



November 22, 2016

To the County of Santa Barbara Board of Supervisors:

The Board of Directors of the More Mesa Shores Homeowners Association has had extensive discussions in Executive Session as well as direct input to the Board from a wide range of individual homeowners concerning the short term rental deliberations. All homeowners have been encouraged to articulate their perspective. As such, this Board expresses its strong consensus in encouraging the Santa Barbara County Supervisors to reject the petition to allow short term rentals in the unincorporated areas of the County.

Attached please find a letter to the Long Range Planning Division dated 7/22/15 which you have on file. This letter is self-explanatory and should be reviewed for the current deliberations. The position of our Board is unchanged.

Short term rentals now account for approximately 10% of the homes in our Association. This number is derived from queries of AirBnB and VRBO websites. There may be others. Importantly, the Covenants, Codes, and Restrictions of the Association, which are endorsed by all homeowners as a condition of ownership, are clear in indicating More Mesa Shores is a community defined by its residential family nature and specifically prohibits activities such as those encumbered by short term rentals (and events).

While the term “short term rentals” does not appear exactly in the CC&R’s, they were written before that term existed. Regardless, the *spirit* of the CC&R’s is clear in prohibiting short term rental-like activities as not consistent with the agreed upon quality of the neighborhood. Moreover short term rentals in this neighborhood show disregard for the zoning guidelines established by the County. Of note, the online nature of the AirBnB and VRBO business model additionally undermines community zoning laws and the efficacy of local government.

A review of deliberations on this matter in surrounding communities including Santa Barbara City, Montecito, Carpinteria, Goleta, Ojai, Buellton, Solvang, and many other communities throughout California

indicates near unanimous rejection of short term rentals outside usual business areas.

The arguments in favor of short term rentals are specious. Specifically, there are no data to indicate substantial increased conventional employment. Any potential additional employment is either minimum housekeeping cash wages or AirBnB/VRBO management fees. Potential tax revenues to the County are either speculative assuming the taxes are actually collected, or a trade-off for revenues already generated by conventional hotels (recently raised to 12%). Conventional hospitality businesses are undermined by this activity. While this Board understands and respects the desire of a property owner to do with his/her property as he/she pleases absent government regulation, none of us lives in a vacuum. As noted the CC&R's of this Association are clear in the agreed to obligations of property owners, their individuality notwithstanding.

Please consider this the strongest possible encouragement that the Board of Supervisors reject and eliminate the short term rental initiative.

Thank you in advance for your consideration.

Sincerely,

Ted Johnson

More Mesa Shores HOA President

CC:

Charlie Stolar, MMS Board Member

Joel Rothman, MMS Board Member

Mark Moseley, MMS Treasurer

Holly Melton, MMS Secretary