

Public Comment - Group 3

Daly, Julia Rutherford

From: pjpilcher@comcast.net
Sent: Thursday, June 01, 2017 7:56 PM
To: sbcob
Subject: Short term rentals
Attachments: STR 2017.pdf; STR.pdf

I'm submitting two letters for the County Board of Supervisors meeting on Tuesday.

Thank you for reading them.

Pam Pilcher
686-2962

June 1, 2017

To: County Board of Supervisors
RE: STRs

I submitted a letter last year and want to write again about STRs in neighborhoods.

There's no place for them in neighborhoods/residential areas.
I live in Janin Acres and there is one on the corner of my street. I won't repeat what my earlier letter stated but I will update what has occurred.

A group of renters from this STR, children and adults (and a dog) walked up the street and went on my neighbors' property, uninvited — in fact the owners weren't home. This group used the outdoor play equipment of my neighbors' children without permission. My neighbor came home as they were leaving and when asked what they were doing on her property they acted as if it wasn't a big deal. My neighbor called the owner of the STR and was told that the renters violated the rental agreement by having a dog there so they were going to keep the deposit. Gee, how nice! It benefits the owners but not the neighbors.

Another time, recently, the renters yelled over the fence for my neighbor to stop the noise. It was her gardener with an electric tool at 4pm on a Saturday. My neighbor said that she had work being done and they responded by saying they would call the Sheriff on her.

Renters come and go. They have no vested interest in our neighborhood. We don't know who they are and are subjected to new faces all the time, subjected to many of the same issues each weekend they are there.

I attended the last meeting and I was rather taken back as to the comments I heard from the Pro-STR peanut gallery, as well as from people who spoke for one minute. The people who either own or work for a STR company seem to think it is their right to own a business in a residential neighborhood. I heard a group of them refer to those of us who are against STRs as "whiners." The man who owns the STR in my neighborhood got up and spoke and said there aren't any complaints (he owns/manages many, many STRs). Well, he told all of us to call them when we have a complaint or concern. We were doing this because we didn't know any better. But really, does the Sheriff's department really want to be bothered with these calls?

I'm submitting my previous letter along with this letter for reference.
STRs have no business in neighborhoods.

Thank you for your time.
Pam Pilcher

Due to work commitments I probably won't be able to attend the meeting on Tuesday but I do have a voice.

To: Board of Supervisors,

Re: STRs

As a resident of Solvang, living in Janin Acres, I want to share my concerns with STRs in Janin Acres. From what I've been told by the planning department, we are zoned AG-II. If the current proposed STR Ordinance is approved in December, STRs will not be allowed in Janin Acres. I'm in favor of passing this ordinance.

I moved here two years ago, downsizing from a five acre property in Santa Ynez. Janin Acres is an older neighborhood with most of the homes being built in the 1960s. Right around the time I moved in, a STR started several houses away from mine.

A concern of mine is that since we are an older neighborhood in the valley, with many of the homes having the original owners or at least elderly owners, I anticipate that these homes will be for sale sooner than later. These homes are still reasonably priced for the valley and can be bought, updated and turned into STRs very easily, such as the one here already. And since the valley is such a destination attraction, people will rent these homes.

I don't want my neighborhood turned into a vacation rental area. The one that is a couple of houses away from mine was bought by Paradise Retreats to turn into a STR, not to be a private home. The home is advertised as sleeps 8, and has a swimming pool, bocce court, half-court sport court, outdoor kitchen area complete with outdoor speaker/music. A vacation renters' paradise. From my observations it seems that many times there are more than 8 people there, having a party in the backyard. It's the meeting place when a large group of people come to the valley and others are staying elsewhere. More than once has the immediate neighbor called the owners to complain about noise, particularly after ten o'clock. People who rent don't care - they leave in a couple of days.

I texted the owner to ask how many guests were staying there since the drive-way and surrounding area was full of cars. She texted back indicating that she would turn on the cameras on the driveway to see how many cars were parked there (they say there is a limit). Why don't they have the cameras on all the time? Why do they rely upon the neighbors reporting? We don't want to have to police their rental income-home, nor be bothered with having different people in our neighborhood each weekend when it's rented. I didn't move into this neighborhood to have someone open a business and have non-neighborhood people live short-time, having a great time while here, and having us manage it for them. Can I open a B&B in Janin Acres?

Owners of Paradise Retreats has sent out an email to all their past and former clients asking them to respond with a NO to passing this ordinance. In their plea, they state that STRs would be prohibited "in all residential and virtually all AG zoned areas in SB County". To begin with I'm not sure that this is a true statement, and, more importantly, their short term renters don't have a say in what happens in my neighborhood.

I'm not blind to the fact that "some" of these STRs pay bed tax and it's revenue for the county and cities. But must we infringe upon tax-paying homeowners? There are areas in the valley and county where STRs work. We have lots of open land with homes, ranches, etc. where this would not infringe upon neighbors. Why not have the owner of the house live on the property where they want to rent out, such as a guest house? At least they could manage it hands-on.

If this ordinance is not passed I'm afraid that our neighborhoods will change and affect the community dynamics that attracted us here to begin with. Look what has happened to Los Olivos.

Thank you for your time.
Respectively,

Pam Pilcher

Daly, Julia Rutherford

From: Marcia Nelson <mnhorsin@icloud.com>
Sent: Thursday, June 01, 2017 10:07 PM
To: sbcob
Subject: Short Term Farm Stay Rentals

SB County Clerk,

We live on an active 10 acre working ranch in Santa Ynez. It was represented to us when we bought it in 2011 that our second home could be used as a vacation rental. It is the reason we committed to the jumbo mortgage loan we are responsible for in addition to our annual property taxes. We registered our Vacation Rental with SB County right away and we have faithfully reported and paid our TOT every single month since then.

We live right here on the property in our main house and we police our rental carefully with it as a farm stay short term rental. As a short term rental we can write strong rules and regulations that our guests sign in a contractual agreement in order to book that we can enforce on the spot. Our typical guests come here from the city life to experience farm life and are overjoyed to find horses right outside their windows, to see stars for the first time without light pollution from city life. They love to feed the animals and pet them and brush them and we are pet friendly for their own pets too.

We are a destination vacation place and we experience guests that repeat year after year to continue with this experience. We are a well loved place. If they did not come here they would choose another community altogether that will offer them what we offer them now. They would not divert to a local motel or hotel as that is not the kind of vacation they are coming here for. They want the house on the farm with the animals, with several bedrooms and bathrooms with a full kitchen with a full fenced backyard to the home, with a firepit and BBQ on the patio, with a place to bring their pets, that is out of the city and in the country. They want the full farm ranch experience and it is what they seek us out to accomplish.

There are no neighbor houses anywhere nearby because of how each property chose to use their acreage. We are all rectangular 10 acre lots and all but us have their houses at the backs of their acreage. Our main house is in the middle and our rental is in the very front right at our entrance. It bothers absolutley no one. We have never ever attracted any party-rager types of people. We have wonderful well mannered respectful guests that are beyond excited to experience this atmosphere as it is so foreign to their normal life experiences in the city. Their children are overjoyed to have this experience.

I was asked one time what is the difference in taking in long term rental income vs taking in short term rental income. There is a huge huge difference. Let me give you my explanation that is from first hand

experience.

As a short term rental operation we are able to keep repair costs to a bare minimum with the very light 2-3 day usage each time. We are inside cleaning and fixing anything that is not quite right almost before it happens. We can keep it looking and smelling perfectly new with minimal high cost maintenance due to the light usage. Our appliances stay in new condition for years on end again due to light usage and maintenance and upkeep after every 2-3 days of use. We have been in operation for 6yrs and we have never painted the indoors, we have never replaced flooring, we have never replaced anything in the bathrooms or kitchen. We just replaced the dishwasher. We repaired the A/C. We have the same bedspreads and couches. Our place looks like it was just painted and people always comment on how clean and neat the house is. It is always put in the review comments. We know from experience that we are able to keep this place beautiful without high costs because of how we are hands on after every few days of use.

Long term tenants on the other hand are immediately protected by tenant rights and we would not be inside properly managing and maintaining an aged property on an as we go basis. Generally the landlord is not allowed to go into a rental unless they are asked to come and fix something by the tenant or unless the landlord follows strict laws to be able to come in and inspect the property. We would no longer be able to stay up on maintenance and stay ahead of the curve until something is hopelessly broken and requires costly replacement. After long term tenants it is well known that walls need to be puttied and spackled and painted and anything else damaged or worn needs to be repaired or replaced. A deposit will only minimally take care of the 'normal' wear and tear when a tenant moves out. Any of the Judge shows on TV have convinced me that the expectations are always put on the landlord. The expectation is that we earn enough in rent to cover any of the things discussed.

We have almost none of those expenses with our short term rental usage. Our rental income is put into our budget to meet the financial obligations of the overall property maintenance which is high on 10 acres in addition to the costs on our main house and the mortgage loan and annual property taxes we are bound by legal contractual agreements to meet.

If it had to all be set aside to handle a catastrophic legal battle or high maintenance and utility costs we simply would not have bought this property. We counted on knowing we could control the maintenance costs with close careful management of the rental house in use as a short term rental.

Utility usage of water, propane gas and electricity is very high with a 24/7 365 days a year usage through very hot and very cold extremes as vs utility usage that is minimal with term short 2-3 day stays at a time. It will sit unused for days at a time between stays for vital utility savings. The water is not metered on the house and we have no control over their water usage even though we are the ones monitored by the water company for the overall usage on our property and in our drought situation

that is not yet over this is a bad situation for us and for the water usage.

And then in addition to all of the above we count on using this house for our own use as needed for our out of town family and friend visits.

It is important to us how we look and present ourselves to anyone coming into our main gate. This rental house sits right at the main entrance and this represents our home and our work. As a short term rental there are minimal belongings inside or out. Since it is a two bedroom as a short term rental there is generally only one car or two at the most.

As a long term rental there could be multiple vehicles and recreational vehicles and bikes and motorcycles or boats or RV's and other personal items. We would have no control over how many and how they park or even if they keep it neat and clean. That is outside of our rights as the landlord but it is vitally important to us how it looks and would be frustrating to not be able to do anything about it.

The bottom line for us is that we bought this property represented to us as being fine to have our vacation rental/farm stay operation. We registered it with the county immediately and it was readily accepted by the County of Santa Barbara and the TOT tax has been readily accepted each and every single month by the County of Santa Barbara for the past 6 years.

We calculated what it would cost us to live here and operate our work and life. We have made it work with no problems to anyone else in the vicinity or even in the community since our guests come here as a result of what we have to offer. We are not taking away any other business. In fact our guests add to the local economy with TOT tax, grocery store runs, restaurant visits and anywhere else they choose to go during their stay.

We are beyond nervous over this whole thing. It would force us to sell and the next owners as is the case on both sides of our property do not rent out their second houses at all. They keep them for their own use. The chance of this house on our property being low income housing is none. It just won't happen. And the sad thing is that all of my current hard work to provide activities for children in our community will become a thing of the past. So sad when our rental bothers no one, allows us to remain living here, will never fix the housing situation since we cannot afford to rent it out long term because of the risk factors. We will sell before that happens and the next owners would most likely keep the house as a guest house and it won't relieve any housing needs. Our lives will be turned upside down for an imaginary attempt to solve problems that do not apply to us. We are not a part of any problem that needs fixing. If it ain't broke please don't fix it!! We are not broke, at least not yet. We are not causing problems for anyone.

Please allow us to continue on with our family and our life here.

Marcia & Brian Nelson
Santa Ynez, CA
www.horsemanshangout.com
www.pacifichoofcare.org

My favorite:

I Corinthians 16:13

"Be on guard, solid faith, have
courage, be strong, do all in love"

Daly, Julia Rutherford

From: mybrophy2@aol.com
Sent: Friday, June 02, 2017 6:22 AM
To: sbcob
Subject: Fwd: Rentals in County.

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

From: mybrophy2
To: jwolf
Sent: Fri, Jun 2, 2017 7:07 am
Subject: Fwd: Rentals in County.

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

From: mybrophy2 <mybrophy2@aol.com>
To: dwilliams <dwilliams@countyofsb.org>
Sent: Fri, Jun 2, 2017 7:05 am
Subject: Rentals in County.

Dear Commissioner,

As a Santa Barbara resident, I ask you Please DO NOT restrict Short Term rentals in the county. The only problems we have in our Mission Canyon neighborhood is with LONGTERM rentals. They cram 10 people in a small house, with cars up and down our streets causing danger to walkers, children and pets. Garbage and disrespect for our area come with all of it.

We know of only 3 short term rentals in our area, and none are a problem. Seems as though small familys occupy them when rented.

If we had a choice, we would want you to ban all LONG TERM RENTALS as they have degraded our neighborhood with cars, garbage, noise, and transients.

We no longer rent short or long term with our home, so we have nothing to gain. As we become older, we would still like the option to rent short term for a few months a year. if needed. [We will never sell our home, and never consider a long term rental.]

Thank you for considering our situation and opinion.

Sincerely,

Terry Haynes

2999 Kenmore Pl, Santa Barbara, Ca

Daly, Julia Rutherford

From: Marea Ilic <marea@gradmed.co.uk>
Sent: Friday, June 02, 2017 7:39 AM
To: sbcob
Subject: SHORT TERM RENTALS - SANTA BARBARA COUNTY

Dear Clerk to the Board

I am a resident of Freehaven Drive (district 1), and have neighbours who let their property on a vacation rental basis. In the time that I have lived on Freehaven (five years) we have not experienced any difficulty with noise, or any other issue. In fact, it has been a positive experience for us as we have met so many interesting people, who have been fully engaged in all that Montecito and Santa Barbara has to offer. Many have regularly returned, and have been quite clear that they would only continue to do so if they are able to use a home as a base, rather than hotels. Their continued contribution financially would surely be sorely missed. The property is extremely well maintained, and the company that manages the property is highly efficient, although, we have never had to call them for any violation or disturbance.

Marea Ilic, 59
Long term Montecito resident

Daly, Julia Rutherford

From: Villalobos, David
Sent: Friday, June 02, 2017 8:01 AM
To: sbcob
Subject: FW: BOS June 6 STR vote
Attachments: BOS letter for June 6.doc

From: Sybil Rosen [mailto:sybilrosen4@gmail.com]
Sent: Thursday, June 01, 2017 1:09 PM
To: Villalobos, David
Cc: Metzger, Jessica
Subject: RE: BOS June 6 STR vote

I sent this on May 24 but just received an alert that it wasn't received. Please see attached & resubmit to Board of Supervisors

Thank you
Sybil Rosen

Sybil Rosen
134 Hermosillo Road
Santa Barbara, CA 93108

June 2, 2017

Santa Barbara County Board of Supervisors
15 E Anapamu Street
Santa Barbara, CA 93101
Re: Short-Term Rental Ordinance, Board Agenda June 6, 2017

Dear Chair Hartmann and Supervisors:

I have been working since July 2013 to bring fair warning of the destructive changes to our community. It started with a home sale to absentee owners used as a short-term rental next door. Every weekend the anxiety built as a new group would come rolling in; strange cars, strangers, all their friends and Marco Polo in the pool all weekend. No protection from the county due to a faulty interpretation by County Council in 2007. **Look at us now 4 years later.**

Every year in our County there is an increase in ads for short-term rentals and a decrease in rental housing for families. Cost are driven up and neighborhoods are on there way to just becoming "hoods."

City Council of Santa Barbara stood up for community & banned homes and home-stays; as did Ojai, Buellton, & Solvang. Many communities including Santa Monica are struggling with allowing some & not others. Home-stays do nothing to free up housing to relieve the workforce living availability.

Cities that ban are seeing the return of housing for people that work and participate in the communities where they live. I have friends that are now renting a three-bedroom/2 bath home for \$5000 (shouldn't this be enough income) on a two-year lease that had been a vacation rental. The cul-de-sac neighbors all came over to welcome them and thank them.

For years owners have been illegally renting out artists studios, cabanas, garages, & guesthouses & even their decks with outside showers. What makes you think that if you allow with regulations they will start paying the TOT and obeying the law? No dollar amount will be enough to enforce this. What happened to zoning? Will we have to leave the County if we cannot be assured that the house we buy will end up being a bed & breakfast next door.

Give us the tool to report illegal uses and confidence that County Code enforcement will respond and stop the behavior. **Keep it simple & cost effective to prove and enforce. Ban Short-term rentals including home stays except in Tourist and commercial zones where already allowed. This is transient housing. This is not sound land use and planning practice based on County General Plan and Montecito Community Plan.**

Here is a partial list of cities and quotes by leaders that understand the devastation. Take a look at the quotes. **Let's put our name on this list.**

Anaheim Mayor Tom Tait- "STR's are motels in residential neighborhoods"
Healdsburg City Planning Director "STR's commercialize neighborhoods. Continuous visitors end up replacing long-term residents that participate and contribute to social & economic fabric of the neighborhood & community."

Healdsburg Mayor McCaffrey- "halfway measures are difficult to enforce"
Hermosa Beach City Attorney working to curb expansion of hotel-like uses in residential neighborhoods. We will enforce this ordinance."

Irvine Communications Director, Craig Reem-"A dwelling rented out for 30 days or less is considered a hotel and isn't allowed in residential neighborhood. A homeowner can rent a portion of his owner occupied home as long as it is for a period of 31 days or more."

Manhattan Beach Mayor Wayne Powell- "The residential nature of our community, the peace and quiet of our residents----that rules over someone's profits"

Laguna Beach City Councilman Robert Zur Schmiede- "Allowing STR in residential areas would essentially be a policy to convert residential districts into Commercial vacation areas. Long range rentals will be reduced, second homes will become year-round mini hotels, with our Police Department and 911 serving as the front desk."

Ojai Councilwoman Betsy Clapp- "This is about money and not community. Allowing short-term rentals is a self-destructive process. These seemingly harmless home-based hotels impact school enrollment, housing stock volunteerism and community cohesion. I have seen how they have turned neighbor against neighbor. They are not good for our town."

Santa Barbara City Council unanimously swore allegiance to residents over visitors, lauding zoning as a guiding force of City government.

Santa Monica Planning Administrative Analyst- "We are proactive with enforcement but the big negative has been allowing home stays. Too many people are skirting the law and being deceptive."

Sonoma City Mayor Laurie Gallian- "Vacation rentals leading to disjointed neighborhoods."

St. Helena resident- "I ask you to give higher priority to your citizens' quality of life than to some tourists' desire for a neighborhood experience, some absentee owners desire to finance their second home through a STR or some misguided notion that we can balance our city's budget by cramming our neighborhoods full of STR's and collecting the TOT."

Tiburon Councilman Jim Fraser- "We're a residential community. Commercializing a neighborhood town is not something I think we should be doing.

Is the National headline going to read: "SANTA BARBARA COUNTY BOARD OF SUPERVISORS ABANDONS THEIR ZONING LAWS AND THEIR RESIDENTS IN FAVOR OF TOURISTS."

Please make a decision you can be proud of for generations to come. Save our County

Sincerely,

Sybil Rosen, 28-year resident of Montecito (Santa Barbara County)

"A society grows great when old men (or women) plant trees whose shade they know they shall never sit in"

Daly, Julia Rutherford

From: Cole Zweber <cole.zweber@mail.mcgill.ca>
Sent: Friday, June 02, 2017 8:44 AM
To: Williams, Das
Cc: sbcob; Adam, Peter; Lavagnino, Steve; Hartmann, Joan; Wolf, Janet
Subject: Allow STRs!

Hello Mr. Williams and members of the SB County Board of Supervisors

I am a constituent in your District and am emailing to express my support for the regulation of residential STRs rather than prohibition.

Short Term Rentals are not just a crucial source of income for mine and many other families who host, but also a factor in the continued growth of the local tourist economy and revenue stream for the County.

Furthermore, STR properties have little effect on the price and supply of long term housing, and do not significantly affect hotel occupancy.

[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)

Please consider the ramifications of such an illogical and prohibitive STR ban before voting on Monday.

Best,

Cole Zweber

Daly, Julia Rutherford

From: Nell Cady-Kruse <nellcadykruse@mac.com>
Sent: Friday, June 02, 2017 9:11 AM
To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve
Cc: sbcob
Subject: Letter attached: PLEASE DON'T IMPLEMENT A BAN ON STR
Attachments: Letter to SB County re STR 2017-06-02.pdf; ATT00001.htm; IMG_0127.jpeg; ATT00002.htm; IMG_0145.jpeg; ATT00003.htm

DEAR COUNTY SUPERVISORS -

Attached please find my heartfelt letter and two family photos of our recent short term stay at a house in SB County (April).

Please know how much this means to our family after much tragedy, we can gather together and enjoy each other in peace

and spend a week in the lovely surroundings.

Nell Cady-Kruse

16814 Calle Bellevista
Pacific Palisades, CA90272

June 2, 2017

Dear Santa Barbara County Board of Supervisors:

My entire family, including my 80-year old parents, all their 5 children and numerous grandchildren gather annually to stay in a short-term rental home in SB county. The reason we come is because of the lovely surroundings and the economic feasibility of staying all together as a family as we remember from our childhood. We would not come there if it weren't for the quality, availability and affordability of the short-term rental of a full house, with pool and gardens.


If SB County institutes the ban on short term rentals, we will no longer choose SB county as we have plenty of other choices elsewhere.

When we come visit, we dine out, we shop at the stores, buy mementos, and see the sights. We contribute to the local economy and we put very little stress on the environment.

Although I understand some of the thinking behind the ban, please consider the damage you will do to the visitor economy – we would all be sorely disappointed and would not be returning. I think we are the perfect kinds of respectful visitors which Santa Barbara county would want to have. A hotel room, or stay with a family is not in any way an option for us. We simply need a whole house to ourselves for 5 days each year.

Respectfully,

Nell Cady-Kruse, on behalf of the extended Cady Family







Daly, Julia Rutherford

From: jeffbuzz5@aol.com
Sent: Friday, June 02, 2017 9:38 AM
To: Hartmann, Joan; sbcob
Subject: Santa Barbara STR's

Dear Madam:

I am writing to you to ask that you please **do not approve the STR Ordinance**. I am a host who is retired, and I live in my home more months of the year than I rent. But I depend on the income I receive to augment my social security.

If STR's are banned, I would **not** sell my home, nor would I rent it long term. I would however, have difficulty making ends meet.

There are many families around the world that need a house for their family during their vacation here. One example: I rented to a lovely family of four from the Philipines for 10 days. They happened to leave their receipts from shopping trips behind. I was curious and added them up, and they totaled almost \$4,000.00! And this did not include purchases for groceries, restaurants, and other services.

These visitors were good for our local economy. And if they didn't have a house for their family to stay in, (not a hotel room) they wouldn't have come here.

Please allow all short term rentals to continue.

Thank You

Sincerely,

J. S. Nygren
Mission Canyon

Daly, Julia Rutherford

From: Mandy Schuldt <vrbo102477@yahoo.com>
Sent: Friday, June 02, 2017 12:38 PM
To: Williams, Das; Hartmann, Joan; Adam, Peter; Wolf, Janet; Lavagnino, Steve; sbcob
Subject: do not approve the prohibitive STR Ordinance

Peter Adam, I am a life long resident of Santa Barbara and Orcutt and I am a constituent in your District and voted for you.

- Please allow and regulate ALL short term rentals
- Do not prohibit STRs in Residential Zones
- STRs have been successfully regulated in other jurisdictions. Do a test of regulations before you dismiss the idea that they cannot be regulated.
- My reasons are as follows:
 1. As a host,I rely on the income from STR to support your family
 2. As a resident who works in the tourism industry, STRs are critical to support our local economy;
 3. As a neighbor of a STR, in your experience, STRs have NOT been a nuisance;
 4. As an owner of a STR, if they were banned, you would NOT sell or rent your home at an “affordable” rate;
 5. As an owner of a STR, you live in your home X number of months (or weeks) throughout the year and therefore would NOT sell your home if STR were banned;
 6. As a resident, I urge the Board to allow ALL STRs as a critically needed source of revenue to support County services, especially in light of the County’s large budget deficit;
 7. As a visitor, you rely on STRs for affordable overnight accommodations to stay in Santa Barbara – especially with a family – and would not be able to afford to visit, or stay as long, if they are banned;

8. As a visitor, please protect full home rentals – it is less private and impractical, in many cases, to only rent a room in a home, especially with a family.

John and Mandy Schuldt
Vacation Rental Owners

Daly, Julia Rutherford

From: Chris Soldo <soldo93108@aol.com>
Sent: Friday, June 02, 2017 12:55 PM
To: sbcob
Cc: Chris Soldo
Subject: Copy of letter sent to Das Williams
Attachments: attachment 1.pdf; ATT00001.txt

Dear County Clerk,

Here is a copy of a letter I sent to Supervisor Das Williams and emailed to the other Supervisors earlier this week.

It is unclear to me for the public record if I am to send this to this email address as well. Please excuse if I have duplicated my efforts here.

Thank you

Chris Soldo

May 31, 2017

Dear Supervisor Williams,

I am constituent Chris Soldo, writing to you for the first time. I moved to the 1st District of Santa Barbara County in 1987 as a newlywed. In the past 30 years I have raised 2 children here, the eldest married and employed at LinkedIn, the youngest days away from graduating from SBHS. She leaves home for college in the Fall. Santa Barbara is my home.

I am writing to you about the Short Term Rental issue before the Board on June 6. Based on the prevailing winds of opinion I've heard coming from both the SB City Council, and the Montecito Association, I am very concerned about the disposition that the Board on which you serve maybe inclined to follow.

I am a County homeowner who currently offers a short-term rental. Ours is a "homeshare" meaning we live on site. The space is attached to our principal residence and we are physically here when the space is rented out. I am legally registered with the County and received my Certificate of Authority to Collect TOT on August 14, 2014. I write a check to Mr. Hagan passing on these collected taxes monthly.

We do this to satisfy our monthly cash flow needs. There is nothing particularly usual about my arc of wage earning. When I moved here in 1987 my career was in ascent, as was my wife's. Now age 62, this is no longer the case. After several blessed years with a strong income, I now have to be very careful, especially with a child about to begin University.

In tax year 2016 my adjusted gross income was \$58,539. Approximately 20% of that income was proceeds from real estate rentals.

Homeshares are one piece of a very complex puzzle. I feel it is a mistake to lump this circumstance in with other types of short term rentals which are much more prone to problems and complaints. A broad stroke ban feels unfair and unkind, not to mention fiscally unwise.

-As I live on site, no renter would dare make noise which would disturb our neighbors as we would not tolerate being disturbed ourselves.

-We rent to a maximum of 2 people. This means there is no jump in density population-wise in our activity. It is the same as when all of our immediately family members lived at home. And this rental is not a constant parade - it is the occasional weekend when expenses mandate, busier in the Summer months of course than during the Winter.

-We have a dedicated parking space. No on-street parking is impacted.

-I have heard the argument that short-term renters are taking away potential housing from long-term renters in the greedy interest of yielding a higher daily rate. The fact is my unit would never be a long-term rental- it has no kitchen!! It would be a room that sits empty.

Instead, it serves as a viable alternative for those wanting to visit our destination and who cannot afford the prices that Ty Warner and the hoteliers along Cabrillo Boulevard command. I would argue that it serves as a good fair free-market leveler so that Santa Barbara is accessible by all who want to visit here, not just the wealthy.

We have had so much positive feedback from our guests and have met many great people. Retirees on fixed income, the military on leave, young travelers from out of the country trying to have an American experience. Our guests are out spending money in restaurants and local stores. They are on Sunset Cruises and wine tastings. The demand and amount of inquiries indicate to me that there exists a real desire to experience our city in this way --- hosted by a family and not trapped in Corporation-owned homogeneity. Both serve a unique purpose. Both should be able to co-exist.

More important is the fact that our home-grown tax paying venture has not garnered ONE COMPLAINT. Not only to the police or any government entity, but also within the neighborhood. Not one neighbor has expressed displeasure. In fact the resulting impact is so off the radar as to be virtually invisible. I'm certain 95% of my neighbors do not even know we occasionally rent out a room. A MONTHLY BOOKCLUB MEETING IN OUR LIVING ROOM WOULD BE MORE IMPACTFUL.

Many people run businesses from their home via home offices to avoid the cost of a dedicated office rental. Some of these business I am certain involve people, sometime many at once, visiting the home for meetings, consultations, and the like. How is a "homeshare" different? Because the clients sleep there in the dead of night? I question whether the County really wants to be in the business of enforcing something so benign.

Homeshares where the owner is present are not the problem. We are licensed and currently operating legally with a contract with the County. Instead, this is a multi-faceted issue where there are clearly flagrant violators of neighborly consideration and impact. Please prune these from the otherwise healthy plant. I would ask you to please look at statistics of the actual complaints filed. What are the "homestays" abuses? I would guess negligible to nil.

People within your jurisdiction will be hurt if a broad stroke ban on all rentals under 30 days is implemented. Many innocents JUST TRYING TO GET BY will be punished. Instead please focus on the egregious offenders. For example, non-resident owners whose properties serve only as rentable party houses prone to large scale music, noise, and parking issues and who violate current ordinances. I would hope the work of the Board of Supervisors would be to legislate and regulate the abuse.

It's ironic because all around me there is activity which I believe is legal, and which affects my quality of life in a quiet canyon. Activity that is not even at issue here:

- the neighbor who has fashion shoots at his house with 5-ton trucks, wardrobe racks, etc. being off-loaded.
- structures built as single family homes that have been turned into quasi-Westmont college dorms
- a house that has been under construction off and on for 4 years

I have been relatively smart financially in my life and consider this income a key element in my financial health. For others, there are realities certainly more desperate. Please consider the potential loss of legitimate TOT income for the County which is not insubstantial. Please also hear my voice and consider my point of view as you discuss the issue with your peers and cast your vote. Thank you.

Chris SOLD0
26 Canon View Road, Santa Barbara
805-969-6920
soldo93108@aol.com

Daly, Julia Rutherford

From: Brooke Stangeland <brooke.stangeland@gmail.com>
Sent: Friday, June 02, 2017 1:51 PM
To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve
Cc: sbcob
Subject: Short Term Rentals SB County

Hi there,

My name is Brooke Stangeland, I'm a home owner in Los Alamos, California. I rent my home out for short term rentals using Airbnb and Home Away.

I'm writing to urge you all to reconsider and not prohibit STR's in residential zones in Santa Barbara county.

I've rented my home out occasionally over the past year and both neighbors and local businesses have benefited from the rental. I send all my guests to see Sonja at Casa Dumetz wine, and Jamie at Bell Street Farm, Maria at Frequency, Bob at Bob's Well Bread, and to try the best pizza at Flatbreads. The guests coming to Los Alamos, would not otherwise be coming to town as there are not many local options for places to stay. We are a small community that's growing only because of tourism, and because of the small number of short term rentals in our town, the businesses are able to thrive. Personally I use the rental income to support myself as well. I do not know what I'll do in the instance that this is banned. I'm hoping and praying that isn't the case.

My neighbors all have had no issues whatsoever with my renters and have enjoyed sharing the small town with new faces and families.

As a journalist, I travel frequently for work, and I often prefer staying at a private homes versus hotels, and globally short term rentals have been

cherished and celebrated as it offers people an affordable and family friendly way to explore our beautiful world.

I kindly ask you not prohibit this new way of travel simply because it's new and different and some residents may not be open to change. We live in an ever changing world- and with the advances in tech we are able to expand our minds and experiences, and Airbnb and Uber and other companies help us do that.

If you ban STR's, so many people across our world will not be coming this our beautiful county to explore and spend their hard earned money in our towns.

Many thanks for your time.

Sincerely,

Brooke Stangeland

Daly, Julia Rutherford

From: William Livingstone <wlivingstone@cox.net>
Sent: Friday, June 02, 2017 2:14 PM
To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Short Term Rentals

Gentlemen,

Please consider the many benefits from allowing Short Term Rentals compared to the minor community disruptions and loss of rental housing. The TOT benefit will be lost with the elimination of STRs.

Additional visitors and their spending to Santa Barbara County with elimination of the STRs

Short-term visits of families with UCSB and RCC graduates who can't afford hotels will be lost without STRs

The opportunity for the families of the owners of STR units to visit Santa Barbara will be lost without STRs

Reports indicate the loss of rental housing is minimal (less than 1%) with STRs

Reports also indicated "neighborhood nuisance" is practically non-existent with STRs

Please make it possible for Santa Barbara County to continue to be a destination for vacationers from around the world.

Bill Livingstone

1128 Del Sol Ave.

Santa Barbara, CA 93109

805-692-9416