



From: Phillip Tabyanan <PTabyanan@plusmanagement.net>  
Sent: Monday, July 10, 2023 9:40 AM  
To: sbcob  
Subject: Board of Supervisors Meeting - July 11, 2013 - Item A-28) - 23-00654

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Please add the below letter to Public Comment for:

Board of Supervisors Meeting - July 11, 2013 - Item A-28) - 23-00654

- Specifically, regarding the Mandatory Offer of Residential Lease component of the ordinance

To: Board of Supervisors

My name is Phillip Tabyanan and I was born and raised in Santa Barbara County. I am a community member, an active volunteer, a board member and contributor to multiple nonprofit organizations, and the General Manager of PLUS Property Management. My wife and I feed our family by working in the real estate industry. We are not Corporate America; we are small local business.

Most importantly, I deeply care about the people of this county and the issues at hand.

In regards to the Mandatory Offer of Residential Lease component of the ordinance, there has to be a better way to seek solutions and achieve goals.

- The direct and indirect impacts have not been analyzed and thoroughly discussed by tenants/owners/management companies and the Board of Supervisors.
  - The unintended consequences of such measures that are rushed through the process leave tenants and owners to pick up the pieces.
- Government, property owner and tenant relations will be negatively impacted, which is counterproductive to accomplishing housing goals.
- The language as outlined within the ordinance is vague and ambiguous. Among industry professionals, there is much confusion and many questions regarding the applicability of the ordinance.
- Timely and cumbersome admin tasks and discussions are added to the rental process for both tenants and landlords alike, which create undue burdens for both parties in a process that has unforgiving timelines.
- **Per my conversation with multiple property owners, these types of governmental controls will lead to the sale of their rental/income properties, therefore depleting inventory.**

Landlords and Tenants are impacted when these types of ordinances are rushed through the process. There has to be a better way.

My offer stands to help, to seek solutions that are meaningful and achieve those solutions together.

**I respectfully request that you hold over this item so that the community (including tenants and landlords) can understand the lasting impacts, both direct and indirect.**

Thank you and have a good day.



**Phillip Tabyanan**

**GENERAL MANAGER**

**DRE LICENSE NO. 02019635**

**1430 MISSION DRIVE, SOLVANG, CA 93463**

**CELL: 805-574-9740**

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