

Dec 6

Alexander, Jacquelyne

From: Max Tyler <maxtyler00@gmail.com>
Sent: Wednesday, October 05, 2016 10:10 AM
To: sbcob
Subject: STR

To the Clerk of the Board,

For the consideration of the members of the Board of Supervisors:

I OPPOSE the ban of STR in Agriculture-1 zoned areas. These multi-acre properties are NOT considered work-force housing nor will prohibition of STR on such properties contribute to the County's rental occupancy which is really the crux of the STR problem.

I am in support of STR bans in residential zoned properties or properties less than 10 acres as these do provide workforce housing and are within closer proximity to neighboring property lines.

Regards,

Max Tyler

Lenzi, Chelsea

From: Metzger, Jessica
Sent: Wednesday, November 16, 2016 1:45 PM
To: sbcob
Subject: Group of STR letters
Attachments: STRs; Please help keep our family home; Fwd: STR; Fwd: Short Term rental agenda item - Dec 6, 2016; STR in Santa Barbara; Proposed STR ban; Short Term Rentals; Gowing Letter to B of S re STVR; STR ordinance site visit request Isla Vista property; Vacation Rentals; Letter against the short-term ban on rentals; STR nuisance at 2627 Montrose Place, SB 93105; Fwd: Short Term Rental Ordinance letter from homeowner. REVISE RECOMMENDATIONS TO INCLUDE 10+ ACRES NOT JUST 40+; Untitled; Fwd: Short-Term Rental Ordinance Hearing; FW: Short Term Rental; FW: Short-Term Rental Ordinance Hearing

Hi-

Attached are a group of STR letters I have received for the 12/6/16 BOS hearing. Trying to hold onto them till I have a few as to not bombard you guys. Thanks!

Cheers,

Jessica Metzger, AICP

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

*"Serenity is not freedom from the storm,
But finding peace deep within it."*

Lenzi, Chelsea

From: Joanne <jguzmanhays@gmail.com>
Sent: Monday, November 14, 2016 8:21 PM
To: Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica
Subject: STRs
Sensitivity: Confidential

To Whom it may Concern:

Short Term Rentals provide a service that no one else does.
Any group of people over 4 can not stay together in a hotel.
STRs allow large families as well as groups to experience Santa Ynez or Santa Barbara together.
There is no substitute!
Please do not take this option away.

Joanne

Lenzi, Chelsea

From: Margot Smit <marsmit2@yahoo.com>
Sent: Monday, November 14, 2016 7:55 PM
To: Metzger, Jessica
Subject: Please help keep our family home

Dear Ms. Metzger,

I am writing to request that you please encourage County Supervisors to allow Short Term Rentals in AG 1 lands in the County.

My parents built their dream retirement home in 1985, on ten acres (zoned AG-1) that they had owned since 1968 in the Santa Ynez Valley. As of this past June, both of them have now passed away, and we would like to keep the house in the family. It is so meaningful to us, their four children, and to their six grandchildren who grew up spending their vacations there.

We would need to be able to rent it out just a total of 30 nights a year in order to cover the costs of taxes and maintenance. It is such a beautiful place that we would love to share it with others who want to get away to the country, and my parents would have loved that this peaceful place could be shared in this way, as well as kept in the family. The house and property are not appropriate for large events. We would not be part of a large rental company. Our family would be carefully selecting who we decide to rent to.

The Transient Occupancy Tax benefits the county's services and perhaps should be increased to mitigate concerns about Short Term Rentals. In addition we firmly believe in a strict permitting process and in any strong regulations that help this run smoothly.

Please do not restrict our opportunity to keep our house in the family and provide the chance for others to enjoy it during a very short period of the year. We care for our neighbors and fully respect their needs. In addition we have great concern that the house be treated well. The combination of these two things means we would be extremely careful about prospective renters.

Thank you so much for your attention in this matter, and for the work you do.

Sincerely,

Margot Smit
(805) 245-4367

Lenzi, Chelsea

From: Lackie, David
Sent: Sunday, November 13, 2016 11:09 AM
To: Metzger, Jessica
Subject: Fwd: STR

Begin forwarded message:

From: gtgoodgame <gtgoodgame@earthlink.net>
Date: November 11, 2016 at 5:13:22 PM PST
To: <dlackie@countyofsb.org>
Subject: STR

Hi. Gary Goodgame aka Goodgame Ranch Santa Ynez. Please do not ban STR'S across the board. Regulation of course . MY property is situated on 8 acres . Been with Santa Ynez Vacation Rentals since 2006. No complaints - only praise . Please Google in the Goodgame Ranch . We are booked into 2018 by our wonderful repeat guests. Thank you!!

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

Lenzi, Chelsea

From: Lackie, David
Sent: Sunday, November 13, 2016 11:08 AM
To: Metzger, Jessica
Subject: Fwd: Short Term rental agenda item - Dec 6, 2016

Begin forwarded message:

From: "Traci Eberle" <teberle@pacbell.net>
Date: November 12, 2016 at 11:50:46 AM PST
To: <dlackie@countyofsb.org>
Subject: Short Term rental agenda item - Dec 6, 2016

Hello,

This is public comment for the Dec. 6, 2016 meeting regarding Short Term Rentals in Santa Barbara County.

Although I am a resident of Orange County I hope that these comments might be considered regarding this issue.

I have family both north and south of Santa Barbara County and it is a good location for us to meet in the middle for holidays and events. We have rented short term in rural areas of Santa Barbara County and found it an economical way to bring the family together and to enjoy your county. I've also used short term rentals in many other locations for the same purpose as it is much more affordable and manageable to bring various generations together in a home setting rather than hotel setting where everyone has disconnected rooms and no private communal space.

I'm sure however there are neighborhoods where this does not make sense and personally I have so far avoided renting in regular residential neighborhoods where it is apparent that parking and neighborhood routines would be disrupted by repeated turn overs of occupants. (I live in a neighborhood like that so don't consider that environment a vacation spot anyway).

I'd like to make the following points:

- One-size fits all regulations are usually not good for anyone in the long run.
- Rural or large lot areas should not be treated the same as smaller lot neighborhoods or subdivisions
- Tourism dollars will go elsewhere to locations where short term rentals are allowed
- Consider possible outcomes if owners of rural properties can't keep them or keep them up without the rental incomes

I'm sure there must be a solution to the issues rather than an outright ban throughout the county (or limiting to commercial locations).

Respectfully submitted by a hopeful repeat visitor.

Traci Eberle

Lenzi, Chelsea

From: Bryan Thoensen <bryanjthoensen@gmail.com>
Sent: Friday, November 11, 2016 5:24 PM
To: Metzger, Jessica
Subject: STR in Santa Barbara

Hello,

I am a Los Angeles resident writing to advocate for a lift on the ban of STR in Santa Barbara County. Here's why:

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.

I support 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.

I also support the position 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.

Please consider lifting the ban and allowing out of town residents like me a chance to experience the beauty and authenticity of Santa Barbara from the comfort of a Santa Barbara home.

Thank you.

Bryan J. Thoensen

Lenzi, Chelsea

From: Kathy Burt <kathyburtsb@gmail.com>
Sent: Friday, November 11, 2016 4:59 PM
To: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica
Subject: Proposed STR ban

Dear Board of Supervisors,

I own the property at 2537 Elk Grove Road in Solvang. My husband and I bought this home as a second home to our primary residence in Santa Barbara. We love the Santa Ynez Valley and wanted a place for our large extended family and friends to gather and experience the nature and peacefulness of the valley. The home sits on a hill on 7.3 acres with a view of the valley that is unique. There are no immediate neighbors. Following a divorce three years ago I moved to the valley to heal and get my feet on the ground. The solitude, the quiet, and the friendliness of the community was a gift to me through a very difficult time. Ultimately, because of the remoteness of the location, I made the decision one year ago to return to Santa Barbara and purchased a small cottage on the Upper East side.

I kept the property in Solvang as an investment, a personal retreat, and a place to share with friends and family. I have a full-time ranch hand who cares for the home, the land, the alpacas, and the chickens. Early last summer I made the economic decision to list my home with Santa Ynez Vacation Rentals. My goal was to mediate the expenses in a way that followed all the rules of the short-term rental business. By listing with SYVR I knew that the hotel taxes would be paid, my personal tax records would be complete, and the screening process would allow access to the property to individuals who were expected to be respectful of my home and the neighborhood. Before I listed the property I sent a note to my neighbors informing them of my decision. No one responded negatively. I have never heard any complaints from my neighbors. In fact, the home next to mine is listed with Air BnB and she has had no complaints either. I have only had the most wonderful renters in my home. They leave me notes and share their stories of special time with family, bbqs on the back patio while the sun sets, and letting their children experience feeding the chickens and collecting the eggs. My renters come from all over the country, represent all age groups and backgrounds, and ALL have vowed to return.

If I am not allowed to rent this home on a short-term basis I will not sell it. I will, most likely, open it up to friends and friends of friends for a nominal cleaning fee. I will continue to use it for family gatherings. I may, perhaps, put it up for longer term rental, 30 days perhaps, although I am concerned about the wear and tear on the home and the reaction of the neighbors to the increased traffic and trash.

Last year I paid over \$35,000 in property taxes for my two homes. I am completely shocked at the idea that government could possibly have the ability to regulate how I use my personal property. I bought it, I paid for it, I maintain it, I respect it, I play by all of the rules. My short term rental business allows me to spend money on those extra things in life that are a luxury or, sometimes, a necessity. Currently my rental income is designated to help pay the expenses of my daughter's August wedding. Again, how could you possibly pretend to understand the myriad of situations that make up the short term vacation rental process? Each of us has a story. Each of us has very different reasons for doing what we do. A unilateral decision, affecting all of us across the board, is irresponsible and unfair.

I will be at the meeting on December 6. Please be reasonable and resist the inclination to take a unilateral view of the situation. Life just isn't quite that simple.

Kathleen Burt

Lenzi, Chelsea

From: Eric Fleiss <eric@fleiss.org>
Sent: Friday, November 11, 2016 4:31 PM
To: Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica
Subject: Short Term Rentals

Dear Sirs and Madames,

I am writing with respect to the Short Term Rental ban. I am a resident of Los Angeles. My wife and I, and our four children, travel to Santa Barbara at least once a year and often twice for a week's vacation. We eat out; we go to museums, go shopping on State Street, and do all kinds of family activities that generate revenue in Santa Barbara County. We have rented homes in Santa Barbara but mostly in Montecito, and we have never stayed in a hotel as a family. As a family of 6, being in a hotel is both cost prohibitive and not enjoyable—if there are even room configurations that fit us. Renting a house for a week is a wonderful option; we have done this for years, far earlier than the birth of VRBO, Homeaway or AirBnB.

I can tell you honestly that were we not to be able to rent a home, we would not visit Santa Barbara. Instead, we would bring our many vacation dollars to San Diego, Orange County, the desert or Vegas. Perhaps you are trying to reduce traffic and vacation congestion; I don't know. I can tell you, however, that a ban on these rentals would 100% eliminate our visits and stays to the area, which would be sad as it would end a family tradition—one that brings thousands and thousands of dollars to the Santa Barbara area.

Thank you for your consideration,

Eric Fleiss

Lenzi, Chelsea

From: David Gowing <drgowing@gmail.com>
Sent: Thursday, November 10, 2016 3:03 PM
To: Metzger, Jessica
Subject: Gowing Letter to B of S re STVR
Attachments: Santa Barbara Board of Supervisors Re.docx

Jessica,

I have prepared a letter pleading my case for AG 1-10 parcels to be permitted to STVR. I sent this to each of the Supervisors and here is a copy for your office .

Thank You very much for your consideration of this request

Sincerely,
David Gowing

Santa Barbara Board of Supervisors Re: Short Term Rentals Date 10 /15/2016

We have lived on our Ag 1- 10 property in Ballard for 16 years .We built a guest house on the property about 10 years ago so my aging folks, who lived in the Palm Springs Area , could get out of the hot 4 mo. desert summers. They also visited with my sisters and brother while here and enjoyed their privacy in our GH . The rest of the time it was used intermittently by family and friends visiting our area. My parents have both passed away and we have been STVR about 5 years . My wife and I are 73 and 72 years old respectively. We have a large portion of our net worth in our property and have watched our investment s get eroded drastically with the volatility and major ups and down of this current economic climate which has been this way for the past 8 years . Our property taxes have continued to go up every year since we have lived in our house and now exceed \$ 23 , 000 per year . We love our home , neighborhood and want to remain in it . Short term vacation renting of our guest house greatly helps us remain in our home . We generate enough additional income to pay our taxes and some of the maintenance. If the ability to do this is stripped away from us we would be forced to sell and that could take considerable time .To get out of the property what we have in it might be difficult in today's market. There are only 5 ,10 acre parcels on our street . Our closest neighbors are thousands of feet from our main and GH. All of our short term stays are wine tasting , going out to breakfast and dinner, and spending money in our communities . Because we are on site there have never been any issues with any of our renters . They love the peace and quiet and very convenient location to our 3 communities for wine tasting , restaurants , bike trails and golf

It would be an extreme hardship for us if we were not able to STR. . It seems to me we should not be prohibited from doing this on our property . If there are regulations that need to be imposed so be it but to not allow this because there have been a few squeaky wheels does not seem fair . Also the negative economic impact to the county would be substantial . Major losses of revenue for no really good reason other than a few are pushing you to do it . The article by Theo Kracke, News Press , Oct .2nd 2016 very clearly enumerates the flaws in a total ban of STR s in the county . I would hope that all the supervisors have read this article ? As an aside 2 couples that have stayed with us over the years enjoyed it so much they have now moved here. We are not creating a nuisance or negatively impacting anyone . None of our neighbors have any issue with what we are doing and some of our guests have become friends with our neighbors . We pay our TOT as required.

Please do not support a total ban on on STRs for Ag1 -10 county properties

Thank You ,

David Gowing

2225 Hidden Hills Rd

Ballard, Ca. 93463

Lenzi, Chelsea

From: Jeff <jeff@jeffnelsonlaw.com>
Sent: Friday, October 28, 2016 11:52 AM
To: Farr, Doreen; Wolf, Janet; SupervisorCarbajal; Adam, Peter; Lavagnino, Steve
Cc: Russell, Glenn; Admin; Lackie, David; Metzger, Jessica
Subject: STR ordinance site visit request Isla Vista property
Attachments: Nelson ltr to Supervisors Oct 28 2016 site visit request STR ord..pdf

Dear Supervisors,

See attached letter and request that you, individually, or your staff visit a part time short term rental property so you understand how different the contents can be for "vacation rentals".

We are doing part time vacation rental for this property as it more controls the behavior and maintenance of a new home and we were influenced by permanent resident neighbors who asked us not to rent to students, which is the other practical alternative for this property.

Thanks.

Jeff Nelson

The Oak Creek Company
21 E. Carrillo St. Suite 200
Santa Barbara California, 93101
<http://oakcreekco.com/>

*Jeff and Dottie Nelson
21 E. Carrillo St, Suite 200
Santa Barbara, CA 93101
<http://oakcreekco.com/private-retreats>*

October 28, 2016

*Supervisor Farr
Supervisor Wolf
Supervisor Carbajal
Supervisor Lavagnino
Supervisor Adam*

All Via E mail

Hearing Dec 6, 2016

Re: Short term Rental Ordinance ***Personal Invitation to visit a Part Time Vacation Rental Property***

Dear Honorable Supervisors:

Residentially zoned property comes in so many different contexts that it is inappropriate to impose new regulations on someone's property unless you truly understand what you are regulating. It is unfair for you to have a mental picture of something that is at odds with what the reality is.

Each community plan area is different and the Coastal context can be different than inland.

We developed two very nice homes in Isla Vista, completed mid 2015 after permitting and ancillary actions between the County and the Coastal Commission for 18 years, yes 18 years.

Our partners who developed and own the adjacent home (one of the two built at the same time) rented their house to students. We wanted to have more control and use of the property than to turn it over to students so we are renting it, occasionally, as a vacation rental. We live in it part time too. (See picture below 6851 Del Playa). This house is bounded on three sides with student rentals.

We have had marvelous and diverse adult groups come who are more prudent users than students would be, particularly when the students have a 9 to 12 month lease with no active oversight.

This is a request that each of you and your staff come and actually see our rental so that you know what you are acting on when the proposed ordinance is submitted to you in December 6. (It would be unoccupied at the time you visit as it is rented less than half the time).

In various contexts, we have created developments uniformly better than existing residences around them and have done so in Isla Vista as well.

The sharing economy is a reality in today's economy and 1970s type zoning ordinances are not always appropriate for handling them. In the short time we have been renting this property, a multitude of diverse adult visitors and multi-generational families have thanked us for sharing

our property with them. Quality intimate personal facilities with access to the coast are rare and appreciated in the sharing economy. (We have even had a neighboring property owner rent our house for their wedding guests.) People are more appreciative when you share your property with them than when they rent a hotel room. It permits a comfortable setting that allows more quality time than assembling in a hotel lobby.

We think you should make findings on a “community plan area” by “community plan area” basis. In Isla Vista, prohibiting vacations rentals is counter to the idea of preserving the neighborhood. In fact, this use is more neighbor friendly and promotive of appropriate behavior in the residentially zoned home than is renting to students. Please consider your vacation rental ordinance on a community plan by community plan basis and allow them in the Isla Vista Community Plan area. Please first come and look at what you are regulating.

Thank you.



Jeffrey C. Nelson



Dorothy Nelson

CC: P&D staff and Glenn Russell



Lenzi, Chelsea

From: Rick Hannay <rick@betterhomessb.com>
Sent: Tuesday, October 18, 2016 2:05 PM
To: Metzger, Jessica
Subject: Vacation Rentals

Hi Jessica:

My wife and I recently registered our home as a Vacation Rental in order to properly pay the Transient Occupancy Tax. We are in the County at 557 Dentre Dr which is sometimes referred to as Noleta.

We understand that SB County is in the process of considering an adjustment to the Vacation Rental policy and I'd like to provide some insight that you might share with those in charge of the decision.

We have lived in Santa Barbara for over 30 years both as renters and during the past 11 years as homeowners. We worked hard over the years in order to afford a house and here we are at 70 years old and we have a large mortgage. Our daughter, son-in-law and two infant grandsons live in Fairfax VA. They recently asked or in fact pleaded with us to come and live with them for at least 4 months to assist with the boys while our daughter adjusts into a new demanding job.

The only way we can make it happen is to arrange for short term rentals of our property during those periods when we are away and Vacation Rentals seems to be a win-win for everyone. We are able to assist our daughter and family, we can provide a safe comfortable rental for families visiting our area and SB County can collect TOT.

We respectfully request that you adopt the City of Goleta policy rather than the City of Santa Barbara. You should have received the study done by the economist Mark Schneip; if not it is at STRSantaBarbara.org. His report shows that there are no more neighbor complaints from short term rentals than there are from long term rentals. Vacation rentals should not be discriminated against.

I'm sure there is a strong lobby group against vacation rentals from the hotel owners in SB but they already enjoy a very high occupancy rate (I believe it averages above 85%). Vacation rentals provide a more at-home atmosphere for families who want to visit our area without spending huge amounts on a hotel and restaurants.

We assume that we will have to periodically go back east to help out over the years so we'd like to have the right to rent for terms less than 30 days. I have been a Realtor for over 40 years and I have always marketed real estate as having a bundle of rights that government cannot take away from us. We pay huge property taxes for these rights and we strongly recommend that you not take them away.

Kind regards,

Rick and Lynne Hannay
557 Dentre Dr Santa Barbara CA 93111
rick@betterhomessb.com
805-451-6061

Lenzi, Chelsea

From: Michael Paskin <michael@thepaskingroup.com>
Sent: Saturday, August 20, 2016 6:06 AM
To: SupervisorCarbajal
Cc: Lackie, David; Metzger, Jessica; Villalobos, David
Subject: Letter against the short-term ban on rentals

Salud,

My name is Michael Paskin and I'm writing to you as an 18-year resident of Santa Barbara, a local business owner, and as a homeowner in the Santa Ynez valley.

I am firmly against the proposed outright ban of short-term rentals in the valley. Although I believe there is room for additional regulation within this industry, I believe the ban would be of great detriment both to the tourism and retail businesses in the valley as well as to the homeowners and to the state who each benefit from the additional sources of income through rent and transient occupancy tax.

The valley is a magical place for visitors and has provided my family and I an incredible place to call home. I believe a balance may be found through appropriate regulations, not an outright ban.

Thank you.

Regards,

Michael J. Paskin
President & CEO
THE PASKIN GROUP
735 State Street, Suite 416
Santa Barbara, CA 93101
[805.284.9144](tel:805.284.9144) Direct
[805.962.1011](tel:805.962.1011) Office
[877.454.8916](tel:877.454.8916) Fax
michael@thepaskingroup.com
[Visit us at thepaskingroup.com](http://www.thepaskingroup.com)

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Lenzi, Chelsea

From: Rodriguez Anita (AA-AS/EOS1) <anita.rodriquez@us.bosch.com>
Sent: Sunday, August 14, 2016 11:08 PM
To: SupervisorCarbajal; Villalobos, David; Metzger, Jessica; Lackie, David
Cc: 'anita.rodriquez@gmail.com'
Subject: STR nuisance at 2627 Montrose Place, SB 93105

Dear Board of Supervisors and County Planning commissioners,

My husband and I are resident at 2625 Montrose Place on Mission Canyon, Santa Barbara.

Recently one of my next door neighbor decided to VRBO their entire SB home for a few months, while they are away in their second home in Seattle.

The problem with this arrangement is that they are not directly managing the STR but have assigned a remote property manager, who is never reachable by phone and never responds.

The owners are not around to resolve the problems between the STR renters and neighbors.

Secondly, every week there is a new party of tenants who don't understand noise ordinances or noise levels during normal evening times: which is our main complain.

The STR renters have been repeatedly continuing their outdoor parties beyond 10 PM.

As well, even between the hours of 8 pm – 10 PM, the noise level is beyond what this neighborhood can handle. We are a family living next door, and it's SO loud in the weekends and evenings!

For us it's like living next to a hotel where there is constant chatter and traffic. Cars coming and going, car doors slamming late in the nights, trash cans tossed around late night and people drinking/chatting outside late evenings.

Backyard partied heard when we try to sleep in our bedroom (as our bedroom windows faces their backyard bbq/dining area, directly 15' away).

Our Master bedroom it right next to this neighbor's backyard, tonight there is a group of young girls having a party next door, while my family is trying to sleep or enjoy evening time.

When I attempted to tell these people to please take the party indoor on a Sunday night, they refused and responded that they paid HIGH rate to stay here and they want to enjoy their time.

I attempted to reach out the remote manager, it went to voice mail and I also attempted to reach out the owners in Seattle, they couldn't do anything as even they couldn't reach out the Property manager.

We are working people and need to sleep early, start working early on Monday mornings. This situation is really troubling our day to day living with STR next door.

This is not the first time we have had noise issues from VRBO renters at this property.

Last weekend, tenants partied till 11:30 PM, I left a note next day and then they were sorry.

Few weeks ago, there was another group, who partied past 10 PM and threw beer/wine bottles stuff into trash can past mid-night.

This used to be peaceful, safe, residential area in the mountains and that's why we built our home here... away from downtown traffic and sound.

And now this neighborhood is turning into noisy commercial area. Transient people we don't know who.. and people who don't care about Mission Canyon, who don't care about neighbors.

My family doesn't feel safe about unknown strangers staying next door.

Trash cans left unattended middle of the streets.

Garage lights left ON all night.

Hotel like attitude from renters.

Loud parties in the backyard.

Tonight, when I requested the current VRBO tenants to move their party to indoor, they pretty much said they don't care about the neighborhood tranquility and they shut the door. What am I supposed to do?

Does the property have a permit to run STR?

Ethan Lowry, 2627 Montrose Place, Santa Barbara CA 93105.

What to do when the tenant's noise level goes beyond their property line into our house during normal daytime/evening time?

What to do when they continue outdoor party beyond 10 PM?

What to do when neither the Property manager nor the Owner is responding to this noise issue?

As a local community member, I please ask you to look into this and take action.

Please restore safety and peaceful neighborhood back.

That's why we love living here in our lovely Mission Canyon!

I am totally against STR in this neighborhood. I hope SB county bans STR in Mission Canyon.

Thank you.

Best regards

Anita Rodriguez

AA-AS/EOS1

Tel. +1(805)284-1612

Lenzi, Chelsea

From: George Newbern <itsgnewbern@gmail.com>
Sent: Friday, August 12, 2016 5:26 PM
To: Villalobos, David; Metzger, Jessica
Subject: Fwd: Short Term Rental Ordinance letter from homeowner. REVISE RECOMMENDATIONS TO INCLUDE 10+ ACRES NOT JUST 40+

----- Forwarded message -----

From: **George Newbern** <itsgnewbern@gmail.com>
Date: Fri, Aug 12, 2016 at 4:56 PM
Subject: Short Term Rental Ordinance letter from homeowner. REVISE RECOMMENDATIONS TO INCLUDE 10+ ACRES NOT JUST 40+
To: SupervisorCarbajal@sbcbos1.org, jwolf@sbcbos2.org, dfarr@countyofsb.org, peter.adam@countyofsb.org, steve.lavagnino@countyofsb.org
Cc: dlackie@countyofsb.org, jmetzger@countysb.org, dvillalo@countysb.org

August 11, 2016

George Newbern
3515 west oak trail rd
santa ynez, ca 93460

SB Board of Supervisors
105 East Anapamu
Santa Barbara, Ca 93101

Dear County Board of Supervisors,

My name is George Newbern, and I am a resident of Santa Ynez. I am writing to you in hopes of addressing the recent rejection of allowing STRs on anything less than 40 + acres of AG land.

I built a house in 2002 on 20 acres in Santa Ynez, with the express purpose of renting it several weekends a month. I spend half my time in Santa Ynez and the other half in Los Angeles. My financial calculus in 2002 was predicated on the my ability to use occasional rental to pay for my house until I move full time to Santa Ynez. There was NO ordinance in place at that time.

I understand that a few "bad apples" in residential areas have caused this issue to come to the forefront of neighborhood concerns. And I AGREE that it should be prohibited in RESIDENTIAL areas, for obvious reasons. But to prohibit it on AG land of 10 and 20+ ACRES ranches is ridiculous and a vast overreach of county intrusion into the private business of its citizens. (BTW, there are hardly ANY 40acre parcels...mostly 10,20,and 100 acres). I have had NO COMPLAINTS in 10 years of renting my home on occasional weekends. NONE. I use a reputable property management company that screens clients, and strictly enforces noise curfews, limited number of vehicles, etc. For the county to come along and tell me that renting my home occasionally is a harm to the community is a joke. By the way, I've been permitted and submitting bed tax the entire time. This is not an insignificant amount of money into the coffers of the county.

Do you guys realize that when 10 folks stay at my 20 acre ranch for a weekend, that these people SPEND MONEY at restaurants, wineries, hardware stores, grocery stores, and cause me to employ handymen, yard maintenance. pool service etc?? This is our community!! And, these 10 people wouldn't EVER come to Santa Ynez otherwise, as they all want to come as a group and be together in a private home setting. How is this not OBVIOUS to reasonable minds?

This is a win/win for everyone. If the county could show that 10-30 acre ranch STRs have caused community hardship and the ruination of the " agricultural " character of our area, wouldn't you have done so by now? The reason is that there HASNT been an adverse affect. Why did you arbitrarily pick 40 acres as the cutoff size?? My inability to make this income is changing the rules midstream. This is madness and frankly your decision will cause me and my family financial harm, not to mention cause property values to GO DOWN. As this area is still slow to recover from last real estate meltdown, do you really want another reason for further harm? This is not right, and I strongly protest your vast overreach.

And let's be honest here. If you guys prohibit it, not only will most STRs go underground, you are losing the precious opportunity to monitor and collect taxes.

Prohibiting residential STRs in closely grouped together housing units does make sense, as folks privacy might be compromised. BUT, telling folks on large 10-30 acre parcels that they are somehow causing a nuisance, is silly. Noone would even know if someone was ON my property as it is hidden from any common road! Hello??

I am imploring you guys to not "throw the baby out with the bath water" here, and revise the planning commissions recommendations to include properties 10+ acres, not just 40.

Sincerely,

George Newbern

8-5-2016

Dear SB County Planning,
Tax Collector
Board of Sups

From Meagan
Tambini
448-4285

Please continue to allow
home-stays, Home-Shares in
residential zones.

- We homeowners are present (on site),
- have only 2 guests at a time
- have only 1 guest vehicle parked on site
- Helps us to utilize the empty room/
Bath in our house.
- Makes perfect sense for all ☺
- County earns TOT

Thank you!

RECEIVED

AUG 10 2016

SB COUNTY
PLANNING & DEVELOPMENT

Lenzi, Chelsea

From: Richard Ringer <richard.ringer@gmail.com>
Sent: Thursday, August 11, 2016 1:51 PM
To: Metzger, Jessica
Subject: Fwd: Short-Term Rental Ordinance Hearing

Dear Supervisor Metzger,

My name is Richard Ringer and I own a home in the Santa Ynez Valley. We purchased it about a year and a half ago. We bought the property because we love the area and there were no laws prohibiting short-term rentals. We used that knowledge to invest in the area. Like many owners, the only way to afford this 2nd home was to off set some of the expenses with rental income.

A ban on Short-Term rentals would be a huge disaster economically for my family. This would be a situation that we possibly could not recover from. Again, I am sure there are a lot of home owners in this same precarious situation. It will go one step further because for those who will be forced to sell, property values will for sure drop dramatically, as more homes will hit the market. Some homes already sit on the market for a year or more and this is in a "hot" market.

My prediction is the aftermath on this decision will be much worse than what you are trying to cure and the economic impact will be severe! There will be many property tax paying homeowners that will be forced into foreclosure at the hands of this decision. Feels like this is going to be a mess for everyone for years to come.

On a lighter note, the fact of the matter is the SY Valley is dramatically under served when it comes to lodging. While there is a project in the works in Los Olivos, it is still just a dent and there is no real potential for growth with no sewer infrastructure. Likewise, more building of hotels would absolutely ruin those quaint little towns forever.

For the record, our property is a 5+ acre property and the neighbors all have 5+ acres, all agriculturally zoned. I bring this up because I heard the county is allowing short-term rentals on 40+ acre parcels. What? Why? I have been renting our house for over a year now and have had no issues with neighbors, noise or parking.

Properties on multiple acres should not be compared to homes in small neighborhoods. There are no parking issues on this size of property and no noise issues. It is also not taking away from the housing stock or affordable housing. 40 acres is obscene and I can tell you first hand that 5+ acres is plenty. Again, I've rented out my property for more than a year and have not had one complaint. Although, what is worth complaining about is the fact that my neighbor rents out part of their land to a grape grower. There are unidentified workers there all the time, trucks, port-a-potties near my fence line, etc. PLEASE BAN THAT!

We DO NOT USE Airbnb! We use a reputable vacation rental company. The company is held accountable, pre-screens renters and is on-call 24/7. We are in favor of regulating the business! We want to pay our fair share of taxes! We are serving an under served community by making it possible for people (for us, so far mostly families) to come up and enjoy the area. They SPEND MONEY, they make memories, they come back...and so will their kids with their families. Less people, less returning people and there are a lot of businesses that will suffer and many that will not survive. Vacancies...it's depressing really.

There is so much more to discuss and I would appreciate some time by phone with you.

Please contact me at the # below or send me your contact information so we can continue the conversation.
Thanks for listening, it really is disturbing.

Respectfully,

Rick
310-666-3085

Lenzi, Chelsea

From: Villalobos, David
Sent: Thursday, August 11, 2016 8:28 AM
To: Metzger, Jessica
Subject: FW: Short Term Rental
Attachments: STR LETTER.doc

From: Carey Kendall [<mailto:carey@clkre.com>]
Sent: Wednesday, August 10, 2016 3:55 PM
To: Villalobos, David
Cc: Carey Kendall
Subject: Short Term Rental

Hi David;

Please see attached letter which I am forwarding via US Mail to all Board of Supervisors today after hearing that the Planning Commissioners voted to deny STR on AG under 40 acres.

Outrageous and from a 35+ professional real estate career locally, this is a stupid, short sighted decision. The domino effect and unintended consequences of this action will be felt throughout a wide segment of your constituent community, both in the resident and business community.

It will make my job of selling real estate owned by Santa Ynez Valley residents more difficult. It will make an already illiquid market, more so.

Bad move on the part of Planning.

Carey

Carey L. Kendall

Broker Associate

Village Properties Realtors

Cal BRE License # 00753349

Mobile: 805-689-6262

Fax: 805-686-1499

Email: carey@clkre.com

Web Site: www.careykendall.com

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CAREY KENDALL, Broker Associate
CABRE License No. 00753349

E mail: carey@cikre.com
Direct Phone: 805.689.6262

August 5, 2016

Via Email: dvillalo@co.santa-barbara.ca.us
Santa Barbara County Planning Commissioners
C/O David Villalobos
C/O Board of Supervisors, County of Santa Barbara
Re: Short Term Rental Ordinance

Dear Planning Commission:

I am writing to you after following the short term rental discussions and meetings and now hearing of your latest ruling.

I have been a resident of Santa Barbara County for 40 years. I have been a real estate broker for almost 35 years, practicing both in Santa Barbara and now for the past 19 years in Santa Ynez Valley. My wife and I own a 10 acre ranch, zoned AG-1-10, in Santa Ynez / Los Olivos.

I have heard both sides of the argument as to whether short term rentals should be allowed in the various areas of our County. I have clients on both sides of this fence; some live in Home Owner Association controlled areas, some do not. I do not.

As a Realtor, I have a couple of concerns with the approach looming in front of the Commission and Board of Supervisors.

My primary concern is the taking of property rights.

While I understand we all purchase and own property that has underlying zoning definitions (including those within HOA CC&R overlay areas) but there really is no set definition as to what qualifies as a County right to disallow a property owner from renting their property on a short term basis.

Whether that property owner rents the property for 1 day, 1 week, 1 month or 1 year.

The County is making up these definitions as they go, and in the process I caution and urge ALL of you to very, very carefully be aware that the taking of individual property rights is insidious; it starts with something small, and slowly governmental forces chip away, until we become totally over regulated or in this possible case pending, certain uses become totally disallowed.

Here is the thing: I understand if a property owner willingly buys and owns property in a HOA controlled area whose CCR's stipulate and clearly state certain rules as they may pertain to uses or other such regulations.

I do not understand, if a property owns property in an AG Zoned area of 5 acres or more, that the County has the right to take away the ability and right of a property owner to rent a property or a portion thereof.

In our township of Los Olivos, many transactions occurred over the past years because of one's ability to use the property occasionally and rent out the property the rest of the time, to offset the cost of ownership; many of these people were purchasing homes here for later retirement planning.

With the STR uncertainty many properties were put for sale in Los Olivos and with the issue over the County's decision to ban vacation rental in the Los Olivos zone, those properties have decreased in value and are taking a lot longer to sell.

We all understand in the areas of our County where neighbors are in close proximity, many have been upset over the STR use of neighboring homes especially as some of these short term tenants have no regard for neighbors.

But then there is property in a non HOA area that are zoned 5 acres AG or more: Those owners should absolutely have the ability and freedom to rent out their property as they see fit. Some of these properties have legal 2nd residences.

Here is the other thing to keep in mind: There is no assurance that even renting a property long term will bring in a good tenant with consideration of neighbors....I have had tenants with total disregard for property and neighbors and some of these have had long term leases and I, as property owner, had no ability to get them to be respectful on either count. If I knew these were short term tenants they would have at least be gone quickly; or better yet if the County had been able to give the Landlord some "teeth" or tools to handle these situations, everyone would benefit.

The County and the City have recently reported a bed tax revenue decline. Without the County using their creativity to come up with a win/win the County and your Commission are acting irresponsibly in losing this transient tax on the STR.

There are plenty of other communities who have been successful in their regulatory ability to control and define the STR.

I ask that you use your intelligence and creativity and:

Make rules that can be complied with. Make rules that can be enforced. Make the property owner responsible with consequences if they ignore neighbor complaints of misbehaving tenants. Set guidelines so property owners can clearly understand and meet permit requirements.

Take into consideration neighbor issues. Those are real. But they can be mitigated with proper rules in place.

Despite the Planning Department Ruling, I urge the Board of Supervisors to over-rule their decision and instead make this a win/win for everyone. Keep people coming up to this wonderful area that we are all so fortunate to call home. Keep intact the inalienable right of property ownership and use. Keep an income flow to the County via the Transient Bed Tax.

You do all this, versus taking the easy way out by denying the STR, you will have made a legacy mark.

It is far too easy for residents and planners to take the knee jerk reaction. The problem is the unintended consequences of your actions.

If you regulate do so by allowing certain, but with restrictions.

If you go A to Z and you deny, then you narrow your approach to regulating with fairness and equality for all.

The more regulation, the more limited the use of property, the more difficult the property will be to sell. Remember, not all people coming into this area move here full time and not all can afford to write the check for our relatively expensive real estate. Remember, one day you all, may be in the position of selling your home and the domino effect of your decisions will then become very real to you too!

I will tell you with certainty, as a 35 year real estate broker selling property, especially in Santa Ynez, is a very challenging task. Between the uncertainty of the Chumash issue and now this STR, the market up here in the Valley is reaching a major hiccup.

Keep the STR use in any property over 5 acre AG Zoned.

Respectfully,

Carey Kendall

Lenzi, Chelsea

From: Villalobos, David
Sent: Thursday, August 11, 2016 8:27 AM
To: Metzger, Jessica
Subject: FW: Short-Term Rental Ordinance Hearing

From: Richard Ringer [<mailto:richard.ringer@gmail.com>]
Sent: Wednesday, August 10, 2016 9:59 PM
To: Villalobos, David
Subject: Short-Term Rental Ordinance Hearing

Hi!

My name is Richard Ringer and I own a home in the Santa Ynez Valley. We purchased it about a year and a half ago. We bought the property because we love the area and there were no laws prohibiting short-term rentals. We used that knowledge to invest in the area. Like many owners, the only way to afford this 2nd home was to off set some of the expenses with rental income.

A ban on Short-Term rentals would be a huge disaster economically for my family. This would be a situation that we possibly could not recover from. Again, I am sure there are a lot of home owners in this same precarious situation. It will go one step further because for those who will be forced to sell, property values will for sure drop dramatically, as more homes will hit the market. Some homes already sit on the market for a year or more and this is in a "hot" market.

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On a lighter note, the fact of the matter is the SY Valley is dramatically under served when it comes to lodging. While there is a project in the works in Los Olivos, it is still just a dent and there is no real potential for growth with no sewer infrastructure. Likewise, more building of hotels would absolutely ruin those quaint little towns forever.

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We DO NOT USE Airbnb! We use a reputable vacation rental company. The company is held accountable, pre-screens renters and is on-call 24/7. We are in favor of regulating the business! We want to pay our fair share of taxes! We are serving an under served community by making it possible for people (for us, so far mostly families) come up and enjoy the area. They SPEND MONEY, they make memories, they come back...and so

will their kids with their families. Less people, less returning people and there are a lot of businesses that will suffer and many that will not survive. Vacancies...it's depressing really.

There is so much more to discuss and I would appreciate some time by phone with you.

Please contact me at the # below or send me your contact information so we can continue the conversation. Thanks for listening, it really is disturbing.

Respectfully,

Rick
310-666-3085

Daly, Julia Rutherford

From: Villalobos, David
Sent: Friday, October 14, 2016 3:17 PM
To: sbcob
Cc: Metzger, Jessica
Subject: Fwd: STR

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----- Forwarded message -----

From: "Dawn O'Bar" <yogabydawn@gmail.com>
Date: Fri, Oct 14, 2016 at 5:10 PM -0500
Subject: STR
To: "Villalobos, David" <dvillalo@co.santa-barbara.ca.us>

Hello Board of Supervisors,
Please consider making the distinction between STR owner occupied vs. no owner in residence.
I believe that there is an important difference that would still satisfy all parties' concerns.

If the owner is in residence and chooses to rent out a room or two in their own home, that should be allowed.
This would also provide some continued (and much needed tax) revenue to the County of Santa Barbara.

As a homeowner, I would not allow anyone to rent out a room in my home that would be a nuisance (noisy, parking issues, etc.).
I'm not sure why the City of SB (and the County) would not want to consider this as a viable option to continue STR.

Thank you for your attention.
Sincerely,
Dawn O'Bar

Daly, Julia Rutherford

From: Andy Trabucco <andy@trabucco.com>
Sent: Monday, November 07, 2016 12:58 PM
To: sbcob
Cc: SupervisorCarbajal; SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve
Subject: Santa Barbara County BOS Meeting 12/06/2016 - Short-term Rental (STR) Ordinance

Dear Clerk of the Board,

Please share the following with the members of the Santa Barbara County Board of Supervisors and kindly enter it into the record of the upcoming meeting of December 6th, 2016 as well as any future meetings related to Short Term Rentals (STR) in Santa Barbara County.

Thank you for your assistance.

Andy Trabucco

Dear Members of the Santa Barbara County Board of Supervisors,

First of all, thank you for taking time to consider Short Term Rentals (STR) in Santa Barbara County.

I am writing to you with some background and a specific request for your consideration related to the restriction of short-term rentals (STR's) on AG-I-10 properties.

My wife and I have been residents of Santa Barbara County for more than 35 years. Our home is located in the rural unincorporated area of the County in the Santa Ynez Valley. It is situated on a little more than ten (10) acres and it is my understanding that we are zoned AG-I-10.

In an effort to supplement our income, my wife and I have been periodically renting out our home (primary residence) through the VRBO website for the past couple of years. We have faithfully reported and paid our share of the Tourist Occupancy Tax (TOT). We have also invested a substantial amount in improvements to our home for the purpose of enhancing its appeal to our guests.

As this is our personal home, we are very careful who we open it to and restrict the number of guests to a maximum of six (6) persons in or on the premises at any time. We do not allow any weddings or wedding related events at our home or on our property. Since we are situated on a little more than ten (10) acres, we have ample parking for our guests in a couple of areas around our home. Being on ten (10) plus acres, we can easily park numerous cars completely out of site from any public street or other residence. The majority of our guests are middle aged women and or couples who want to experience the countryside atmosphere found in the Santa Ynez Valley.

We have never received a complaint from anyone. In fact, one would be hard pressed to find anyone in our area that even knows that we sometimes rent our home on a short-term basis.

In addition to the information we provide our guests related to rules and guidelines for their stay, we direct them to local restaurants, markets and other local businesses, helping the local economy.

It would be absurd to think that the periodic short term vacation rental of our multi-million dollar home / property impacts affordable or rental housing. Our home and property are not in the affordable category.

In closing, statistic and data prove that the periodic short-term rental use of our AG-I-10 property does not have a negative impact. **Please do not ban short term rentals on properties that are zoned AG-I-10.**

Thank you for your consideration.

Andy Trabucco

cc: Board of Supervisors of the County of Santa Barbara
Clerk of the Board: sbcob@co.santa-barbara.ca.us.

1st District: Salud Carbajal
E-mail: SupervisorCarbajal@sbcbos1.org

2nd District: Janet Wolf
E-mail: jwolf@sbcbos2.org

3rd District: Doreen Farr, Vice Chair
E-mail: dfarr@countyofsb.org

4th District: Peter Adam, Chair
E-mail: peter.adam@countyofsb.org

5th District: Steve Lavagnino
E-mail: steve.lavagnino@countyofsb.org

Daly, Julia Rutherford

From: Eric Fleiss <eric@fleiss.org>
Sent: Friday, November 11, 2016 4:32 PM
To: sbcob
Subject: FW: Short Term Rentals

From: Eric Fleiss [mailto:eric@fleiss.org]
Sent: Friday, November 11, 2016 4:31 PM
To: SupervisorCarbajal@sbcbos1.org; jwolf@sbcbos2.org; dfarr@countyofsb.org; peter.adam@countyofsb.org; steve.lavagnino@countyofsb.org; dlackie@countyofsb.org; jmetzger@countyofsb.org
Subject: Short Term Rentals

Dear Sirs and Madames,

I am writing with respect to the Short Term Rental ban. I am a resident of Los Angeles. My wife and I, and our four children, travel to Santa Barbara at least once a year and often twice for a week's vacation. We eat out; we go to museums, go shopping on State Street, and do all kinds of family activities that generate revenue in Santa Barbara County. We have rented homes in Santa Barbara but mostly in Montecito, and we have never stayed in a hotel as a family. As a family of 6, being in a hotel is both cost prohibitive and not enjoyable—if there are even room configurations that fit us. Renting a house for a week is a wonderful option; we have done this for years, far earlier than the birth of VRBO, Homeaway or AirBnB.

I can tell you honestly that were we not to be able to rent a home, we would not visit Santa Barbara. Instead, we would bring our many vacation dollars to San Diego, Orange County, the desert or Vegas. Perhaps you are trying to reduce traffic and vacation congestion; I don't know. I can tell you, however, that a ban on these rentals would 100% eliminate our visits and stays to the area, which would be sad as it would end a family tradition—one that brings thousands and thousands of dollars to the Santa Barbara area.

Thank you for your consideration,

Eric Fleiss

Daly, Julia Rutherford

From: James Solis <jimmiescrowsnest@yahoo.com>
Sent: Tuesday, November 15, 2016 11:25 AM
To: sbcob; savetherentals@gmail.com; jimmiescrowsnest@yahoo.com
Subject: letter to Clerk of the Board and Board of Supervisors in opposition to proposed Short Term Rental ban.
Attachments: Letter to Board.docx

11/7/2016

James Solis
P.O. Box 1073
Los Alamos, CA 93440

Santa Barbara County Board of Supervisors
Clerk of the Board
sbcob@co.santa-barbara.ca.us

Honorable Board Members,

I am writing this letter to voice my opposition and persuade you to strike down the proposed ordinance banning short term rentals in the unincorporated areas of Santa Barbara County zoned residential.

On the face of it this ordinance is overreaching government to impose the will of a few vocal citizens on the many who do not share their views.

The proposed ordinance flies in the face of the American virtues of ingenuity, personal freedom, and entrepreneurship.

The Mission of the Board as stated on the website is, "Provide quality public services to the people of Santa Barbara County in response to their need for a healthy, safe, and prosperous environment; and to establish and maintain a workforce which reflects the diversity of the community."

The proposed ban on short term rentals does none of these things. It does nothing to further the health or safety of the environment. In fact it will work against the prosperity of the environment.

By prohibiting short term rentals, or air B and B's as they are commonly referred to, you are stifling entrepreneurship and limiting diversity in tourist lodging in the county. Air B and B's are a grass roots movement that provides visitors with a quant, culturally diverse, local experience. I have had the opportunity to stay in several B and B's this past Spring in Ireland and England. The B and B's I stayed in were owner occupied. This allows for a very personal intimate experience with the local proprietors. Many owners, such as myself, who wish to use their residence for a bed and bath do so not so much for the additional income, but to meet people from all over the world.

In my conversations with people, when I inform them of the proposed ordinance , a common reaction is, "It is probably driven by the hotel industry." I would have to agree. It seems to me the hotel lobby likely has the most to gain by an outright ban on B and B's in the residential

zone. Another example of government bowing to the interests of corporate America while hobbling the middle class individual trying to achieve financial stability. This is part of the reason why ninety percent of the wealth in this country is in the hands of one percent of the population.

I have talked to some of you and your aides. I understand that the majority of the complaints against short term rentals arise from noise and parking issues due to the B and Bs. However, according to your office, **there has been no data gathered and no analysis performed** to determine if in fact there is an actual increase in the areas where there are short term rentals.

An independent analysis by the California Economic Forecast concluded there is no correlation between short term rentals and nuisance complaints. In fact, due to the socioeconomic nature of the people who rent B and B's , there tends to be less complaints. Owners of B and B homes maintain the homes because they want to attract lodgers and the nicer the home, the better the experience, the more they can charge.

I have attached pictures of homes in Los Alamos. The few B and Bs are well kept and immaculate. I have heard no complaints from neighbors about excessive noise from the B and B's. On the other hand, the unkempt houses are not short term rentals. In fact, the untidiest properties are the long term rentals where several families live throughout the property with no landlord present.

The proposed ordinance is like using a blanket to put out a match. It is lazy, disingenuous government at its finest. Montecito is a different animal than Goleta is a different animal than Santa Ynez is a different animal than Solvang is a different animal than Los Olivos is a different animal than Los Alamos is a different animal than Orcutt.

When I talked to a clerk at the Foster Road office, to inquire about obtaining a permit for short term rental, she advised me that there was no such permit and the short term rentals were going to be banned in the county. When I reminded her the ordinance hadn't been passed, she said, " Well it will be. It's going to be passed by a vote of 3 to 2." This was about two months ago. I found it very disturbing that apparently it was already a foregone conclusion. Why have the public input? Just to appease the constituents?

This same clerk told me the county simply does not have enough code enforcement officers, and they don't work at night or on the weekends so they can't enforce the noise, party, and parking complaints. I worked closely as a game warden for thirty years with the allied agencies, sheriffs and police in San Luis Obispo and Santa Barbara counties. So I know that these nuisance complaints are not investigated by code enforcement, but rather by sheriffs and police under existing and tested penal code law and county ordinances.

This ordinance should be dismissed outright. At the very least it should be tabled until further studies and analysis can be conducted. A much better solution would be to actually put some

thought and effort into a detailed, reasonable ordinance, based on sound analysis, allowing short term rentals of a limited size, owner occupied, perhaps operated only on weekends.

Finally, the supporters of this ordinance would like to have you believe that they are families who bought a home in a residential area to raise their children in a quiet neighborhood. And now their utopia is being compromised by absentee landlords buying up homes and renting them out for profit. The short term rental operators are being painted as outsiders who don't care about the local community.

No doubt some of this is going on, but most of the B and B owners, live in the homes and communities where they operate their B and B's. They take great pride in providing a quality experience for their guests, and being a conscientious neighbor. I would hope the supervisors would take a very small amount of time and peruse the B and B sites on the internet and look at the rentals in the county. You will see that there are not many in the small towns of Los Olivos and Los Alamos, and the ones that do exist are clean and tidy, owner occupied, and the owners make sure the occupants respect the neighboring properties.

I would also venture to guess that the majority of the complainers are not families, but rather single or couples living alone in spacious 2500 square foot homes with four vacant bedrooms and three baths which go unused except on holidays when the family gets together. They would complain if a minority family with five children moved in next door and had bounce houses and mariachi music on the weekends.

Please don't ordinate a lifestyle. The existing laws are sufficient to address the issues that may arise with short term rentals, and these issues are not exclusive to short term rentals. Please don't be misguided by special interests and a few vocal, value imposing individuals.

Sincerely,

James Solis
Fish and Wildlife Patrol Lt. Santa Barbara County, Retired.
Batchelor of Science, Natural Resource Planning, Humboldt State University.
P.O. Box 1073
Los Alamos, CA 93440
jimmiescrowsnest@yahoo.com

P.O. Box 1073



Short Term Rental



Permanent Residence

P.O. Box 1073



Short Term Rental



Long Term Rental

Daly, Julia Rutherford

From: Carol Hildebrand <cjhbrand6@gmail.com>
Sent: Tuesday, November 15, 2016 1:27 PM
To: sbcob
Subject: Support to Ban Short-Term Rentals (in More Mesa Shores Community

Carol Hildebrand
5145 Louisiana Pl
Santa Barbara Ca 93111

Supervisors

With short term Rentals there is an decrease in security andour home value. There is an increase in traffic, road usage and noise. I will turn a quite residential community eventually into a commercial one. Please vote to have and ordinance against Rentals for 30 days or less.

Thank you , Carol

Daly, Julia Rutherford

From: Sarah Trigueiro <sarah.trigueiro@gmail.com>
Sent: Thursday, November 17, 2016 5:35 PM
To: sbcob
Subject: Comment on short term rental proposal

Dear Clerk of the Board,

As a homeowner in Santa Barbara County (on a 6 acre 5-E-1 zoned parcel), I am writing to comment on the proposed short term rental ordinance coming to the Board of Supervisors on December 6th for review. I believe that the ordinance, as drafted, is overly prohibitive and too broad as compared with its aims. I believe that short term rentals should be allowed in residential parcels larger than 5 acres for the following reasons:

--In these large property situations, there are much fewer concerns from a neighbor nuisance/noise perspective since there are very wide distances between homes.

--Parking is typically available on site on large residential parcels like mine, as opposed to more congested areas with higher population density.

--Many of us large residential parcel owners are growers. I am an avocado grower (2 acres and counting--will be up to 3 acres this year!) and short term rental income helps me offset my high growing costs. I would not have been able to start farming without it. Continuing agricultural operations would be difficult without it.

--For larger properties, many owners would not long-term rent their properties if STRs are banned, so I do not believe that, for this zoning classification (large parcel residential), there would be a significant increase in home rental affordability. I can understand that argument however for smaller-size, higher density areas in town.

I sincerely appreciate your consideration of my opinion and respect the value of regulation in this area. I am very supportive of conditional permitting and oversight, as well as a formal channel for neighbors to raise unaddressed issues. I just believe that the policy, as currently drafted, is overly broad in scope.

Thank you,
Sarah Trigueiro
805-252-5992

Daly, Julia Rutherford

From: Sandra S Mezzio <sandymv@icloud.com>
Sent: Thursday, November 17, 2016 9:19 PM
To: sbcob
Subject: Short term rentals

To the Board of Supervisors:

Please prohibit the inappropriate proliferation of short term rentals. Many of them adversely affect the family atmosphere in neighborhoods that were designed for "community," not for vacation revelry.

Short term rentals have very much altered the cooperative living environments for county residents.

Thank you for your consideration.

Sandra Mezzio

Sent from my iPad

Daly, Julia Rutherford

From: Villalobos, David
Sent: Friday, November 18, 2016 9:14 AM
To: sbcob
Cc: Metzger, Jessica
Subject: Fwd: December 6 BOS meeting
Attachments: CITIES BAN DETAILS.docx; KEY ARGUMENTS FROM STR OWNERS & my response.docx; Letter to BOS for Dec 6.doc

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----- Forwarded message -----

From: "Sybil Rosen" <sybilrosen4@gmail.com>
Date: Thu, Nov 17, 2016 at 10:26 PM -0800
Subject: December 6 BOS meeting
To: "Villalobos, David" <dvillalo@co.santa-barbara.ca.us>

Dear David,

Please be kind enough to distribute the attached documents to all supervisors for the December 6 BOS meeting re: STR ordinance. I have included a letter, list of cities and key arguments rebutted. Wishing you a Happy Thanksgiving.

Thank you so much.

Sybil Rosen

Sybil Rosen
134 Hermosillo Road
Santa Barbara, CA 93108

November 30, 2016

Chair Peter Adam

Santa Barbara County Board of Supervisors

Dear Chair Adam & Supervisors,

You voted unanimously for the SB County Long range Planning staff to study and report back about Short-term vacation rentals. After a very impressive & fair process with strong recommendations from the department staff, as well as Montecito Planning Commission and SB County Planning Commission, we now look to you to make a decision that will determine the future of our county for a very long time. I ask you to follow the recommendation and adopt the ordinance as written.

This problem in our neighborhoods has increased over the last three years. It starts with one house on the block, then another, and then like dominoes, the streets fall. I had one and now have three on my street. Property values are reduced when street is absent stabile community. What family wants to buy a house with a constant turnover of strangers next door?

Look around the world and then in your own back yard. We are being challenged to hold on to what we hold most dear, our sense of safety, tranquility and neighborliness. The list is very long of leaders that have had the vision and determination to protect the future of their communities. I urge you to stand with those leaders. SEE ATTACHED LIST OF CITIES

Some cities tried to compromise and come up with regulations to allow some short-term rentals in residential zones. Within a year they were back at Council meetings demanding an outright ban. A ban is the only clear way to adhere to zoning, protect neighborhoods, & prevent loopholes that inhibit the monitoring and enforcement of the laws.

Getting people to obey the law will require strict enforcement, substantial fines and subpoena power. Our own City of Santa Barbara is having great success doing that.

Those that say "please allow short-term vacation rentals in all zones and we will make sure everyone is quiet and well behaved" are promising you something that won't be delivered. But more importantly they are missing the point. City after city is saying the proliferation of STRS' are not acceptable use in residential zone.

Look back years from now and say proudly, we did the right thing in 2016.

Respectfully,

Sybil Rosen

RECENT EXAMPLES OF LEADERSHIP IN OTHER CITIES

TIBURON BANNED AUGUST 2015

" Councilman Jim Fraser said. "We're a residential community. ... Commercializing a neighborhood town is not something, I think, we should be doing." Town staff and officials have been aware of the increasing popularity of seasonal and vacation rentals in Tiburon since 2000. The Town Council adopted an ordinance in 2010 to allow rentals if homeowners acquired a business license and pay the \$100 seasonal rental permit and a 10 percent occupancy tax. Lack of adherence to the law brought them back to the Council and the decision to ban.

HERMOSA BEACH BANNED Superior Court upheld ban against one lawsuit AUGUST 2016- *"Hermosa Beach is one of many cities working to curb the expansion of these hotel-like uses into residential neighborhoods," City Attorney Michael Jenkins said. "We will enforce this ordinance."*

HUNTINGTON BEACH TRANSIENT HOUSING ALREADY BANNED IN EXISTING CODE, VOTED TO ENFORCE *Reminded everyone of the laws and enforcement code. It is a permissive zoning code, any use NOT specifically indicated in the code is prohibited. Renting a residence for less than 30 days is misdemeanor and fines up to \$1000 per day per violation.*

BUELLTON-Banned-allowed only in business district

SOLVANG-Banned-allowed only in business district

GOLETA- Very weak regulations but allowed with restrictions/ the law not being obeyed
Recent report: Over two hundred STR listed only seven registered and are paying the fees. They were all given notice and chose to ignore.

OJAI MAY, 2016 ENFORCE ZONING LAWS- BAN--Voted 5-0 to begin enforcing zoning laws that ban rentals of less than 30 days. *"This is about money and not community" "if people come to visit, and say I wished I lived like this, it is because we made it that way. Allowing short term rentals is a self-destructive process" said by Ojai resident. "This online business model circumvents and undermines community zoning laws. It is also an assault on legitimate licensed businesses playing by the rules," said Councilwoman Betsy Clapp. "These seemingly harmless home-based hotels ... impact school enrollment, housing stock, volunteerism and community cohesion. I've seen how they have turned neighbor against neighbor. They are not good for our town." Council also voted to subpoena online platforms to get information on existing rentals listed.*

MANHATTAN BEACH JUNE 2015 BANNED Council members, who voted 4-1 for the ban, said they *recognized that short-term rentals were an important source of income for some Airbnb hosts. But Mayor Wayne Powell said, "The residential nature of our community, the peace and quiet of our residents — that rules over someone's profits." City attorney sent letters to 5 online platforms asking them to remove rentals.*

CALISTOGA-Banned March 2016. The City continues to prevail in civil actions brought against unlawful operators. *In a recently settled case, the unlawful operator is required to pay \$17,842 in penalties plus an additional \$10,000 in suspended fees and \$2,633 in reimbursement costs.*

LAGUNA BEACH-BANNED SEPT 2016 Councilman Robert Zur Schmiede said *"Allowing short-term rentals in residential areas would essentially be a policy to convert residential districts into commercial vacation areas over time," he said. "Our long-term rentals will be reduced, and second homes will become year-round mini-hotels, with our Police Department and 911 serving as the front desk,"*

SAUSALITO-BANNED SEPTEMBER 2015 Sausalito council voted to spend \$50,000 on an enforcement officer, who will field complaints and scan listings to find the rogue rentals. Thirty-day cease-and-desist notices will be issued and a 12 percent transient occupancy tax would be collected retroactively on rentals.

HEALDSBERG- BANNED 2015

Barbara Nelson, the city's planning and building director, said; "they commercialize neighborhoods. Continuous visitors end up replacing long-term residents that participate and contribute to the social and economic fabric of the neighborhood and community." "Mayor McCaffrey says halfway measures difficult to enforce". They moved enforcement from the planning department to police department. Kevin Young, a retired police lieutenant, interim code enforcement officer will crack down on rentals without a permit

SAUSALITO-BANNED Sausalito council voted to spend \$50,000 on an enforcement officer, who will field complaints and scan listings to find the rogue rentals. Thirty-day cease-and-desist notices will be issued and a 12 percent transient occupancy tax would be collected retroactively on rentals.

SONOMA CITY- In 1999 new vacation rentals were prohibited in residential zones but allowed in commercial & mixed-use zones. **October 2016 Moratorium STR** *Mayor Laurie Gallian said vacation rentals are leading to "disjointed" neighborhoods* In 2014 hired consulting firm & identified A NEW PROBLEM, 32 unauthorized vacation rentals in commercial & mixed--use zones. Established a P/T code- **enforcement officer** that was successful in identifying illegal rentals.

PALOS VERDES PENINSULA-BANNED SHORT TERM RENTAL-To minimize staff resources in monitoring hosting platforms recommending hire of private vendor (Host Compliance) to monitor STR. Best way to take pro-active enforcement approach.

CARMEL- Prohibits transient commercial use in residential zone. Upheld in Superior Court. City Attorney, Douglas Haney says we will preserve our zoning and residential neighborhoods

SANTA MONICA-OCTOBER 2015 BANNED STR. Nine month report (March 2016) **Enforcement is reporting success.** Shut down 600 listings, closed 100 cases by winning compliance, collected \$40,000 in fines. *Denise Smith, Administrative analyst said, "Santa Monica is the first city in the US to **pro-actively** enforce a ban on STR."* One of the sites was issued citations for 418 separate violations of the law and have paid fine of \$31,350 & removed ads for which they were cited. More illegal listings are reappearing necessitating further efforts. Fines increased from \$75 to \$500 a day. Determined to enforce despite lawsuits. The law is on Santa Monica's side.

ANAHEIM- Sept 2016 Banned STR --18 months to cease operation. There are strict rules in place until that time re: noise, trash, and numbers of people. **Fines up to \$2500 for violations of the law** enforced.

SANTA BARBARA CITY-MAY 2015 Voted to enforce existing BAN. City officials swore allegiance to residents over visitors, lauding zoning as a guiding force of city government.

In the months since the council's enforcement decisions, the city has served 44 subpoenas to STR websites such as Airbnb in order to gather information on STRs operating illegally in the city. Enforcement officer said 133 enforcement cases have resulted from those subpoenas. 35 sites either handed over information or had signed affidavits saying they had no responsive records, Doimas said, while three could not be delivered to out-of-state companies. Another six refused to cooperate, he said. Some that are uncooperative are being taken to court. Will be further suits but determination by City to make people obey the law.

SAN DIEGO-Proposal for definition change to City Municipal Code as a **BAN-Visitors & tourists would be reclassified as transients if they rent a home for less than 30 days.** The code raises a fine \$2500 per violation and \$250,000 per parcel for land use violation. *"The purpose and intent of the residential zone is for residents, said City Council President Lightner"*

KEY ARGUMENTS FROM PRO STR & THE REALITY FROM RESIDENTS

“We need to augment our income”

Majority of owners have a decent income but are seeing an opportunity to use their house as a cash cow investment and not a home to inhabit. We are not saying do not rent. Anything over 30 days brings a different tenant and attitude than STR and provides much-needed housing for our workforce and a substantial income. I have three long-term rental families on my street providing housing for families of a fireman, a retired real estate broker, & a local businessman. How good it is to have these people on my street for more than three days. **MANY OF US HAVE STRUGGLED TO PAY OUR MORTGAGES BUT WOULD NEVER CONSIDER DOING SOMETHING DETRIMENTAL OR ILLEGAL.**

“We meet all these wonderful people from all over the world!”

How is that good for your neighbors & the neighborhood? Why not open up a hotel or other facility in a commercial zone and meet lots of people.

“I was able to make major improvements to my house and now the neighborhood looks better!” They are talking about property, not people & neighborhood. How nice for them but how does that help the neighbors?

“We bring tax revenue to our community!” Is money more important than stable neighborhoods? Property tax revenue reduced in time as neighborhoods deteriorate. Every business brings tax revenue. Should we open up our residential zones to all kinds of businesses? It is time to get creative and be business friendly in commercial zones. Some Property managers & Real estate agents are self-serving and only worship the dollar. Are tourists the future of a thriving community? Look for other sources of revenue before Santa Barbara County is destroyed and just known as a place to visit but you wouldn't want to live there. Also know that if you want to sell your house, you will need to disclose a short-term vacation rental is next door.

“Hiring good property managers is key to success of these rentals.”

Two years ago there was one STR, now there are three on my street. Property managers are not concerned about landscaping overgrowing, dead leaves clogging roof run off, water leaks on automatic sprinklers. A concerned neighbor reports all these things. Short-term home stays are commercial ventures & do not belong in residential neighborhoods.

“We hire companies to service our homes & help local businesses” Well don't all homeowners do that? We need repairmen, gardeners, pool servicing, personal services. We shop in local stores consistently all year long.

“No one ever complains”

This is just not true! Are we to complain every few days as new people move in and out? Noisy or not isn't the complaint, it is the misuse of the residence as a hotel. Do we want to call the Sheriff when we know it is our tax dollars paying for that and they have life threatening issues to respond to? We have experienced retaliation or intimidation when speaking to owner.

“Let's not ban but regulate short-term rentals”

The so-called “good neighbor policy” doesn't work. Communities that tried regulation are now back demanding a ban in residential zones. Some tried owner occupied rentals but experienced dishonesty. Does the neighbor have to log and photograph the proof of those breaking the law. **The only way to monitor and enforce without loopholes is to support the ban as recommended.**

“They are leveraging our neighborhood for their profit, telling people to come stay in this beautiful place where they would like to pretend they live, and they are making people miserable.” Homeowner, Austin, Texas

Daly, Julia Rutherford

From: Nori Francis <noribf@gmail.com>
Sent: Friday, November 18, 2016 9:33 AM
To: sbcob
Subject: In favor of regulated STR

County Clerk

Board of Supervisors,

I have lived in Santa Barbara since 1974 and am an active member of the community in favor of regulated STR. I have served on many boards including the Santa Barbara Middle School and Santa Barbara School of Squash. I volunteer with the Alliance for Living and Dying. I continue to live in Santa Barbara part time and rent my house out through airbnb as well as to the Music Academy of the West. I live in a quiet neighborhood with my house having adequate parking on site. My neighbors appreciate that I keep the house occupied. In addition, I have a caretaker/manager on call for 24 hours a day. I have never had a complaint and actually had many compliments from appreciative neighbors. I rent only to families, and usually to the elderly who are coming for family events. I believe they would not be able to attend weddings and graduations without the convenience of a home. I am careful to screen my guests and have never had a complaint. Without STR the families I serve could not come to family events. The intimacy of my home makes family time a priority while visiting Santa Barbara. I hope you can see that I care about Santa Barbara, and in addition, care deeply about the people I have enabled to come here.

I have paid my TOT taxes as well as visitors' tax since the time I started renting. I have reported my income and taxes each month to the Treasurer. Just this year, my taxes paid to the county have amounted to over \$4000. I hope my taxes are benefiting the community as well as my guests benefiting the businesses.

Please allow STR's.

Thank you,
Nori Francis

Daly, Julia Rutherford

From: colin cooper <colinco@gmail.com>
Sent: Friday, November 18, 2016 2:22 PM
To: sbcob
Subject: STR Hearing

Rosita and Colin Cooper
1535 Meadowvale Road,
Santa Ynez,
CA 93460

RE: meeting on December 6, 2016 at the Betteravia Government Center, Santa Maria , about proposed short term rental controls in unincorporated areas of Santa Barbara County.

Since 2006 we have rented part of our home on 5 acres,(not a separate building)through a vacation rental site, originally only on a monthly basis, but with burgeoning cost increases in water and other amenities and with more short term rentals being offered we decided to include short term vacation rentals to cover some of the costs.

We duly obtained a TOT certificate and pay the 10% (soon to be 12%) bed tax .

The County now seems determined to ban all short term vacation rentals even in unincorporated areas of Santa Barbara county unless you are on 40 acres! How was this acreage decided since it bans in effect all short term vacation rentals.

We attended the first meeting held on this matter by the county at the Marriott Buellton where we were told to put colored stickers on a board to indicate what proposals we agreed with, (a rather strange system). All subsequent meetings were held either in Santa Maria or Santa Barbara which makes it difficult for us to attend as we are 30+ miles away. We are 78 and 67 years old so the chances that we could find a job to replace the vacation rental income are pretty slim. We have never had a complaint from our renters nor from our neighbors about our vacation rental.

However, in August 2015 the county authorized \$90,000 to hire one full time and one part time employee to focus solely on policing short term rentals.

The county is receiving more than one million \$ in TOT taxes from these vacation rentals which the County is now set to do away with! Why not simply block any vacation rentals that have had more than say 2 complaints?

We strongly oppose this overreach of power which decides what we can or cannot do with our own home!

Sincerely,
Rosita Cooper
Colin Cooper.

By mistake we sent an unedited version of this email earlier which we hope you will replace with this email ,our apologies for that.

Daly, Julia Rutherford

From: Sybil Rosen <sybilrosen4@gmail.com>
Sent: Saturday, November 19, 2016 2:00 PM
To: sbcob
Subject: Public comment STR ordinance December 6
Attachments: Picture this BOS December 6.doc

Please distribute attached letter to Board of Supervisors.
Thank you so much,
Sybil Rosen

November 19, 2016

Chair Peter Adam and Supervisors,

Picture this: Buy a house on a residential street, enjoy neighbors for twenty five years that work together to improve and protect the neighborhood. We watch out for each other and report strangers walking up our driveways, or parking in front of our house.

Now picture one house, then two houses then three houses on the street being used for short-term vacation rentals. No owner present, loss of neighbors, property manager doesn't pay attention to leaks in the gardens, leaves clogging drains, overgrown trees, not to mention how many people actually end up in the house rented to two people for three days of celebrating. It is the neighbor that alerts the property manager/owner.

Imagine the anxiety, detrimental to our health, apprehension about safety, when every Friday morning a new group of guests appears next door and across the street. How many cars, how much noise and who are these people.

No chance of enjoying the peace of our garden or dinner on the deck when next door is a gathering every weekend. This is an additional problem when there is a pool and a spa in the yard.

This picture could happen to you anywhere in our County as it has happened to me and so many other homeowners.

Please join the cities and counties that tried regulating and are now realizing the major loopholes and difficulty in enforcement unless we stand firm and just pass the ordinance before us today. All around us STR is banned. If we don't do the same get ready for an onslaught.

With appreciation for your consideration,
Sybil Rosen
Santa Barbara, Ca

Daly, Julia Rutherford

From: Judy Alexander <jalex11@me.com>
Sent: Saturday, November 19, 2016 9:59 PM
To: sbcob
Subject: Short Term Rentals

Clerk of Board of Supervisors,

Please vote to ban transient short-term vacation rentals in zones not already allowing them such as tourist/visitor areas. I do not want a turnover of touring strangers on my street all year long. I want neighbors that participate in our community. Please add strong enforcement rules with fines for offenders.

Judy Alexander
jalex11@me.com

Daly, Julia Rutherford

From: Michelle Castle <butterflydesign@me.com>
Sent: Sunday, November 20, 2016 8:33 AM
To: sbcob
Subject: Short Term Rentals - Urging to ban in county

Dear Board of Supervisors,

I am urging you to pass a band to short term rentals in Santa Barbara County. As a resident close to a rental property by Paradise Retreats in Janin Acres, I and my neighbors have been directly impacted by the renters. Our neighborhood is quiet and family oriented, which is why we moved there. Every weekend, this particular house is overflowing with cars, visitors and loud noise. It is exhausting and not right that we have to walk over and tell them to be quiet and stressful to have to call the police. The rental management never monitors the home. It is income for them at our expense.

Please ban these rentals from our quiet, rural towns in Santa Barbara county.

Respectfully,

Michelle Castle
Solvang, California

Daly, Julia Rutherford

From: Chris Jones <cjones4mail@gmail.com>
Sent: Sunday, November 20, 2016 2:45 PM
To: sbcob
Subject: Prohibit STR's in AG1

Dear Board of Supervisors:

Unless you live next door to a Short Term Rental (STR) you can't feel how a transient rental impacts a neighborhood. I live on a twenty acre parcel in Los Olivos. After the next door home converted to a commodity, the new owner and out of town investor admitted to me that they make more money renting to a transient renter rather than a tenant. This is about profit and who pays the price.

The problem will not go away with "proper regulation". This issue isn't just noise. I feel defenseless against the powerful billion dollar businesses trying to take away the safe and quiet enjoyment of our retirement home. Yes, it's more than noise. It's safety, light pollution, increase in water and septic usage, increased traffic and loss of our property value and privacy. If STR's are allowed to continue we will lose our precious sense of community. If I list my home, I have to disclose that we have a STR next door because who wants to live next door to a STR? If someone pays transient taxes, aren't they operating a commercial business? I don't see how people can have it both ways.

Unfortunately I will be out of town on December 6th and will not be able to comment at the Board of Supervisors meeting. Prior to the meeting, please read the City of Goleta's STR regulations. Discover for yourself why Goleta's STR ordinance should NOT be adopted by the Board of Supervisors for Santa Barbara County's unincorporated area. I highly encourage you to follow your Planning Commission's recommendation and prohibit STR's in AG1.

Thank you.

Christine Jones

Daly, Julia Rutherford

From: Rick Hannay <rick@betterhomessb.com>
Sent: Monday, November 21, 2016 7:17 AM
To: sbcob
Cc: Rodriguez, Terry; Metzger, Jessica
Subject: Vacation Rentals - Letter Attached
Attachments: Letter to Supervisors- Vacation Rental.docx; ATT00001.htm

Hello:

Please print, read and consider the very personal concerns we have (see link below) regarding your impending decision about the future of Vacation Rentals in SB County.

Many thanks,

Rick and Lynne Hannay
557 Dentre Drive
Santa Barbara CA 93111
rick@betterhomessb.com
805-451-6061

Rick and Lynne Hannay
557 Dentre Drive
Santa Barbara CA 93111

Santa Barbara County Board of Supervisors
c/o County Clerk at sbcob@co.santa-barbara.ca.us

To Whom it May Concern:

My wife and I recently registered our home as a Vacation Rental in order to rent our home and properly pay the Transient Occupancy Tax. We are in the County at 557 Dentre Dr which is sometimes proudly referred to as Noleta.

We understand that SB County is in the process of considering an adjustment to the Vacation Rental policy and we'd like to provide some insight for you to consider.

We have lived in Santa Barbara for over 30 years where we raised our two children and were renters for 19 years before we could stretch to afford a house. We worked hard over the years and here we are at 70 years old and we have a large mortgage. Our daughter, son-in-law and two infant grandsons live in Fairfax VA. They recently asked us to come and stay with them for at least 4 months to assist with her children while our daughter adjusts into a new demanding job.

The only way we can make it happen is to arrange for short term rentals of our furnished property during those periods when we are away and Vacation Rentals seems to be a win-win for everyone. We are able to assist our daughter and family, we can provide a safe comfortable rental for families visiting our area and SB County can collect TOT. We also charge a \$500 security deposit to deter any damage or for not following our quiet neighborhood rules.

We respectfully request that you adopt the City of Goleta policy rather than the very restrictive City of Santa Barbara policy. You should have received the study done by the economist Mark Schneip; if not it is at STRSantaBarbara.org. His report shows that there are no more neighbor complaints from short term rentals than there are from long term rentals. Vacation rentals should not be discriminated against.

I'm sure there is a strong lobby group against vacation rentals from the hotel owners in SB but they already enjoy a very high occupancy rate (I believe it averages above 85%). Vacation rentals provide a more affordable and at-home atmosphere for families who want to visit our area without spending huge amounts on several hotel rooms and restaurants.

We will periodically go back east to help out with grandchildren over the years so we'd like to have the right to rent for terms less than 30 days. I have been a Realtor for over 40 years and I have always marketed real estate as having a bundle of rights that government cannot take away from us. We pay huge property taxes for these rights and we strongly recommend that you not take them away.

Sincerely,
Rick and Lynne Hannay
rick@betterhomessb.com
805-451-6061

Daly, Julia Rutherford

From: elaine <thewoodenspoon@juno.com>
Sent: Monday, November 21, 2016 4:01 PM
To: sbcob

Dear Supervisors,

I was delighted when the ban on short term rentals was passed by Santa Barbara City council and hopeful that the County will follow suit.

These ventures have no business in residential neighborhoods. Renters do not observe speed limits, there are privacy issues, noise concerns and, in most cases, little or no respect is shown towards permanent residents. I live in Janin Acres (Solvang), one acre away from a STR which is owned by Paradise Retreats in Santa Barbara. They own and/or manage over 120 vacation rental properties and are spearheading a push to dissuade supervisors from passing a County wide ban on this practice.

On many occasions I have been disturbed by early morning and late night noise from partying and raucous music that I can hear inside my house with the doors and windows shut. I have lived in my home since 1965, raised my children here and have always enjoyed the peace and quite of my area. Residents as a whole are respectful of their neighbors, we educate our teenager drivers in safety issues involved in a neighborhood with small children and without sidewalks. These "visitors" have no such concerns, the rentals are expensive and the pervasive attitude seems to be "For what I'm paying, I'll do as I please."

The concept sounds good until a neighborhood is blighted by renters without a vested interest in the area. These properties are generally treated as "party houses" with many more "guests" arriving than allowed by the rental agreement. When our narrow roads are nearly impassable due to the numerous parked cars, our privacy invaded by unattended children trooping through yards, peering and tossing rocks, branches, etc. over our fences, we feel invaded and assaulted. When avarice replaces respect, disaster follows and absentee owners have no concept of courtesy and/or the toll these rentals take on residential areas.

I wouldn't dream of operating a business from my home, increasing the traffic, noise or disruption and I can't believe that the county would issue me a permit to do so. These ventures are exactly that, businesses and should be relegated, without question, to areas that are designated "commercial".

Please consider what these "rentals" would do to the neighborhood where you live. The Santa Ynez Valley has become a hot spot of STRs and is in real danger of losing its congeniality and charm, we need you to stand with the City of Santa Barbara and ban them in the County .

Respectfully,
Elaine Revelle
Solvang

Heart Attack Red Flags: Don't Miss These Warnings

The Cardiac Killer

<http://thirdpartyoffers.juno.com/TGL3142/58338b01e7199b014906st01vuc>



Daly, Julia Rutherford

From: Meagan Tambini <Meagan@MeaganTambini.com>
Sent: Monday, November 21, 2016 4:45 PM
To: sbcob
Subject: Short term rental, Home Sharing

Dear Santa Barbara Board of Supervisors,

There is a huge distinction between residentially zoned *whole home* rentals, and residentially zoned *home sharing*.

I urge you to allow private property owners the right to rent out an additional bedroom and bathroom within their home.

Home-sharing use should be allowed for the following reasons:

- An at-home owner/occupant makes parties and unintended noise a non-issue in the neighborhood.
- A room typically holds only one couple (with possibility for baby or small child) and one vehicle.
- This use allows homeowners to have additional income that may be a necessity for assisting with mortgage and keeping their home.
- **This use allows the County to retain their ability to collect TOT.**
- No additional County funds, or staff, would be necessary to seek out violators.
- Property owners continue to rent using their current County Certificate # to continue paying TOT.
- The homeowner has incentive to maintain their property both inside and out, keeping the neighborhood beautiful.
- This is the perfect use in a home where a full-time tenant might not be in the best interest of the homeowner. Homeowner may not want someone living with them full time.
- This use is perfect for neighbors who prefer low-impact tenants on weekends only (guests are usually not home but wine tasting, attending weddings, etc), and rooms are typically vacant during the week.
- Not allowing a homeowner to rent out a bedroom/bathroom in their own home may be a violation of private property rights.
- There is a clear need for additional weekend accommodations within the unincorporated residential areas. The hotels are booked, and additional rentals continue to be in high demand.

There is a distinction between whole-home rentals and home-sharing.

I urge you to vote to allow Home-sharing STR's in residentially zoned areas of the unincorporated County.

Thank you,
Meagan Tambini

Meagan Tambini
Sotheby's International Realty
(805) 448-4285
Meagan@MeaganTambini.com
Santa Ynez Valley // Santa Barbara // Montecito
CalBRE 01348412

Daly, Julia Rutherford

From: Clark, Aaron <aaron@mwsus.com>
Sent: Tuesday, November 22, 2016 9:02 AM
To: sbcob
Subject: Short Term Rentals

Dear BoS:

I support the recommendations that the SB County Planning Department, Montecito Planning Commission, and SB County Planning Commission put forth - no transient short-term vacation rentals in residential zones for less than 30 days. It is important to preserve the health, safety & general welfare of our residents. Additionally, it negatively affects property and there is a lack of consideration of these renters. It substantially changes the neighborhood environment in a bad way.

Thank you for your consideration.

Sincerely,

Aaron J. Clark, M.S., CFP®, AAMS®
President



1501 State Street
Santa Barbara, CA 93101
Dir: 805.259.3111
Tel: 805.564.0800 x 111
Fax: 805.564.0808
aaron@mwsus.com
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Daly, Julia Rutherford

From: John Handloser <jshjr3@yahoo.com>
Sent: Tuesday, November 22, 2016 11:02 AM
To: sbcob
Subject: Short Term Rental in SB County

John S. Handloser, Jr.
148 Hermosillo Rd.
Santa Barbara, CA 93108

Dear Supervisors,

As a member of this community for over 50 years I do not support Short Term Rentals. They are a commercial business operating in a residential neighborhood.

- I support the recommendations of SB County Planning Department, Montecito Planning Commission & SB County Planning Commission put forth. No transient short-term vacation rentals in residential zones for less than 30 days.
- Please vote to ban transient short-term vacation rentals in zones not already allowing them such as tourist/visitor areas. I do not want a turnover of touring strangers on my street all year long. I want neighbors that participate in our community.
- Please add strong enforcement rules with fines for offenders.
- Follow the lead of over 25 cities just in California that have said NO to rentals for less than 30 days in residential zones.
- STRs cause a loss of fabric & stability of our community.
- STRs do not support a real neighbor next door and absent owner will not participate in neighborhood issues or taking care of property.
- Families not interested in purchasing a home when short term rental is nearby causing a lack of community.
- Property values decrease when houses are not residences with a corresponding lack of tax base.
- Homeowners concerned about health and safety issues with so many people coming and going next door.
- STRs cause a lack of consideration of neighbors tranquil environment.
- Please say no to commercialization of residential zones!!

Best regards,

John S. Handloser, Jr.

John S. Handloser, Jr. 148 Hermosillo Rd. Santa Barbara, CA 93108 Tel Home: 805 969 6355 Email: jshjr3@yahoo.com

Daly, Julia Rutherford

From: Jeanne Glover <jeanne.glover@gmail.com>
Sent: Tuesday, November 22, 2016 5:17 PM
To: sbcob
Subject: Short Term Rentals on AG 1 Properties Santa Ynez Valley
Attachments: email to Board of Supervisors.doc

To the Members of the Board of Supervisors:

Attached please see letter concerning the upcoming vote on December 6, 2016.

Thank you for your attention to this matter.

Jeanne Glover

November 19, 2016

**The Board of Supervisors
Santa Barbara, CA**

**Re: December 6, 2016 Vote on Short Term Rentals in Unincorporated
Areas of Santa Barbara County**

To Members of the Board,

We have been renting a separate residence on our 10 acre property in Santa Ynez as a short term rental since 2009. Our property is completely self contained, with its own septic system, utilities and parking and is within 60 feet of our home in which we permanently reside. The 10 acres is completely fenced and very private.

I believe if you asked most of our neighbors, they would not even know that we have a short term rental. We have never had any problems and have never had 1 complaint in the 7 plus years of renting.

I completely understand the objection to short term rentals in residential neighborhoods. However, to say that our property which is zoned AG 1, has the same affect as a residential home on a culdesac is absolutely ridiculous. It simply does not. There are no parking issues. There is no noise disturbance. There are in fact, owners onsite ensuring complete accountability by our guests.

Clearly, the Planning Commission recognized the difference between AG 1 properties from residential homes, when they approved short term rentals on AG 1 properties in February of 2016 in a 3-2 vote. Then inexplicably, they reversed that decision in August of the same year and offered as a “compromise” the approval of short term rentals on AG 2 properties.

This “compromise” is nothing short of insulting, as the fact is that rentals on AG 2 properties represent a miniscule number of total rentals. Furthermore, most renters have very little interest in renting these properties that are remote and inconvenient.

Admittedly, there are owners who are not paying the required TOT tax. It would seem to me to be a very easy task to track down these offenders, as they do advertise on the internet. Adding these dollars to the existing revenues would be a huge addition to the total dollars benefiting the County.

I firmly believe that the Planning Commission could not figure out a way to manage these rentals. So, rather than coming up with a plan, they lumped everything together and wiped out an entire industry. This is unfair and irresponsible. The County loses and so does the Santa Ynez Valley which survives on tourism.

All rentals are NOT the same. One cannot compare an AG 1 property to a home in a residential neighborhood. They are zoned differently because they are different.

The majority of the Commissioners initially acknowledged this difference. We implore the Members of the Board of Supervisors to reject the Planning Commission’s preposterous recommendation to abolish them now. To ban rentals on AG 1 properties makes absolutely no sense and benefits no one.

**Sincerely,
Jeanne and Leo Glover
1401 Edison Street
Santa Ynez, CA**

Daly, Julia Rutherford

From: Rich Merrill <westcoastkid50@gmail.com>
Sent: Thursday, November 24, 2016 11:46 AM
To: sbcob
Subject: Short Term Rentals

To whom it may concern,

As a long-term resident and homeowner in the city I'm opposed to the proposed banning of Short Term Rentals for the following reasons.

- When managed properly, STRs generate less traffic, trash, water consumption, and less overall impact to the area.
- Long-term rentals (any rental over 30 nights) receive zero regulation. With carefully planned regulation all concerns surrounding STR can addressed. Enforcing a complete ban on STR's will be a huge financial burden to the city.
- The TOT (Transient Occupancy Tax) generated from STRs is a major source of revenue for the County of Santa Barbara and the loss of these funds may have a negative impact on our community.
- STRs provide jobs for local community members including property managers, reservation specialists, cleaning services, contractors, handymen, and real-estate services.
- STRs provide a unique experience, different than a hotel, for visitors. Additionally the high cost and limited vacancy of most hotels is a frequent determining factor for many visitors.

Please consider a broader investigation of the impact of a full ban on STR's before making any further decisions.

Thank You.

Daly, Julia Rutherford

From: Dana Hansen <luxury-homes@cox.net>
Sent: Friday, November 25, 2016 8:14 AM
To: sbcob
Subject: I believe they should be allowed for rentals (stop dictating to us).



Sincerely,

Dana Hansen

(805) 969-1945 h.

(805) 689-5047 c.

Dana@Dana88.com

www.Dana88.com

01342571



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Daly, Julia Rutherford

From: Rick Hannay <rick@betterhomessb.com>
Sent: Saturday, November 26, 2016 12:19 PM
To: sbcob; Lackie, David; Metzger, Jessica; supervisorcarbajal@sbcos1.org; jwolfe@sbcbos2.org; Farr, Doreen; Adam, Peter; steve.lavagnino@countyofsb.com
Cc: voices@newspress.com; opinions@independent.com
Subject: Bundle of Property Rights - Vacation Rentals

Dear Supervisors:

One of the most important basic rights in our democratic country is that of "home ownership". With a 45 year career as a Realtor I have always defended real estate ownership as having a "Bundle of Rights" which includes the right to possess, use, rent and sell land. One exclusion is the right of government to expropriate the land if it is needed for the best interests of the people such as a highway railway, etc.

It is totally unreasonable for you as county supervisors to remove or restrict the right we have as property owners to rent our land. There seems to be two specific reasons why you are considering this unnecessary action of restricting vacation rentals in our area; 1.potential complaints from neighbors about excessive noise/disruption. 2.lobbying by hotel owners in the county who are afraid of the competition.

There has been a recent study done by Mark Schniepp, a Santa Barbara Economist, who found no increase in complaints from short term renters than from longer term renters. As a vacation rental host we have strict no party, no groups and specific no excessive noise and quiet time rules with a \$500 damage deposit to discourage unwanted behavior. Hotel owners are already enjoying 85-100% occupancy levels with very high daily rates. Their profits will not be compromised.

Vacation rentals provide an added "transient occupancy tax" income for the county as well as an increase in retail spending in our community from an increase in the number of visitors. Many of us residents who paid a very high purchase price and very high taxes for the priveledge of living here need the flexibility and added income in order to keep our property. In our case, my wife and I (at 70 years of age) appreciate the extra income so we can visit grand children.

It is above and beyond your call of duty to remove this important basic right of property ownership.

Sincerely,

Rick and Lynne Hannay
557 Dentre Dr Santa Barbara CA 93111
805-451-6061

Daly, Julia Rutherford

From: Dawn O'Bar <sbobar@cox.net>
Sent: Sunday, November 27, 2016 3:33 PM
To: sbcob
Subject: STR Hearing

Please consider making a distinction between Home Stays and STRs.

A home stay could be permitted based on the owner being present in the home when renting the unit for less than 30 days. This should alleviate all the issues with concerns relative to Short term rentals.

If a person is living in their home and wants to rent a room or two, this should be allowed with proper permits required.

Thank you,
Dawn

Daly, Julia Rutherford

From: mainlandwhite@gmail.com
Sent: Sunday, November 27, 2016 5:29 PM
To: sbcob
Subject: Short term rentals in unincorporated county
Attachments: Short Term Rentals letter to Board of Supervisors.pdf; ATT00001.htm

To whom it may concern:

I am a three-year Air BNB operator, as well as a former travel professional, and I have been fortunate to travel widely in my life. I am writing with my views on short term rentals with a certain degree of hopelessness, in that I fear minds are already made up and that the Board of Supervisors may rubber stamp the Planning Commission's recommendations.

However, I am writing to propose Air BNB's and short term rentals be allowed in the unincorporated county with some conditions, specifically that:

1. the owner or primary renter on the lease reside on the property
2. off street parking be supplied to guests
3. the short term rental can be shut down if there are valid complaints by neighbors
4. the short term rental is operated by the owner or with specific permission by the owner, and properly insured
5. the number of guests rented to at one time is limited

I feel that breaking these guidelines, loud parties, inconsiderate or illegal guest behavior, and/or use of neighborhood parking are grounds for closure of a short term rental.

While I have read of owner concerns about short term rentals ruining the character of neighborhoods and lowering the value of property, I have also read that studies have shown that not to be true. With regards to complaints, I have read that the complaint level in short term rental neighborhoods has proven to be about the same as in non-short term rental areas.

I agree with some of the arguments already put forth in favor of short term rentals. It supplies income for people in various situations, mine being that I am newly retired and it is a needed source of income. I pay TOT taxes to the County amounting to thousands of dollars a year. My Air BNB guests spent significant money on restaurants, shopping, tours, and entertainment which directly feeds the local economy. Given the price of lodging here, my Air NBN attracts people who might not be able to pay for a hotel, and certainly not a hotel with the same amenities that I offer.

It is, however, as a former travel professional, Certified Travel Counselor, and world traveler, that I see the true benefit and good that such rentals can do, the good will, relationships, international and national understanding forged, and a meaningful travel experience that involves people more than monuments and shopping. I have discussed Brexit with Londoners who were shocked by that outcome. The last six months, my travelers have expressed intense interest in our elections. And

perhaps one of the more heartfelt interactions was with German guests expressing their national regrets and apology for World War II, close to home for me, the daughter of a WWII vet. I've had visitors from as far away as Sri Lanka, as close as Los Angeles. They come away with a good sense of our city, appreciation for what we enjoy here, the challenges we face, and through interactions with their host, an understanding that we are all people. They come to know one American personally.

As an Air BNB traveler myself, I have enjoyed not only seeing the monuments of Scotland, but how a Scottish woman lives, what she enjoys, what she grows in her back yard, and what she has in her refrigerator. I've found a 'twin' professional near the Denver airport and enjoyed a home movie with her and her children. I've spent some time at the apartment of a young woman in the final throes of her wedding prep in Texas, and compared notes with an Air BNB operator in the English Lake District. These relationships and peeks into lives are not possible with conventional accommodations. They forge good will. They provide a travel experience that is far beyond what is possible in the traditional travel industry. It is something I actively sought out when I was in the business, and still do in my travels.

With regards to zoning, I have also worked with the low income community of this area, many of whom live multiple families to one home in R1 neighborhoods. I have visited a family of five living in one bedroom of a two-bedroom apartment shared with another family and five men. As a result of my work, I have seen other similar situations and know of scores more. A friend lives near one such home where trash is burned in the fireplace and cars are parked on the lawn. These seem much more invasive, neighborhood changing zoning violations than having two guests at my home, whose behavior is monitored (and rated) and whose one car is parked in my driveway. If we are to pursue housing behavior that ruins neighborhoods, these seem to me to be the first target, particularly the landlords who perpetuate these situations.

While we (should) promote diversity, Santa Barbara is an expensive place to live, let alone own a home, if you are not wealthy. To my knowledge, zoning categories are perpetuating unchanging distinctions created decades ago. Maybe it is time to recognize that times change. Short term rentals did not exist that we know of, when R1 zoning was created. If they are unobtrusive, support the Santa Barbara experience, generate international good will, provide income to those who may struggle to make ends meet here, and tax revenue for the County, perhaps it's time to catch up with the times and allow short term rentals. To me, the benefits are obvious. Merely to outlaw short term rentals based on the basis of decades-old zoning standards without considering those benefits seems short sighted and antiquated thinking.

Thank you for your consideration. A PDF version of this letter follows.

Kristine Mainland White

555 El Sueno Rd.

Santa Barbara, CA 93110

805 680 6822

Daly, Julia Rutherford

From: Gail Johnson <gsjoh50@gmail.com>
Sent: Monday, November 28, 2016 7:56 AM
To: sbcob
Subject: Short Term Rental/Homestay Input - Please distribute to each County Board of Supervisor
Attachments: 2016-11-28 Short Term Rentals Input.pdf

Good morning,

Attached is my input for the upcoming Board of Supervisor's Meeting on Dec. 6, 2016, where the ban on Short Term Rentals and "Homestays" will be discussions. Thank you for distributing my letter in support of the ban to each member of the Board.

Sincerely,

--

Gail Johnson

**Gail Johnson
5162 Via Valverde
Santa Barbara, CA. 93111**

Nov. 28, 2016

Santa Barbara County Board of Supervisors
101 E Anapamu
Santa Barbara, CA. 931011

Dear Santa Barbara County Board of Supervisors,

We own property and reside in a single-family R1 zoned neighborhood in the Eastern Goleta Valley called More Mesa Shores (MMS), a homeowners association (HOA). We moved into this neighborhood because of the rural, family-friendly environment. Lot sizes appeared to protect the personal privacy of all neighbors, there was minimal traffic, and there was a strong sense of community.

Over the last five to six years, MMS has been significantly affected by the stealth intrusion of STRs and "Home Stays" that are now evident on many neighborhood streets. In the absence of Santa Barbara County R1 zoning language prohibiting them, STRs and "Home Stays" are expanding and have created a steady flow of strangers coming and going in our neighborhood every single weekend and holiday. MMS property owners are subsidizing these businesses.

We now need your help by voting to BAN STRs and "Home Stays" in R1 Single Family zones as your Planning Commission has recommended. Why do we seek your support?

The MMS HOA vision, as defined in our CC&Rs, states:

"More Mesa Shores is a tranquil, private community, with limited traffic and a strong sense of "neighborhood".

More Mesa Shores CC&Rs and By-Laws also include these principles:

- Limit commercialization of our lifestyle and excessive use of our Common Areas.
- Enjoyment of the semi-rural, low-density quality of More Mesa Shores, consistent with no sidewalks, streetlights or other urban amenities.
- No residential dwelling shall be used for boarding house purposes, for any type of non-single family residential or special care facility, except as specifically permitted by state code or county ordinance; or for other multiple residential purposes of any nature, including but not limited to the following: hostel, hospice, hotel, retreat, bed and breakfast, corporate housing, timeshare, vacation club, or any other form of similar commercial use.

Further:

- Single-family R1 neighborhoods do not exist to generate TOT revenue for the County of Santa Barbara much less a revenue stream for the tourist industry, absentee property owners and opportunistic homeowners, and companies such as Airbnb, VRBO, etc. that are making billions of dollars.
- Single-family R1 neighborhoods do not exist to employ property managers or cheap labor. They exist because of sound land zone definitions and regulations along with their implementation and enforcement.
- STRs and Home Stays are BUSINESSES, not single-family residences, as implied by the zones designated as single-family residency R1 neighborhoods.
- STRs increase commercialization and excessive use of public and privately maintained properties and infrastructure such as roads, water, sewers, etc..
- STRs degrade the quality of life for residents and neighborhoods due to increased noise, traffic, parking, and transient occupancy and a steady stream of strangers.
- STRs must be disclosed in real estate transactions, degrading individual property values.
- STRs reduce the availability of housing inventory for individuals, couples, and families desiring to live and invest in the neighborhood communities through long-term leases and home ownership.
- STRs do NOT provide affordable vacation stays within our neighborhoods, based on our research.
- "Home Stays" are completely unenforceable and are quaint use of language to operate an STR.

I don't believe you want to live next door or live in an R1 single-family neighborhood with STR activity, either.

In closing, we look to you to approve the BAN on STRs and Home Stays, as recommended by your Planning Commission. Do NOT allow further degradation of our property values, quality of life, and our community investments by permitting STRs and Home Stays in single-family neighborhoods like More Mesa Shores.

Sincerely,

Gail Johnson

Daly, Julia Rutherford

From: John Raffo <jaraffo@gmail.com>
Sent: Monday, November 28, 2016 10:10 AM
To: sbcob
Subject: Short Term Rental Ordinance

Dear Sirs,

We own a five acre ranch with two legal residences in Los Olivos. One house is a very small, 1960's log cabin. When we bought the property in 2011 it was empty and unused. We listed it on VRBO in 2012 and it has become a valuable source of income. We screen and limit the number of visitors to 4, we don't allow parties, and never rent out the cabin when we are not present. We scrupulously pay the bed tax and report the income on our state and federal tax returns. Our property is zoned "Ag 1" and the cabin is over 100 yards from the nearest neighbor. We've NEVER had a single complaint from a neighbor.

Our vrbo-ers are cyclists, wine-lovers, hikers, people who appreciate the things a house offers (over a hotel room): kitchen, laundry, private yard, fireplaces, etc. Our visitors spend HUGE amounts of money at the wineries, shops and local restaurants. It's absurd that the county would ban an industry that has generated millions in taxes and benefits almost everyone. Los Olivos has one hotel, with a total of nineteen rooms. The hotel is very expensive and always full. We are a valuable alternative.

Los Olivos is a special place, my wife grew up here, our kids attend SYHS and UCSB. We've seen the town change and grow, going from a sleepy, forgotten, empty town and becoming a vibrant tourist stop. We've found renting our cabin/second unit has become an essential piece of our financial plan... it's not cheap to live on five acres in Los Olivos: Our real estate taxes are more than \$13,000 per year, our water bill average \$4000 or more (and that's going up, thirty percent over the next three years), insurance (for both houses) is more than \$5,000. We estimate that general maintenance, tree care, landscaping at around \$10,000 and some years it's more.

We do manage to make a profit and we share that (through income tax) with the Federal government, the state government, and the county. More importantly since 2012 we have paid well over \$20,000 dollars in "bed tax" (and with the new 12% law, it will soon be more).

If the planning commission decides to ban STR's they also must consider the impact on the real estate market. Our property will certainly be affected in the negative... and we may very well have to consider selling. We've seen enough damage to our property values in the last ten years without the county contributing to that bit of misery.

We also see the planning commission's previous decision regarding a division between Ag-one and Ag-two lots (in terms of STR's) as completely arbitrary and unfair. We're almost a mile away from the center of Los Olivos, and our rental is not near neighbors.

The answer isn't to eliminate STR's but to carefully regulate the industry. Make sure the rentals are legal residences and fit for habitation, charge adequate taxes, invest the surplus income in programs for the homeless or low income housing, look at the programs in use in Paris, Santa Monica, or San Francisco and use them as models.

We also believe the county should consider short term rentals on a case by case basis. We know there are people who abuse the system by renting illegally converted garages or rooms in their homes. There are certainly people who don't pay TOT taxes. We also think STR's should be carefully looked at in residential zones. We think "party houses" are inappropriate in our community and should be eliminated either by limiting the number of visitors in each rental or by regulating the number of days a house can be rented.

An outright ban on STR's is regressive and draconian, the decision to limit the STR's to "Ag 2" is arbitrary and unfair.

Sincerely,

John Raffo

PO Box 485

Los Olivos, CA

Daly, Julia Rutherford

From: Stephen Pepe <steve@clospepe.com>
Sent: Monday, November 28, 2016 1:37 PM
To: sbcob
Subject: BOS Meeting on 12/6/16 re: STRs on AG II land.
Attachments: The Planning Commission should permit STRs on AG land .doc



CLOS PEPE VINEYARDS AND ESTATE WINES

4777 E. HWY 246
LOMPOC, CA 93436
VOICE: 805-735-7867 FAX: 805-736-4754
STEVE@CLOSPEPE.COM
JULY 27, 2016

Santa Barbara County Board of Supervisors

RE: December 6, 2016
Short-Term Rentals

We support the Planning Commissions' decision that Short-Term-Rentals be permitted on AGII properties.

On our AGII property we have 25 acres of pinot noir grapes, four acres of chardonnay grapes and over three acres of olive trees from which we make an extra virgin olive oil. Our remaining unplanted nine acres is used for roads, structures and our irrigation pond.

Existing agricultural land will only remain in agriculture if it is economically viable. Government action at the Federal level and especially in California is causing farmers to exit farming. Earlier this year in Ventura County Coastal Green Vegetables and Alma Farms ceased operations with a loss of 161 jobs. In August Mandalay Berry Farms and Hiji Brothers ceased farming their 2,500 acres in Oxnard causing a loss of 815 jobs. They went out of business because of shrinking profit margins caused by increased minimum wages, expanded overtime pay, paid sick leave, increasing health

care premiums, bans on pesticide and fertilizers and water and land use regulations.

There are many positive reasons to encourage and allow STRs on AG II land:

- STRs permit farmers to supplement their income, especially in years such as 2015 where due to the drought our grape production was off 40% and our olive production yield was 50% less than normal. Grape and orchard farmers; unlike many other farming businesses, cannot dramatically reduce their costs in off-years like 2015. Grapes and orchard trees continue to grow and must be pruned, suckered etc. Cattle and horse ranchers can reduce their herds and row crop and hoop tunnel growers can plant fewer crops in off-years. Neither of these options is available to grape or orchard farmers.
- In “normal” years STRs provide farmers with a supplement to their income on a regular basis which reduces the need for short term financing while waiting for harvest and the sale of their crops.
- Consumers who reside on farm land for a couple of days will develop a greater affinity for that farm’s products and will be more loyal customers.
- The “farm to table” movement is growing each year and the ability of city dwellers to spend several days on a farm will enhance their appreciation of and support for farming.
- The Right to Farm Ordinance permits Farm Stands on Agricultural land so farmers can sell their crops directly to the consumer. This commercial activity enables farmers to receive a higher price for their crops and facilitates consumers developing a personal relationship with farmers. This rationale applies to STRs on AG II land.
- In many grape growing countries such as Italy, for example, the government provides low cost loans to

farmers to erect STR facilities on their farms as a way to keep the small farmer in business.

- San Luis Obispo County permits STRs on AG land. (ZC-22.30.2600)
- The County will also receive much needed income in the form of taxes on transients without the need to provide any additional services such as schools or roads.
- Similarly, local merchants will have enhanced sales which will generate increased County sales tax.

None of the criticisms of STRs that have been the subject of much debate in the incorporated areas exist for STRs on AG II land:

- Noise will not be a problem. Our neighbors are cows on the 1200 acre ranch behind us, 600 acres of broccoli across the Hwy 246 from us and vineyards on each side. If a neighbor believed an STR was creating inappropriate noise or other disturbance, there are already existing regulations to deal with such issues.
- Neither parking nor traffic is an issue on AG II parcels.

For all the above reasons we urge the Board of Supervisors to adopt the Planning Commission's Decision.

Thank you for your consideration.

STEVE PEPE

Daly, Julia Rutherford

From: kris@krisjohnston.com <cclandmarkproperties@gmail.com>
Sent: Monday, November 28, 2016 2:01 PM
To: sbcob
Subject: Please vote no on Short Term Rental

Vote no on the Vacation Rental Ordinance. It will definitely affect our business and sales in the wine country where we do not have enough hotels. The only Hotels here are Chumash and the buyers of property are not here to gamble.

Kris Johnston ,Broker
Central Coast Landmark Properties
1090 Edison St., Ste 102, Po Box 420
Santa Ynez, Ca. 93460
805-689-4777
BRE# 01860722
www.KrisJohnston.com
Centralcoastlandmarkproperties.com

Daly, Julia Rutherford

From: Neil Steadman <neil@neilsteadman.com>
Sent: Monday, November 28, 2016 3:01 PM
To: sbcob
Subject: County Short Term Rentals

Dear Supervisors – Please vote NO on the proposed County Short Term Rental Ordinance. It would encroach on individual property rights AND reduce County revenue. Thank you.

Sincerely,
Neil Steadman, CRS, CRB, GRI
Cascade Capital Services
In God We Trust.
All Others Need Collateral.
FAX: 800.735.1540
PHONE: 805.688.9697
HE>i >
CalBRE License 00461906
www.neilsteadman.com

Daly, Julia Rutherford

From: Metzger, Jessica
Sent: Tuesday, November 29, 2016 10:20 AM
To: sbcob
Subject: additional STR emails attached
Attachments: STR Ordinance Hearing on Dec. 6; Fwd: Regulation of Short Term Rentals; December 6, 2016 Board Agenda Item on Short Term Vacation Rentals PRA Request

Here are another three emails on STRs. Thanks!
Hopefully, you are not getting too bombarded.

Cheers,

Jessica Metzger, AICP

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

*"Serenity is not freedom from the storm,
But finding peace deep within it."*

Daly, Julia Rutherford

From: Dana Stewart <danastewart7@gmail.com>
Sent: Sunday, November 20, 2016 8:00 PM
To: Metzger, Jessica
Subject: STR Ordinance Hearing on Dec. 6
Attachments: STR Ordinance Hearing.docx

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Metzger,

We appreciate your reviewing the attached document expressing our thoughts and concerns regarding the ordinance set before you for consideration on December 6th. Thank you!

To: Santa Barbara County Board of Supervisors
From: Craig Stewart
Re.: STR ORDINANCE HEARING

Dear Ms. Metzger:

We are writing to voice our concerns over the developments of the past year regarding the permission to own and operate short-term rental property in the Santa Ynez Valley. As owners of a fully permitted STR property and faithful payers of our Transient Occupancy Tax, we have attended every public hearing on this subject and are concerned that the position presented to the supervisors by the planning commission does not reflect the consensus of opinion of homeowners in the Valley, nor does it reflect the overall best interest of all residents. Based on extensive research of fiscal, social and visual impact, short-term rentals are an overwhelming benefit to our community rather than a liability.

- The income to the county produced by the transient occupancy tax, if properly regulated, would be measured in millions of dollars of increased revenue. In addition, the tourism dollars are better described by hundreds of millions to the shop owners, restaurateurs, and other local business owners.
- Short-term rental properties generate jobs for local community members.
- Short-term rentals result in less cost impact than long-term rentals due to fewer days of occupancy resulting in less traffic on roads, less garbage disposal and less water consumption.
- Short-term renters are subject to far more strict controls than long-term renters. Should a renter fail to comply with the strict guidelines laid out in the rental agreement, the homeowner may expel this guest immediately. A long-term renter is enormously difficult to remove from the property.
- Short-term rental guests are aware of their responsibility to maintain the condition of the property, knowing that they are responsible for any damage they might incur. Proper decorum while staying on these properties is almost always part of the rental agreement, and guests understand the need to maintain peace and quiet for all concerned. Additionally, they are people who appreciate the beauty, value and richness that the SYV offers both residents and travelers.
- Short-term rental is a means by which guests often become neighbors as they fall in love with the uniqueness of this area. The home-like nature of these rental properties encourages repeat visitors and long-term relationships, unlike the more isolated experience offered by a hotel or cruise ship.
- Having short-term rental guests is a strong motivator for property owners to maintain their land and structures at a much higher level than simple land ownership. These properties must be perfect for each new traveler who visits. An unkempt yard or unrepaired house results in bad reviews and loss of potential income.

- The elimination of short-term rental properties could have a dramatic impact on the wine industry as well as equestrian entrepreneurs. The discerning clientele of the tasting rooms and those looking to buy or sell top quality horses expect a unique and sophisticated experience when they travel. There is a serious lack of available hotel space, and these people are seeking more than a standard room.

On a personal level, our property is a lavender farm (www.lavandefarm.com). We created this business originally with a goal of sharing the elegant and relaxing benefits of our product in the form of agritourism. Due to county regulations prohibiting the sale of a value added product from a farm stand on private property, we elected to elevate the experience to an opportunity to immerse oneself in the field and overall elegance of this product.

We have had over fifty guests, many from California, but also across the country. Every one without exception has fallen in love with the Valley, with its natural beauty, with its elegant offerings and most importantly with its gracious people. In the process of coming here, we took advantage of several STR experiences. These allowed us to truly LIVE the Valley experience as we made our transition. We could gain our bearings, entertain and develop relationships before we even hit the ground.

The cottage we have built is an extension of our business model, revealing the uses of our product in a personal immersion. Passing an ordinance banning the use of STRs is infringing on our ability and right to conduct our business on our property in the way we choose. We embrace proper and reasonable regulations on this activity, as we are sensitive to the needs and sensibilities of all our neighbors. But, a total ban fails to consider the potentially positive impact of our business and the many like ours.

We are grateful for your thoughtful and objective consideration of this matter.

Sincerely,

Craig and Dana Stewart

Daly, Julia Rutherford

From: Black, Dianne
Sent: Tuesday, November 29, 2016 10:16 AM
To: Metzger, Jessica; Lackie, David; Klemann, Daniel
Subject: Fwd: Regulation of Short Term Rentals

FYI

Sent from my iPad

Begin forwarded message:

From: Jana Zimmer <zimmerccc@gmail.com>
Date: November 29, 2016 at 5:28:36 AM HST
To: "Black, Dianne" <Dianne@co.santa-barbara.ca.us>
Subject: Fwd: Regulation of Short Term Rentals

This was sent to the Supervisors and I neglected to copy staff. Can you please forward to the appropriate staff person.

Thanks.

----- Forwarded message -----

From: Jana Zimmer <zimmerccc@gmail.com>
Date: Mon, Nov 28, 2016 at 11:37 AM
Subject: Regulation of Short Term Rentals
To: SupervisorCarbajal@sbcbos1.org, jwolf@countyofsb.org, dfarr@countyofsb.org,
peter.adam@countyofsb.org, steve.lavagnino@countyofsb.org
Cc: Jeramy Tittle <jeremy.tittle@gmail.com>, "Henson, Chris" <chenson@countyofsb.org>, Mary O'Gorman <mary.ogorman@gmail.com>

Dear Honorable Supervisors:

We are forty year residents of Mission Canyon, and are writing **to support reasonable regulation** of short term rentals in the County for the following reasons:

1. We believe, along with the Mission Canyon Association, that requiring (1) owners to be residing on the property, and (2) sufficient offstreet parking will adequately mitigate for any potential noise, nuisance or traffic complaints attributable to short term rental use and which would be any greater than continuous occupancy. It is far less disruptive overall to endure the occasional noise from a visitor, which can be stopped on complaint, than the barking of the same dog every day and night for months on end, or inconsiderate neighbors who like to blow leaves every Sunday morning, who cannot be compelled to leave and never return. We believe that the presence of an on-site "manager" is far more likely to curtail problems than burdening the Sheriff with noise complaints to which they may be unable to respond effectively due to actual criminal behavior.

2. Regulations can be tested, and be adjusted or tailored to the particular type of neighborhood and its constraints. The level of regulation desired in Montecito is not the same as in Santa Ynez, Mission Canyon, or Cuyama. A County-wide total ban is neither necessary nor appropriate to consider unless regulation does not work.

3. The argument that short term rentals deplete the affordable multi-unit rental housing stock cannot generally be applied in the County. Given the cost of real estate, and the rising cost of water, sewage and waste disposal, and electricity, the Board should consider the ability of long term residents, seniors, and working people to generate supplemental income to be able **to stay** in their homes, and to keep living in Santa Barbara.

4. Given the cost and difficulty of zoning enforcement, generally, the County is unlikely to be able to effectively enforce a total ban.

5. With respect to the impacts of visitors on Mission Canyon, we already have the traffic impacts of visitors to the Museum of Natural History, the Mission, and the Botanic Garden on Mission Canyon Road. Having a small percentage of those visitors staying **in** Mission Canyon will not increase those impacts significantly, and may encourage walking or biking to our local visitor attractions.

We have no financial stake in the outcome of this debate. We have an approved, attached second unit on our property. We have essentially stopped renting it out because it is a part of our home, and we do not want to deal with the legal risks and costs of living long term with a tenant who might prove undesirable. We do engage in non-simultaneous home exchange arrangements which, apart from the fact that no money changes hands, include the same protections as the type of regulation we would support for STR. We have never had any problem or complaint, on our own behalf, or from our neighbors from having such short term visitors from the U.S., and abroad. Because we live here, we have a strong incentive to protect our home, and to preserve amicable relations with our neighbors. We think the type of regulation we have suggested would achieve the same level of security, even if money does change hands.

Finally, we think that the Board should not underestimate the value of short term rentals as a form of lower cost overnight accommodations in the County. Not only is this form of rental valuable for families who might not otherwise be able to sustain the cost of a hotel in this community, but, in addition to the contribution to TOT, these visitors provide a boost to our restaurants, retail and other economic drivers of our tourist economy.

Thank you for your consideration of our views.

Jana Zimmer and Richard C. Solomon

Daly, Julia Rutherford

From: kdmven <kdmven@earthlink.net>
Sent: Friday, November 25, 2016 9:34 AM
To: County Executive Office; SupervisorCarbajal; Adam, Peter; Farr, Doreen; Lavagnino, Steve; Wolf, Janet
Cc: Metzger, Jessica; 'kdmven'
Subject: December 6, 2016 Board Agenda Item on Short Term Vacation Rentals PRA Request

Follow Up Flag: Follow up
Flag Status: Completed

To: Board of Supervisors, Chief Administrative Officer, Planning Staff, County of Santa Barbara
From: Kioren Moss, MAI
Re: December 6, 2016 Board Agenda Item on Short Term Vacation Rentals PRA Request
<https://santabarbara.legistar.com/LegislationDetail.aspx?ID=2880808&GUID=E0B43ABF-3CC6-4268-A40B-41A0EBB64B6D&Options=&Search=>

We have read the data in the links on this agenda item.

We would like to please be provided with the following:

- 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.
- 2.) The UC Santa Barbara Economic Forecast Project's study of the subject of STVRs.
- 3.) The economic study submitted by an advocate of STVRs, referred to in the staff report but not provided.

Both are referred to in the "Board letter" or staff report, but neither is provided. We understand that the CCC has written SB County warning that it is opposed to the proposed ban on STVRs and that they are litigating the matter elsewhere.

We understand from the staff report that the UCSB EFP study observes that whether the STVRs provide more visitor accommodation days or not is indeterminable. Given the high occupancy rate of hotels in the coastal and wine country districts, one may find evidence that they produce more visitors than without them. By that reasoning any new hotel provides both new visitors and is an alternate to the previous existing hotel visitor count. We do not see a feasibility study in the packet.

The arithmetic of comparing a STVR with a single or double occupancy hotel room rate is flawed because more than one adult will stay in a STVR in most cases, so the comparison should be made with the hotel room rate times the number of adults the unit supports, instead.

One notes that at \$1,600,000 in transient occupancy tax collected, in the staff report, an affordable housing bond of some \$32,000,000 at 5% Ri, would be supported.

One also notes that the opposition of the Coastal Commission is reported by the staff to be the final arbiter of whether the potential ordinance is in effect. Yet no correspondence from the CCC is attached?

Please consider this to be a request under the California Public Records Act, GC 6250 et seq.

Given the impending meeting date on the subject, it is requested that the information requested be provided with urgency.

Thank you.

Regards,

Kioren Moss

Kioren Moss, MAI
Moss & Associates, Real Estate Appraisers & Advisors
3319 Telegraph Rd., Suite 201
Ventura, Calif. 93003-3319
(805) 339-0613
kdmven@earthlink.net
California Bureau of Real Estate Appraisers # AG002198
California Bureau of Real Estate # 0608156

7.0 STRs within the Coastal Zone

Section 30213 of the Coastal Act, and Coastal Land Use Plan Policy (CLUP) 3.7.1 states:

“Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.”

Coastal Commission staff has indicated that STR’s could provide an opportunity for low-cost lodging accommodations for visitors to the coast. Staff’s research of popular Short-Term Rental hosting platforms revealed that Short-Term Rental costs in coastal, residential zone districts in the unincorporated areas of the County range from \$300 per night for a one bedroom to over \$1,000 a night for a three bedroom. Many of the listings also had three-day minimum rental periods, increasing the overall payment for the rental. The relatively high rental rates charged for STRs indicates they do not provide low-cost accommodations for visitors to coastal, unincorporated areas of Santa Barbara County. The ordinance does allow STR’s in certain commercial and certain agricultural zones which are in the coast zone. If visitors to the coast want to stay in a STR in the coastal area these options will still be available. Therefore, the proposed prohibition of STRs in residential zones within the coastal zone would not conflict with Section 30213 of the Coastal Act and CLUP 3.7.1.

10.0 Coastal Commission Resolution

As stated in this board letter, the amendments to Article II (i.e., the implementing ordinance of the County’s Local Coastal Program (LCP)) will result in new regulations regarding STRs within the Coastal Zone. Therefore, in the event that your Board adopts the recommended amendments to Article II, staff prepared a draft resolution (Attachment 10) for submittal of the ordinance amendment to the Coastal Commission for consideration, in order to certify the amendments to the LCP. Following review and action by the Coastal Commission, your Board will have six months from the date of the Coastal Commission’s action to consider and determine whether to accept any modifications to the amendments that the Coastal Commission suggests.

If your Board accepts the modifications, then your Board must adopt a resolution agreeing to implement the ordinances as modified. Staff will transmit the resolution to the Executive Director of the Coastal Commission who will review it and recommend to the Coastal Commission whether the action of the Board of Supervisors complies with regulations of the Coastal Act and the California Code of Regulations. The ordinances will become effective on the date of the Coastal Commission’s final action. The attached resolution (Attachment 10) constitutes the County’s third LCP submittal for 2016.

6.0 Economic Review

Transient Occupancy Tax. The County of Santa Barbara Treasurer-Tax Collector's office, through the Taxation portion of the County Code (Chapter 32), governs Transient Occupancy Tax (TOT). Chapter 32 related to TOT says that for the privilege of occupancy in any hotel, transients shall pay TOT. "Hotel" is defined very broadly by Chapter 32 of the Code to include STRs.

The TOT certificates clearly state on the certificate that it "does not constitute a permit. The TOT certificate is for tax collection purposes and does not constitute land entitlement under the LUDC, Article II, and MLUDC. The table below sets forth the total amount of TOT revenue that the County of Santa Barbara Treasurer-Tax Collector's office collected, and the total number of TOT Certificates that the County of Santa Barbara Treasurer-Tax Collector's office issued, for STRs, over the last two fiscal years.

Timeframe	Amount of TOT Collected	Number of TOT Certificates
Fiscal Year 2014 – 2015	\$1,416,339	492
Fiscal Year 2015 – 2016	\$1,669,810	535

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). This report did not distinguish between incorporated and unincorporated areas of the County, but did show that STRs brought \$129.8 million to the County as a whole in direct lodging spending. Staff research found that TXP, the author of the report, produces many reports for STRs across the County. All of these reports have the same message of large economic gains due to STRs. Therefore, staff requested that the University of California, Santa Barbara Economic Forecast Project (Economic Forecast Project) evaluate the information and assumptions presented in this report.

The Economic Forecast Project found that the report inflates the economic results of STRs. In a review of the report, the Economic Forecast Project found that the report is based on an assumption that all of the people staying at STRs are additional guests to the County and would not have stayed elsewhere in the County if STRs were not available. For example, assume an individual is planning a trip to Santa Barbara County in order to attend a friend's graduation. Initially, the individual considers staying at a hotel. However, upon further research, the person finds Airbnb cheaper than the hotel, and decides to book the Airbnb. In this scenario, the Airbnb option would result in less revenue for the County, than if the individual had chosen to stay in the hotel, yet still generated revenue. The Economic Forecast Project denoted that an increase in revenue for the County from STRs would have to come from someone who was not planning on visiting Santa Barbara, unless the individual could stay at a STR.

The Economic Forecast Project indicated that another question that the study presents pertains to those who stay in a STR, and would not have stayed in a hotel. Do these people spend in the same magnitude and proportion on other services in the County as the hotel visitors? As part of public testimony regarding STRs, some members of the public stated that people in STRs cook for themselves and do not

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Short-Term Rental Ordinance
Departmental Agenda Date: December 6, 2016
Page 9

frequent restaurants every night like a hotel guest would. The availability of STRs thus may represent a decrease in additional revenue for the County from visitors when compared to hotel guests' spending on other services in the County.

The Economic Forecast Project also questioned the 5,000 job creation number, and pointed out that the number was not supported by adequate data and the methodology was not clearly stated to allow reviewers to determine if this number is also inflated. Therefore, the Economic Forecast Project determined that the effects of limiting STRs are not as clear as the TXP report presents them to be.

Daly, Julia Rutherford

From: papalima <papalima@sysdyn.com>
Sent: Tuesday, November 29, 2016 12:30 PM
To: sbcob
Subject: Board of Supervisors hearing on the Short-Term Rental Ordinance December 6, 2016,
Attachments: LetterStatement for 120616 County Meeting copy.pdf; ATT00001.htm

To: The Clerk of the Board, Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara 93101

November 29, 2016

To the Clerk of the Board:

Please find the attached letter to be distributed to each of the Supervisors at your earliest convenience (today, if possible!!).

Thank you very much for your time and consideration,

Gordon and Patricia Feingold
5242 Austin Rd.
Santa Barbara, CA 93111
805 448-5657

Gordon & Patricia Feingold

5242 Austin Rd. Santa Barbara, CA 93111
Tel: 805 448-5657 papalima@sysdyn.com

**Supervisors Salud Carbajal, Janet Wolf, Doreen Farr, Peter Adam, Steve Lavagnino
Santa Barbara County Board of Supervisors
105 E. Anapamu St.
Santa Barbara, CA 93101**

RE: Public Hearing on 12/06/16 Short Term Rentals/Santa Barbara County/R1 Zoning Enforcement

Tuesday, November 29, 2016

Dear Supervisors Carbajal, Wolf, Farr, Adam and Lavagnino:

Like many others, our community of More Mesa Shores has struggled with elements of commercial usage of residential properties in the form of short-term rentals, including the renting of all or part of residences to be used as venues for events, and/or for stays lasting as little as 2-3 days. These situations have caused parking problems, noise complaints, littering, concerns about the overuse of common areas, and disputes between neighbors. There is concern that this trend will escalate with the growing popularity of short-term rental enablers such as VRBO and AirBNB. Our neighborhood's unique coastal location with close proximity to the beach and the More Mesa undeveloped land makes us particularly vulnerable to this situation.

As recently as several years ago, More Mesa Shores had two known short term rentals, one of which consistently caused significant impacts and problems in the neighborhood. Now, that number has grown to seven that are known, with an eighth that is anticipated. (There could be more, these are just the properties that are listed on VRBO & AirBNB.) The unchecked growth of these businesses is something that is alarming to many of us. Who knows where, or if, the escalation will stop? PLEASE NOTE: There are at least two of these rentals that appear to have un-permitted dwellings on their properties that are being used as short term rental accommodations.

Short-term rentals are inconsistent with the codified Vision, established in our CC&Rs and accepted by all property owners, as a "...private, tranquil community with limited traffic and a strong sense of 'neighborhood,'" and the stated goal to "limit commercialization. In addition, our neighborhood regulations in these and many other matters are patterned on the County's adopted codes and ordinances. Therefore, we urge the County to move to protect all residential neighborhoods from short-term rental activities that undermine the use for which they were intended.

We ask that the County commit to existing and amended language that will strongly protect, defend and enforce our R-1 zoning in Chapter 35.23 of Residential Zones: "The R-1 and E-1 zones are applied to areas appropriately located for family living at a reasonable range of population densities, consistent with sound standards of public health, safety, and welfare. The zone is intended to protect the residential characteristics of an area and to promote a suitable environment for family life."

We would like to ask - - no - - beg the the County to please place language that would eliminate the rental of residences for short stays (less than 30 days) and events, and add enforcement measures into the County zoning, Local Coastal and land use articles to preserve the intent of the zoning characteristics of the residential communities in the County.

Thank you very much for your time and consideration.

Gordon & Patricia Feingold

5242 Austin Road Santa Barbara, CA 93111

Daly, Julia Rutherford

From: Kathleen Weinheimer <kathleenweinheimer@cox.net>
Sent: Tuesday, November 29, 2016 2:20 PM
To: sbcob
Subject: December 6th hearing
Attachments: Scan0148.pdf

Please accept the attached letter from Deborah Hearst and include it in the Board of Supervisors' packet for the December 6, 2016 hearing on short term rentals. Thank you.

Kathleen M. Weinheimer
Attorney At Law

420 Alameda Padre Serra
Santa Barbara, CA 93103
Phone (805) 965-2777
Fax (805) 965-6388
kathleenweinheimer@cox.net

Deborah Hearst
241 Oak Road
Montecito, California 93108

November 28, 2016

Chairman Peter Adam and Members
of the Board of Supervisors
County of Santa Barbara
105 East Anamapu Street
Santa Barbara, California 93101

Re: Short Term Rentals - Hearing on December 6, 2016

Dear Chairman Adam and Members of the Board of Supervisors:

My name is Deborah Hearst and I own the property located at 241 Oak Road in Montecito. I have been affected by the short term rental phenomenon for a significant period of time, as the house next door to my home has been used exclusively as a short term vacation rental for years. Modifications have been made to this property to increase its' rental income potential through the addition of a pool, pool house, and other outdoor entertaining areas, as well as additional indoor living space, all for the sole benefit of the transient tenants, as the owner lives and works in Canada. With the exception of the time when construction was occurring, our quiet neighborhood has been plagued with noise, parking impacts, parties, and a host of other disruptions, all of which are inherent in a short term renter's desire to maximize the use of a house which rents for more than \$5000.00 a week.

As has been stated many times before, businesses such as this hotel have no place in residential neighborhoods and must be banned. Allowing such uses in residential zones makes a mockery of the Zoning Ordinance. Furthermore, attempts to "regulate" the use do nothing to address the fundamental issue: business operations do not belong in residential zones.

I urge your support of the staff report and adoption of the proposed ordinances putting an end to this incursion into our residential neighborhoods. For the reasons outlined in the staff report, I believe that the proposed ban is the only option which will assure the preservation of our community and protection of our investments. Thank you.

Sincerely,


Deborah Hearst

Daly, Julia Rutherford

From: Michael Baum <mbaum@rpblaw.com>
Sent: Tuesday, November 29, 2016 6:02 PM
To: sbcob
Subject: Short-Term Rental Ordinance -- December 6, 2016 Agenda--Comments to the Board of Supervisors

Please convey the following comments to the Board of Supervisors regarding its consideration of a Short-Term Rental Ordinance:

Dear Members of the Board of Supervisors,

I oppose a ban on short term rentals which fails to distinguish between conscientious and law abiding property owners and abusive property owners. Short Term Rental should be permitted where property owners comply with appropriate registration and tax payment requirements and where there is no abusive or disturbing impact on the neighbors. Instead of a blanket ban there should be mandatory registration and payment of the transient occupancy tax together with enforcement of reasonable requirements regarding noise and other disturbing conduct. I am a property owner and should not be indiscriminately deprived of my property rights—the correct approach to this issue is regulation and enforcement against abuse and not a total ban.

I would like to make three points:

- 1) The proposed ordinance is overbroad and does not take into consideration the many responsible short term landlords that manage their properties in a legal and responsible manner which does not disturb their neighbors. **The proper approach to this issue is registration plus enforcement and not a total ban on short term rentals.**
- 2) If an ordinance is passed a longer grace period is needed because rentals are typically reserved a year or more in advance by returning guests who visit and then commit for the following year.
- 3) Properties within the Coastal Zone should be exempt from the regulation.

I have been a homeowner in Montecito for over three (3) years. My house is on Hill Road near Butterfly Beach and is popular because of its location.

A. Ordinance is Too Broad and Penalizes Responsible Landlords

I rent my house on short term rentals for approximately ½ of the year. I am licensed and pay the Occupancy Tax on my rentals and I use a management company which does all the following:

- 1- Limits the number of occupants to 6 (it is a three bedroom house);
- 2- Screens the tenants
- 3- Does not rent to singles under 30 if they are not part of a family group (i.e. no bachelor or bachelorette parties, etc.).

I have never had any complaints from my neighbors (and when I have inquired they have told me the renters are discreet and for the most part not even noticed).

The proposed ordinance throws out the baby with the bathwater and does not distinguish between responsible landlords who comply with the law and control their rentals, on the one hand, and scoff laws who are discourteous and disregard the privacy and peace of their neighbors. The ordinance should allow short term rentals as long as there is appropriate screening/control of the renters and compliance with all laws such as the registration and payment of the Occupancy Tax.

B. A Longer Grace Period is Needed

I would also note that the proposed grace period of 270 days after the Effective Date is not adequate. I already have rentals booked much further in advance than that. Typically I get repeat bookings and guests book a year in advance for the following year as soon as they complete their stay. **Accordingly, if the proposed ordinance is enacted, I request that there be a grace period of at least 18 months from the Effective Date.** Anything shorter will put me and many others in breach of their rental agreements with guests.

C. Properties in the Coastal Zone Should Be Exempt from the Ordinance

The proposed ordinance unfairly discriminates against short term renters who often find the cost of lodging in a resort area like Santa Barbara to be prohibitive and therefore take advantage of less expensive short term rental options. This problem is particularly aggravated in the Coastal Zone where lodgings are even more expensive. The California Coastal Zone legislation was intended in part to max access to coastal areas available to all citizens regardless of their economic status. The proposed ordinance in contrary to the Coastal Zone legislation and it should not be applied to properties within the Coastal Zone.

Please convey my comments on the Short Term Rental Ordinance.

Thank you,
Michael Baum

This e-mail may contain information which is confidential and/or privileged attorney-client information or work product. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient please immediately delete this e-mail and notify the sender.

Daly, Julia Rutherford

From: Ron Sickafoose <foosefam@aol.com>
Sent: Wednesday, November 30, 2016 6:52 AM
To: sbcob
Subject: December 6 BOS Hearing - STR Ord.
Attachments: STR ltr 11-30-16.docx

Dear Board of Supervisors:

Attached is my letter in support of a ban on Short Term Rentals in residential zones.

Thank you,

Ronal N. Sickafoose

Ron Sickafoose

120 Hermosillo Drive, Santa Barbara, CA 93108
E-Mail: fooscfam@aol.com Telephone: (805) 969-0310

November 30, 2016,

Board of Supervisors
County of Santa Barbara
sbcob@co.santa-barbara.ca.us

SUBJECT: Short Term Rentals (STR) Ordinance
Residential Zones

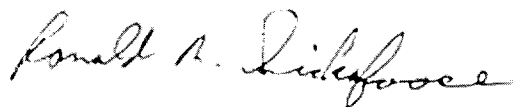
Dear Supervisors:

I have lived on Hermosillo Road in Montecito for over 30 years. The house next door to me is now a STR along with other houses on this street. Having tourist strangers looking down from their deck into my back yard is not my idea of a neighborhood community. This commercial enterprise is not a residential land use in my opinion.

Please support the proposed ban on STR in residential zones at your Board Meeting on December 6.

Thank you for your efforts to keep neighbors in my neighborhood.

Sincerely,



Ronald N. Sickafoose

Daly, Julia Rutherford

From: Richard Mosher <rich.jill@cox.net>
Sent: Wednesday, November 30, 2016 8:49 AM
To: sbcob
Subject: STR's

Dear Clerk of the Board,

The date December 6th is fast approaching and the agenda item regarding the STR's is finally coming to a conclusion. I've attended many meetings and have heard many stories about the lives of Santa Barbara citizens and how being allowed to make use of your own property is being questioned.

I am aware that recently the AHLA the group paid by big hotel executives to lobby elected officials to impose a large tax on hosts, but would also ban individuals from sharing their homes. This is an attempt to infringe on a single home owner's ability to offer home stays to tourists by crafting this plan.

My experience is that the guests that I have hosted to a person stated that they wouldn't be able to visit SB for a weekend stay as they could not afford the \$300.00 (and up) a night stay in a local hotel. They also state that they love the home setting and feel connected to the community by the special interest and care by the host.

My guests activities have included visiting Wine Country, gone out for breakfast, lunch and dinner, have rented boats, bikes, cars, visited all the local interests and museums, have hiked, shopped, seen shows at the County Bowl, the Arlington, Lobero, Granada, etc..

They come for weddings, graduations, family reunions, well you get the picture.

These guests spend money and return because of the personal attention afforded by a local host, not the experience they receive at an expensive hotel.

I am a retired nurse, have given 40 years of my life in service of my community, i've paid taxes, and have been in good faith and have trusted our county and city governing staff.

I have seen many changes to our beautiful city and am very proud to be living here.

i have been operating a home stay for approximately three years, i've never had an incident with a guest causing any disturbance.

The extra income has allowed me to pay our property taxes, repair and keep our home in good condition.

I think that not allowing an alternative for tourists can and probably will change the culture of Santa Barbara. We are fast becoming a place for the wealthy to live and visit, people who can afford expensive hotels will change and impact the tourism.

We will welcome any type of regulation that will ensure that home stays are safe and will comply to the standards that will satisfy not only the City/County but the citizens. There is room for this small industry.

My sincere thanks for you giving my email consideration in the decision about STR'S.

Jill Mosher 805 680-5779

Daly, Julia Rutherford

From: Lisa Krause <lisak026@cox.net>
Sent: Wednesday, November 30, 2016 10:46 AM
To: sbcob
Subject: STR Hearing

To whom it May Concern,

Please do not permit short-term rentals in the residential zoned neighborhoods of Santa Barbara. I recently moved back to Santa Barbara from Coronado (which took me almost 4 months to accomplish, due to the already incredibly low vacancy rate here; which has been impacted by people turning their rental properties into short-term rentals). Short Term rentals have ruined the neighborhood feel in Coronado and will do the same here. People were moving out of neighborhoods where Short-term rental partying went on all the time.

People buy homes, and rent in certain NEIGHBORHOODS of Santa Barbara, because they are neighborhoods. When people are permitted to rent their residentially zoned homes in these neighborhoods out for short terms, the neighborhoods become like living in Isla Vista and there is a reason the over 21 crowd does not live *there*. Short-term rentals belong with hotels in areas that are zoned for that sort of behavior. How would you like it if you lived next door to a short-term vacation rental, where partying goes on all the time? No one else wants that either. You have the power to stop it, they don't.

Please don't let Santa Barbara become like Coronado. Short-term rentals in residentially zoned neighborhoods would be detrimental to the neighborhood feeling of Santa Barbara and very unpleasant for the people around them.

Thank you,

Lisa Krause

Daly, Julia Rutherford

From: Judy Robinson <judy@judymansbach.com>
Sent: Wednesday, November 30, 2016 12:17 PM
To: sbcob
Subject: short term rental ordinance

I believe in property rights for the owners of the land/property. If short term rentals work for the owner I think they should have the choice. Maybe a 3 strikes law if neighbors have a valid complaint about noise or difficulties. I hope we still live in a free country. Judy Mansbach Robinson

Daly, Julia Rutherford

From: Rodney Smeester <rsmeester@aol.com>
Sent: Wednesday, November 30, 2016 12:24 PM
To: sbcob
Subject: Proposed Ban on Short Term Rental in Residential Zones

To whom it concerns,
I'm writing with regard to the proposed county wide ban on short term rentals. Regulation of the short term rental industry is needed, but this regulation is not the answer. The loss of tax revenues to the county and the negative impact to local businesses are as much a concern as the short term rental industry itself. Just cutting off an industry of this magnitude will negatively impact all. I beg you to drop the current proposal and to come up with something that will potentially provide more control but have less impact. The Goleta ordinance seems to be a model that could be copied.

Thank you for your time,

Rodney Smeester

BRE # 01925202
Ph: 805 453 6000

Central Coast Landmark Properties

1090 Edison St, ste 102
PO Box 420
Santa Ynez, Ca 93460

Daly, Julia Rutherford

From: Patti Cotter <patti@patticotter.com>
Sent: Wednesday, November 30, 2016 1:02 PM
To: sbcob
Subject: NO on the County Short Term Rental Ordinance!

This ordinance would damage private property rights, create at least a \$2 million shortfall for the County coffers and generate even more costs for the county by hiring and enforcing the new ordinance. I urge each of you to vote NO on this ordinance.
Thank you.

Patti

Village Properties Realtors

Patti Cotter

Broker Associate

BRE License # 098807

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Fax: 805-686-1499

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Daly, Julia Rutherford

From: Debbie McComb <debbie.mccomb@theccrg.com>
Sent: Wednesday, November 30, 2016 1:11 PM
To: sbcob
Subject: Short Term Rentals

Please consider keeping the short term vacation rentals in Santa Barbara County. So many people enjoy staying in them and for others, it is the only way that they can afford to purchase in the Santa Barbara County area. Many people purchase them as second residences with a master plan of retiring in them. This helps them afford to do this. Also the people staying in them provides good economics to the community by way of shopping and eating at restaurants. I hope you will consider at least keeping it available on parcels of 3+ acres, as this would allow for a nice separation from surrounding residences. Also so many parcels are zoned RR and are over 5 acres, so please remove that declaration as well.

Thank you,

Debbie McComb

BRE #00956351

805-757-7700

debbie.mccomb@theccrg.com

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Daly, Julia Rutherford

From: Larry Nimmer <larry@nimmer.net>
Sent: Wednesday, November 30, 2016 1:17 PM
To: sbcob
Cc: das@daswilliams.com
Subject: Please Honor Historic Use of Beach STRs

Dear Supervisors,

Your staff report is unfair as it ignores the historic use of beach front properties as short term rentals in making your upcoming decisions. I encourage you to follow the City of Carpinteria's recent example. Their new regulation honors the historic use of short term rentals by creating an overlay of the beach area, to allow existing short term rentals that are licensed and paying TOT.

HISTORIC USE

I was shocked to learn that the County Staff Reports do not differentiate and identify the historic use of STRs in the County beach areas as was done in the Carpinteria staff report. We have a family home at 3475 Padaro Lane that we use for family members and also rent it out for short term use to help pay for expenses. We've been renting our home since the 1970's and have never had a complaint. We have also been paying TOT tax to the County and I believe the County has collected a good deal of money in the Padaro, Miramar and other beachfront areas over the years. FYI, my family is a member of the Padaro Lane Association with Tenant Guidelines that cover issues including noise, use of beach, trash, parking, etc.

COASTAL COMMISSION

As you may know, the Coastal Commission's staff report recommends the Commission approve Carpinteria's new ordinance, without any modifications, to allow the beach area for short term rentals. They will finalize this decision later this month. The Coastal Commission supports beach access by people other than just owners. This is particularly relevant in the Padaro Lane community where most of the homes are 2nd or 3rd homes and remain empty much of the year. Denying short term rentals will deny many non-property owners the use of the beachfront and leave much of the area uninhabited. The use of STRs in the beach area does not make the housing market smaller. It is not like other residential areas that have just recently started STRs and may reduce the housing market for locals.

GOLETA ORDINANCE

I also support the City of Goleta's new "common sense" ordinance which requires: owner or manager to be available to respond to complaints within 30 minutes; a notice to neighbors of the STR; and paying the TOT tax.

In conclusion, if there are restrictions on STRs, it would only be fair to continue the historic STR use in the beach areas of Padaro Lane, Miramar and other County beach front areas. It may take some additional time to create an overlay, but it would be the fair thing to do that honors the historic use of the area and also allows many more people access to these beach areas.

Sincerely yours,

Larry Nimmer

3475 Padaro Lane

Carpinteria, CA 93013

805-708-4753

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Daly, Julia Rutherford

From: Pamela Scott <pscott@gpscre.com>
Sent: Wednesday, November 30, 2016 1:47 PM
To: sbcob
Subject: Short term rentals-NO prohibition

Hello, I am a resident in Summerland. I have short term rentals near by property. The renters are always quiet. If they do tend to be noisy, they are gone the next day. That actually is much better than my full time neighbors! If they have any issues, they never go away! I would much prefer to have short term renters near me than at least a couple of my neighbors. Please don't take any further control of this part of our lives.

Thank you for your consideration,
Pam Scott



Pamela Scott

GPS Commercial Real Estate Services, Inc.

Broker | Owner
License: 00705034
805-729-1706
1129 State Street, Suite 3
Santa Barbara, CA 93101



Daly, Julia Rutherford

From: Walton Masters Family computer <waltonmasters@cox.net>
Sent: Wednesday, November 30, 2016 2:18 PM
To: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Fair Regulation of STRs in Santa Barbara County and Montecito

To the Board of Supervisors,

As a 20 year resident of Montecito, I urge you to **vote against a blanket ban on Short Term Rentals.**

Please support fair regulation of STRs. Many STR operators are long time residents who supplement their incomes by renting out rooms, guesthouses etc. on their properties. Many of them are also senior citizens who rely on the extra income to make ends meet.

Don't make Santa Barbara and Santa Barbara County into an even more exclusive area by enacting a ban that will destroy the income stream that many residents rely on to stay in the County.

Sincerely,

Charity Walton Masters
2231 Camino Del Rosario
Montecito CA 93108

Daly, Julia Rutherford

From: Josiah Hamilton <josiah@thehamiltonco.com>
Sent: Wednesday, November 30, 2016 2:18 PM
To: sbcob
Subject: NO on the County Short Term Rental Ordinance.

Dear County Supervisors,

I would like to show my support for Short Term Rentals in Santa Barbara.

I am a 5th generation Santa Barbarian, Hezekiah Chase was my GG Grandfather, Father of Harold and Pearl Chase. I am an active real estate agent in Santa Barbara and Montecito and own a home in Montecito where our children attend Montecito Union.

The idea of an all-out ban on vacation rentals would be an enormous mistake for a plethora of reasons.

From a business stand point, a large percentage of our higher end sales at Berkshire Hathaway are to out of towners, many of which have been coming here for years via vacation rentals and in doing so have fallen in love with Santa Barbara, eventually buying a home here. If these buyers and future buyers were not able to stay in vacation rental homes or rent theirs out when not in residence, we would lose a large number of annual sales well into the 10's possibly 100's of millions in annual sales. If we lose that, we also lose all that property tax money too.

As a homeowner here in Montecito I did everything I could and spent everything I had to buy this house and can tell you, that knowing that I had the option to do short term rentals made it much easier to digest. We all pay property tax and should have the right to rent our house in a managed and sensible manner that helps us the homeowner and also doesn't disrupt the neighborhood.

I can tell you the most common complaints I hear regarding area annoyances are barking dogs, construction traffic and construction noise. I never hear complaints re: vacation rentals.

You can't easily reverse a ban, but you can easily implement changes that manage STR's in a sensible manner with common sense guidelines. The city benefits greatly from these in so many more ways than TOT and local business revenue, if there was a ban on STR, the amount lost in TOT would pale in comparison to the amount lost in future property tax by buyers not purchasing a home if their right to rent short term was ban. This is a major driver for buyers in all price ranges.

This shouldn't be something you throw away because of a few bad seeds, it should be something you work to support that benefits all of us while supporting the concerns of home owners who have experienced problems. The good tenants far out way the problems that occur from a few bad ones and those problems with proper management and guidelines can go away as proven in many cities around the country and world.

Thank you for your consideration.

Best regards,

Josiah Hamilton
100 Berkshire Hathaway
Montecito CA 93451
805.433.1111

Daly, Julia Rutherford

From: Jeff Havlik <j.jeffery.havlik@gmail.com>
Sent: Wednesday, November 30, 2016 2:23 PM
To: sbcob
Subject: Short Term Rentals- please vote NO

Please vote NO on the Short Term Rental ordinance scheduled for hearing by your Board on 12/6/2016. You made a wise decision to not infringe on private property and business rights when you voted against the wine ordinance. Please continue that positive stance. Short term rentals in the County only take a small fraction of rental homes off the market, create a significant income stream for the County and the property owners, and has negligible impact on neighborhoods in which short term rentals are located.

J. Jeffery Havlik
805-687-1707

Daly, Julia Rutherford

From: Linda Ryan <lindaryan22@hotmail.com>
Sent: Wednesday, November 30, 2016 2:40 PM
To: sbcob
Subject: Retain STR rentals please!

Dear Sir,

As a 20 year resident in Montecito, I truly think the short term rentals are a benefit to the Santa Barbara community. The number of complaints related to noise, cars, etc. is very low as the studies have shown. The impact on the local hotels, I believe, are very minimal especially during busy summer months.

The benefits include:

- ALL restaurants and retailers benefiting from more people coming to enjoy Santa Barbara and spending their dollars here
- Santa Barbara residents being able to remain in a very expensive area by earning some income

Please consider our opinion as property owners in SB as you make your decision.

Thanks very much,

Linda and Ricky Ryan
Olive Mill Rd.

Sent from Outlook

Daly, Julia Rutherford

From: Tera Neumann <teraneum5@gmail.com>
Sent: Wednesday, November 30, 2016 2:42 PM
To: sbcob
Subject: STR Fair Regulation

Thank you in advance for your time and for reading my letter.

I am writing in regards to the potential ban on Short-Term Rentals in all of Santa Barbara County. I oppose this ban, and here are just a couple of the reasons why I oppose it and am instead for Fair Regulation of STRs:

1) Short-Term Rentals (STRs) are a major source of revenue for the County of Santa Barbara, creating approximately \$470 million and about 5000 jobs.

To go into this reason further, I am asking you to consider Fair Regulation on STRs, INSTEAD of a complete ban. Santa Barbara is a city based on tourism. If we ban all STRs, our city will have a negative reputation to tourists, and we will not be the welcoming, beach-loving city we are today and have been for many years.

Because of STRs, guests advertise by word of mouth other local spots, such as restaurants, hotels, businesses, shops, etc. Many industries are affected by STRs in a positive way because guests choose to spend money throughout the County of Santa Barbara.

And with Fair Regulation, the Transient Occupancy Tax (TOT) revenues would quadruple to \$5.6 million per year to the County of Santa Barbara.

2) STRs are absolutely harmless, and there is little (or no) additional cost to implement Fair Regulation, which is what I am asking you to consider.

Both Goleta & Ventura have already created Fair Regulation for STRs in their area, so the County of Santa Barbara could very easily imitate this regulation. Also, because of the significant revenue through TOT, the cost of enforcing Fair Regulation will be less than the cost of enforcing a complete and total ban on STRs.

Also, in cities such as Kauai, HI, and Palm Springs, CA, a ban on STRs did not work, and the prohibition was reversed and instead Fair Regulation was put into place, proving to be a success in both areas, as well as many other cities across the country.

These are just 2 main reasons why I am opposed to a complete ban and I am for Fair Regulation for STRs. Please consider these points when making your decision.

I truly appreciate your time.

Sincerely,

Tera Neumann

Daly, Julia Rutherford

From: Pamela McCall <ps@pamelascudder.com>
Sent: Wednesday, November 30, 2016 2:53 PM
To: Adam, Peter; Lavagnino, Steve; Farr, Doreen; Wolf, Janet; SupervisorCarbajal; sbcob
Subject: Please keep short term rentals available!

Dear Supervisor,

I am writing to you in support of short-term rentals in SB. There are so many reasons why this is a good idea. But I'll just emphasize a few that stand out most to me.

For one thing, the city stands to make a considerable amount of money from taxation on the rentals. You like that, right?

Also short term rentals fill a niche that is needed by people traveling to SB who want a longer stay than they would like to spend at a motel or hotel.

And these properties are kept up nicely — obviously. Also, the behavior of the renters is controlled more than that of owners. I know some really obnoxious owners. If renters want to return, they have to be good!

So please help us keep short term rentals available in SB. It's good for everybody!

Pamela Scudder