaks our hearts. We LOVE SB and all it offers. PLEASE SAVE THE RENTALS!!

COMMENT 742298 

2016-11-17 10:03 AM


Greed.

COMMENT 742299 

2016-11-17 10:16 AM


I think we should enforce all zoning laws including those that prevent business out of homes (i.e daycare).

If you want affordable housing you need to reduce the demand. That demand is overwhelmingly coming from illegal people in our city. you can hate all you want but its true.

COMMENT 742300 

2016-11-17 10:21 AM

This is an excellent post, and it makes sense not only for people hosting guests in their home, that otherwise may not be able to afford to come and spend money here, but also for the hosts. What is that garbage about bringing in prostitutes and drug dealers?? That is not true, and shows the level of understanding of the issue by those posting such trash. If you care about the community, come to an agreement that works for all and helps Santa Barbara by TOT, and the businesses that the guests use while here.


COMMENT 742301 

2016-11-17 10:50 AM

252, you may have had a negative experience but there is actually data collected by the City which shows the incidence of complaint with STRs is minimal. In fact, it may well be at or below LTRs. But, we live in a post-fact world that relies on name calling, so I guess it's pointless.

Personally, I've had probably 150 stays in my on property STR, I am there all the time, I've never had a complaint or problem, and with about 60% occupancy it actually creates a reduced impact on the neighborhood as compared to when it was LTR with number of car trips on the road, use of water, and noise.


But, if it's banned, I'll be okay and I will continue to rent it out--but I will only rent for 28 days or more, which is totally legal.

COMMENT 742302 

2016-11-17 10:54 AM


from my own experience the vacation rental people are much quieter and more respectful of the property and neighbors then when we had student rentals next door. They don't have parties because they are out all day enjoying what our city has to offer - whale watching and museums and restaurants and shopping, There are plenty of places to build additional rentals if the city zoning laws would only allow that. They could even use the money collected from the short term rental taxes.

Why can't we be an inclusive community that allows for all types of rentals, long and short term and provide student housing and low income apartments. There is lots of space outside of the city that could be built on, there are lots of properties that if it was legal could add a guest house or apartment. Our zoning laws are outdated and need to be changed as they create a lot of the housing shortage problems we have today.

COMMENT 742304 

2016-11-17 11:08 AM


@302, we can equally define the problem as a people longage.

COMMENT 742305 

2016-11-17 11:17 AM


Short-term rentals with Fair-regulation makes perfect sense! Look at what Paris, France has done. Some of you are missing the big points, with your worse-case scenarios.

If there was a long-term renter, they are still going to be talking/drinking/doing whatever outside at whatever hour. And it may bother you, You can ask them nicely to lower their voices or go inside, or you can call the non-emergency police. If you have a short term rental talking/drinking/doing whatever outside at whatever hour, you have the same options, ask them nicely to lower their voices or go inside, or call the non-emergency police. It's the same. Quit using this as an example of how bad it is.

COMMENT 742306 


2016-11-17 11:19 AM

vacation rentals give families and college students a way to travel and immerse into the community outside of the standard tourist routes. We use them all over the world and, because of vacation rentals in particular, feel a far deeper bond with a multitude of communities and people that we would never have achieved staying in hotels. Home sharing is a beautiful thing for the world and I - nor anyone I know - has ever "trashed" a neighborhood. Respect and love and community is what comes of it.

COMMENT 742307 


2016-11-17 11:19 AM

AirBnb and VRBO you look at property pictures, map of location, choose your dates from a drop down calendar, enter credit card info and rent your short term stay. Property owner emails instructions on where to find the key. There is no pre-rental interview process. FYI.

COMMENT 742308 

2016-11-17 11:25 AM

we have several short term rentals in our neighborhood and I am not aware of one incident with them. I have met some wonderful people who are visiting our neighborhood. There really is no issue here. Of all of the folks I know that rent space through air b n b, I do not know one that would be available on the long term rental market.

COMMENT 742309 

2016-11-17 11:26 AM

Whenever I travel in the US I try to stay in STRs because they have more room, have kitchens so I can have the food I want when I want it, they are homier and more relaxing and inviting than a sterile hotel room where all the employees are grubbing for tips.

In the last year I have stayed at VRBOs and AirBnBs in NYC, Lyon, Venice, Florence, Avignon, Lake Como, Naples, St. Jean de Luz and Bilbao.

I still shop and eat in restaurants, so the economy is receiving the benefit of my business. I doubt that most of the STR owners in Santa Barbara would rent out their places full time because then they wouldn't have them available for their friends and families to visit.

I think the major objectors to STRs is the Hotel industry. I think STRs should be regulated but not prohibited. I hate hotels.

COMMENT 742305 [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:29 AM

@307

Every time I have reserved an AirBnB elsewhere, I have had to message the host and communicate with them, and they review my profile, and reviews other hosts have made public about my previous stays around the country.

A-DUBS [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:30 AM

I am a small boutique store owner, and a restaurant owner, I rely, as well as my employees rely, on the tourism Santa Barbara attracts. Santa Barbara has always been a great California destination for tourism off the beaten path. Short term rentals bring more money to our local businesses, when families vacation here for a few days to a week or two. Look at the statistics! A family comes to town for a week, they eat out probably two meals a day for the entire week, PLUS, they may go on an adventure tour, wine tasting, art gallery, museum visits, etc. And you know what, they probably fall in love with this city, and want to vacation here every year. A family vacationing for a week in Santa Barbara, is not going to rent 4-5 hotel rooms for a week. A) because they are dilapidated hotel/motel rooms and not comfortable to live in for a week

B) The hotels squeeze as many dollars out of tourists as they can BECAUSE THEY CAN, and leave the family with not as much to spend on actual experiences in Santa Barbara.

For example, Motel 6, MOTEL 6, on UCSB Graduation weekend, rents a room for \$350/nt, I mean c'mon. \$350 a night for a motel 6?!

Yes, hotels pay a Transient Occupancy Tax, and Short-term rentals should too. Period. So regulate it! Paris has AirBnB automatically collect the Tourism Tax off of the rental, and it is accounted for. There is a step in the right direction. It's not difficult.

Also, I agree with some points the people opposing Short-term rentals make. I DO NOT think people should be buying multiple houses in Santa Barbara to turn into vacation rentals. BUT if they are living part of the year in the home, then they should be able to rent it out to recoup some of their mortgage. Why not?

Lastly,

how can you tell someone, what they can and cannot do inside of their own home?! This blows my mind. If you need to rent out a room in your house that you are living in permanently, there is no difference, whether someone is renting a room for one night, or 30 nights. It's your home, and you have control who you allow into your home. Whether it is a traveler, vacationer, Sister, Brother, Mother, Father, Relative, or Friend. If someone is allowed into your home to stay for a night, they are going to be respectful of your home and your neighborhood, and if they are not, you will ask them to leave, or call the non-emergency police. duh.

"If" there are a... [ [more](#) ]

COMMENT 742313 [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:33 AM

I understand that some people have abused and not been responsible with their short term rentals, but that shouldn't mean making them PROHIBITED... With regulations and some oversight, it could both be a great way to increase local tourism, have people see our city, and generate tax for the city and county...

COMMENT 742314 [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:34 AM

307, as a renter you are reviewed by your host and those reviews are visible to everyone.

COMMENT 742305 [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:36 AM

Great post! Thanks for sharing this, and this household agrees!

COMMENT 742317 [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:53 AM

I agree with this article because it is based on collective facts and numbers. Short-term rentals are good for Santa Barbara, and we must not do away with this industry. STRs provide the city with so much revenue it would be ridiculous to get rid of such an income.

Please give fair regulation a chance. It is not necessary to ban altogether, but to fairly regulate these rentals so it is a win-win for everyone.

COMMENT 742318 [A](#) [H](#) [N](#) [D](#)

2016-11-17 11:55 AM

I live on the Mesa and support regulation / home sharing. I agree with banning vacation rentals where no home owner is present.

Several ppl in my hood operate home based business. Because of platforms like Airbnb, I have the ability to rent my guest room on some weekends and not others. This leaves me freedom to also share the space with friends and family.

I do not want a full time renter in my spare room. I also don't want entire properties devoted to vacation rentals with no home owner present.

While sitting in my living room, how can you discriminate against my home based business and not others?

Please pass sensible regulation.

COMMENT 742319P **A H N O**

2016-11-17 12:04 PM

When I traveled in Europe as a lone female, airbnb was a great part of my happy experience. I stayed with locals, I was treated extremely kindly and well. Some of the owners even cooked for me. They all shared tips with me on where to go, what to see, where to dine, and where I should plan to go for my next adventure.

There are no tour guides which can lend such welcome, insider knowledge as you can learn from staying with "the locals."

COMMENT 742320 **A H N O**

2016-11-17 12:07 PM

Quick Question

The OP said "Since the Short Term Rental Issue is soon to be decided, I would like to voice my support..."

Is it "to be" decided. I thought it was a done deal, all STRs illegal. What's the scoop?

COMMENT 742324 **A H N O**

2016-11-17 12:19 PM

My husband and I often stay in STRs in Santa Barbara. Your city is beautiful and a short commute for us. We prefer the comfort and convenience of staying in a home rather than a hotel. There are always specific rules about parking, home use, trash disposal, etc. included in the contract you sign prior to renting a home. We always adhere to these rules simply out of respect to the home owners, neighbors and neighborhood. To lump all short term renters into a group of partying, obnoxious, low-lives is not an accurate depiction of the friends we travel with. I hope for the sake of respectful, responsible, travelers who like to enjoy the comforts of home while traveling, this issue will be resolved in favor of keeping STRs a part of Santa Barbara's charm.

COMMENT 742325 **A H N O**

2016-11-17 12:27 PM

I work for a local real estate company. We have had vacation rental companies come to our meetings and ask for our business and they will take over our vacation rentals that we don't want because we gave them up. They said that they sign the lease for one month (to get around the law) and that they pay for what ever, or however many days they stay in the house. Complete smoke and mirror BS fraud. I would never work this business! It's a digression of an already over populated town. This also forces new families out of a lot of starter homes and drives prices even higher.

COMMENT 742326 **A H N O**

2016-11-17 12:27 PM

Sounds like the same old NIMBY I've got mine and now I must exclude or control everyone else. Long live the whole Airbnb, VRBO and vacation rental business.

COMMENT 742330 **A H N O**

2016-11-17 12:40 PM

Did anyone else get an email from a local outspoken STR rental business owner and advocate directing you to this thread and asking you to post in support of short term rentals? I imagine quite a few of the pro rental posts here are actually from unpaid shills.

COMMENT 742331 **A H N O**

2016-11-17 12:42 PM

324-the reason that this issue is so heavily debated and pretty much illegal in SB at the moment is because short term rentals are NoT what give SB its charm. It's funny how we all want to build a wall a keep all illegals out but most of you that are operating illegal short term rentals have any intention of obeying the laws yourselves. They don't like our laws and apparently you don't either. Can't have it all.

COMMENT 742332 **A H N O**

2016-11-17 12:47 PM

The arguments against STRs are basically the same nitpicking complaints that have driven dispensaries out of business.

One commenter thinks all rental properties could & should be maintained as nicely as STR homes, but they obviously didn't think it through because it's just silly - a landlord can inspect their STR every time it's vacated, but if you were a long term renter, would you want daily or weekly walk through inspections to ensure everything is 100%? I sure as heck wouldn't.

COMMENT 742334 [A](#) [H](#) [N](#) [D](#)

2016-11-17 12:51 PM

Sounds like the OP owns a short term rental. As a regular homeowner, I'm against it. I like my neighborhood the way it used to be, with regular residents instead of transients.

COMMENT 742319P [A](#) [H](#) [N](#) [D](#)

2016-11-17 01:17 PM

I completely agree that short-term can often be preferable to long-term residents. If only my one set of noisy, entitled, obnoxious neighbors would rent out their place.

At least with short-term renters you can talk and reason with them about issues such as noise, partying, parking. Try doing that with owners who are convinced that their personal freedoms take precedence over your right to peaceful enjoyment of your property.

If short-term rental people are getting out of hand, and won't listen to reason, then call the police. If you have nice, quiet, considerate neighbors, I hope you know how lucky you are.

COMMENT 742338 [A](#) [H](#) [N](#) [D](#)

2016-11-17 01:23 PM

How about addressing the real issues accordingly: Too much noise? That can come from any neighbor, and those laws can be strengthened and enforced. Too many cars? That can come from any neighbor, and those laws can be strengthened and enforced. There are many short term rentals with respectful Owners and are not a problem in the neighborhood - you can't lump them all together. It's really about respect, right? Oh yeah, we will no longer have a leader to give us a benchmark for what that should mean - but that's a whole different thread.....

COMMENT 742340 [A](#) [H](#) [N](#) [D](#)

2016-11-17 01:23 PM

I have never heard a compelling reason to allow short term rentals in a single family neighborhood. op-por-tun-istic - exploiting chances offered by immediate circumstances without reference to a general plan or moral principle.

COMMENT 742341 [A](#) [H](#) [N](#) [D](#)

2016-11-17 01:24 PM

I think regulations and limits are the key.  
I like staying in condos or houses on my vacations now. Spouse and two kids, I don't want a hotel for anything more than a 2-night stay.

- #1, register as a business and pay your taxes.
- #2, for a residence that is being fully rented out, it must be in an area that is zoned properly.
- #2b, any residence in any area can be rented out for up to 4 weeks total in a 12 month period (which would allow for a family to rent their home out when they are on vacation)
- #3 home sharing (a room in a house where the owner is present) should be allowed.

RED CREEK [A](#) [H](#) [N](#) [D](#)

2016-11-17 02:20 PM

Neighborhoods are changed by too much rental property, and usually not in a good way. Homeowners maintain their property and long term community ties with work, school and neighbors. STRS just increase the turnover. If the short term tenant is respectful of their neighbors the neighborhood still has to deal with the extra cars and strangers in community pools, parks and clubhouses. Why would those of us that live here permanently let our community turn into a transient holiday land? The economic argument doesn't wash, as permanent folks are here spending money here fulltime, even when the STRS are vacant.

COMMENT 742301 [A](#) [H](#) [N](#) [D](#)

2016-11-17 02:23 PM

And to add a couple of thoughts (I posted previously 301)

I do look at the reviews of people before I rent to them. If they don't have good reviews I don't rent to them.

Personally, I love AirBnB, I stay in them exclusively when I travel (if they are available) as I find them to be far superior to hotels.

I do pay my TOT--thousands of dollars a year going in to the County general fund to pay for our roads, police, fire, etc...I also pay property tax...

I am being double taxed, unlike the renters out there, who are paying nothing in to the general fund. If, however, it is made illegal, I will rent over 28 days only, considered "long term", which means I have to pay zero TOT, which, honestly, after being characterized as "greedy and selfish" in these threads...I don't really want to contribute twice while renters out there contribute zero times.

COMMENT 742349 [A](#) [H](#) [N](#) [D](#)

2016-11-17 02:42 PM

There's not enough room in Santa Barbara anymore for short term rentals let alone for the people who live here and go to jobs everyday. If I were to poll the board right now, I'd bet 80% who have posted on this thread know someone who drives every day to and from Lompoc or Oxnard or Ventura and as far as Santa Maria to go to work everyday. There are people in SB who work at grocery stores and hospitals and restaurants and schools and for the city and county and car washes and gardeners and hairdressers and coffee shops. Santa Barbara needs housing for it's residents not for tourism. We

have hotels. It's horrible to even have to point out that all of this commuting is due to the high cost of housing due to the housing shortage.

COMMENT 742372 **A H N O**

2016-11-17 03:45 PM

Poor Bear. He wrote all that out and gets wrecked in the first comment.

COMMENT 742301 **A H N O**

2016-11-17 03:53 PM

349, you really think all this commuting is because of STRs?

Where were you ten years ago?

COMMENT 742380 **A H N O**

2016-11-17 04:16 PM

Zoning is key. If we ignore zoning and allow Air BnB, then what difference is there for the lady who wants to open an autobody shop in her garage? Or the guy who operates a hair salon in his extra bedroom?

Residential neighborhoods should be sacrosanct - kept for residents of our fair city....

COMMENT 742389 **A H N O**

2016-11-17 04:48 PM

Personally, I think vacation rentals are a wonderful addition to the hotel and tourism industry we have here in Santa Barbara. It gives our tourists an opportunity to really travel here, not simply "vacation." I have had plenty of experiences first hand dealing with people coming from out of town who use the vacation rentals and I must say I have had nothing but positive experiences. Everyone has been extremely considerate not only to the home, but to the surrounding neighbors as well. Plus it brings in extra income. I believe it is a major positive to keep the vacation rentals going in our community.

COMMENT 742391 **A H N O**

2016-11-17 04:53 PM

Make Santa Barbara great again! Ban short term rentals!

COMMENT 742416P **A H N O**

2016-11-17 07:19 PM

I like 341's idea of allowing STRs, but for a limited number of nights per year, like 4 weeks total in a 12 month period. This would allow people with second homes here to rent them out part time, but the impact on the neighborhood would be minimal.

COMMENT 742338 **A H N O**

2016-11-17 07:19 PM

391 - barf.

COMMENT 742434 **A H N O**

2016-11-18 06:24 AM

No one mentioned the savings to our local school system, since these STR's aren't enrolling their kids in local schools (or SBCC for that matter). Fewer kids means less temporary classrooms, and less school crowding. Yay.

COMMENT 742437 **A H N O**

2016-11-18 07:03 AM

Shut 'em down.

Don't like hotels? Stay home, or go to Palm Springs, Napa, or LA instead. Or, Goleta...

It's about time the County enforces the existing rules and restores the value of our residential neighborhoods.

195930 **A H N O**

2016-11-18 07:14 AM

-380 is absolutely correct! Zoning! I don't get why it's perfectly okay to run a business (hotel) in a residential neighborhood. I thought that there were clear rules about that. We live next store to a revolving door of who knows what. I forgot, we enjoy random people creeping through our yard and peering through our windows as they search for their hotel. Can't wait for the Zumba studio and Cross Fit to open in the house across the street! Why not?

COMMENT 742443 **A H N O**

2016-11-18 07:46 AM

Small business in residential zones? I'm good with that. I do bike repair (specialty Harley Davidson). The cost of shop rental cuts deep into my profits. I'd love to bring it home to my garage. My wife would also like to bring her hair salon home as well. How can we support this?

SHELLEYEIGHT **A H N O**

2016-11-18 08:03 AM

I bought a small house 12 years ago for my retirement. I still need my big house for pets and people. I spend time in the little house but I also share it. I have six couples who stay one month each and return every year. Rentals for a month or more are not subject to hotel tax and help my husband and me pay our mortgage, property tax and insurance for the year. I believe if you own a house, you should have the right to rent it out if you want or need to. I'm glad to have seen the long argument at the beginning of this article and I wonder what the naysayers would do if they were in the position where they needed to rent their own home.

BONNER **A H N O**

2016-11-18 08:23 AM

Greed, self-serving, destructive of neighborhood character, and boosts costs of housing for working class who are the foundation of the County work and volunteer force, creates divisions between neighbors and breaks down the very fabric of what residential zoning is for. Keep LONG TERM for residential and short-term for business and commercial zones catering to TOURISM. Protect residential neighborhoods from this commercial takeover of our home-based communities that support local businesses, schools and our government!

COMMENT 742450 **A H N O**

2016-11-18 08:23 AM

I have used STR's all over Europe and US-it's a lovely experience, I highly recommend it. Negative reviews are looked at and then they can't continue renting from STR's. It happens rarely. I rent out a room to wonderful people, pay TOT and send folks to restaurants, museums, wine tasting, whale watching, bikes downtown- all things I no longer do much as a resident. I would hate to see this stopped, my experience and many people that have been offering STR's is positive. Well written OP-ED! Very well researched. STR's are good for Santa Barbara- good hotels are astronomical. This industry provides the city with a large revenue source that would be eliminated and also a source of income for homeowners who could use it. Don't make it harder to live in SB or to visit. Please give fair regulation a chance.

BONNER **A H N O**

2016-11-18 08:40 AM

Added comment is that I recently put my home for sale in nice community and my real estate agent informed me that I had to disclose that I lived across the street from an STR and that could negatively impact my selling price. Lower price means lower taxes to the County as well.

COMMENT 742437 **A H N O**

2016-11-18 08:41 AM

We own and live in our home within the county and want separation from commercial businesses (STR's). We relied on zoning boundaries when we bought and expected the zoning to be enforced. I hope the county follows through with regulations to eliminate these intrusions.

If I were thinking of moving, I'd take a hard look at zoning rules in prospective neighborhoods. Goleta, for example, would be off my short list because of their short sighted acceptance of STR's. Gotta think it will ultimately devalue Goleta residential properties.

BONNER **A H N O**

2016-11-18 08:45 AM

Here's a new issue I haven't read: I had to pay a lawyer to write up a deed restriction for NO STR use if my home sale goes through because I did not want to add one more conversion in our community that has been negatively impacted with increasing STRs where we are unable to enforce our CC&Rs due to no County Ordinance. NO on STRs.

COMMENT 742457P **A H N O**

2016-11-18 09:26 AM

I suspect the majority of problems with STR are caused by renters staying for less than one week. Several times we rented a beautiful home on the Mesa for visiting relatives. Minimum rental period was 7 days, and we paid thousands for the privilege. The home was the best maintained property on the street with ample parking. That being said, I can understand that a STR is disruptive to the neighborhood. One less person to participate in Nextdoor or neighborhood watch type programs. If we eventually make the move to the mesa I know that I would not want to live next door to the STR. In fact, I sort of hope the one we like will go on the market once the law goes into effect.

COMMENT 742331 **A H N O**

2016-11-18 09:45 AM

I love how pretty much all of us have at least once said that "IF YOU CANT AFFORD TO LIVE IN SANTA BARBARA THEN MOVE SOMEWHERE CHEAPER" especially when it comes to homeless and RV dwellers or people living in poverty, yet most of you that are running STRs claim that you can't afford your own mortgage if you don't continue to run mini hotel homes. Well its time for you to follow your own advice!! Goodbye. Sayonara. Adieu.

COMMENT 742305 **A H N O**

2016-11-18 09:49 AM

People keep forgetting it's a privilege to live in Santa Barbara. Not a right. It will balance itself out eventually, but you need to realize it is beautiful gem of California, and a highly desirable place to live. Which will never bring down the affordability of rent to what renters hope. Santa Barbara has too many restrictions on building to keep up with demand. Period. Otherwise you will be looking a tall 10 story apartment buildings everywhere. There are many reasons real estate is expensive here. To point the finger at one and ban the opportunity, is silly, and irresponsible. Go ahead ban short term rentals, and see for yourselves, rent will not go down. I promise you that. Colleges keep growing, and more tech businesses move here. Why? Because Santa Barbara is beautiful and everyone wants to live here.

COMMENT 742485 **A H N O**

2016-11-18 10:55 AM

This argument can always be summed up simply.

One side says, "Screw the existing laws, I want to make money." The other side says, "The laws exist, enforce them."



The OP did not make a compelling case to change the laws. Using Star Trek, the needs of the one DOES NOT outweigh the needs of the many.

We have Bed and Breakfast zoned properly. We have hotels zoned properly. We have residences zoned properly. There is no need to change the zoning to allow a handful of people to disrupt the lives of a lot of people. They can argue that it is not disruptive until they are blue in the face. The fact is this thread alone shows how disruptive it is.

195930 **A H N O**

2016-11-18 11:32 AM

Thank you -485!

COMMENT 742305 **A H N O**

2016-11-18 11:45 AM

With your logic of disruptors, you shall always ride the bus or use a taxi, right? I bet you never ride the bus. Don't ever use uber or lyft then, Because they disrupt the taxi business, or the public bus infrastructure. Quit being prehistoric, and move forward

COMMENT 742330 **A H N O**

2016-11-18 01:17 PM

Crackdown on City of SB STRs is coming first of the year. They hired someone in planning to be dedicated to identifying and policing the illegal rentals. Inside word is the County is poised to do the same.

COMMENT 742260 **A H N O**

2016-11-18 01:27 PM

It's about time we reclaim the South Coast for ourselves. Nothing says all visitors need affordable short term rentals and students from all over California who wish to enroll at UCSB or SBCC need to be accommodated with affordable housing. As a citizen, I say we've already paid a high price in development for development's sake with gridlock on our freeways, lack of parking on our streets, and the higher incidence of problems that come with a greater density of population.

Thank goodness the Pacific Ocean and the Los Padres Forest exist, or the South Coast would be nicknamed North Los Angeles.

Let's re-institute the practices that made Santa Barbara the American Riviera in the first place.

COMMENT 742516 **A H N O**

2016-11-18 02:03 PM

I would like to address the distinction between renting a whole house and renting a room in a house you are living in. If indeed there are problems, it seems likely they would be diminished if the owner was living in the house. I am among the elderly with grown children who moved out, making rental possible. Renting allows me to stay in my house in SB. I have a license to rent short term, pay my TOT and TBID taxes to the city and declare the income on my taxes. I am doing everything I know to be legitimate and also to accommodate neighbors. I have never had complaints about the tenants. Most of my tenants are returning or referrals. Like others I know, the room I rent short term would never be available long term because it is my guest room and often occupied by returning family or friends. So forbidding short term rental will decrease the income for the city without opening up a long term rental.

COMMENT 742517 **A H N O**

2016-11-18 02:07 PM

I am paying an obscene amount of money to live in a small house in a fairly good but growing & ever more congested with new building and traffic (La Cumbre area) "residential" neighborhood. I consider it VERY unfair to allow it to become even more congested by allowing it to become full of short term renters.

**NO MORE OVERBUILDING AND OVER RENTING !!!**

Besides, we dont have enough WATER as it is :-)

COMMENT 742527P **A H N O**

2016-11-18 02:58 PM

I rent out 3 properties here in Santa Barbara. I like people who will treat the property like it is their home. I also want to make sure I don't contribute to the rental shortage by hosting a string of "guests" in a VRBO. I ask for a 6 month lease which makes it difficult to find tenants . One year lease? Really tough to get that! Most of my tenants want to rent month by month. I reduce the rent in order to get the tenants who are ASSETS to the neighborhood, and willing to sign a 6 month lease. But seriously, the amount I could make by running a VRBO is tempting....It is a matter of making 1,800.00 versus 9,000.00 per month. You really can't blame the owners...blame capitalism!

COMMENT 742543 **A H N O**

2016-11-18 03:34 PM

It appears that the OP is talking about a pending decision by the county to ban STRs in residential zones. Most of the commenters on this thread seem to be misinformed about the same issue inside the city of Santa Barbara. STRs in residential zones are illegal in Santa Barbara. They have been illegal at least since the 1950s when the current zoning ordinance was created. The city council made this clear a year ago, when they unanimously voted to enforce the existing zoning ordinance. They graciously gave these illegal businesses a year to wind down their operations. As of January 1st, the city will start active enforcement of the zoning ordinance. I personally will be reporting any STR still in operation in San Roque to the city. Every one of these businesses knew what they were doing was illegal, but felt that they were above the law.

COMMENT 742564 [A](#) [H](#) [N](#) [O](#)

2016-11-18 04:47 PM

My experience is very different than the first six responders to this post. One seemingly has some experience (260), but I fear most of the others are speculating. My very real experience is that the vacation renters in our neighborhood have been very respectful families and couples that come to visit SB. Contrary to many of the posts - they haven't been big party houses and and they don't come in lots of cars. As a matter of fact there are much bigger parties and lots more cars associated with another long term rented house of young 'adults' renting in our block. Personally, the vacationers cause far less nuisance.

COMMENT 742570 [A](#) [H](#) [N](#) [O](#)

2016-11-18 05:00 PM

i have had only two unpleasant incidents with STR guests in over 10 years. I have had far more negative encounters and nuisance from renters and neighbors who party, make noise and are disrespectful. STR's are legal right now and many people enjoy the family environment that they seek when staying in a STR. A 31 day renter has no incentive to behave any different than an STR renter-in fact less so as the law allows them to party and and not be kicked out. I fully support the regulation of STR's- it's a win win.

COMMENT 742543 [A](#) [H](#) [N](#) [O](#)

2016-11-19 07:03 AM

This thread is a creation of a pro STR group to spread misinformation about the legalities of STRs. The fact remains that in the city of Santa Barbara, STRs are illegal in residential zones and have always been illegal in residential zones. Starting January 1st the city will start active enforcement of the zoning ordinance. I strongly urge those seeking to preserve the residential character of our neighborhoods to report illegal STRs to the city. When a person, myself included, buys a property in a residential neighborhood, they have entered into a contract with the city that the zoning will remain residential. Changing the zoning breaks that contract with every existing homeowner. This is something that the city can and will not do.

COMMENT 742391 [A](#) [H](#) [N](#) [O](#)

2016-11-19 08:33 AM

What does a short term renter contribute to our community?

COMMENT 742761 [A](#) [H](#) [N](#) [O](#)

2016-11-19 08:36 PM

646, they contribute money! Just like the rest of the tourists.

COMMENT 742301 [A](#) [H](#) [N](#) [O](#)

2016-11-21 11:43 AM

646--money.

More money and less impact than long term renters.

And for all of you anti-STR people out there--the fact that someone is a long term renter doesn't mean they will be a benefit to the community, doesn't mean that they will volunteer, doesn't mean they will help out in our schools--some will, but many won't and many will be total nightmares, loud, obnoxious, partying, criminal, disruptive, you name it, and protected by law in a way that no STR is. So how about if we all try and be a little more honest about the fact that that the coin has two sides.

COMMENT 743090 [A](#) [H](#) [N](#) [O](#)

2016-11-21 01:18 PM

#297 Please save the work force!

*23% of comments on this page were made by Edhat Community Members.*

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See a comment that you think should be deleted?? See a comment that was deleted, that you think shouldn't have been? Email [ed@edhat.com](mailto:ed@edhat.com). Thanks!

###

\*\*\* One comment was removed from this thread by the Edhat Board Nanny for violating Edhat Comments Board policy. [Click Here](#) to see it.

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- Find out About Becoming A Paid Subscriber

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[get a handle](#) | [lost handle](#)

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**Daly, Julia Rutherford**

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**From:** Dottie <sbnelsons@cox.net>  
**Sent:** Friday, December 02, 2016 9:11 AM  
**To:** Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Regulation of Vacation Rentals  
**Attachments:** Memo to Board of Supervisors 12-1-2016.pdf

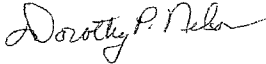
Please include the attached letter in the record for your hearing on regulation of vacation rentals in the County of Santa Barbara.

Thank you.

Dorothy Nelson

## Memo

To: Board of Supervisors

From: Dorothy Nelson  


Date: December 2, 2016

Re: Vacation Rental Regulation

My husband and I own a vacation rental in west end of Isla Vista. It is a new property built about one year ago after many many years of processing with the County as well as the Coastal Commission. It is a beautiful home on the cliffs above the beach, and includes an area designated as a wetland restoration area.

We had originally intended the house to be a student rental, renting to many students, per code. This would have brought in significant income. When the house was completed, we realized how special it was and in such a unique location, and wanted to be able to use it for our family as well, so we decided to see if it would succeed as a vacation rental. We decided not to rent as a student rental, though that would have been much more lucrative. It has been so successful as a vacation rental that we have had to block off days as unavailable.

I actively manage the property myself, vetting the prospective guests to ensure that they are a good fit for the property and will treat it with respect and follow the House Rules. We have two other vacation rentals in other counties that I manage as well, and have been doing so for 12 years.

Our vacation rental in Isla Vista has been well received by the neighborhood. We have not had a single complaint from a neighbor or from anyone else. The guests are quiet and respectful, there is enough garage space to allow for off-street parking. In fact, most neighbors are happy we have chosen to rent it as a vacation rental, rather than add

another student rental which would most likely add to the active party scene in IV.

We pay thousands of dollars in Transient Occupancy Tax as required by the County. This is a beautiful property about which no one has complained. To shut it down as a vacation rental is arbitrary and unfair. Rather than assume that all vacation rentals are bad and must be regulated or eliminated, why not monitor them, and investigate and impose limitations on those that receive complaints.

Vacation rentals offer gathering spots for families and friends, including multigenerational families. STR's have flourished because they provide a different, more human experience than motels or hotels. Also, they provide a more affordable option for small groups.

Rather than punish all vacation rental owners, while hurting the tourism industry and losing much needed income from Transient Occupancy Tax, a much fairer approach would be to monitor and regulate those properties that are a nuisance and do cause problems, and let the vast majority of vacation rental owners thrive and benefit the community as they are currently doing.

## Daly, Julia Rutherford

---

**From:** Ruth Ann Bowe <ruthann@Sellingsb.com>  
**Sent:** Friday, December 02, 2016 10:31 AM  
**To:** sbcob  
**Subject:** Short Term Rentals

Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the “bad apples” of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

By adopting an ordinance modeled after the Goleta Short Term Rental Ordinance, the County would be putting in place a commonsense plan that protects neighborhoods, allows property owners to keep their private property rights, and allows the County to regulate Short Term Rentals and collect TOT. This plan allows neighbors to have a responsible and quick recourse should a vacation rental break the rules.

**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance.**

Thank you for your time and service!  
Ruth Ann Bowe, Realtor



Keller Williams  
Cal-BRE# 01751940  
Santa Barbara & Montecito, CA  
805-698-1971

## Daly, Julia Rutherford

---

**From:** Emily Kellenberger <emily@villagesite.com>  
**Sent:** Friday, December 02, 2016 10:32 AM  
**To:** sbcob  
**Subject:** Short Term Rental Ordinance -

Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the “bad apples” of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

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**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance.**

-----  
Emily Kellenberger  
Village Properties | Christie's International Real Estate  
1250 Coast Village Road  
Montecito, CA 93108-2720  
Primary - (805) 252-2773  
[www.emilykellenberger.com](http://www.emilykellenberger.com)  
License # 01397913

[View Properties](#) and [Open Houses](#)



## Daly, Julia Rutherford

---

**From:** Guy Rivera <Rivera@gmwestsb.com>  
**Sent:** Friday, December 02, 2016 10:34 AM  
**To:** sbcob  
**Subject:** NO on short Term Rental Ordinance

Dictating private property rights is not something that should be done...Another Swamp needs to be drained if this passes,



### **Guy Rivera**

NMLS 57662 | BRE 01220403  
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Email: [rivera@gmwestsb.com](mailto:rivera@gmwestsb.com)  
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**Daly, Julia Rutherford**

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**From:** Barbara Reaume <barbara@barbarareaume.com>  
**Sent:** Friday, December 02, 2016 10:36 AM  
**To:** sbcob  
**Subject:** Short Term Rental

"Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the "bad apples" of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

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**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance."**

Sincerely,

Barbara Reaume  
Coldwell Banker  
Real Estate Advisor GRI SRES CN SFR  
Cell: (805) 610-5403  
Fax: (805) 969-0262  
WEB: <http://www.barbarareaume.com>  
EMAIL: [barbara@barbarareaume.com](mailto:barbara@barbarareaume.com)  
Lic #00888832



## Daly, Julia Rutherford

---

**From:** Rich Condit <rich@santaynezvalley.com>  
**Sent:** Friday, December 02, 2016 10:38 AM  
**To:** sbcob  
**Subject:** Short term rental ordinance

"Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the "bad apples" of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

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**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance."**

Thank you,  
Rich Condit  
Santa Ynez Valley Real Estate Company  
1595 Mission Drive  
Solvang, CA 93463  
[rich@santaynezvalley.com](mailto:rich@santaynezvalley.com)  
License #00574384  
805-689-3700

**Daly, Julia Rutherford**

---

**From:** John Sween <johnrsween@gmail.com>  
**Sent:** Friday, December 02, 2016 10:40 AM  
**To:** sbcob  
**Subject:** Short term rentals

A NO Vote would be appropriate at this time as a better solution can be achieved with a lot of thought and common sense....

**SUN COAST**  
REAL ESTATE  
John Sween 805 448 9171  
[WWW.johnsween.com](http://WWW.johnsween.com)  
[john@johnsween.com](mailto:john@johnsween.com)

## Daly, Julia Rutherford

---

**From:** John Sween <johnrsween@gmail.com>  
**Sent:** Friday, December 02, 2016 10:42 AM  
**To:** sbcob  
**Subject:** short term rentals

Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance."



John Sween 805 448 9171

[WWW.johnsween.com](http://WWW.johnsween.com)

[john@johnsween.com](mailto:john@johnsween.com)

**Daly, Julia Rutherford**

---

**From:** John Sween <johnrsween@gmail.com>  
**Sent:** Friday, December 02, 2016 10:42 AM  
**To:** sbcob  
**Subject:** short term rentals

"Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the "bad apples" of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

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**SUN COAST**

REAL ESTATE

John Sween 805 448 9171

[WWW.johnsween.com](http://WWW.johnsween.com)

[john@johnsween.com](mailto:john@johnsween.com)

## Daly, Julia Rutherford

---

**From:** Metzger, Jessica  
**Sent:** Friday, December 02, 2016 10:45 AM  
**To:** sbcob  
**Subject:** STR Letters for the record  
**Attachments:** doc08516420161202103853.pdf; STR Ordinance; STR ordinance; Vacation Rentals Santa Ynez ; The Good and The Bad; STR in San Ynez; Please Keep Short-Term Rentals for Visitors from Los Angeles

**Richardson, Jennifer**

---

**From:** Metzger, Jessica  
**Sent:** Monday, November 28, 2016 11:11 AM  
**To:** Villalobos, David  
**Cc:** Lackie, David; Black, Dianne; Klemann, Daniel; Ghizzoni, Michael; Van Mullem, Rachel; Miyasato, Mona; Russell, Glenn; Tittle, Jeremy; Carbajal, Salud; Adam, Peter; Farr, Doreen; Lavagnino, Steve; Wolf, Janet; Richardson, Jennifer  
**Subject:** FW: [REDACTED] PUBLIC RECORDS ACT REQUEST: SHORT TERM VACATION RENTALS ITEM  
**Attachments:** Attachment 20 Public Comments.pdf; Email from Peter Rupert.pdf

David,  
Please find the below answer to the request.

- 1) All the correspondence the Calif. Coastal Commission sent to the County of Santa Barbara on the CCC's view of the subject of STVRs.

County staff communicated verbally with the California Coastal Commission staff as part of monthly meetings held with the California Coastal Commission staff. The Planning and Development Department does not possess any public records from the California Coastal Commission staff regarding the California Coastal Commission's position on short term vacation rentals.

- 2) The UC Santa Barbara Economic Forecast Project's study of the subject of STVRs. There is no "...UC Santa Barbara Economic Forecast Project's study of the subject of STVRs;" however, Prof. Peter Rupert of the UC Santa Barbara Department of Economics reviewed the economic study (Item 3, below) and provided an email that sets forth his analysis of the economic study. The email from Prof. Rupert is attached.

- 3) The economic study submitted by an advocate of STVRs, referred to in the staff report but not provided.

Below is the excerpt from Board Letter dated 11/15/16:

"Local Economic Impact Study. The Planning Commission received an economic report on STRs (TXP, Fall 2015) that a STR operator submitted as a public comment (Attachment 20, February 24, 2016, public comments, page 10)."

Attachment 20 is attached and contains a hyperlink to February 24, 2016, public comments and the economic study starts on page 10 of the pdf with the email of Theo Kracke, who submitted it.

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



## ATTACHMENT 20

Public Comments to the County Planning Commission and the Montecito Planning Commission can be found by clicking the below links:

Montecito Planning Commission  
September 21, 2016

[http://sbcountyplanning.org/PDF/boards/MPC/09-21-2016/16ORD-00000-00011/Public Comment Letters.pdf](http://sbcountyplanning.org/PDF/boards/MPC/09-21-2016/16ORD-00000-00011/Public%20Comment%20Letters.pdf)

County Planning Commission  
August 3, 2016

[http://sbcountyplanning.org/PDF/boards/CntyPC/08-03-2016/16ORD-00000-00009/Public Comment Letters.pdf](http://sbcountyplanning.org/PDF/boards/CntyPC/08-03-2016/16ORD-00000-00009/Public%20Comment%20Letters.pdf)

County Planning Commission  
February 24, 2016

[http://sbcountyplanning.org/PDF/boards/CntyPC/02-24-2016/SHORT-TERM-RENTA/Public Comment Letters.pdf](http://sbcountyplanning.org/PDF/boards/CntyPC/02-24-2016/SHORT-TERM-RENTA/Public%20Comment%20Letters.pdf)

County Planning Commission  
December 9, 2015

[http://sbcountyplanning.org/PDF/boards/CntyPC/12-09-2015/SHORT-TERMR-ENTAL/Public Comment Letters.pdf](http://sbcountyplanning.org/PDF/boards/CntyPC/12-09-2015/SHORT-TERMR-ENTAL/Public%20Comment%20Letters.pdf)

Montecito Planning Commission  
November 18, 2015

[http://sbcountyplanning.org/PDF/boards/MPC/11-18-2015/SHORT-TERMR-ENTAL/Public Comment Letters.pdf](http://sbcountyplanning.org/PDF/boards/MPC/11-18-2015/SHORT-TERMR-ENTAL/Public%20Comment%20Letters.pdf)

County Planning Commission  
November 4, 2015 (two links below)

[http://sbcountyplanning.org/PDF/boards/CntyPC/11-04-2015/SHORT-TERMR-ENTAL/Public Comment Letters.pdf](http://sbcountyplanning.org/PDF/boards/CntyPC/11-04-2015/SHORT-TERMR-ENTAL/Public%20Comment%20Letters.pdf)

[http://sbcountyplanning.org/PDF/boards/CntyPC/11-04-2015/SHORT-TERMR-ENTAL/ATT C -link to review public emails on STRs.pdf](http://sbcountyplanning.org/PDF/boards/CntyPC/11-04-2015/SHORT-TERMR-ENTAL/ATT%20C%20-link%20to%20review%20public%20emails%20on%20STRs.pdf)

**From:** Peter Rupert [<mailto:peter.rupert@ucsb.edu>]  
**Sent:** Tuesday, June 14, 2016 10:56 PM  
**To:** Black, Dianne  
**Cc:** Kenneth Freeland  
**Subject:** tpx studies

Hi Diane,

I looked over the studies. My overall view is that they are upward biased. Why? They seem to be assuming that all of the people staying at STR's are additional and would not have stayed elsewhere. That is, some could say "I am going to SB anyway, and just found a cheaper place than the hotel I had planned." That would be a decrease in revenue. Others could say, "I was not planning to go to SB, but now it is cheaper I can afford it!" That would be an addition to the flow into SB. Now, for those who come who would not have, do they spend in the same magnitude and proportion as the hotel visitors? Not clear to me. Difficult for me to determine the magnitude, that would be a study in itself. It is also difficult for me to believe the 5,000 jobs number. I would have to look at the methodology, but that number seems much to high to me.

I hope this makes sense. Feel free to call and ask any questions.

--

Best,

Peter Rupert

Chairman, Department of Economics

University of California, Santa Barbara

Cell: [805 722-0481](tel:8057220481)

[www.peterrupert.com](http://www.peterrupert.com)

## Daly, Julia Rutherford

---

**From:** Tamie Posnick <tamie@me.com>  
**Sent:** Friday, December 02, 2016 8:20 AM  
**To:** Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Subject:** STR ordinance

Hello County Supervisors,

THANK YOU for considering putting the STR Ordinance into effect. Short-term vacation rentals have created unsafe circumstances in many neighborhoods. Extra cars, neglect of area laws and often times disruptive late hours of noise.

This new ordinance will help keep our neighborhoods safe and require rental business practices to a higher standard of accountability.

I am highly in favor of this new ordinance being adopted by our county. PLEASE make it happen!

Regards,  
Tamie Posnick

## Daly, Julia Rutherford

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**From:** Lori Keenan <lori.keenan@verizon.net>  
**Sent:** Thursday, December 01, 2016 7:34 PM  
**To:** Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Subject:** STR in San Ynez

Hello Board of Supervisors,

I was saddened to hear about this potential ordinance. I urge you to continue to allow short term rentals.

We have visited the area more than 3 times and rented properties for functions where everyone wishes to stay together. While we are there we eat out, wine tour and make many purchases.

Without this option for accommodations we would be forced to look at other areas. All the homes had strict guidelines for maximum capacity, noise regulations and took large deposits to ensure compliance.

Sincerely,

Lori Keenan  
Manhattan Beach Ca

## Daly, Julia Rutherford

---

**From:** Macaluso, Josh N - SANTA BARB CA <josh\_macaluso@ml.com>  
**Sent:** Friday, December 02, 2016 9:15 AM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Subject:** STR Ordinance

Hello,

I'm a home owner and have STR in Santa Ynez. The property is on 12 acres and is very remote and no one has ever complained. Please re-examine this ordinance for the following reasons:

- STRs are a compatible use for ALL agricultural zoned land. STRs should not be restricted to only commercial or AGII 40+ designations but should be allowed to operate on ALL agricultural land (5, 10, 20 acre parcels) with a reasonable permit system in place to mitigate any impacts.
- When managed properly, STRs are less impactful than long-term rentals. STRs sit vacant a good portion of the year which results in less traffic, less trash, less water consumption, and less overall impact to the area. Long-term rentals (any rental over 30 nights) receive zero regulation.
- The TOT (Transient Occupancy Tax) generated from STRs is a major source of revenue for the County of Santa Barbara.
- STRs provide jobs for local community members.
- STRs provide a unique experience, different than a hotel, for visitors who cannot achieve this in their busy city lives. A place to unwind.
- We advocate for a fair and reasonable Short-Term Rental Ordinance that creates a permit system for STRs on ALL agricultural zoned land in place of an outright ban.
- We advocate that any STR property which has been paying their TOT up to this point be allowed to continue operating for two years in order to protect their investment and transition their property to other uses.

Thank you for your consideration ,Josh

**Josh N. Macaluso, CRPC®**  
**First Vice President - Wealth Management**  
**Wealth Management Advisor**  
**Merrill Lynch Private Client Group**

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## Daly, Julia Rutherford

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**From:** Sally Luke <sluke@me.com>  
**Sent:** Thursday, December 01, 2016 8:58 PM  
**To:** Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Subject:** Vacation Rentals Santa Ynez ; The Good and The Bad

Dear Board of Supervisors

I first came to the area as a tourist and was able to find a lovely vacation rental in Los Olivos . We now have a 30 acre Horse Farm with a large house in the middle of it that we rent 4 to 6 times a year as we live in Wyoming for 7 months .

The provides significant income for SB county via the TOT .

I first tried to use a property management firm Santa Ynez Luxury Vacation Rentals . This was a rather unpleasant time as they only wanted to do maximum numbers of beds /heads to maximixe their profits . They refused to consider longer minimum stays (we now have 4 night minimum ) . The disruption to the community is much worse when these companies fill every house every Friday and Saturday .

The valley deserves a quieter better quality of visitors than the young drunk party only types we were getting from the LA market via these companies Paradise Rentals , Air B and B Turn key they are all just as bad . They did nothing to police the actual number of people in the house and were totally understaffed to manage the huge number of rentals they took on . Even when things go wrong they don't evict the people their lease agreements mean nothing because nothing is enforced . One guy for 27 properties is a joke. . We had multiple incidents at our home from their neglect . Now I manage all the rental on my own , I vet the people ,get references check them in and out and require respectful behavior .

A minimum age of renter also helps to limit bad behaviour ours is 35 .

If I lived in a neighborhood I would be appalled at the coming and going that exists .

From my perspective we need to limit ;

Size of property in the non town rural areas to greater than 10 acres . On a property of 15 or 20 acres there is so much privacy others around are less likely to be disrupted . In the center of the towns people are more tolerant of traffic and tourists .

There needs to be a mechanism for neighborhoods to weigh in on the rentals in the towns .There must be some policing of complaints by the county .

Start legislating the Property Managers !

EVENTS need to be stopped unless permitted . There are many non legal weddings and parties going on promoted by these companies and that is terrible for neighbors .

As it is the Wineries and Schools are blaring out music at top volume for all their events .

The investors who never come here and buy property purely to rent short term don't care how bad the damage to the valley is. They are terrified to lose this income and you will be under great duress to please them . We cannot become a Valley of rental homes that would have no soul .

There is value to the right visitors renting private homes

Many thanks for reading my email

Good luck with your process

Sincerely

Sally Luke  
[sluke@me.com](mailto:sluke@me.com)

Lamu Management llc

PO Box 1582  
Wilson, WY 83014

208-720 6015



## Daly, Julia Rutherford

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**From:** Kyle Scoby <scobyk@yahoo.com>  
**Sent:** Thursday, December 01, 2016 4:16 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Subject:** Please Keep Short-Term Rentals for Visitors from Los Angeles

Dear SB County Board-

Growing up in Colorado, I have been visiting Santa Barbara County for 25 years. Having lived in Manhattan Beach for the last 10 years, my connection to SB has only strengthened. Some of my most cherished memories have been enhanced by the ability to stay at BOTH hotels and short-term residential rentals.

### STR Visits

> In September, **I got engaged!** The house (owned by LA residents) provided the perfect setting for an intimate group of close friends to celebrate birthdays and surprise my girlfriend (My video)! Santa Ynez was the most professional property management group I have ever dealt with.

> My parents, sister and I spent a long Thanksgiving weekend in Los Olivos a couple years ago. The house allowed us to explore amazing local produce and wine and celebrate in a home away from home.

> I could not have imagined a better surf-friendly setup than the "eco-surf lodge" that I found on Airbnb.

### Hotel Visits

> My sister attended UCSB, where she was a 2-sport athlete, and lived in Goleta for 14 years. My Great Uncle, Dick Scoby, has spent most of his life after WWII in SB. The hotels along E. Cabrillo have been staples for years.

> I have stayed in SB County for 4 weddings where a large group has stayed at the El Capitan Campsites, Buelton Marriott, Hotel Corque, and the Hyatt on East Beach.

> A friend's birthday wine weekend took us to Los Alamos and the unique hotels on Main St.

Besides the economic, safety, zoning, and regulatory arguments I just want to keep visiting SB in the way I have for years. Without the ability to adapt lodging options to the ideal experience, my future plans to be part of your community would be diminished.

**Please find a smart solution to regulate STRs. Eliminating them would eliminate a large part of my relationship with Santa Barbara County.**

Kind regards,  
Kyle Scoby

**Daly, Julia Rutherford**

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**From:** Nancy Hussey <nhussey@coldwellbanker.com>  
**Sent:** Friday, December 02, 2016 10:46 AM  
**To:** sbcob  
**Subject:** Short Term Rentals

Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the "bad apples" of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

By adopting an ordinance modeled after the Goleta Short Term Rental Ordinance, the County would be putting in place a commonsense plan that protects neighborhoods, allows property owners to keep their private property rights, and allows the County to regulate Short Term Rentals and collect TOT. This plan allows neighbors to have a responsible and quick recourse should a vacation rental break the rules.

**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance."**

Thank you!



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[nhussey@coldwellbanker.com](mailto:nhussey@coldwellbanker.com)

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## Daly, Julia Rutherford

---

**From:** Timothy Walker <tim@thwalker.com>  
**Sent:** Friday, December 02, 2016 10:52 AM  
**To:** Timothy Walker  
**Subject:** Short Term Rental

Supervisors-

I am Tim Walker, my wife and I own one of a two unit condominium in Montecito that we maintain as a Short term Rental.

By background I am a real estate developer in California and continually work with City Zoning Administrators, as well as City Planning and City Council committees. I have written other letters to you in the past regarding the short term rental issue. Please allow me one more observation.

I understand the complexities to this situation. Some people don't want this type of rental in their neighborhood. They feel it downgrades the value of their property. Many times they don't want to put up with the confusion and added traffic congestions that an unmonitored short-term rental can create. I think all of these inconveniences are managed with fair regulation. First, I believe this is not only a policy decision but business decision.

I believe that the County will find through well written ordinance, or zoning application it can control many of the inconveniences and still allow the county and cities to enjoy the economic benefits of a short-term rental program. I am asking that you ask your zoning administrator or staff to construct for your review an ordinance that will be manageable by the city and County. I would suggest that this be put into place for a 12 to 24 month. And then again evaluate how successful or unsuccessful it is been.

In many of the cities that I have worked in that have removed short-term rentals from their income base they found some successful and some not achieving the removal intent. Many times a rental program will simply go underground and not be monitored or looked at. Not only the loss of income but the added income to monitor such a program can become excessive. I'm not advocating that this could take place in Santa Barbara County but it certainly is taking place in La Jolla, Newport Beach, Santa Monica, just to name a few.

Conclusion: A well thought through zoning approach, with neighborhood and community input, will allow the best of the two competing factions to exist. The city and county will enjoy the income and the community will enjoy the monitoring and control of the neighborhood. My wife and I would love to continue living in the Montecito area and eventually plan to move to this neighborhood. We have selected the most professional management company, Paradise Retreats, for our condominium. They collect all TOT taxes for the county, monitor and control who is allowed to rent from us, establish occupancy limits and night time "noise hours". We have already increase the value of the neighborhood with a fairly extensive thousands of dollar landscape upgrade. We support fair regulation for Short Term Rentals.

If I can be of any assistance to you the supervisors or any of your planning staff please do not hesitate to contact me.

Respectfully

Tim Walker

**WALKER Real Estate Services LLC**

1215 S. Grand Ave. | Pasadena CA 91105

626.441.7992 | 213.709.2791 cell

[tim@thwalker.com](mailto:tim@thwalker.com) | [THWalker.com](http://THWalker.com)

## Daly, Julia Rutherford

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**From:** Kelly Gray <dailylawma@gmail.com>  
**Sent:** Friday, December 02, 2016 10:57 AM  
**To:** sbcob  
**Subject:** BOS Meeting December 6 - Short Term Rental Agenda Item

Mr. Chair, Supervisors -

Due to a previous commitment, I will be unable to personally offer my public comment on the Short Term Rental agenda item at the December 6 meeting. Please note that this will be the first meeting with STRs on the agenda that I have not attended in person.

I have lived in Los Olivos for 20 years. I specifically selected my home on Lower Stow Street for the inherent privacy it afforded - a 7 home, dead-end easement within walking distance to the town. I raised two children here. They and I knew all of our neighbors by name. Because I worked from a home office (via internet for a firm in Century City - NO clients coming to my home), I often had the neighboring children over on school holidays and during the days in the summer when their parents had to work away from home. As a 62-year old single parent, I cherish the safety that is inherent when all neighbors know each other on a first-name basis. Several times a year, we would gather at one-another's homes for pot-luck dinners. Now we help each other with the challenges that come with age - driving each other to medical appointments, staying with an elder parent or sick spouse when someone needs to run errands.

Currently, three of the eight homes are used as Short-term rental properties. I no longer know who is in the home next door to me or across the street from me. This not only is a safety concern to me personally - it often poses a safety issue to those of us who live on the dead-end side of the street when vacation renters park vehicles on the easement which is NOT 2 lanes wide. Multiple times the property across the street from me has had 5 or 6 large vehicles parked both in its driveway AND on the easement - potentially preventing emergency vehicle access to those of us who live past the easement.

Knowing that the home across the street from me has three bedrooms available to VRBO users, it is clear that restricting use to no more than 2 persons per bedroom is highly unlikely to be obeyed - basically because it is highly unlikely that it can be enforced. Can you really expect our limited sheriff's office personnel to respond to a call to count head and beds inside a home?

More to the point, what right does any property owner have to transmute the property rights of neighbors by turning a private property residence into a business property? Residential communities are COMMUNITIES FOR RESIDENTS.

Additionally, allowing VRBOs to take over homes in this community would have a negative impact on our local school. VRBOs are not occupied by families who will send their children to Los Olivos Elementary School. School enrollment will drop. The school will be forced to combine classrooms - increasing the number of children in each room and decreasing the individual, grade appropriate curriculum offered to the students in combined classrooms. Teachers would be laid off.

Please - prioritize the rights and entitlements of RESIDENTS who live in RESIDENTIAL areas over the desire by others who simply want to operate commercial businesses for personal gain - with NO investment whatsoever in protecting and enjoying the residential character of this community.

Say NO to Short Term Rentals in residential communities in the Santa Ynez Valley. As a tax payer, voter and constituent, I believe preserving the rights and benefits I bought into as a homeowner/resident should be prioritized over the pursuit of financial gain by individuals who want to profit from the latest vacation business fad. Before you vote, take a moment to think - what if the homes next door to me and across the street from me became Short Term Renters. I hope you value your homeowner rights and expectations as much as I do and I will be very grateful for your NO vote.

Thank you -

Kelly B. Gray, Esq.  
2657 Stow Street, Box 384  
Los Olivos, CA 93441

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***Kelly B. Gray***

## Daly, Julia Rutherford

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**From:** Deborah Schobel <schobeld3@comcast.net>  
**Sent:** Friday, December 02, 2016 11:11 AM  
**To:** sbcob  
**Subject:** Santa Barbara County Short Term Rental Issues

Dear Supervisor Adam, Chair of the Board, and Honorable Members of the Board of Supervisors,

I have been a resident of Santa Barbara County since 1982, and like you, have witnessed many changes in our lifestyles. I advocate progress and growth, but have great concerns when new "rights" are condoned/granted at the expense of so many others. The Short Term Rental business is changing our personal homes into a business district overnight. There is a reason for ZONING regulations, especially with regard to public businesses and residential neighborhoods. The current Santa Barbara County Zoning Requirements were put in place to protect neighborhoods against unreasonable disruption, noise, and traffic. For most of us, whether homeowners or long term renters, our home is our refuge. This all changes when your neighbor turns their home into a motel. All of you KNOW there are real limits to our current law and code enforcement workers; the needs FAR outweigh the resources. In this situation, the right of a single homeowner to turn his residence into a place of business that includes 24 hour/day, 7-day/week traffic made up of individuals that have NO concern about the interests and needs of the families living next to them---DOES NOT OUTWEIGH the rights of the adjacent families that have worked so hard to attain a relatively safe, peaceful refuge.

I currently have two properties actively running short term rentals out of their homes in my neighborhood. There have been multiple issues but the following incidents actually HAPPENED:

- Families turned up at homes at all hours, stating they had rented the house, or part of it. THEY WERE AT THE WRONG HOUSE. Additionally, the "guests" and homeowners often did not speak the same language---so getting them OUT of the house and redirected to the correct "short-term rental house" was stressful for all concerned. I do not need that happening at my house and that is why I live in an area ZONED for Single Home Residential Use.
- "Guests" at the Short Term Rental properties apparently felt it was fine to walk onto adjacent properties to smoke. Neighbors were not comfortable confronting these strangers. We reside in a HIGH wildfire danger zone as we are adjacent to open land/canyons. As residents we do not feel our concerns for OUR community are being considered. I know this has occurred several times.
- We have some curving, winding road areas. I have personally come up upon several individuals in cars just stopped in the middle of the road, completely focused on maps, GPS, and oblivious to the world around them. This can happen anywhere, but running a business in the middle of a residential neighborhood is raising the frequency of this issue.
- Many times "guests" like to walk around the neighborhood (at all hours). They may be just enjoying the beauty of the neighborhood or be interested in the architecture or landscaping of certain properties----but that does not change the fact that I may find myself with a group of strangers in my yard, taking pictures and touring. MY house and yard are not public touring opportunities. Additionally, if my dog gets out and harms or knocks down one of these inquisitive guests---I am liable until possibly proven otherwise in court.

Many of my neighbors are seniors who are really not equipped to deal with this influx of foot and vehicular traffic. That is why they chose to live in this neighborhood. Several of my neighbors have young children which enjoy their outdoor time, but parents are increasingly concerned about having transient people next door or across the street from where their kids play and ride their bikes. **PLEASE AGREE WITH THE RECOMMENDATIONS OF YOUR PLANNING DEPARTMENT and protect the rights of those who for various reasons chose to live in a Single Family Resident Zoned area of our community.** If private individuals want to run a B&B or motel, they need to select a property ZONED for this, with the proper regulations covering such a business.

Sincerely,  
Deborah A. Schobel  
6000 Oak Valley Court  
Santa Maria, CA 93455  
805-934-5190



## Daly, Julia Rutherford

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**From:** cathy@moseleyrealestategroup.com  
**Sent:** Friday, December 02, 2016 11:36 AM  
**To:** sbcob  
**Subject:** RE: Support to BAN Short-Term Rentals - RESUBMITTING REVISED LETTER  
**Attachments:** Letter Supporting BAN of SHORT TERM RENTALS 12-2-16.pdf

Hello,  
I am submitting the REVISED Letter dated 12/2/16 and requesting that my letter dated, yesterday 12/1/16, be rescinded.  
Please confirm receipt of this message,  
Thank you,  
Cathy

Cathy Moseley  
Coldwell Banker Residential Brokerage  
3938 State Street  
Santa Barbara, CA 93105  
Cell: 805-570-6006  
[www.MoseleyRealEstateGroup.com](http://www.MoseleyRealEstateGroup.com)

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

Subject: Support to BAN Short-Term Rentals  
From: <[cathy@moseleyrealestategroup.com](mailto:cathy@moseleyrealestategroup.com)>  
Date: Thu, December 01, 2016 4:11 pm  
To: [sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)

To who this may concern,  
Please see the attached letter in support of the Santa Barbara County Short Term Rental Ordinance.

Cathy Moseley  
Coldwell Banker Residential Brokerage  
3938 State Street  
Santa Barbara, CA 93105  
Cell: 805-570-6006  
[www.MoseleyRealEstateGroup.com](http://www.MoseleyRealEstateGroup.com)

December 2, 2017

SB County Board of Supervisors  
105 E Anapamu Street  
Santa Barbara, CA 93101

Re: **SUPPORT to BAN Short Term Vacation Rentals & IN FAVOR of Strict Ordinance and Enforcement**

Dear Board of Supervisors,

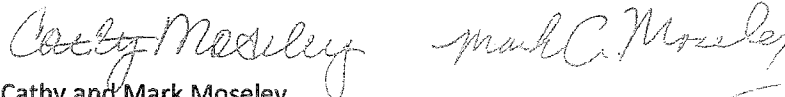
**We are STRONGLY IN FAVOR of the Santa Barbara County Short Term Vacation Rental ORDINANCE. PLEASE ENFORCE our existing Santa Barbara County Land Use Regulations and do not allow short term rentals in our family neighborhoods.**

We are Santa Barbara Realtors, More Mesa Shores homeowners, and own local residential income properties. **We understand all sides of this issue and urge the Planning Commission to support the SB County Ordinance to BAN Short Term vacation rentals and home stays in residential neighborhoods.** We have lived in the same More Mesa Shores neighborhood for 29 years. Currently, there are SEVEN (7) Short term vacation rentals within 1000 ft of our home, of which four are on our street. As a result of these short term vacation rentals, we constantly have strangers in our neighborhood, typically walking in front of our home to the beach, riding bikes, or walking on our neighborhood roads. The presence of these strangers has absolutely negatively impacted the character of our neighborhood. Short term vacation rentals have increase the presence of strangers on our quiet neighborhood streets, increased cars & congestion, celebration activities, including bands, on occasion big awnings, caterers, etc. We strongly feel that our personal privacy and feeling of safety and security are greatly compromised by strangers continual presence in our neighborhood and on my street. Almost every single week the 4 homes on my street have new strangers coming and going in front of my house. We purchased our home expecting to live in a family oriented community of single family homes. We don't want to live in a motel/hotel type neighborhood.

As Realtors, we know that sellers are obligated to disclosure the presence of short term rentals near a property being sold. The presence of short term rentals negatively impacts property values, destroys neighborhood character, and negatively effects buyer desirability in property. Buyers do not want to live next door to or near a short term vacation rental.

Please take action **against** these property owners who don't care about our neighborhoods and instead are just trying to profit by turning their homes into hotels.

Sincerely,

  
Cathy and Mark Moseley

1325 Orchid Drive  
Santa Barbara, CA 93111

[Cathy.Moseley@cox.net](mailto:Cathy.Moseley@cox.net)

[Mark@MoseleyRealEstateGroup.com](mailto:Mark@MoseleyRealEstateGroup.com)

## Daly, Julia Rutherford

---

**From:** Anneline Van Dyke <avandyke@theccrg.com>  
**Sent:** Friday, December 02, 2016 11:49 AM  
**To:** sbcob  
**Subject:** Short Term Rentals

*"Dear Supervisors,*

*I urge you to vote NO on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the "bad apples" of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.*

*By adopting an ordinance modeled after the Goleta Short Term Rental Ordinance, the County would be putting in place a commonsense plan that protects neighborhoods, allows property owners to keep their private property rights, and allows the County to regulate Short Term Rentals and collect TOT. This plan allows neighbors to have a responsible and quick recourse should a vacation rental break the rules. Thank you for taking the time to carefully consider this important ordinance.*

*Respectfully,*  
Anneline Van Dyke  
REALTOR®  
BRE# 01830643  
Central Coast Realty Group  
531 North H St.  
Lompoc, CA. 93436  
Direct: (805) 737-8914  
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Fax: (805) 736-5333  
[www.theccrq.com](http://www.theccrq.com)

*"Gratitude unlocks the fullness of life. It turns what we have into enough, and more. It turns denial into acceptance, chaos to order, confusion to clarity. It can turn a meal into a feast, a house into a home, a stranger into a friend. It makes sense of our past, brings peace for today, and creates a vision for tomorrow." Melody Beattie*

*Thank you for your business, and the trusted referrals of your family and friends... I will always endeavor to earn this from you!*

**Daly, Julia Rutherford**

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**From:** STR Santa Barbara <savetherentals@gmail.com>  
**Sent:** Friday, December 02, 2016 12:12 PM  
**To:** sbcob  
**Subject:** A plan for the Fair Regulation of STRs in Santa Barbara County  
**Attachments:** A Plan for Fair Regulation of STRs in Santa Barbara.pdf

Dear Board of Supervisors:

I hope you understand the many reasons why Prohibition of STRs is not the solution to managing this modern travel activity.

STRs represent only 1.7% of the entire housing supply in SB County, and the alleged problems with housing affordability and neighborhood compatibility are greatly overstated. Conversely, there are many benefits of STRs, and they far outweigh the alleged problems.

Furthermore, it will be difficult to fund Prohibition, while the TOT revenues from Regulation could easily fund enforcement of regulations.

**Because of these reasons, Fair Regulation is the correct way to manage Short Term Rentals in Santa Barbara County.**

Save the Rentals Santa Barbara ([www.STRSantaBarbara.org](http://www.STRSantaBarbara.org)) represents over 900 concerned citizens, and has been working diligently to prepare an alternative to Prohibition.

Please see the attached document which outlines the benefits of STRs, and offers guidelines for the development of an STR Ordinance that preserves all the benefits, and minimizes (or eliminates) any negative issues associated with STRs.

Thank you for your consideration.

Sincerely,

Kiley Shae Allen  
Executive Administrator  
Save The Rentals Santa Barbara  
[www.STRSantaBarbara.org](http://www.STRSantaBarbara.org)

## A Plan for Fair Regulation of STRs in Santa Barbara County & City

### **Why Short-Term Rentals should be regulated (and not prohibited) in Santa Barbara County & City:**

- 1) **Short-Term Rentals (STRs) are a major source of revenue for the City and County of Santa Barbara, generating ~\$470 million in economic activity, and ~5,000 jobs** (source: Santa Barbara Independent: <http://www.independent.com/news/2016/feb/18/report-says-vacation-rentals-generate-470-million/> ).
  - a) The economic impact of STRs is so large because STR visitors use all the resources in our community (ex. grocery stores, auto repair shops, etc.), not just the tourism-based resources.
  - b) STR activity is spread equally throughout the City & County, and is not concentrated in just the tourist-specific areas
- 2) **With Fair Regulation, the Transient Occupancy Tax (TOT) revenues from STRs would triple to ~\$3.6 million per year to the City of Santa Barbara, and quadruple to ~\$5.6 million per year to the County of Santa Barbara.**
  - a) Over 10 years, the ~\$36 million to the City and ~\$56 million to the County in unrestricted TOT revenues could help solve ongoing infrastructure & budget problems.
- 3) **STRs provide property owners with a way to generate income to help support the affordability of their home, while also having the ability to enjoy the home throughout the year**
- 4) **STRs provide important local short-term housing needs:**
  - a) Temporary housing for workers, professors, medical personnel, & families relocating for employment.
  - b) Executive housing, insurance claim temporary housing, housing needed during remodels, people looking to move to our area.
  - c) Visitors who come to town for medical procedures.
- 5) **STR's provide affordable & authentic accommodations for visitors**
  - a) Families who cannot afford multiple hotel rooms have an affordable option by renting a multi-bedroom home
  - b) Guests can "live like a local" in a residential neighborhood, and learn & appreciate the local lifestyle
  - c) Allowing STRs in a community promotes a "welcoming" attitude towards visitors
- 6) **Decisions to prohibit STRs in communities are generally based on two perceptions that are not supported by data, statistics, or formal studies. Conversely, recent studies performed by a respected Santa Barbara-based economic consulting firm do not support these perceptions.**
  - a) **Perception 1: STRs are a significant cause of the reduction in supply of long-term housing**
    - i) The data-supported conclusions of a recent economic study do not support this perception: [http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR\\_Effect\\_on\\_Housing\\_051216.pdf](http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR_Effect_on_Housing_051216.pdf)
  - b) **Perception 2: STRs increase nuisances in residential neighborhoods**
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## **A Proposal for the Fair Regulation of Short-Term Rentals in Santa Barbara City & County**

Given the benefits outlined on the previous page (and the fact that the negative effects of STRs have been overstated) it is easy to conclude that a set of industry regulations and local ordinances be developed to govern STRs in the public interest.

The creation of County & City Short Term Rental Ordinances will ensure the short-term industry is regulated and operates at a high standard. It will also prevent the creation of a “grey market”, whereby some owners will rent out their properties without applying for the appropriate licenses.

As partners who share a passion for the benefits of short term rentals (and who also understand the concerns of neighborhood compatibility & housing supply), we look forward to working with the County & City of Santa Barbara to create a regulatory framework that works in the public interest, and gives certainty to this important part of the economy.

We would note that nearby communities have successfully implemented short-term-rental policies to ensure they retain this industry while maximizing public good.

We believe the following items represent the over-riding principles that will allow short-term rentals to co-exist within current bylaws and zoning. These principles can be used to craft a simple and effective Short Term Rental Ordinance that ensures the benefits of STRs are realized, and negative effects are minimized (or eliminated).

- **Zoning:**

- A Short-Term Rental Ordinance (with revocable Permits) could exist within existing R-1, R-2, and R-3 zoning, without a change to the zoning regulation. Short-Term Rental Ordinances have been successfully implemented in Ventura, CA (since 2009) and Goleta, CA (since 2015). **Neither of these cities changed their zoning code to adopt regulation of short-term rentals.**
- The Revocable Short Term Rental Permit Ordinance could be written to allow a conditional exception to the “30-day minimum rental” zoning rule in residentially-zoned areas.
- In fact, where applicable, any existing “30-day minimum rental” zoning rules should not be deleted from the zoning code, because it may be used as an additional enforcement mechanism in cases where a Short Term Rental Permit is being revoked.

- **Neighborhood Compatibility:**

- **Noise, Parking, Parties, Etc.:**
  - Regulation could ensure that each registered property is assigned a maximum number of Overnight Guests, Daytime Guests, and Cars Allowed at the property at any time.

- Outdoor Quiet Time (9:00pm), No RVs, No Parties or Hosted Events, and many other controls could be put into place to ensure neighborhood compatibility.
  - Owner or Manager contact details for all registered properties could be placed on the County & City websites, with a 24/7 “2-number” call sequence to report problems.
  - Ventura has implemented a simple and effective “Nuisance Response Plan” system (see list of *Registered Nuisance Response Plans* at: <http://www.cityofventura.net/ft/STVR> ).
    - Short-Term Rental Permit Holders could be required to respond to nuisance complaints within a reasonable amount of time
    - Noise complaints could be registered, and response times recorded and monitored.
  
- **Density:**
  - Concerns about neighborhoods being “overrun” by Short Term Rentals could be addressed by limiting the percentage of short-term rentals in any given neighborhood (ex. only 5% of the residences in the neighborhood can be STRs).
  
- **STR Neighborhood Disturbances and Incompatibility are minor issues:**
  - Neighborhood disturbances and incompatibility comprise an extremely small percentage of the total number of reservations that happen in the County & City.
  - A recent study proves this: [http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR\\_Effect\\_on\\_Neighborhoods\\_062816.pdf](http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR_Effect_on_Neighborhoods_062816.pdf)
  - However, for neighbors who have had to suffer the negative effects of poorly managed rentals, this is a very valid issue that could be controlled and/or eliminated by regulation.
  
- **Housing Supply:**
  - **STRs Effect on the Long Term Housing Supply is a minor issue:**
    - Although a valid concern, it has been proven that STRs have a negligible effect on the supply and pricing of long-term housing
    - A recent study proves this: [http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR\\_Effect\\_on\\_Housing\\_051216.pdf](http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR_Effect_on_Housing_051216.pdf)
  
  - **Although STRs effect on the Long Term Housing Supply is a minor issue, long-term housing supply concerns could be still be addressed:**
    - The regulation could limit the amount of STRs in multi-unit & apartment housing complexes
    - The regulation could limit the percentage of short-term rentals in any given neighborhood (ex. only 5% of the residences in the neighborhood can be STRs).
  
- **Hotel Industry:**
  - **STR regulations could be adopted that:**
    - Minimize the “competitive threat” of STRs to Hotels
    - Require a “minimum nights” for STRs that is in excess of Hotel average stays
    - Ensure that STRs abide by most of the same regulations that govern Hotels

- **Enforcement**

- Enforcement could be simple and easy
- The easiest and most cost-effective Ordinance to enforce is one that allows and regulates short-term rentals
  - The only difference between enforcing a Short-Term Rental Prohibition and enforcing a Short-Term Rental Regulation is that the STR Regulation enforcement will fund itself by the TOT taxes generated.
- All registered STRs could be required to post their STR Permit # on all advertising, which will make it very easy to spot “unregistered” properties
  - Immediate action could be taken against properties not displaying a permit
  - An annual review of all published permit numbers could identify permits that were expired, suspended, or revoked.
- In addition to County & City STR Enforcement Staff, enforcement will also be done by Professional STR Managers and STR Property Owners.
  - Managers and Owners who are “playing by the rules” will actively seek out and report properties that have an unfair advantage by not registering and collecting TOT
- There could be large statutory and punitive financial penalties for not registering and operating within the STR Ordinance.
- Requiring Professional Property Management for all STRs could ensure consistent standards, and would create “centralized” contact for all enforcement actions

- **Components of a successful Short-Term Rental Ordinance:**

- **Permit Requirement:**
  - Any property owner wanting to rent for less than 30 days must have:
    - A Short-Term Rental permit
    - A Business License
    - A Transient Occupancy Tax registration certificate
      - With monthly reporting and remittance requirement
    - Compliance (and be in good standing) with all residential Building & Safety codes
  - Short-Term Rental Permit # must be posted on all advertising
- **Surety Bond and Insurance:**
  - Permit holders must post a surety bond, and have applicable insurance.
- **“Good Neighbor” Policies:**
  - **Limits:** Before a Short-Term Rental Permit is approved, each property must be approved for limits on the following items (limits will be relative to the size and parking availability of each property):



- Max # of overnight Guests
- Max # of people allowed on the property at any time
- Max # of cars parked at property (and no RV parking)
- **Performance Standards:** Other policies to which STR Property Owners must agree:
  - No minors may be the responsible party on a Short-Term Rental Agreement
  - 9:00pm “Outdoor Quiet Time” rule
  - No parties or hosted events
  - Trash policy
  - Any other items as determined by public input on the Short Term Rental Ordinance
- **A Nuisance Response Plan must be registered with the County or City:**
  - A two-number (and two-email address) “disturbance response” contact sequence must be provided in the plan
  - Manager and/or Owner personal contact information must be provided in the plan
- **Violations:**
  - Not meeting any of the above conditions will be grounds for removal of a licence.
  - Offering, advertising, or renting on a short-term basis without a permit and business license will not be permitted by the industry.
- **A Model Short Term Rental Ordinance:**
  - A model Short-Term Rental Ordinance (which reflects most of the principles outlined in this paper), has been developed by the City of Ventura, CA.
  - This Ordinance has been used successfully since 2009
  - The County & City of Santa Barbara can use this as a template for their Short Term Rental Ordinances
  - <http://www.cityofventura.net/files/file/finance-tech/stvr/STVR%20Ordinance%202009-004.pdf>

## Daly, Julia Rutherford

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**From:** STR Santa Barbara <savetherentals@gmail.com>  
**Sent:** Friday, December 02, 2016 12:46 PM  
**To:** sbcob  
**Subject:** A plan for the Fair Regulation of STRs in Santa Barbara County - Revised Attachment - Please disregard previous email:  
**Attachments:** A Plan for Fair Regulation of STRs in Santa Barbara.pdf

Dear Clerk of Board: Please disregard the previous email I sent, and instead send the email below to the Board of Supervisors with the revised attachment. Thank You - Kiley Shae Allen

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Dear Board of Supervisors:

I hope you understand the many reasons why Prohibition of STRs is not the solution to managing this modern travel activity.

STRs represent only 1.7% of the entire housing supply in SB County, and the alleged problems with housing affordability and neighborhood compatibility are greatly overstated. Conversely, there are many benefits of STRs, and they far outweigh the alleged problems.

Furthermore, it will be difficult to fund Prohibition, while the TOT revenues from Regulation could easily fund enforcement of regulations.

**Because of these reasons, Fair Regulation is the correct way to manage Short Term Rentals in Santa Barbara County.**

Save the Rentals Santa Barbara ([www.STRSantaBarbara.org](http://www.STRSantaBarbara.org)) represents over 900 concerned citizens, and has been working diligently to prepare an alternative to Prohibition.

Please see the attached document which outlines the benefits of STRs, and offers guidelines for the development of an STR Ordinance that preserves all the benefits, and minimizes (or eliminates) any negative issues associated with STRs.

Thank you for your consideration.

Sincerely,

Kiley Shae Allen  
Executive Administrator  
Save The Rentals Santa Barbara  
[www.STRSantaBarbara.org](http://www.STRSantaBarbara.org)

## A Plan for Fair Regulation of STRs in Santa Barbara County & City

### **Why Short-Term Rentals should be regulated (and not prohibited) in Santa Barbara County & City:**

- 1) **Short-Term Rentals (STRs) are a major source of revenue for the City and County of Santa Barbara, generating ~\$470 million in economic activity, and ~5,000 jobs** (source: Santa Barbara Independent: <http://www.independent.com/news/2016/feb/18/report-says-vacation-rentals-generate-470-million/> ).
  - a) The economic impact of STRs is so large because STR visitors use all the resources in our community (ex. grocery stores, auto repair shops, etc.), not just the tourism-based resources.
  - b) STR activity is spread equally throughout the City & County, and is not concentrated in just the tourist-specific areas
- 2) **With Fair Regulation, the Transient Occupancy Tax (TOT) revenues from STRs would triple to ~\$3.6 million per year to the City of Santa Barbara, and quadruple to ~\$5.6 million per year to the County of Santa Barbara.**
  - a) Over 10 years, the ~\$36 million to the City and ~\$56 million to the County in unrestricted TOT revenues could help solve ongoing infrastructure & budget problems.
- 3) **STRs provide property owners with a way to generate income to help support the affordability of their home, while also having the ability to enjoy the home throughout the year**
- 4) **STRs provide important local short-term housing needs:**
  - a) Temporary housing for workers, professors, medical personnel, & families relocating for employment.
  - b) Executive housing, insurance claim temporary housing, housing needed during remodels, people looking to move to our area.
  - c) Visitors who come to town for medical procedures.
- 5) **STR's provide affordable & authentic accommodations for visitors**
  - a) Families who cannot afford multiple hotel rooms have an affordable option by renting a multi-bedroom home
  - b) Guests can "live like a local" in a residential neighborhood, and learn & appreciate the local lifestyle
  - c) Allowing STRs in a community promotes a "welcoming" attitude towards visitors
- 6) **Decisions to prohibit STRs in communities are generally based on two perceptions that are not supported by data, statistics, or formal studies. Conversely, recent studies performed by a respected Santa Barbara-based economic consulting firm do not support these perceptions.**
  - a) **Perception 1: STRs are a significant cause of the reduction in supply of long-term housing**
    - i) The data-supported conclusions of a recent economic study do not support this perception: [http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR\\_Effect\\_on\\_Housing\\_051216.pdf](http://www.strsantabarbara.org/wordpress/wp-content/uploads/2015/09/STR_Effect_on_Housing_051216.pdf)
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As partners who share a passion for the benefits of short term rentals (and who also understand the concerns of neighborhood compatibility & housing supply), we look forward to working with the County & City of Santa Barbara to create a regulatory framework that works in the public interest, and gives certainty to this important part of the economy.

We would note that nearby communities have successfully implemented short-term-rental policies to ensure they retain this industry while maximizing public good.

We believe the following items represent the over-riding principles that will allow short-term rentals to co-exist within current bylaws and zoning. These principles can be used to craft a simple and effective Short Term Rental Ordinance that ensures the benefits of STRs are realized, and negative effects are minimized (or eliminated).

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- **Noise, Parking, Parties, Etc.:**
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- Outdoor Quiet Time (9:00pm), No RVs, No Parties or Hosted Events, and many other controls could be put into place to ensure neighborhood compatibility.
    - Owner or Manager contact details for all registered properties could be placed on the County & City websites, with a 24/7 “2-number” call sequence to report problems.
    - Noise Management devices could be installed at all registered properties
      - **Noise Aware** is an industry-accepted automatic noise notification system which is affordable and effective
      - Please review the details at: <https://www.noiseaware.io>
    - Ventura has implemented a simple and effective “Nuisance Response Plan” system (see list of *Registered Nuisance Response Plans* at: <http://www.cityofventura.net/ft/STVR> ).
      - Short-Term Rental Permit Holders could be required to respond to nuisance complaints within a reasonable amount of time
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  - A model Short-Term Rental Ordinance (which reflects most of the principles outlined in this paper), has been developed by the City of Ventura, CA.
  - This Ordinance has been used successfully since 2009
  - The County & City of Santa Barbara can use this as a template for their Short Term Rental Ordinances
  - <http://www.cityofventura.net/files/file/finance-tech/stvr/STVR%20Ordinance%202009-004.pdf>

## Daly, Julia Rutherford

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**From:** Debra Smitham Luther <debra\_smitham@yahoo.com>  
**Sent:** Friday, December 02, 2016 1:27 PM  
**To:** sbcob  
**Subject:** upcoming vote

Dear County Clerk,

I'm reaching out to urge you to continue to allow STRs in Santa Barbara County! Like many other families, we come to the Carpinteria or Summerland area every year to enjoy your beautiful part of the country. We rent a beach house and take very short showers! My kids pick up trash they see on the beach and donate their "spending money" to the companion bird sanctuary and the SB Sea Center. We love to frequent the many, wonderful small businesses in the area and have easily spent \$25,000 over the past 8 years or so. A decision to ban STRs would be devastating for most of these local businesses. Please consider the weight of your decision carefully.

I believe that the majority of ST renters feel a very strong attachment to your area, and love and protect it like residents. There must be other ways to regulate that are more balanced, and protect everyone's interests in this situation.

I hope you will continue to allow STRs!

Thank you for your time and consideration,  
Debra M. Smitham, Ph.D.



## Daly, Julia Rutherford

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**From:** Nena Quiros <nenaq1662@gmail.com>  
**Sent:** Friday, December 02, 2016 1:41 PM  
**To:** sbcob  
**Subject:** STRs only represent 1.7% of our total housing supply

Dear County Supervisors,

Please don't vote to ban all STRs.

Shutting down my STR is not going to help the rental shortage. I am a widow, 64 years, recently retired and I've been sharing a room in my house with Airbnb guests for 18 months, paying all taxes, etc. You should know that in the course of owning my home (since 1984), I've had more roommates than Heinz has pickles. Shutting down my STR will not help the rental shortage, because I'll never rent to a long term roommate again. No matter how nice they are, they always become annoying because my floor plan has limited shared use space.

I take a lot of pride in my home and spend way more money keeping it looking good (for Airbnb guests) than I ever would for a roommate. Hence, the argument that STRS are ruining neighborhoods is also completely false in my case.

Please don't ban STRs, especially ones like mine that are "home sharing".

Nena Quiros  
1427 Kenwood Rd.

Sent from my iPad

## Daly, Julia Rutherford

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**From:** Thomas Zweber <zweberdiagnostics@gmail.com>  
**Sent:** Friday, December 02, 2016 1:44 PM  
**To:** sbcob  
**Subject:** In support of short-term rentals in Santa Barbara County

Dear Board of Supervisors:

I have recently re-located to Santa Barbara, where I am a practicing physician. I was living here previously and gone for 16 years. Over the 16 years, I frequently stayed at short-term rental homes in Santa Barbara. I have four children, and we do not like to stay at hotels. I think the option for people to stay in a beautiful home in Santa Barbara draws many people who simply would not come otherwise.

I do not believe that this short-term rental business in any way damages the hotel business. I think different people stay at homes. I also highly believe that the County needs the additional tax revenues that would be created.

Simply put, the short-term rentals bring in the very best tourists that, from my perspective, would spend money in all of the businesses.

Without any question, I feel strongly that short-term rentals should be available. That being said, they need to be respectful to their neighbors and they also need to pay their taxes.

Thank you for your consideration.

Sincerely,

Thomas J. Zweber, M.D.

## Daly, Julia Rutherford

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**From:** Roberta R McGinnis <c21bobbi@icloud.com>  
**Sent:** Friday, December 02, 2016 1:49 PM  
**To:** sbcob  
**Subject:** Vote No on the current version of the Short Term Vacation Rental Ordinance

"Dear Supervisors,

I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the "bad apples" of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

By adopting an ordinance modeled after the Goleta Short Term Rental Ordinance, the County would be putting in place a commonsense plan that protects neighborhoods, allows property owners to keep their private property rights, and allows the County to regulate Short Term Rentals and collect TOT. This plan allows neighbors to have a responsible and quick recourse should a vacation rental break the rules.

**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance."**

Bobbi McGinnis  
Santa Barbara

**Daly, Julia Rutherford**

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**From:** theokracke@gmail.com on behalf of Theo Kracke <theo@paradiseretreats.com>  
**Sent:** Friday, December 02, 2016 2:14 PM  
**To:** sbcob  
**Subject:** Report shows that Short Term Rental properties are more affordable than Hotel rooms  
**Attachments:** Average Per Night Room Rates - STRs vs. Hotels - SB County.xlsx.pdf

Dear Board of Supervisors:

I have noticed several letters from opponents of STRs that short term rentals are not a more affordable option for coastal lodging.

These claims seemed wrong to me intuitively, and so I did a study of all the properties managed by Paradise Retreats in the Coastal Zone of Santa Barbara County. The results of this study are in the attached report.

**This report shows that the average Per Room/Per Night rate for Hotels is 41% higher than the Per Room/Per Night rate for STRs.**

Additionally, when you add the cost savings by eating most meals at the home, then the affordability of STRs is further increased.

The good news is that STRs rarely compete directly with Hotels. That is one of the reasons why Hospitality Santa Barbara recently sent you a letter opposing the STR Ordinance. Why? The main reason is that the average hotel stay is 2.1 nights, and the average STR stay is 7.7 nights. We cater to different demographics, and offer different experiences, yet both business models benefit tourism as a whole in Santa Barbara County.

**Please consider these facts when making your decision, and please vote NO on the STR Ordinance prepared by your staff.**

Sincerely,

Theo Kracke

--

Theo Kracke  
President  
Paradise Retreats  
World Class Vacation Rentals, LLC  
[theo@paradiseretreats.com](mailto:theo@paradiseretreats.com)

## Paradise Retreats Coastal Zone Properties

### Rental Rates: Per Room Per Night

Property Name	Location	# of Bedrooms	Season	Rental Rate (7 Nights)	Rate per Room per Night (7 Nights)
Beach Haven	Carpinteria Beach	2	Summer	\$3,000	\$214
Beach Haven	Carpinteria Beach	2	Spring/Fall	\$2,700	\$193
Beach Haven	Carpinteria Beach	2	Winter	\$2,400	\$171
Carpinteria Cottage	Carpinteria Downtown	3	Summer	\$2,600	\$124
Carpinteria Cottage	Carpinteria Downtown	3	Spring/Fall	\$2,200	\$105
Carpinteria Cottage	Carpinteria Downtown	3	Winter	\$1,800	\$86
Beachcomber	Carpinteria Oceanfront	4	Summer	\$6,200	\$221
Beachcomber	Carpinteria Oceanfront	4	Spring/Fall	\$5,200	\$186
Beachcomber	Carpinteria Oceanfront	4	Winter	\$4,200	\$150
Beachfront Bliss	Carpinteria Oceanfront	4	Summer	\$10,000	\$357
Beachfront Bliss	Carpinteria Oceanfront	4	Spring/Fall	\$8,000	\$286
Beachfront Bliss	Carpinteria Oceanfront	4	Winter	\$6,000	\$214
Beachside Bungalow	Carpinteria Oceanfront	2	Summer	\$4,500	\$321
Beachside Bungalow	Carpinteria Oceanfront	2	Spring/Fall	\$4,000	\$286
Beachside Bungalow	Carpinteria Oceanfront	2	Winter	\$3,500	\$250
Carpinteria Dreamin	Carpinteria Oceanfront	2	Summer	\$3,600	\$257
Carpinteria Dreamin	Carpinteria Oceanfront	2	Spring/Fall	\$3,200	\$229
Carpinteria Dreamin	Carpinteria Oceanfront	2	Winter	\$3,000	\$214
Endless Summer Retreat	Carpinteria Oceanfront	5	Summer	\$7,200	\$206
Endless Summer Retreat	Carpinteria Oceanfront	5	Spring/Fall	\$5,250	\$150
Endless Summer Retreat	Carpinteria Oceanfront	5	Winter	\$4,500	\$129
Rincon Retreat	Carpinteria Oceanfront	3	Summer	\$3,900	\$186
Rincon Retreat	Carpinteria Oceanfront	3	Spring/Fall	\$3,400	\$162
Rincon Retreat	Carpinteria Oceanfront	3	Winter	\$3,200	\$152
Sandyland Cove Retreat	Carpinteria Oceanfront	5	Spring/Fall	\$6,300	\$180
Sandyland Cove Retreat	Carpinteria Oceanfront	5	Summer	\$4,500	\$129
Sandyland Cove Retreat	Carpinteria Oceanfront	5	Winter	\$3,675	\$105
Driftwood Beach Retreat	Carpinteria Sandyland Cove	5	Summer	\$5,875	\$168
Driftwood Beach Retreat	Carpinteria Sandyland Cove	5	Spring/Fall	\$4,125	\$118
Driftwood Beach Retreat	Carpinteria Sandyland Cove	5	Winter	\$2,175	\$62
Montecito Cottage	Montecito - Lower Village	3	Summer	\$2,900	\$138
Montecito Cottage	Montecito - Lower Village	3	Spring/Fall	\$2,500	\$119
Montecito Cottage	Montecito - Lower Village	3	Winter	\$2,400	\$114
Montecito Village Retreat	Montecito - Lower Village	4	Summer	\$3,800	\$136
Montecito Village Retreat	Montecito - Lower Village	4	Spring/Fall	\$3,500	\$125
Montecito Village Retreat	Montecito - Lower Village	4	Winter	\$3,200	\$114

## Paradise Retreats Coastal Zone Properties

### Rental Rates: Per Room Per Night

Property Name	Location	# of Bedrooms	Season	Rental Rate (7 Nights)	Rate per Room per Night (7 Nights)
Butterfly Beach Hideaway	Montecito Beach Area	2	Summer	\$2,700	\$193
Butterfly Beach Hideaway	Montecito Beach Area	2	Spring/Fall	\$1,950	\$139
Butterfly Beach Hideaway	Montecito Beach Area	2	Winter	\$1,650	\$118
Casita Azul	Montecito Beach Area	2	Summer	\$2,000	\$143
Casita Azul	Montecito Beach Area	2	Spring/Fall	\$1,800	\$129
Casita Azul	Montecito Beach Area	2	Winter	\$1,600	\$114
Sea Ranch	Montecito Beach Area	6	Summer	\$10,400	\$248
Sea Ranch	Montecito Beach Area	6	Spring/Fall	\$8,900	\$212
Sea Ranch	Montecito Beach Area	6	Winter	\$7,900	\$188
Seashell Cottage	Montecito Beach Area	2	Summer	\$2,100	\$150
Seashell Cottage	Montecito Beach Area	2	Spring/Fall	\$1,900	\$136
Seashell Cottage	Montecito Beach Area	2	Winter	\$1,300	\$93
Seaside Cottage	Montecito Beach Area	1	Summer	\$1,800	\$257
Seaside Cottage	Montecito Beach Area	1	Spring/Fall	\$1,700	\$243
Seaside Cottage	Montecito Beach Area	1	Winter	\$1,300	\$186
Miramar Beach House	Montecito Oceanfront	3	Summer	\$8,500	\$405
Miramar Beach House	Montecito Oceanfront	3	Spring/Fall	\$4,500	\$214
Miramar Beach House	Montecito Oceanfront	3	Winter	\$3,500	\$167
Miramar Beach Retreat	Montecito Oceanfront	2	Summer	\$4,900	\$350
Miramar Beach Retreat	Montecito Oceanfront	2	Spring/Fall	\$3,900	\$279
Miramar Beach Retreat	Montecito Oceanfront	2	Winter	\$2,900	\$207
Dolphin Vista	Santa Barbara Hope Ranch Annex	3	Summer	\$4,300	\$205
Dolphin Vista	Santa Barbara Hope Ranch Annex	3	Spring/Fall	\$3,600	\$171
Dolphin Vista	Santa Barbara Hope Ranch Annex	3	Winter	\$3,100	\$148
Coastal Contemporary	Santa Barbara Mesa/Beach Area	3	Summer	\$3,800	\$181
Coastal Contemporary	Santa Barbara Mesa/Beach Area	3	Spring/Fall	\$3,300	\$157
Coastal Contemporary	Santa Barbara Mesa/Beach Area	3	Winter	\$2,800	\$133
Sea Glass Cottage	Santa Barbara Mesa/Beach Area	2	Summer	\$2,200	\$157
Sea Glass Cottage	Santa Barbara Mesa/Beach Area	2	Spring/Fall	\$2,100	\$150
Sea Glass Cottage	Santa Barbara Mesa/Beach Area	2	Winter	\$1,700	\$121
Shoreline Retreat	Santa Barbara Mesa/Beach Area	8	Summer	\$6,100	\$109
Shoreline Retreat	Santa Barbara Mesa/Beach Area	8	Spring/Fall	\$4,500	\$80
Shoreline Retreat	Santa Barbara Mesa/Beach Area	8	Winter	\$4,000	\$71
Shoreline Surf Point	Santa Barbara Mesa/Beach Area	3	Summer	\$5,400	\$257
Shoreline Surf Point	Santa Barbara Mesa/Beach Area	3	Spring/Fall	\$3,750	\$179
Shoreline Surf Point	Santa Barbara Mesa/Beach Area	3	Winter	\$3,000	\$143

**Paradise Retreats Coastal Zone Properties**

**Rental Rates: Per Room Per Night**

Property Name	Location	# of Bedrooms	Season	Rental Rate (7 Nights)	Rate per Room per Night (7 Nights)
Sur La Mer	Santa Barbara Mesa/Beach Area	2	Summer	\$2,125	\$152
Sur La Mer	Santa Barbara Mesa/Beach Area	2	Spring/Fall	\$1,875	\$134
Sur La Mer	Santa Barbara Mesa/Beach Area	2	Winter	\$1,625	\$116
Villa Ballena	Santa Barbara More Mesa Shores	4	Summer	\$6,500	\$232
Villa Ballena	Santa Barbara More Mesa Shores	4	Spring/Fall	\$5,300	\$189
Villa Ballena	Santa Barbara More Mesa Shores	4	Winter	\$4,500	\$161
Harbor Retreat	Santa Barbara West Beach	3	Summer	\$3,000	\$143
Harbor Retreat	Santa Barbara West Beach	3	Spring/Fall	\$2,500	\$119
Harbor Retreat	Santa Barbara West Beach	3	Winter	\$2,000	\$95
The Cottage at West Beach	Santa Barbara West Beach	2	Summer	\$2,800	\$200
The Cottage at West Beach	Santa Barbara West Beach	2	Spring/Fall	\$2,400	\$171
The Cottage at West Beach	Santa Barbara West Beach	2	Winter	\$2,000	\$143
The Hideaway at West Beach	Santa Barbara West Beach	2	Summer	\$2,200	\$157
The Hideaway at West Beach	Santa Barbara West Beach	2	Spring/Fall	\$1,700	\$121
The Hideaway at West Beach	Santa Barbara West Beach	2	Winter	\$1,400	\$100
The Lookout at West Beach	Santa Barbara West Beach	2	Summer	\$2,500	\$179
The Lookout at West Beach	Santa Barbara West Beach	2	Spring/Fall	\$2,000	\$143
The Lookout at West Beach	Santa Barbara West Beach	2	Winter	\$1,700	\$121
Summer Hill Retreat	Summerland Beach Area	4	Summer	\$2,800	\$100
Summer Hill Retreat	Summerland Beach Area	4	Spring/Fall	\$2,500	\$89
Summer Hill Retreat	Summerland Beach Area	4	Winter	\$2,000	\$71
Summerland Stagecoach Cottage	Summerland Downtown	2	Summer	\$1,800	\$129
Summerland Stagecoach Cottage	Summerland Downtown	2	Spring/Fall	\$1,500	\$107
Summerland Stagecoach Cottage	Summerland Downtown	2	Winter	\$1,300	\$93
Summerland Beach Retreat	Summerland Oceanfront	6	Summer	\$8,000	\$190
Summerland Beach Retreat	Summerland Oceanfront	6	Spring/Fall	\$7,000	\$167
Summerland Beach Retreat	Summerland Oceanfront	6	Winter	\$6,000	\$143

**Short Term Rentals: Average Per Room Per Night Rate: \$167**

**Santa Barbara South Coast Hotels: Average Per Room Per Night Rate\*:** \$235

\*Smith Travel Research - 2015 Jan-Dec Report *41% higher*

## Daly, Julia Rutherford

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**From:** Carey Kendall <carey@clkre.com>  
**Sent:** Friday, December 02, 2016 2:22 PM  
**To:** sbcob  
**Cc:** Carey Kendall  
**Subject:** short term rentals

Dear Supervisors,

I have sent each of you a letter and an email separately and once again I urge you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I recommend you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not strip away private property rights from owners and leave neighborhoods without any real enforcement tool against the “bad apples” of short term rentals. Please look at this ordinance from all viewpoints! Property owners should have flexibility with their property use within reason. Neighbor concerns need to be addressed. The County needs to be able to have the land use properly regulated and make sure that neighborhood character is protected.

By adopting an ordinance modeled after the Goleta Short Term Rental Ordinance, the County would be putting in place a commonsense plan that protects neighborhoods, allows property owners to keep their private property rights, and allows the County to regulate Short Term Rentals and collect TOT. This plan allows neighbors to have a responsible and quick recourse should a vacation rental break the rules.

**Please vote NO on the current version of the Short Term Rental Ordinance and instead adopt an ordinance that mirrors the current Goleta City Short Term Rental Ordinance.**

Carey L. Kendall  
Broker Associate  
Village Properties Realtors  
Cal BRE License # 00753349  
Mobile: 805-689-6262  
Fax: 805-686-1499  
Email: [carey@clkre.com](mailto:carey@clkre.com)  
Web Site: [www.careykendall.com](http://www.careykendall.com)

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## Daly, Julia Rutherford

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**From:** Metzger, Jessica  
**Sent:** Friday, December 02, 2016 2:55 PM  
**To:** sbcob  
**Subject:** More Comments on STRs  
**Attachments:** Allow STRs in AG-I Zones - Dec. 6th - Short Term Rental Ordinance; Short Term Rental Hearing; STR Ordinance

**Daly, Julia Rutherford**

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**From:** craig minus <craigminus@gmail.com>  
**Sent:** Friday, December 02, 2016 2:46 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Cc:** Tracy Minus  
**Subject:** Allow STRs in AG-I Zones - Dec. 6th - Short Term Rental Ordinance  
**Attachments:** STR - Dec 6 - Minus Comment Letter.pdf

Please see the attached public comment letter for the record.

Thank you,  
Craig

December 2, 2016

**Via Email: [boardletters@co.santa-barbara.ca.us](mailto:boardletters@co.santa-barbara.ca.us)**

Chairman Peter Adams & Members of the Board of Supervisors  
Santa Barbara County Board of Supervisors  
C/O Clerk of the Board

Re: December 6<sup>th</sup> - Short Term Rental Ordinance – Allow STRs in AG-I Zones

Dear Chairman Adams and Honorable Supervisors:

We write to you as individual homeowners in the Unincorporated County of the Santa Ynez Valley.

We are in support of the ordinance EXCEPT that STRs should be allowed in ALL Agricultural zoned land.

We understand the potential nuisance concern from STRs and the desire to keep residential areas as "neighborhood" as opposed to "commercial" oriented uses. Therefore we agree STRs should appropriately be restricted in the neighborhood Residential zones.

However, categorizing AG-I zones the same as Residential Zones (by not allowing STRs) is a mis-categorization.

There is a clear distinction of intent and uses between the Residential and Agricultural zones. Moreover, AG-I zones require a minimum parcel size of 5 acres, which is significantly larger than the majority of Residential zoned parcels.

STRs are a compatible use for ALL agricultural zoned land. STRs should not be restricted to only commercial or AG-II designations but should be allowed to operate on ALL agricultural land (5, 10, 20 acre parcels) with a reasonable permit system in place to mitigate any impacts.

Sincerely,

Craig & Tracy Minus

**Daly, Julia Rutherford**

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**From:** Jim Nicholas <jimnic@impulse.net>  
**Sent:** Friday, December 02, 2016 1:50 PM  
**Cc:** Metzger, Jessica  
**Subject:** Short Term Rental Hearing

Dear Supervisor,

Two major issues which have **not been** extensively discussed in public are:

- 1) **Economic impact of banning most short term rentals** in the unincorporated County areas
- 2) **Cost to the County** of major class action litigation.

Economic Impact

A rough analysis using numbers from the County Tax Collectors Office for TOT collected only from STRs demonstrates the loss of income flow into the unincorporated area of the County. This is equivalent to a 1000 \$35,000/yr jobs.

Here is the back of the envelop assumptions: (source Michigan State University)

\$1.9M TOT income to unincorporated County based on 435 short term rentals

\$19M income to property owners - direct sales

Direct and Indirect Sales.

Total sales = Direct Sales + Multiplier effects = Direct sales + Indirect Sales + Induced Sales

$$1.9 = 1.0 + .40 + .50$$

\$ 19M in direct sales would yield a total sales effect of \$19M \* 1.9 = **\$ 36.1M minimum loss of income to citizens and businesses of Santa Barbara County**. Others claim this dollar amount is much higher.

A recent STR Economic Impact Report for the Santa Barbara area concluded that the operation of all STRs creates approximately \$471M in overall economic activity per year, and approximately 5,000 jobs.

Litigation

Many cities in California are being sued in class actions and individually by various listing agencies. The Ca Legislature decided that owners within common interest developments had the right to rent any residence on their property without temporal restrictions. California Civil Code 4740 was passed in 2012 to prevent Home Owner Organizations from imposing rental restrictions without a vote from the owners. Any subsequent CC&R changes after 2012 would only affect new owners.

Upcoming litigation will focus on ordinances which discriminate between short term and 30+ day rentals. Cities and Counties will be forced to justify why some homeowners are subjected to rental restrictions while others are not. A recent regional study has shown that nuisance between the different classes of rentals and the general population of housing is insignificant, i.e. **"the presence of STRs may actually reduce the rate of nuisance complaints; possibly because of the type of occupant that utilizes STRs"**.

Furthermore, the issue presented by the Planning Commission that STRs would impact the availability of low income housing cannot be supported. Newly released reports refute this argument and state **"An increase of 1/10th of 1% in the long-term rental supply is created by prohibition of STRs, and does not represent a significant number of housing units that would be converted from STR use to a longer term supply of housing for purchase or rent."**

It does not appear that the County Planning Commission has met any standard to justify denial of property rights of some owners for the better good. Discrimination between short and long term rentals is a restraint of trade, allowing hotels and motels to gain a significant increase in sales within the tourist lodging industry.

#### Summary

I urge you, as our representative, to permit additional review and consideration before approving any outright ban of short term rentals.

Thank you for your consideration.

Jim and Yvonne Nicholas

**Daly, Julia Rutherford**

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**From:** Angela Slater <angelaslater@grandmeadows.com>  
**Sent:** Friday, December 02, 2016 11:55 AM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica  
**Subject:** STR Ordinance

Dear Chair Adam and all SB County Supervisors,

I strongly support responsible regulation for allowing STR on ALL Ag zoned parcels in Santa Barbara County with a reasonable permit to help mitigate negative impacts often associated with on-line, off site management such as AirBB and VRBO.

I have had on-going STR on my property for the last 10 years. I have had no complaints from neighbors or my property with negative impacts from my STR guests.

- I screen guests myself and mostly use Santa Ynez Vacation Rentals. My STR guests are considerate, quiet and conscientious - they appreciate and respect your home and the opportunity it provides them to have a “rural” vacation experience - you hardly know they’re there because they are out and about spending \$\$ in SY!
- Unlike my neighbor’s long-term renters who do not maintain their property. My neighbor’s LTR are messy, loud, flood lights on until past 10 pm – their property is littered with cars, trailers, six barking dogs in cages, etc.!
- I am not taking away affordable housing/LTR from SY as I would not rent my unit for a long-term renter, and if I did, it wouldn’t be considered “affordable”.

- I like having the option to use my unit for myself, friends and family.
- Majority of my STR guests would not come to SY if they had to stay in a hotel. My guests seek the “ranch” style environment my property affords.
- Many of my guests have children- they need a full kitchen, a living room, space for the children to play and experience the “outdoors” – not cooped up in a hotel room– they want to be together as a “family” and could not afford to come to SY if they had to rely on hotel stays.
- My STR guests boost the SY economy by grocery shopping, eating at the many restaurants, renting bikes from Solvang, shopping in SY, Wine Tasting, etc.
- I rely on STR to offset the costs for improving and maintaining my 10-acre property.

Tourism in Santa Ynez will continue to grow. The reasons for banning/eliminating STR such as noise, nuisance, increased traffic can be easily enforced with a responsible permit.

**Everyone wins .....** Tourists get a choice - generating more tourists; SB collects more TOT tax; STR boosts the SB Economy; Homeowners have more money to spend on local contractors for improving and maintaining their properties – all the above boosts the SB economy with **no** negative impacts.

Please use reasonable, common-sense and allow STR on Ag properties and create a STR responsible/practical ordinance.

Thank you, Angela Slater – 20 years Solvang resident

## Daly, Julia Rutherford

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**From:** Metzger, Jessica  
**Sent:** Friday, December 02, 2016 3:01 PM  
**To:** sbcob  
**Subject:** FW:  
**Attachments:** doc05484920161202145923.pdf

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

**From:** PADsbLRPcopier@countyofsb.org [mailto:PADsbLRPcopier@countyofsb.org]  
**Sent:** Friday, December 02, 2016 2:59 PM  
**To:** Metzger, Jessica  
**Subject:**

Document was scanned-to-email from Planning and Development TASK alfa 5550ci copier (PADsbLRPCopier)



November 29, 2016

Ms. Jessica Metzger  
Planning & Development - County of Santa Barbara  
123 East Anapamu Street  
Santa Barbara, CA 93101

Re: Short Term Rental Ordinance - Citizen Input to Board of Supervisors

Thank you for the opportunity to submit public comment to the Board of Supervisors for their December 6, 2016 meeting. Citizens, the Planning Department, and the Planning Commission have worked long and hard to create these proposed ordinances. The Board of Supervisors may not be as close to the issues we have grappled with, therefore, in a nutshell, and for the reasons outlined below, **PLEASE BAN ALL SHORT TERM VACATION RENTALS IN RESIDENTIAL ZONES, ESPECIALLY IN MISSION CANYON.**

**Pass** the ordinances against short term rentals, home sharing, lodging, boarding or rooming houses and hostels **especially** in areas such as Mission Canyon and above Foothill Road where it will present a **literal** disaster in case of fire or emergency evacuation, and **forbid** in **any** zoning district not intended for this type of commercially oriented use.

***Supporting some of the arguments against:***

**Unlawful use of residential property as a commercial venture:** Property owners do NOT have the right to use their property however they wish; established zoning, building codes and permitting and use regulations are in place for a reason. A home in a residential zone is not a business opportunity to be exploited at the expense of the neighborhood and the community.

**Do NOT collect transit occupancy taxes or business taxes** as this would tacitly approve the illegal use and violation of the zoning code. Enforcement of violations with **significant** fines would provide funds for enforcement program and act as deterrent. Merely enforcing existing noise and nuisance violations does not suffice, does not address all the impact issues.

**Neighborhood issues of traffic, parking, safety, emergency evacuation, noise:** Short term renters are not protected with required smoke alarms, emergency exits, evacuation procedures and other safety features and inspections required for hotels. There is not adequate parking provided for this use. No planning or environmental review has approved this commercial use and neighbors are not protected from the impacts these short term renters impose on them. **We should not have to continue to bear strangers in and out of our neighborhoods making additional noise, impacting parking and traffic and causing safety and security issues around our homes. The quiet enjoyment of our residence is obliterated when there is a short term rental on a property of less than one acre.**

**Home sharing** with an owner present is a smoke screen; the same impact issues exist and it would be ridiculous to try to enforce. Home sharing still has a negative impact because of the frequent turnover of guests and intensity of the land use.

**Affordable Housing:** every short term vacation rental in a legal unit is taking away an ownership or long term rental opportunity from our community. Home prices and rents continue to rise and extremely low vacancy rates making workforce housing unaffordable and unavailable. Rising housing prices and rental rates along with extremely low rental vacancy rates continue to challenge the availability of housing affordable to the workforce. Every short term rental unit not available for long-term housing creates an increasing demand on an already challenged marketplace.

November 29, 2016

Ms. Jessica Metzger

Page Two

***Debunking some of the arguments in favor:***

**Promotes tourism** – it is not the burden of residentially zoned neighborhoods to disproportionately bear. Residents bear the burden and contribute to tourism through commercial zones, retail taxes, traffic, parking restrictions and the like.

**Generates revenue for community** – I challenge you to create a system of collecting revenue fairly and completely from directly short term rentals. The jurisdictions that have tried have faced severe roadblocks and impediments from both the homeowners and the online platforms. Additionally, this money is seldom earmarked for mitigation of the impact of short term rentals on those it directly adversely affects, and generally goes to general funds.

**Defrays costs of mortgage** – Since when is it the role of government functioning as long range planners to assist homeowners in defraying their costs?! If these are legal rental units, a long term renter provides payments to the owner AND the community gains affordable housing. If local government wants to assist homeowners with their mortgage payments, the appropriate vehicle is affordable housing programs, lower interest loans and the similar home buying assistance. These are subsidized by the *entire* community; not on the backs of specific neighbors.

It is the power and responsibility of local government to regulate and to preserve residential neighborhoods and address housing issues:

Land use regulations placing restrictions on the way one may use a property are an essential function of government ordinances and upheld by legal rulings. Only commercial and multiple residential zones can support short term rental activity. ***Please protect R-1 neighborhoods, particularly on parcels of less than one acre, and especially in areas such as Mission Canyon and above Foothill Road where it will present a literal disaster in case of fire or emergency evacuation, and forbid it in any zoning district not intended for this type of commercially oriented use.***

**PLEASE PASS THE ORDINANCE THAT BANS SHORT TERM RENTALS in residential zones in ALL of its forms including “home sharing” (which is a smokescreen and unenforceable) and provide STRICT enforcement tools. Please protect and support the law-abiding citizens of residential neighborhoods and our communities.**

Sincerely,

Concerned Mission Canyon Resident

## Daly, Julia Rutherford

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**From:** Margareta Hartry <mhartry@earthlink.net>  
**Sent:** Friday, December 02, 2016 3:41 PM  
**To:** sbcob  
**Subject:** short term rentals - meeting Dec.6th

Dear Supervisors ,

We were pleased when the ban on on short term rentals was passed by the Santa Barbara City Council and hopeful that the County Supervisors will follow suit .

These STR's do not belong in residential neighborhoods .

We live in Janin Acres (Solvang) and have experienced a lot more traffic , parking problems , driver's not respecting speed limits and increased noise and partying going on .

We moved to our house 6 years ago for the peace and quiet and family feel of our neighborhood.  
Recently several families with young children have moved here also . That is the atmosphere we want to keep .

We would like to see the lovely , rural and quiet charm of our neighborhood preserved .

These rentals should not be allowed in small residential neighborhoods in our lovely valley .

We ask you to please vote to ban the STR's .

Thank you for your consideration .

Bob and Margareta Hartry