

# Public Comment - Group 2

**Daly, Julia Rutherford**

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**From:** Jena Harris <jena.harris@coldwellbanker.com>  
**Sent:** Wednesday, November 30, 2016 3:42 PM  
**To:** sbcob  
**Subject:** Please Vote No on County Short Term Rental Ordinance

I understand that on December 6 you'll be considering a No Short Term Rental Ordinance for the unincorporated areas of the County.

I'd like to ask you to consider other alternatives such as the common sense ordinance that Goleta adopted in February 2015 and has been working well. In fact, so well that there have been no complaints about owners who allow short term rentals. This program appears to be working well and is an alternative to simply ending any short term rental possibilities.

Please consider your constituents who find their short term rentals off-set the high cost of housing in Santa Barbara and make it possible for them to reside in this county, pay property taxes, and otherwise support the economy.

I appreciate your serious consideration of the implications of an absolute ban on short term rental possibilities.

Thank you, Jena Harris

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*Jena Harris, REALTOR<sup>(R)</sup>, PMC*

*CalBRE#01930435*

*805-331-3683*

*Website: [jenaharrisrealtor.com](http://jenaharrisrealtor.com)*

*Facebook: <https://www.facebook.com/jena.harris.526>*

*COLDWELL BANKER  
1290 Coast Village Road  
Montecito, CA 93108*

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## Daly, Julia Rutherford

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**From:** Sheri Grose <sheri.grose@gmail.com>  
**Sent:** Wednesday, November 30, 2016 4:20 PM  
**To:** sbcob  
**Subject:** short term rentals

Dear Supervisors,

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

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

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

Sincerely,

**Sheri Grose**

**County resident for 29 years**

## Daly, Julia Rutherford

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**From:** Bozanich, Dennis  
**Sent:** Wednesday, November 30, 2016 4:35 PM  
**To:** Lenzi, Chelsea  
**Subject:** Fwd: Vacation Rentals

FYI

Sent from my iPhone

Begin forwarded message:

**From:** "Van Wingerden, Cam" <[cvanwingerden@countyofsb.org](mailto:cvanwingerden@countyofsb.org)>  
**Date:** November 30, 2016 at 4:25:28 PM PST  
**To:** "Miyasato, Mona" <[mmiyasato@countyofsb.org](mailto:mmiyasato@countyofsb.org)>, "Bozanich, Dennis" <[dBozanich@countyofsb.org](mailto:dBozanich@countyofsb.org)>  
**Subject:** FW: Vacation Rentals

**From:** [phoebealex@aol.com](mailto:phoebealex@aol.com) [<mailto:phoebealex@aol.com>]  
**Sent:** Wednesday, November 30, 2016 3:12 PM  
**To:** [Jordan.Grace@coastal.ca.gov](mailto:Jordan.Grace@coastal.ca.gov); County Executive Office  
**Subject:** Vacation Rentals

To All it May Concern:

Please know that I have been a Santa Barbara and Montecito resident for 47 years. I am hoping you will vote "YES" on the upcoming Vacation Rental issue. Vacation rentals in residential areas has taken much of the housing away from those hard working people in our community who desperately need housing, especially housing without rental increases of 20% in a year! I, myself, have been close to being priced out, as there are no vacancies. Homes that used to be available for rent for families, including our policemen, firemen, nurses, teachers, etc., are now going, and gone, to the greed of others so that vacationers can come play in our town. So wrong! That's what hotels, B&B's and motels are for, NOT private homes.

Thank you so very much. My feeling is that this will be voted on correctly as the City of Santa Barbara has done.

Most Sincerely,  
Phoebe Alexiades

## Daly, Julia Rutherford

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**From:** Chris Agnoli <chris@chrisagnoli.com>  
**Sent:** Wednesday, November 30, 2016 4:41 PM  
**To:** sbcob  
**Subject:** Short term rentals

"Dear Supervisors,

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

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

Thanks,  
Chris

**SUN COAST**  
REAL ESTATE

Chris Agnoli  
**Sun Coast Real Estate**  
3112 State Street  
Santa Barbara, CA 93105  
Direct 805 682-4304  
Fax 805 4560539 Fax  
[www.chrisagnoli.com](http://www.chrisagnoli.com)  
BRE #01132005

## **Daly, Julia Rutherford**

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**From:** John Fleming <john.fleming01@gmail.com>  
**Sent:** Wednesday, November 30, 2016 5:22 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** SB County Short-Term Rental Ordinance

Dear Supervisors,

I am writing to describe my experiences with short term holiday rentals in Santa Barbara. I have rented houses in the Santa Barbara area on several occasions, always through a reputable agency, not directly from the owner.

While I can understand that there needs to be regulation around the business of short term rental, I believe that it would be a mistake to place an outright ban on the practice, which I believe is the intention of the current proposed Ordinance.

My vacations to the Santa Barbara area have always been for a week. On two occasions, it has been with my spouse and child and on another occasion, with two other families, who both have children. On that occasion we were celebrating my spouse's 40th birthday, so we rented a large house in the Montecito hills, with 6 bedrooms, several reception rooms, dining room, pool and large grounds. The house is very secluded on a large lot with no close neighbors. There is an onsite live-in manager in the house. One evening we hired a private chef who cooked dinner and we all sat in the garden having dinner, which was amazing as the children could eat and play and we were all very relaxed about them because we were in the garden.

I find it hard to believe that this experience could be recreated in a hotel. Firstly, we would all have had separate rooms, there would have been concerns about cramming parents and children into a single room, or having to rent two rooms, hopefully adjoining, so that the young children could have their own room. I think all of the parents felt more comfortable in a house, not only because of the room that we had but also because the children could have their own rooms (no issues with a brother and sister having to share which would have been the case in a hotel).

Secondly, a hotel is not conducive to having 6 adults and 5 children enjoying each others company, without concern that the children are running off or disturbing other guests. It's hard to relax in a hotel lobby in the evening and have a quiet conversation over a drink with your friends. Bedtime for the kids means that everyone has to go up to their own rooms at an early hour. At the house everyone was comfortable that the children were upstairs asleep in their beds, while we sat in the living room.

Thirdly, there would be no option of hiring a private chef where we can be very explicit about the menu, the time and be able to sit in the garden, just us families enjoying the evening while the children played near us.

I think you would agree, this would be hard to recreate in a hotel setting. The house was rented for \$17,000 for the week. We paid all the appropriate occupancy taxes through the management company. We spent \$1,200 on the private chef. We bought groceries every day and ate out at restaurants on occasion. Some of the guest flew into the area from the east coast.

I do not see how banning this type of rental benefits anyone, except the hotel business. I don't think a house that rents for \$17,000 per week is going to become a long term rental and help in any way with the shortage of long term rental in the area. Since we would not be able to recreate this type of vacation in Santa Barbara, the alternative is not to use hotels, but to take our vacation in another town or city where we can rent a house. I

would implore you to reconsider, I think the financial impact on Santa Barbara is much more significant than you believe as I am sure that many families in the same situation will do the same and not come visit.

Aside from the direct income to the property owner, the management company receives income, they employ local people to manage the properties, cleaners to clean the property, maintenance people to maintain the properties. The chef will no longer have these opportunities. Local restaurants, grocery stores, small shops all will suffer from a loss of business. The very people that it's claimed will be helped by this Ordinance are the very people that need that income and revenue. There have been several independent studies directly contradicting the basis for a ban on short term rentals. I think it's your duty as a representative of ALL the people, not just deep pocketed special interests to do a thorough study. I believe that Santa Barbara will be significantly impacted if you pass this Ordinance.

Sincerely

John Fleming

## Daly, Julia Rutherford

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**From:** Pamela Grant <pbgrant2@msn.com>  
**Sent:** Wednesday, November 30, 2016 6:09 PM  
**To:** sbcob  
**Subject:** Vote No - County Short Term Rental Ordinance.

"Dear Supervisors,

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

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

Sincerely,

**Pamela B. Grant**

**Grant & Crowder**  
Central Coast Realty Group  
(805) 737 8912  
pbgrant2@msn.com  
CalBRE 01314208

*"Thank you, for the privilege of earning your business and the honor of welcoming you home, we are always here for you, your friends & family."*

## Daly, Julia Rutherford

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**From:** John Raffo <jaraffo@gmail.com>  
**Sent:** Wednesday, November 30, 2016 6:13 PM  
**To:** SupervisorCarbajal  
**Subject:** Short Term Rentals

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, 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

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**From:** pjpilcher@comcast.net  
**Sent:** Wednesday, November 30, 2016 6:19 PM  
**To:** sbcob  
**Subject:** STRs  
**Attachments:** STR.pdf

I've attached a letter explaining my concerns with STRs in neighborhoods, particularly in my neighborhood.

If you have any questions please contact me.

Thank you,  
Pam Pilcher  
686-2962

To: Board of Supervisors,

Re: STRs

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

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

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

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

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

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

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

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

Thank you for your time.  
Respectively,

Pam Pilcher

## Daly, Julia Rutherford

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**From:** Cori <corihayman@cox.net>  
**Sent:** Wednesday, November 30, 2016 10:27 PM  
**To:** sbcob  
**Cc:** Carbajal, Salud; Tittle, Jeremy; Metzger, Jessica  
**Subject:** Public Comment For Proposed Short-Term Rental Ordinance  
**Attachments:** CCE30112016.pdf; ATT00001.txt

Dear Clerk of the Board of Supervisors,

Please include the attached document for public comment in connection with the December 6th hearing in support of the proposed Short-Term Rental Ordinance.

Thank you,

Cori Hayman.

November 30, 2016

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

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

Dear Chair Adam and Members of the Board of Supervisors,

My name is Cori Hayman. My husband and I moved our family to Montecito in 2010. We are both attorneys with a wide array of practice areas between the two of us in civil, criminal prosecution and defense, regulatory matters, and corporate policy-making. We have a strong interest in preserving the quality of our community and its residential neighborhoods.

I am also a member of the Board of Directors of the Montecito Association where I serve as the Chair of its Land Use Committee. The Montecito Association has already submitted comments to the Board of Supervisors (BOS) in connection with the proposed ordinance and I submit the below comments in my individual capacity.

At the outset, I would like to express my gratitude for your commitment to public service. Your responsibility and obligations in promulgating and enforcing public policy are vital to ensuring an economically and socially healthy county. Your prior decision to direct the Long-Range Planning Department to undertake this important effort at clarifying the zoning rules pertaining to short-term rentals was an important action for the protection of our communities.

The proposed ordinance before you is the result of numerous public outreach meetings, hearings before the Montecito and County Planning Commissions, and hours of substantial research and analysis. Extensive county resources have been devoted to this effort. I, personally, have worked with a coalition from the First, Second, and Third Districts in providing input at all phases of this process. The proposed ordinance is

the product of an enormous amount of thought and effort by the relevant constituencies and stakeholders. For these reasons and those stated below and in prior hearings, on behalf of my family and many others in our County, I, therefore, urge you to adopt this proposed ordinance.

The question before you is purely one of zoning. Our residential zoning ordinances (SB County and Montecito) (R-1/E-1) call "for family living at a reasonable range of population densities consistent with sound standards of public health, welfare, and safety...with the intention of protecting the residential characteristics of our neighborhoods and to promote a suitable environment for family life." A short-term vacation rental, by contrast, is a motel or bed and breakfast type business, and thus, by definition under existing zoning laws, is a commercial enterprise, clearly running afoul of single-family residential zoning laws. With short term-rentals, transients, with no financial or emotional investment in the quality of our neighborhoods or value of our real estate, check-in and check-out on a daily and weekly basis just like any other commercial lodging establishment.

From a policy standpoint, moreover, zoning laws have been in place for decades with the purpose of maintaining compatibility among property uses, so that when a purchaser buys a home in a residentially zoned neighborhood, he or she knows that a commercial enterprise, such as a department store or motel, will not be developed next door. Through the zoning laws, homeowners have peace of mind that they and their families will have predictability and security in protecting the quiet enjoyment of their most sacred place and probably their largest asset - their home. This is why the County and Montecito, along with virtually every other city and county in California, went to such great lengths to separate residential and commercial zones. And, the constitutionality of zoning is well-established law.

The County enforced existing zoning laws against short-term rentals until 2007. For reasons that have not yet been fully discovered or analyzed through FOIA requests or other means, the County ceased its enforcement efforts, thereby causing a proliferation of short-term rentals, aided in large part by VRBO, AirBnB, Paradise Retreats, and other similar agencies exploiting these violations. **The cumulative**

**effect of this proliferation is materially deteriorating the fabric of our residential neighborhoods and communities in a manner inconsistent with the County zoning laws, and here, in Montecito, the Community Plan.**

The County Long-Range Planning Department, furthermore, has made clear in its many reports, that the notion of lost revenue due to lost TOT is unsubstantiated. Tourists will continue to visit Santa Barbara County and the same TOT will be collected by commercial lodging. Indeed, restaurants will likely collect revenue that would otherwise be lost to short-term rentals.

The more important question for the County is the depreciation in residential real property values, particularly in Montecito, as a result of the uncontrolled growth of short-term rentals. Realtors are now required to provide a negative disclosure of the presence of an adjacent or nearby short-term rental. While the STR proponents have touted a fundamentally flawed, incomplete, and inaccurate analysis of TOT revenue, nobody has even considered the extensive depreciation of real estate values, and thus lost property taxes, as a result of the short-term rental abuse. The potential continue decline in real property taxes would clearly be a much greater loss of revenue for the County than any nominal TOT, even if collected.<sup>1</sup>

Finally, sight must not be lost of the need to maintain affordable work-force housing. Substantial public comment was provided to both the City of Santa Barbara and the County Planning Commissions regarding the need to maintain affordable housing and the impact of short-term

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<sup>1</sup> It is curious, indeed, that the 14-member board of directors for the Santa Barbara Realtor's Association has not only claimed to represent all of its 100+ members in opposing the proposed ordinance, but has also engaged in an extensive campaign giving the impression that all of its members oppose the ordinance. On the contrary, I have spoken to numerous realtors who support the proposed ordinance in order to maintain real estate values. In fear of retaliation and harm to their reputations, understandably, these realtors are unwilling to publicly come forward as a group.

rentals on the availability of an already limited stock of work-force housing. It is incumbent on the BOS to consider the needs of the County to ensure that adequate work-force housing remains available.

While my comments primarily are directed to residential zones, for the reasons stated herein, as well as those contained in my submission to the County Planning Commission, attached hereto, I encourage you to apply the ordinance as drafted to cover zones in AG-1 and AG-2.<sup>2</sup>

I urge you to adopt the proposed zoning ordinance to protect our community and to create a meaningful enforcement apparatus and program so that our zoning laws are once again respected.

Very truly yours,

A handwritten signature in black ink that reads "Cori Hayman". The signature is written in a cursive, flowing style.

Cori Hayman

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<sup>2</sup> This submission also contains data showing that short-term rentals, at least in Montecito, do not constitute low-cost tourist accommodations under the Local Coastal Plan.



July 31, 2016

Chair Ferrini  
Santa Barbara County Planning Commission  
123 E. Anapamu Street  
Santa Barbara, CA 93109

Re: Short-Term Rental Ordinance, Hearing of August 3, 2016

Dear Chair Ferrini and Commissioners:

I am a resident of Montecito, a lawyer, and Board Member of the Montecito Association, where I serve as the Chair of its Land Use Committee. I write this letter in my individual capacity.

Montecito has for years been concerned about both the explosion of illegal short-term rentals ("STRs") in our residential communities and the lack of enforcement of residential zoning laws. I, therefore, strongly concur in the draft ordinance's language clearly banning STRs in residential areas and ask each of you to support it as well.<sup>1</sup>

At the same time, however, the lack of specific, proactive enforcement mechanisms with adequate penalties will incentivize STR operators to continue with their illegal rentals. Airbnb's website alone claims to contain "300 plus" Montecito listings. In this environment, the County needs to institute an enforcement mechanism that is able to successfully tackle the violations – one that is out front and not just reactive, and reaches out to its citizens with tools and punishment mechanisms that protect them. Such an enforcement regime would forestall violators who, with the assistance of various enablers and Internet hosting platforms, make money off of STRs while, at the same time, make a mockery out of the prohibition. The cities of Anaheim, San Clemente, Santa Monica, Carmel and Aliso Viejo have each chosen to confront and control these hosting platforms. The common thread or rationale behind these efforts is the obvious fact that seeking to institute an STR ban will only be as effective as the means for its enforcement, and in particular as this relates to Internet hosting platforms. We seek your support in directing the long-range planning department to follow best enforcement practices and institute ordinance enforcement steps aimed at hosting platforms.

With respect to the proposed ordinance to permit STRs in agriculturally zoned districts, in Montecito, the Montecito Planning Commission ("MPC") has indicated its position to ban STRs in all zones, other than in commercial and mixed-use zones.

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<sup>1</sup> As previously explained at prior hearings, existing zoning laws already ban transient housing in residential zones (R-1/E-1). The relatively new use of the verbiage "STR", along with internet platforms such as AirBnB and VRBO, have caused the need for the County to provide clarification that STRs are an impermissible use and to implement tougher enforcement mechanisms.

The MPC reasoned that, to allow otherwise, would detrimentally alter the fabric of our neighborhoods and community. I, therefore, urge the Commission to concur with the MPC's direction to ban STRs in the few agricultural zones existing in Montecito, as these are essentially residential in character with agricultural production.

I further encourage the Commission to follow the recommendations of the Agricultural Preserve Advisory Committee ("APAC") to prohibit STRs in agriculturally zoned parcels throughout the County as an incompatible use. APAC's ominous warning that the County could be at risk of losing its agricultural lands should STRs be permitted must be taken seriously. Although different from APAC's policy concern, I would urge the Commission to recognize that smaller agricultural lots, similar to those in Montecito, are essentially residential in character and deserve to have the same zoning protections afforded to residential zones.

In support of Section 8.0 of the staff report regarding policy consistency under the Local Coastal Plan (Section 30213 of the Coastal Act), moreover, attached hereto is short-term rental listing data demonstrating that short-term rentals in Montecito do not provide "low cost visitor accommodation" as defined by the California Coastal Commission.

Finally, I would like to acknowledge the outstanding efforts on the part of the Planning Department, specifically: Jessica Metzger, David Lackie, and Diane Black. They are valuable members to the County who have acted expeditiously, respectfully, and thoroughly throughout this process.

Very truly yours,



Cori Hayman

## Data Regarding Short-Term Rentals in Montecito from VRBO and AirBnB<sup>1</sup>

### VRBO:

Highest: \$3,495 nightly rate with 3-day minimum stay.  
Lowest: \$220 nightly rate with a 2-day minimum stay.<sup>2</sup>

### AirBnB:

Highest: \$2,250 nightly rate.  
Lowest: \$89 nightly rate for private bedroom in shared bungalow with 2-day minimum.<sup>3</sup>

### Low Cost Defined:

Coastal Commission uses various methodologies to determine "low cost." Per a November 26, 2014 Coastal Commission public workshop memorandum, in 1981, The California Coastal Commission identified a nightly rate of \$20 to be considered low cost in its action on the Fess Parker property in Santa Barbara (\$52 in 2014 dollars).

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<sup>1</sup> Taken from VRBO and AirBnB websites in July 2016; the number of actual listings is likely higher; nightly rates listed herein do not include additional cleaning and miscellaneous fees, which many houses charge. Supporting data is attached hereto; the formatting from AirbnB website impacts ease of reading, but the rates are legible; there may be some duplication.

<sup>2</sup> There was another listing with a lower nightly rate of \$154, but required a 4-night minimum stay.

<sup>3</sup> Several private and shared bedroom listings exist in homes between \$89 and \$200 nightly rates with varying minimum stay requirements between 1 and 7 nights.

VRBO

Quiet, Romantic, Montecito Retreat

#430203 1 BR 1 BA Sleeps 3

36 Owner Operated \$220 avg/night 2 night min. stay

Cabana Las Floras- a Tropical Cabana Paradise with Pool, Spa, and Wifi

#231581 1 BR 1 BA Sleeps 3

159 Owner Operated \$244 avg/night 3 night min stay

4BR/3BA Stylish Montecito Home with a Pool in Beautiful Santa Barbara

#624434 4 BR 3 BA Sleeps 8

21 \$684 avg/night 3 night min stay

Montecito Poolside Cottage

#347705 1 BR 2 BA Sleeps 4

2 Owner Operated \$234 avg/night 3 night min stay

Charming Cottage in Montecito Featured in Pottery Barn

#291546 3 BR 2.5 BA Sleeps 6

29 Owner Operated \$675 avg/night 3-7 night min stay

Walk to Butterfly Beach and Coast Village Road from This Elegant Home!

#382419 4 BR 4 BA Sleeps 12

51 Owner Operated \$679 avg/night 3-5 night min stay

Butterfly Beach House, Montecito, Ca

#171342 4 BR 3.5 BA Sleeps 8

12 Owner Operated \$925 avg/night 3-7 night min stay

Montecito Oasis! Luxury Home with Pool & Hot Tub, Minutes from Beach & Trails

#779006 4 BR 3 BA Sleeps 8

7 Owner Operated \$619 avg/night 5 night min stay

Exotic Luxury in the Heart of Montecito

#710842 5 BR 4.5 BA Sleeps 12

15 \$1,243 avg/night 3-7 night min stay

Balinese-Inspired Beauty with Tropical Backyard, Pool and Hot Tub

#877935 3 BR 3.5 BA Sleeps 6 \$1,353 avg/night 14 night min stay

Gorgeous 4 BR Walking Distance to Butterfly Beach and Coast Village Road

#299101 4 BR 3.5 BA Sleeps 12

25 \$629 avg/night 3-7 night min stay

Beautiful, Classic California Cottage in Montecito

#839022 3 BR 2 BA Sleeps 6 Owner Operated \$429 avg/night 6 nt. Min.

Separate Entrance Guest Suite in French Normandy-Style Estate on 3-Acres

#623090 1 BR 1 BA Sleeps 3

31 Owner Operated \$154 avg/night 4 night min stay

Birdsong Cottage - on Special! Newly Renovated Perfection in Montecito

#3835205ha 3 BR 2 BA Sleeps 8

9 \$349 avg/night 3 night min stay

3BR/2BA Classic Montecito House, Minutes to Butterfly Beach, Sleeps 6

#6317143 BR 2 BA Sleeps 6

14 \$418 avg/night 2-3 night min stay

Butterfly Beach Retreat - One Block to the Beach!

#482873 3 BR 2 BA Sleeps 6

6 \$523 avg/night 3 night min stay

Seaside Cottage - Romantic Haven by the Beach

#192345 1 BR 1 BA Sleeps 4

8 \$242 avg/night 3 night min stay

Town & Country - a Designer's Dream in Montecito

#402973 5 BR 3.5 BA Sleeps 12

5 \$604 avg/night 3 night min stay

Montecito Village Retreat - Contemporary Comfort at the Beach

#155937 4 BR 3 BA Sleeps 8

6 \$543 avg/night 3 night min stay

Hacienda De La Mariposa - on Special! Authentic Spanish Style in Montecito

#3992424ha7 BR 5.5 BA Sleeps 13

1 \$1,098 avg/night 3 night min stay

Oak Creek Hideaway Offers Serene Family Home Next Door San Ysidro Ranch

#772294 4 BR 3.5 BA Sleeps 8

2 Owner Operated \$644 avg/night 7 night min stay

Casita Azul - a Montecito Hidden Gem Near Butterfly Beach

#3962582ha 2 BR 1.5 BA Sleeps 4

6 \$294 avg/night 3 night min stay

Miramar Beach Retreat - on Special! Casual Beach Elegance in Montecito

#199978 2 BR 1.5 BA Sleeps 4 \$588 avg/night 3 night min stay

Breathtaking Ocean & Island View Home in Montecito Walk or Bike to Beach

#612530 3 BR 4 BA Sleeps 8

1 Owner Operated \$1,093 avg/night 14 night min stay

Beachfront/3 Decks, 2 Modern Kitchens /Full of Unique Character: Miramar Dolphin Den

#3960040h 3 BR 2 BA Sleeps 8

1 \$788 avg/night 2-7 night min stay

Montecito Cottage - Classic Charm in Montecito

#3592570ha 3 BR 2 BA Sleeps 6

1 \$401 avg/night 3 night min stay

Montecito Spacious Home with Pool & Spa

#492887 4 BR 4 BA Sleeps 8 \$631 avg/night 4 night min stay

Shadowbrook - Private Park-Like Setting in Montecito - on Special!

#3672416ha 4 BR 4 BA Sleeps 10

6 \$883 avg/night 3 night min stay

Our Lovely Hillside Oasis

#585302 4 BR 3.5 BA Sleeps 8

10 Owner Operated \$604 avg/night 4 night min stay

Seashell Cottage - Charming Hideaway at the Beach

#137905 2 BR 1 BA Sleeps 4

6 \$300 avg/night 3 night min stay

Moon River - Peaceful Retreat in Montecito

#4064654ha 3 BR 3.5 BA Sleeps 6 \$878 avg/night 3 night min stay

Villa Monte Sereno - Scenic and Serene in Montecito

#4059652ha 4 BR 5 BA Sleeps 10 \$1,004 avg/night 3 night min stay

Sea Ranch - Historic Retreat at Hammonds Meadow

#294615 6 BR 7.5 BA Sleeps 8

2 \$1,350 avg/night 3 night min stay

Tropical Luxury Retreat, 1 Mile from the Beach! Outdoor Bbq & Fireplace!

#698945 4 BR 4.5 BA Sleeps 10

1 \$1,250 avg/night 14 night min stay

The Knapp Estate - 3 Bedroom Home in the Hills with Gorgeous Views

#481934 3 BR 3 BA Sleeps 6 \$643 avg/night 7 night min stay

Miramar Beach House - Surf, Sand, and Casual Comfort

#136222 3 BR 2 BA Sleeps 4 \$795 avg/night 3 night min stay

Somerset - Grand Elegance in Montecito

#415050 6 BR 9.5 BA Sleeps 12

2 \$1,413 avg/night 7 night min stay

Beach Front View Home Steps Away from Four Seasons Hotel

#210543 3 BR 2.5 BA Sleeps 10

6 Owner Operated \$1,015 avg/night 2-7 night min stay

Montecito Home - Monthly Rentals Only as of 2017

#323560 5 BR 3 BA Sleeps 12

38 Owner Operated \$672 avg/night 2-7 night min stay

Charming Mediterranean Estate & Guest Cottage

#209401 5 BR 4.5+ BA Sleeps 10

12 Owner Operated \$462 avg/night 4 night min stay

'Ravenscroft' Historic Estate with Pool, Spa & Tennis Court

#230186 8 BR 8.5 BA Sleeps 18

10 Owner Operated \$3,495 avg/night 3 night min stay

Romantic Hideaway in the Heart of Montecito!

#319440 1 BR 1.5 BA Sleeps 2

3 Owner Operated \$300 avg/night 3 night min stay

Idyllic Montecito Knolltop Retreat Nestled Between Mountain and Sea

#814549 4 BR 4.5 BA Sleeps 8

3 \$900 avg/night 7 night min stay

Breathtaking Ocean Views with Your Own Private Pool and Spa: Tuscan Charm

#3862406ha 4 BR 4 BA Sleeps 10

1 \$993 avg/night 7 night min stay

Beautiful Montecito Beach House Just a 1/2 Block from Miramar Beach

#680328 3 BR 2 BA Sleeps 6

5 Owner Operated \$550 avg/night 3-6 night min stay

Oceanfront Studio - Perfect Getaway for 2 or Small Family!

#4140166ha 1 BR 1 BA Sleeps 4 \$321 avg/night 3-4 night min stay

Vacation Retreat with Great Access to Lower Village Montecito and Beach

#734102 4 BR 2 BA Sleeps 6

3 Owner Operated \$500 avg/night 3 night min stay

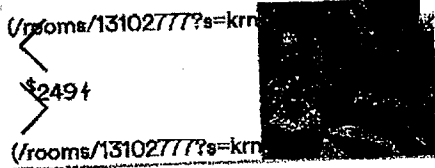
Charming Montecito Residence Close to the Beach, Restaurants and Shopping

#842664 1 BR 1 BA Sleeps 2

1 Owner Operated \$207 avg/night 3 night min stay



Airbnb



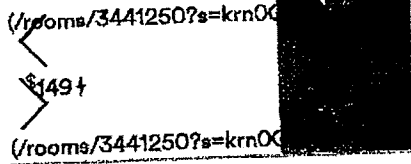
(/rooms/13102777?s=k...

\$249+

(/rooms/13102777?s=k...



Private Garden Getaway (/rooms/13102777...  
Entire home/apt ·  
★★★★★  
· 9 reviews  
(/rooms/13102777?s=k...



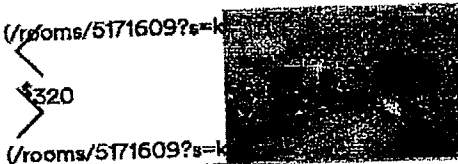
(/rooms/3441250?s=k...

\$149+

(/rooms/3441250?s=k...



Petite Retreat; Artist Studio (/rooms/34412...  
Entire home/apt ·  
★★★★★  
· 107 reviews  
(/rooms/3441250?s=k...  
CozyNear restaurants and shopsQuiet



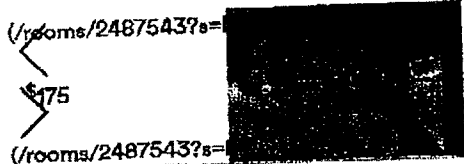
(/rooms/5171609?s=k...

\$320

(/rooms/5171609?s=k...



Montecito Gem (/rooms/5171609?s=k...  
Entire home/apt ·  
★★★★★  
· 29 reviews  
(/rooms/5171609?s=k...  
WalkableResidentialCozy



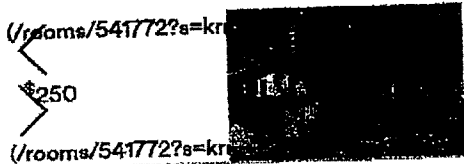
(/rooms/2487543?s=...

\$175

(/rooms/2487543?s=...



Baja Montecito Casita-near Biltmore (/roo...  
Entire home/apt ·  
★★★★★  
· 42 reviews  
(/rooms/2487543?s=k...  
CozyQuietWalkable



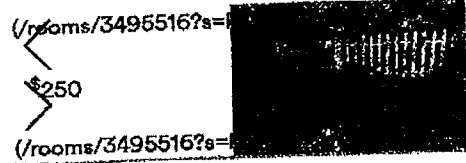
(/rooms/541772?s=k...

\$250

(/rooms/541772?s=k...



Aman Casita-Butterfly Beach (/rooms/5417...  
Entire home/apt ·  
★★★★★  
· 104 reviews  
(/rooms/541772?s=k...  
QuietCozyResidential



(/rooms/3495516?s=...

\$250

(/rooms/3495516?s=...

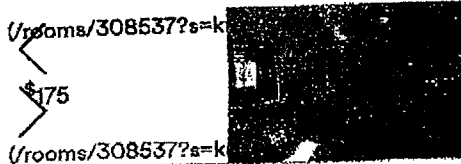


Eco-Surfshack - Perfect Location! (/rooms/...  
Entire home/apt ·  
★★★★★  
· 102 reviews  
(/rooms/3495516?s=k...  
Near restaurants and shopsUniqueResidential

Improve your search results

Sort results based on what other guests have said in their reviews.

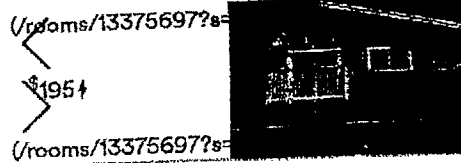
Sort your results



(/rooms/308537?s=k...

\$175

(/rooms/308537?s=k...



(/rooms/13375697?s=...

\$195+

(/rooms/13375697?s=...



Cottage by the sea Walk to beach (/rooms/...  
Entire home/apt ·  
★★★★★  
· 445 reviews  
(/rooms/308537?s=krn0GNuS)  
CozyQuietEasy parking

Montecito apartment with Ocean & Mount...  
Entire home/apt  
(/rooms/13375697?s=krm0GNuS)

(/rooms/460831?s=krm...  
\$165  
(/rooms/460831?s=krm...

Casita Studio- Butterfly Beach (/rooms/46...  
Entire home/apt ·  
★★★★★  
· 250 reviews  
(/rooms/460831?s=krm0GNuS)  
ResidentialCozyNear restaurants and shops

(/rooms/13397010?s=...  
\$600  
(/rooms/13397010?s=...

Montecito family home, kid and pet friendl...  
Entire home/apt  
(/rooms/13397010?s=krm0GNuS)

(/rooms/510151?s=krm...  
\$750  
(/rooms/510151?s=krm...

Montecito Beach Retreat (/rooms/510151?s...  
Entire home/apt ·  
★★★★★  
· 99 reviews  
(/rooms/510151?s=krm0GNuS)  
Easy parkingQuietCozy

(/rooms/14118633?s=...  
\$2250  
(/rooms/14118633?s=...

NEW Private Ocean View Pool Estate (/roo...  
Entire home/apt  
(/rooms/14118633?s=krm0GNuS)

(/rooms/13473846?s=...  
\$449  
(/rooms/13473846?s=...

Montecito Nest (/rooms/13473846?s=krm...  
Entire home/apt  
(/rooms/13473846?s=krm0GNuS)

(/rooms/11992355?s=...  
\$550  
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Charming Montecito Bungalow (/rooms/11...  
Entire home/apt  
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(/rooms/10194809?s=...  
\$350  
(/rooms/10194809?s=...

MONTECITO luxury guest house (/rooms/1...  
Entire home/apt  
(/rooms/10194809?s=krm0GNuS)

(/rooms/6989654?s=...  
\$400  
(/rooms/6989654?s=...

Olive and Oaks (/rooms/6989654?s=krm0GNuS)  
Entire home/apt ·

(/rooms/2898705?s=...  
\$750  
(/rooms/2898705?s=...

Family Home Near Butterfly Beach (/rooms/2898705...  
Entire home/apt ·

★★★★★

11 reviews

(/rooms/6989654?s=krn0GNuS)

QuietNear restaurants and shopsCozy



★★★★★

(/users/show/3208057)

(/rooms/2898705?s=krn0GNuS)

WalkableScenicSpacious



(/users/show/4866658)

(/rooms/908256?s=krn0GNuS)

\$195

(/rooms/908256?s=krn0GNuS)



Butterfly Beach Cottage w/New Spa! (/rooms/908256?s=krn0GNuS)

Entire home/apt · 1 review

(/rooms/908256?s=krn0GNuS)

(/users/show/4866658)

1 - 18 of 18 Rentals

United States (/s/United-States) > California (/s/California--United-States) > Montecito (/s/Montecito--CA?sublets=monthly)

Places Nearby:

Santa Barbara Vacation Rentals (/s/Santa-Barbara--CA)

Huntington Beach Vacation Rentals (/s/Huntington-Beach--CA)

Beverly Hills (/s/Beverly-Hills--CA)

Venice (/s/Venice--CA)

Hermosa Beach (/s/Hermosa-Beach--CA)

Manhattan Beach (/s/Manhattan-Beach--CA)

West Hollywood (/s/West-Hollywood--CA)

Los Angeles (/s/Los-Angeles--CA)

Pasadena (/s/Pasadena--CA)

Santa Monica (/s/Santa-Monica--CA)

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Instant Book (https://www.airbnb.com/instant-book?utm\_source=airbnb&utm\_medium=footer&utm\_campaign=)



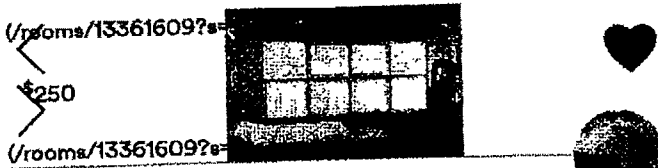
Large 1 bedroom cottage (/rooms/1209081...  
 Entire home/apt ·  
 ★★★★★  
 - 15 reviews  
 (/rooms/12090815?s=IH9AXwPn)  
 PrivateNear restaurants and shopsQuiet



Jameson Retreat (/rooms/12942016?s=IH9...  
 Entire home/apt  
 (/rooms/12942016?s=IH9AXwPn)



Adorable studio near Miramar beach. (/roo...  
 Private room ·  
 ★★★★★  
 - 12 reviews  
 (/rooms/68340?s=IH9AXwPn).  
 ResidentialEasy parkingCozy



Enchanted 100 year old Cottage (/rooms/1...  
 Entire home/apt · 2 reviews  
 (/rooms/13361609?s=IH9AXwPn)



Montecito Walk to the Beach (/rooms/957...  
 Entire home/apt ·  
 ★★★★★  
 - 27 reviews  
 (/rooms/9575290?s=IH9AXwPn)  
 CozyQuiet



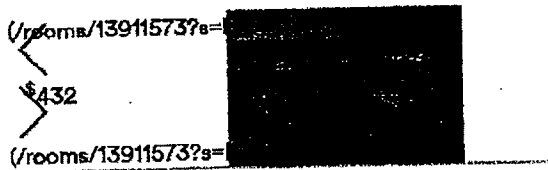
Montecito Beach Cottage (/rooms/870257...  
 Entire home/apt ·  
 ★★★★★  
 - 34 reviews  
 (/rooms/8702577?s=IH9AXwPn)  
 CozyQuietScenic



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Sort results based on what other guests have said in their reviews.

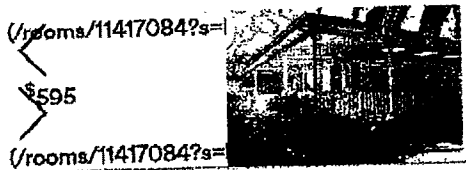
Sort your results



(/rooms/13911573?s=IH9AXwPn)  
\$432



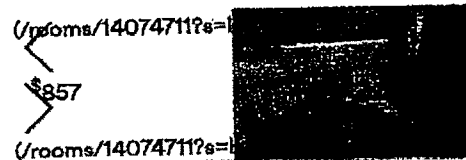
NEW Boat House at Miramar - Lower Unit (...)  
Entire home/apt  
(/rooms/13911573?s=IH9AXwPn)



(/rooms/11417084?s=IH9AXwPn)  
\$595



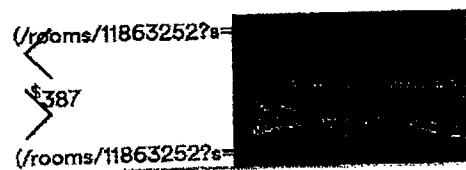
Montecito beach house (/rooms/11417084...)  
Entire home/apt · 1 review  
(/rooms/11417084?s=IH9AXwPn)



(/rooms/14074711?s=IH9AXwPn)  
\$357



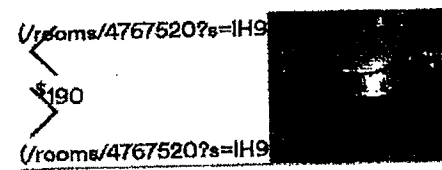
NEW Hobbit House on Miramar Beach (/ro...)  
Entire home/apt  
(/rooms/14074711?s=IH9AXwPn)



(/rooms/11863252?s=IH9AXwPn)  
\$387



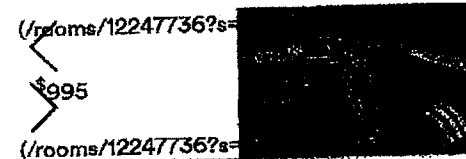
Boat House at Miramar - Upper Unit (/room...)  
Entire home/apt · 2 reviews  
(/rooms/11863252?s=IH9AXwPn)



(/rooms/4767520?s=IH9AXwPn)  
\$190



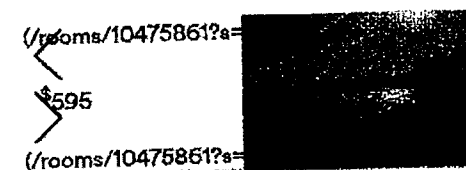
Studio by Miramar beach... (/rooms/47675...)  
Entire home/apt ·  
★★★★★  
· 10 reviews  
(/rooms/4767520?s=IH9AXwPn)  
Cozy Quiet Near restaurants and shops



(/rooms/12247736?s=IH9AXwPn)  
\$995



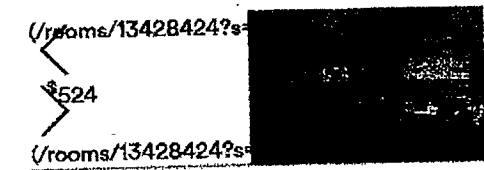
Miramar Beach Cottage (/rooms/12247736...)  
Entire home/apt  
(/rooms/12247736?s=IH9AXwPn)



(/rooms/10475861?s=IH9AXwPn)  
\$595



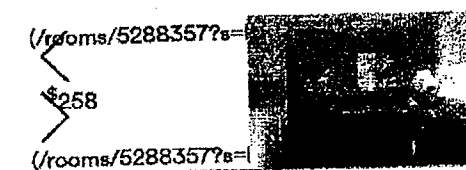
Sand Castle Beach Cottage (/rooms/10475...)  
Entire home/apt  
(/rooms/10475861?s=IH9AXwPn)



(/rooms/13428424?s=IH9AXwPn)  
\$524



Miramar Dolphin Den (/rooms/13428424?s=IH9AXwPn)  
Entire home/apt



(/rooms/5288357?s=IH9AXwPn)  
\$258



Montecito Hedgerow Cottage Studio (/rooms/5288357...)  
Entire home/apt

(/rooms/13428424?s=IH9AXwPn)



★★★★★

(/users/show/124403?reviews)



\$218

(/rooms/5288357?s=IH9AXwPn)

QuietPrivateNear restaurants and shops

(/rooms/13238775?s=IH9AXwPn)



(/rooms/6237306?s=)



The Casita (/rooms/13238775?s=IH9AXwPn)

Entire home/apt · 1 review

(/rooms/13238775?s=IH9AXwPn)

(/users/show/2813053)

\$725

(/rooms/6237306?s=)

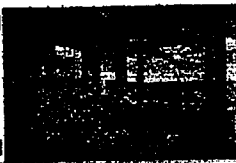


Montecito Family Home with Pool/Spa (/ro...

Entire home/apt · 2 reviews

(/rooms/6237306?s=IH9AXwPn)

(/rooms/9748737?s=)



\$365

(/rooms/9748737?s=)



Le Petit Bijou at Miramar Beach (/rooms/97...

Entire home/apt ·

★★★★★

· 3 reviews

(/rooms/9748737?s=IH9AXwPn)

(/users/show/3618482)

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2 (/s/Montecito--CA?page=2)

▶ (/s/Montecito--CA?page=2)

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Hermosa Beach (/s/Hermosa-Beach--CA)

Manhattan Beach (/s/Manhattan-Beach--CA)

West Hollywood (/s/West-Hollywood--CA)

Los Angeles (/s/Los-Angeles--CA)

Pasadena (/s/Pasadena--CA)

Santa Monica (/s/Santa-Monica--CA)

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(/about/about-

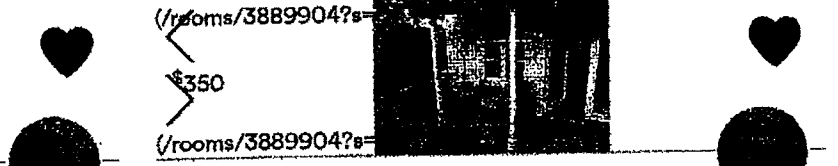
Trust & Safety  
(/trust)

Why Host  
(/host)

USD



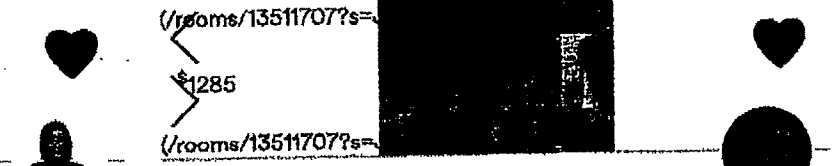
**Montecito Bungalow** (/rooms/3593555?s=...  
 Entire home/apt ·  
 ★★★★★  
 - 69 reviews  
 (/rooms/3593555?s=J5MMu63G)  
 ResidentialPrivateSecluded



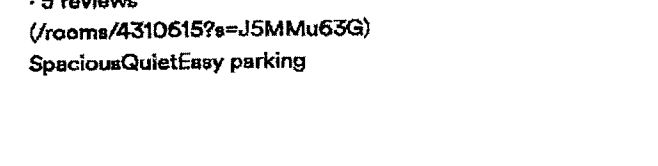
**Cozy Montecito Bungalow** (/rooms/38899...  
 Entire home/apt ·  
 ★★★★★  
 - 62 reviews  
 (/rooms/3889904?s=J5MMu63G)  
 QuietCozyEasy parking



**3BR/2BA Classic Montecito House** (/rooms...  
 Entire home/apt ·  
 ★★★★★  
 - 5 reviews  
 (/rooms/4310615?s=J5MMu63G)  
 SpaciousQuietEasy parking



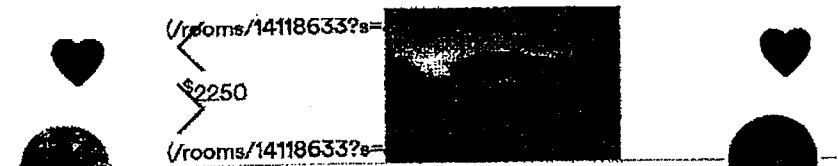
**Balinese-Inspired Beauty** (/rooms/13511707...  
 Entire home/apt ·  
 (/rooms/13511707?s=J5MMu63G)



**4BR/2.5BA Luxury Home, Pool** (/rooms/24...  
 Entire home/apt ·  
 ★★★★★  
 - 5 reviews  
 (/rooms/2431652?s=J5MMu63G)



**Montecito Duplex on 1-acre Plot** (/rooms/1...  
 Entire home/apt ·  
 (/rooms/12588416?s=J5MMu63G)



**NEW Private Ocean View Pool Estate** (/roo...  
 Entire home/apt ·  
 (/rooms/14118633?s=J5MMu63G)

1 - 7 of 7 Rentals

United States (/s/United-States) > California (/s/California--United-States) > Montecito (/s/Montecito--CA?subleta=monthly)

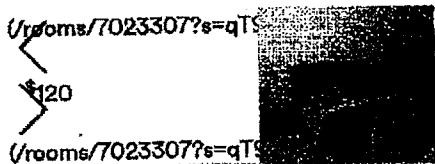
Places Nearby:

Santa Barbara Vacation Rentals (/s/Santa-Barbara--CA)  
 Huntington Beach Vacation Rentals (/s/Huntington-Beach--CA)  
 Beverly Hills (/s/Beverly-Hills--CA)

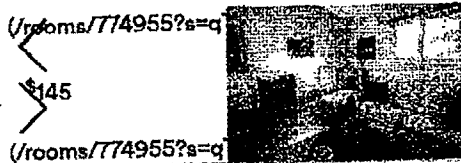
West Hollywood (/s/West-Hollywood--CA)  
 Los Angeles (/s/Los-Angeles--CA)  
 Pasadena (/s/Pasadena--CA)

Filters (0) Sort Results (0) BETA

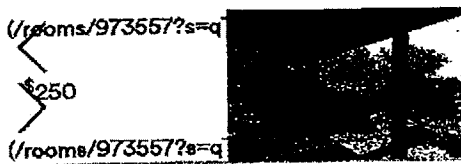
8 Rentals · Montecito Enter dates to see full pricing. Additional fees apply. Taxes may be added.



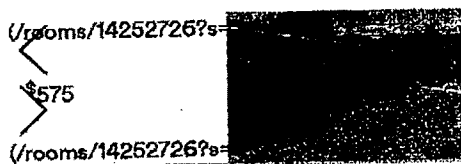
Secluded LARGE Upstairs Studio (/rooms/7...  
Private room ·  
★★★★★  
· 6 reviews  
(/rooms/7023307?s=qT9EKrSd)  
QuietSpaciousCozy



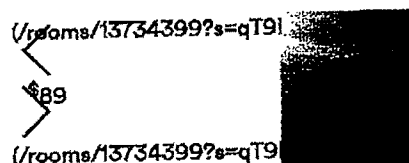
Enjoy this cozy Montecito cottage! (/rooms...  
Entire home/apt ·  
★★★★★  
· 47 reviews  
(/rooms/774955?s=qT9EKrSd)  
CozyQuietSecluded



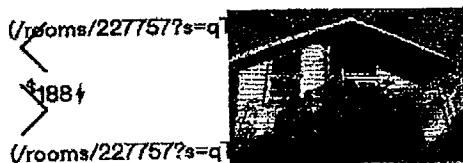
Quiet Romantic Montecito GuestHouse (/r...  
Entire home/apt ·  
★★★★★  
· 15 reviews  
(/rooms/973557?s=qT9EKrSd)  
QuietPrivateSecluded



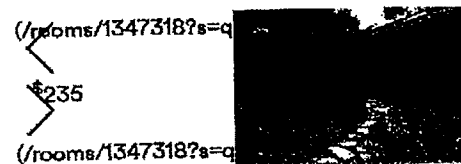
NEW Charming large house in Montecito ...  
Entire home/apt  
(/rooms/14252726?s=qT9EKrSd)



Montecito near the Beach - 1 Bedroom in C...  
Private room  
(/rooms/13734399?s=qT9EKrSd)



Beautiful Santa Barbara home (/rooms/227...  
Entire home/apt ·  
★★★★★  
· 6 reviews



PROVENCE IN MONTECITO (/rooms/1347...  
Entire home/apt ·  
★★★★★  
· 30 reviews





(/rooms/227757?s=qT9EKrSd)

(/rooms/1347318?s=qT9EKrSd)  
QuietCozyResidential

(/rooms/6237306?s=



\$725

(/rooms/6237306?s=



Montecito Family Home with Pool/Spa (/ro...  
Entire home/apt · 2 reviews  
(/rooms/6237306?s=qT9EKrSd)

(/users/show/32367572)

1 - 8 of 8 Rentals

United States (/s/United-States) > California (/s/California--United-States) > Montecito (/s/Montecito--CA?s=monthly)

Places Nearby:

- Santa Barbara Vacation Rentals (/s/Santa-Barbara--CA)
- Huntington Beach Vacation Rentals (/s/Huntington-Beach--CA)
- Beverly Hills (/s/Beverly-Hills--CA)
- Venice (/s/Venice--CA)
- Hermosa Beach (/s/Hermosa-Beach--CA)
- Manhattan Beach (/s/Manhattan-Beach--CA)

- West Hollywood (/s/West-Hollywood--CA)
- Los Angeles (/s/Los-Angeles--CA)
- Pasadena (/s/Pasadena--CA)
- Santa Monica (/s/Santa-Monica--CA)

Search as I move the map

Language and Currency X Close

English

USD

**Company**

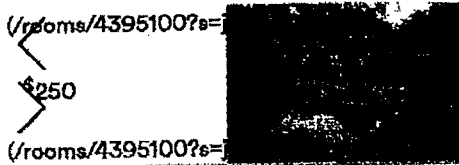
**Discover**

**Hosting**

- About (/about/about-us)
- Careers (/careers)
- Press (/press/news)
- Blog (http://blog.airbnb.com)
- Help (/help?from=footer)
- Policies (/policies)
- Disaster Response

- Trust & Safety (/trust)
- Travel Credit (/invite?r=6)
- Gift Cards (/gift)
- Airbnb Picks (/wishlist/airbnb-picks)
- Mobile (/mobile)
- Airbnb Action (https://www.airbnb.com/action)
- Business Travel (/business-travel?s=footer)
- Site Map

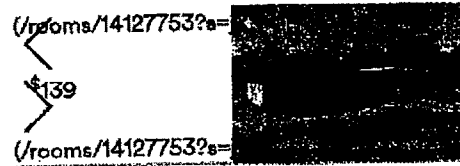
- Why Host (/host)
- Hospitality (/hospitality)
- Responsible (/responsible)
- Hosting (/host/instant)



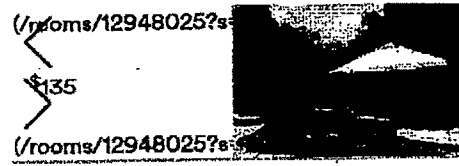
[\(/rooms/4395100?s=jdS-i46q\)](/rooms/4395100?s=jdS-i46q)  
 \$250  
 CABANA LAS FLORAS - TROPICAL CABA...  
 Entire home/apt ·  
 ★★★★★  
 · 18 reviews  
 SecludedQuietUnique



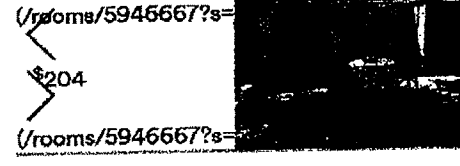
[\(/rooms/5396030?s=jdS-i46q\)](/rooms/5396030?s=jdS-i46q)  
 \$275  
 Poolside Cottage CarlasCottages/com (/ro...  
 Entire home/apt ·  
 ★★★★★  
 · 3 reviews



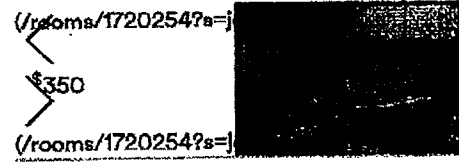
[\(/rooms/14127753?s=jdS-i46q\)](/rooms/14127753?s=jdS-i46q)  
 \$139  
 NEW Private Studio in Montecito (/rooms/...  
 Entire home/apt  
 (/rooms/14127753?s=jdS-i46q)



[\(/rooms/12948025?s=jdS-i46q\)](/rooms/12948025?s=jdS-i46q)  
 \$135  
 Room with a View (/rooms/12948025?s=jd...  
 Private room ·  
 ★★★★★  
 · 3 reviews



[\(/rooms/5946667?s=jdS-i46q\)](/rooms/5946667?s=jdS-i46q)  
 \$204  
 Cottage in Paradise (/rooms/5946667?s=j...  
 Entire home/apt ·  
 ★★★★★  
 · 33 reviews  
 QuietCozySecluded



[\(/rooms/1720254?s=jdS-i46q\)](/rooms/1720254?s=jdS-i46q)  
 \$350  
 QUINTESSENTIAL 1940'S COTTAGE (/roo...  
 Entire home/apt ·  
 ★★★★★  
 · 7 reviews  
 CozyQuietEasy parking



**Improve your search results**

Sort results based on what other guests have said in their reviews.

Sort your results



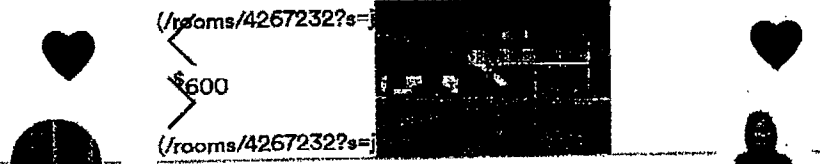
Charming Ranch-style home (/rooms/1312...  
 Entire home/apt · 1 review  
 (/rooms/13125352?s=jdS-i46q)



Charming English Country Cottage (/room...  
 Entire home/apt ·  
 ★★★★★  
 · 5 reviews  
 (/rooms/6019926?s=jdS-i46q)



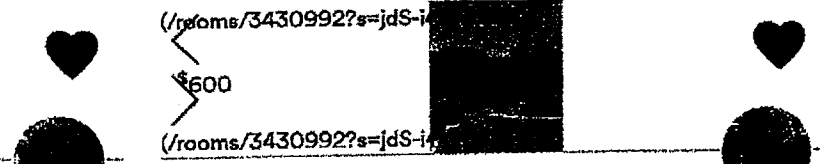
3BR Sun-Drenched Santa Barbara (/rooms/...  
 Entire home/apt  
 (/rooms/7346722?s=jdS-i46q)



4BR/3BA Stylish Montecito, w/Pool (/room...  
 Entire home/apt ·  
 ★★★★★  
 · 8 reviews  
 (/rooms/4267232?s=jdS-i46q)  
 QuietSpaciousWell-equipped kitchen



Room 4 Two -CarlasCottages/com (/rooms...  
 Entire home/apt ·  
 ★★★★★  
 · 4 reviews  
 (/rooms/5395845?s=jdS-i46q)



MONTECITO COTTAGE PLUS GUEST HO...  
 Entire home/apt ·  
 ★★★★★  
 · 5 reviews  
 (/rooms/3430992?s=jdS-i46q)

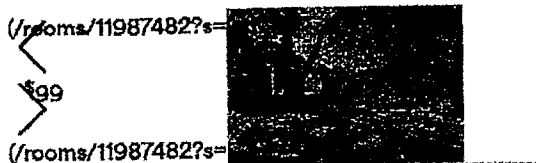
1 - 12 of 12 Rentals

United States (/s/United-States) > California (/s/California--United-States) > Montecito (/s/Montecito--CA?sublets=monthly)

Places Nearby:

- Santa Barbara Vacation Rentals (/s/Santa-Barbara--CA)
- Huntington Beach Vacation Rentals (/s/Huntington-Beach--CA)
- Beverly Hills (/s/Beverly-Hills--CA)
- Venice (/s/Venice--CA)
- Hermosa Beach (/s/Hermosa-Beach--CA)
- Manhattan Beach (/s/Manhattan-Beach--CA)

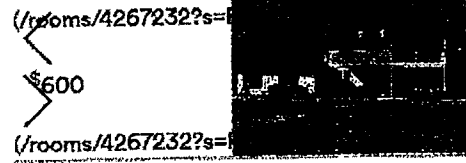
- West Hollywood (/s/West-Hollywood--CA)
- Los Angeles (/s/Los-Angeles--CA)
- Pasadena (/s/Pasadena--CA)
- Santa Monica (/s/Santa-Monica--CA)



Woods of Montecito next to Oprah (/room...)  
 Shared room ·  
 ★★★★★  
 · 4 reviews  
 (/rooms/11987482?s=P8KbhN3Z)



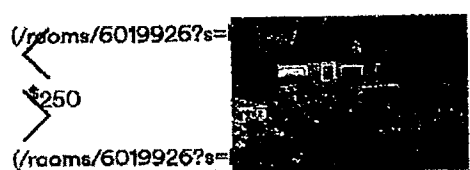
(/users/show/10273011)



4BR/3BA Stylish Montecito, w/Pool (/room...)  
 Entire home/apt ·  
 ★★★★★  
 · 8 reviews  
 (/rooms/4267232?s=P8KbhN3Z)  
 QuietSpaciousWell-equipped kitchen



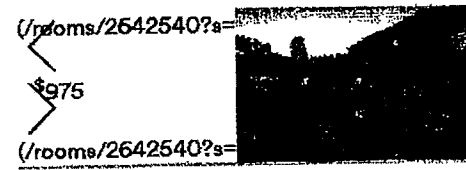
(/users/sho)



Charming English Country Cottage (/room...)  
 Entire home/apt ·  
 ★★★★★  
 · 5 reviews  
 (/rooms/6019926?s=P8KbhN3Z)



(/users/show/3124875)



Stunning Moorish Villa 5BR/4.5BA (/rooms...)  
 Entire home/apt ·  
 ★★★★★  
 · 7 reviews  
 (/rooms/2642540?s=P8KbhN3Z)  
 ModernQuietWell-equipped kitchen



(/users/sho)

1 - 4 of 4 Rentals

United States (/s/United-States) > California (/s/California--United-States) > Montecito (/s/Montecito--CA?sublets=monthly)

Places Nearby:

- Santa Barbara Vacation Rentals (/s/Santa-Barbara--CA)
- Huntington Beach Vacation Rentals (/s/Huntington-Beach--CA)
- Beverly Hills (/s/Beverly-Hills--CA)
- Venice (/s/Venice--CA)
- Hermosa Beach (/s/Hermosa-Beach--CA)
- Manhattan Beach (/s/Manhattan-Beach--CA)

- West Hollywood (/s/West-Hollywood--CA)
- Los Angeles (/s/Los-Angeles--CA)
- Pasadena (/s/Pasadena--CA)
- Santa Monica (/s/Santa-Monica--CA)

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🌐 Language and Currency × Close

English

Company

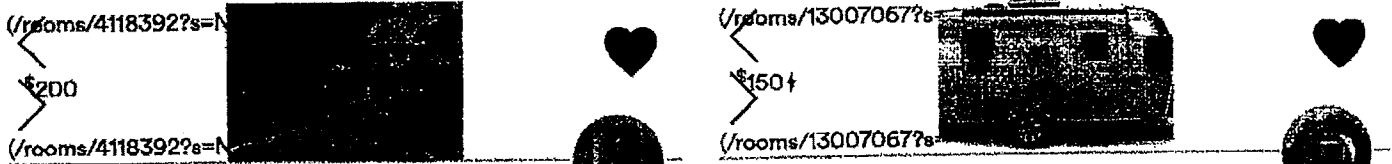
Discover

Hosting

About  
 (/about/about-

Trust & Safety  
 (/trust)

Why Host  
 (/host)



[\(/rooms/4118392?s=NSZWMvvc\)](/rooms/4118392?s=NSZWMvvc)  
**Fragrance-Free Guest Suite + rooms (/roo...**  
 Private room ·  
 ★★★★★  
 · 9 reviews  
[\(/rooms/4118392?s=NSZWMvvc\)](/rooms/4118392?s=NSZWMvvc)  
 ScenicSecludedPrivate

[\(/users/show/21366065\)](/users/show/21366065)

[\(/rooms/13007067?s=NSZWMvvc\)](/rooms/13007067?s=NSZWMvvc)  
**Airstream rental for Delivery /Glamping M...**  
 Private room ·  
 ★★★★★  
 · 3 reviews  
[\(/rooms/13007067?s=NSZWMvvc\)](/rooms/13007067?s=NSZWMvvc)

[\(/users/show/21366065\)](/users/show/21366065)



[\(/rooms/4462080?s=NSZWMvvc\)](/rooms/4462080?s=NSZWMvvc)  
**Chemical-Free Country Estate/Rooms (/ro...**  
 Entire home/apt ·  
 ★★★★★  
 · 3 reviews  
[\(/rooms/4462080?s=NSZWMvvc\)](/rooms/4462080?s=NSZWMvvc)

[\(/users/show/21366065\)](/users/show/21366065)

1 – 3 of 3 Rentals

[United States \(/s/United-States\)](/United-States) > 
 [California \(/s/California--United-States\)](/California--United-States) > 
 [Montecito \(/s/Montecito--CA?sublets=monthly\)](/Montecito--CA?sublets=monthly)

Places Nearby:

- |   |  |
|---|--|
| <a href="/Santa-Barbara--CA">Santa Barbara Vacation Rentals (/s/Santa-Barbara--CA)</a>          | <a href="/West-Hollywood--CA">West Hollywood (/s/West-Hollywood--CA)</a> |
| <a href="/Huntington-Beach--CA">Huntington Beach Vacation Rentals (/s/Huntington-Beach--CA)</a> | <a href="/Los-Angeles--CA">Los Angeles (/s/Los-Angeles--CA)</a>          |
| <a href="/Beverly-Hills--CA">Beverly Hills (/s/Beverly-Hills--CA)</a>                           | <a href="/Pasadena--CA">Pasadena (/s/Pasadena--CA)</a>                   |
| <a href="/Venice--CA">Venice (/s/Venice--CA)</a>  | <a href="/Santa-Monica--CA">Santa Monica (/s/Santa-Monica--CA)</a>       |
| <a href="/Hermosa-Beach--CA">Hermosa Beach (/s/Hermosa-Beach--CA)</a>                           |  |
| <a href="/Manhattan-Beach--CA">Manhattan Beach (/s/Manhattan-Beach--CA)</a>                     |  |

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Language and Currency × Close

English	▼	<b>Company</b>	<b>Discover</b>	<b>Hosting</b>
USD	▼	<a href="/about/about-us">About (/about/about-us)</a> <a href="/careers">Careers</a>	<a href="/trust">Trust &amp; Safety (/trust)</a> <a href="/invite?r=6">Travel Credit (/invite?r=6)</a>	<a href="/host">Why Host (/host)</a> <a href="/hospitality">Hospitality (/hospitality)</a>

## Daly, Julia Rutherford

---

**From:** Mary Watkins <watkinsmarym@gmail.com>  
**Sent:** Thursday, December 01, 2016 5:45 AM  
**To:** sbcob  
**Subject:** STR's

Dear SB County Clerk,

I want to put a personal face on the STR debate. I am the mother of an adult child who is blind. She deeply desired to live independently. I was able--at age 63-- to embark on the mortgage of a small condo for her because I realized I could do short term rentals of the two rooms my four children had used when they were growing up. I paid taxes from the beginning. I have hosted people from all over the world. It has been a happy situation. I can afford to help my daughter live independently. My home is available for my children and grandchildren when they visit. I provide a welcoming place for visitors to Santa Barbara, visitors who prefer homestays and often cannot afford hotels. I have been shocked that STR's may be abolished, and scared at 66 about what it means to have this level of new mortgage payment without a way to bring in extra income.

Many people are in this situation. STR's have allowed them the margin to stay in their homes and provide a service to visitors. It just doesn't make sense to abolish them, particularly when the homeowner is living in the house. I have never had a disturbance at my home. I think it is important to differentiate between rentals where the home owner is on the premises and those rentals where the owner is not.

I write in the hopes that reasonable regulations will be employed instead of blanket abolishment of STR's.

Thank you,

Mary Watkins

## Daly, Julia Rutherford

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**From:** andrew raaf <asr9754@yahoo.com>  
**Sent:** Thursday, December 01, 2016 10:57 AM  
**To:** Farr, Doreen  
**Cc:** Lavagnino, Steve; sbcob  
**Subject:** Please do not ban vacation rentals

Dear supervisor,

Please do not adopt the Ordinance that would ban home-stay vacation rentals. Please reject the ban and re-do the ordinance to simply regulate and generate tax revenue from vacation rentals.

Here is an opportunity to stand for your constituents and demonstrate that you can help increase jobs and local economic prosperity, without undue County regulation.

Furthermore, home-stay type rentals can be a real benefit to the local economy and local citizens. Short-Term Rentals (STRs) are a major source of revenue for the City and County of Santa Barbara, generating ~\$470 million in economic activity, and ~5,000 jobs.

When jobs are scarce and budgets are hard to balance, why would the Board of Supervisors turn away this amazing benefit to our area? Other cities and counties are making it work with great success, why would SB try to opt out of these benefits? Home-stay rentals are the wave of the future and they are not going away. SB has an opportunity to participate OR pass up the chance to join the 21st century.

STRs provide property owners with a way to generate income to help support the affordability of their home, while also having the ability to enjoy the home throughout the year.

STRs provide important local short-term housing needs, such as temporary housing for workers, professors, medical personnel, & families relocating for employment. The "ban" would turn away travelers and potential sources of revenue. SB County is a tourist economy. We have trouble balancing budgets, something that you have campaigned on, and here is an opportunity to bring economic relief to citizens and also produce some tax revenue.

Please do not vote to implement the Ban.

Thank you,

Andrew, Santa Barbara County resident and voter.

**Daly, Julia Rutherford**

---

**From:** Consuelo Cisneros <consuelo4realestate@yahoo.com>  
**Sent:** Thursday, December 01, 2016 12:12 PM  
**To:** sbcob  
**Subject:** Short Term Rental Ordinance  
**Attachments:** Action Letter.pdf

Thank you!

Sincerely,

**Consuelo Cisneros**

Realtor (Ebbert's Heritage)

[consuelo4realestate@yahoo.com](mailto:consuelo4realestate@yahoo.com)

BRE Lic # 01230773

Broker Lynn White License 00695200

Cell 805 588 6083

Fax 805 736 0096



"Dear Supervisors,

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

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

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

## Daly, Julia Rutherford

---

**From:** Melissa Doyle <melissa@nimmer.net>  
**Sent:** Thursday, December 01, 2016 1:59 PM  
**To:** sbcob; supervisorcarbajal@sbcos1.org; Wolf, Janet; Farr, Doreen; peter.adam@countryofsb.org; Lavagnino, Steve  
**Subject:** Opposition to STR restrictions

To Whom It May Concern:

I'm writing to you today to register my opposition to limitations on short term rentals in general and specifically, to limiting STRs on Padaro Lane in Carpinteria.

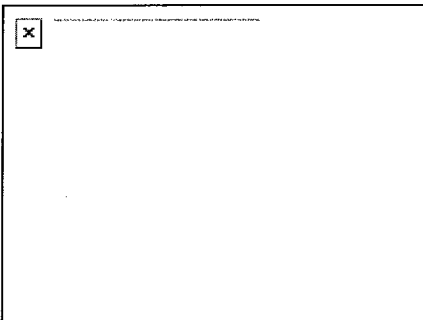
I have property managed a family owned beach house there for over 10 years and can assure you that we have never had any complaints about our tenants. This house is used not only for STRs, but most of the time, a large family uses the house, built by generous and forward thinking parents/grandparents in the 1970s. By renting the house occasionally, the income required to maintain the household is generated and LOTS of folks can enjoy the legacy.

Because this stretch of beach is populated by vacation homes and access is limited, allowing STRs allows people to use this section of coastline that wouldn't be available to them any other way.

Thank you for your consideration, Melissa

### **CScape LLC**

Melissa Doyle Nimmer  
Property Manager  
5296 El Carro Lane  
Carpinteria, CA 93013  
805.566.0163 landline  
805.720.9062 cell



## Daly, Julia Rutherford

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**From:** Jack Taylor <jacktaylorusa@gmail.com>  
**Sent:** Thursday, December 01, 2016 2:25 PM  
**To:** Farr, Doreen; Wolf, Janet; Adam, Peter; SupervisorCarbajal; sbcob; Lavagnino, Steve  
**Subject:** Short Term Rentals.  
**Attachments:** Memo to the SB Board of Supervisors 12.1.16.docx

Please see the attached memo.

Jack R. Taylor  
3201 Caballo Rd.  
Santa Ynez, CA 93460  
Phone (805-266-4000)

Memo:

Date: December 1, 2016

Re: Prohibiting Short Term Rentals

To: The Santa Barbara County Board of Supervisors

From: Jack R. Taylor - 3201 Caballo Rd. Santa Ynez, CA.

My request is that you do not pass any ordinance prohibiting STR's in Santa Barbara County.

I am 81 years old and an empty nester living in a 4,500 square foot, 5 bedroom home in the Santa Ynez Valley. My children have left home for work and college and I like to take advantage at this time in my life to travel to see friends and family across the country. I love my home but really only plan on living there approx. 50% of the year. The rest of the time, I want to be sure my property is being cared for and to generate revenue to cover fixed overhead expense such as taxes, insurance, landscaping, etc.

At this stage in my life, STR's provide me with the opportunity to do and satisfy all of the above objectives.

I have been renting on a STR basis for the past four years through the management company of Paradise Retreats. They are an extremely professional company who has managed my property and rented it to STR guests. All of this has been done without any complaints from my neighbors.\*

It seems to me that it is entirely unreasonable for the County to eliminate this ideal lifestyle for no real justifiable reason just because of some limited number of complaints from local citizens.

There is obviously a large demand for STR's in Santa Barbara County from citizens in the U.S. and around the world.

Therefore, on behalf of people like me and those who want to rent STR's, I request that you do not pass any ordinance that would prohibit STR's in Santa Barbara County.

\*A law suit was filed by the HOA to prohibit my renting on the basis of STR's. The law suit was dismissed by the Court, ruling in my favor that the lawsuit should never have been filed by the HOA in the first place.

## Daly, Julia Rutherford

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**From:** Metzger, Jessica  
**Sent:** Thursday, December 01, 2016 2:30 PM  
**To:** sbcob  
**Subject:** More STR emails  
**Attachments:** STRs; Please Honor Historic Use of Beach STRs; STRs

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."*

## Daly, Julia Rutherford

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**From:** Richard Mosher <rich.jill@cox.net>  
**Sent:** Wednesday, November 30, 2016 8:47 AM  
**To:** Metzger, Jessica  
**Subject:** STRs

Dear Ms.Metzger,

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

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**From:** Larry Nimmer <larry@nimmer.net>  
**Sent:** Wednesday, November 30, 2016 1:15 PM  
**To:** Lackie, David; Metzger, Jessica  
**Cc:** steveg@ci.carpinteria.ca.us; D, Dave  
**Subject:** Please Honor Historic Use of Beach STRs

Dear Mr. Lackie & Ms. Metzger,

Your staff report is unfair as it ignores the historic use of beach front properties as short term rentals in making 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 2<sup>nd</sup> or 3<sup>rd</sup> 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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[www.KioskPromotions.com](http://www.KioskPromotions.com)  
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## Daly, Julia Rutherford

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**From:** Pam <pkjuckniess@hotmail.com>  
**Sent:** Thursday, December 01, 2016 2:50 PM  
**To:** sbcob  
**Subject:** 12/6/16 Board of Supervisors Hearing

Dear Clerk of the Board,

I am writing to request that the Board vote against allowing short-term rentals in residential neighborhoods.

As I age, I find that peace and quiet in my neighborhood becomes increasingly important. My home is my haven from the sometime hectic world; it refreshes me. Short-term rental users are usually in the party mode, the number of people involved is usually larger than the average household, and they end up carrying their celebrations noisily late into the night without consideration of effect on the house next to them.

Residential neighborhoods should remain a place where families have the right to enjoy their time and their activities together in peace and quiet.

Please vote against allowing short-term rentals in residential neighborhoods.

Thank you.

Sincerely,  
Pam Juckniess  
2271 Sunrise Way  
Solvang, CA 93463

## Daly, Julia Rutherford

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**From:** Selby, Jaclyn <jaclyn.selby@bhhsca.com>  
**Sent:** Thursday, December 01, 2016 2:58 PM  
**To:** sbcob

Dear Supervisors,

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

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

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

Jaclyn Selby | Realtor ®  
p: 8058865864 f: 8055630053  
e: [Jaclyn.Selby@BHHSca.com](mailto:Jaclyn.Selby@BHHSca.com)  
w: <http://www.bhhsca.com>

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## Daly, Julia Rutherford

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**From:** cathy@moseleyrealestategroup.com  
**Sent:** Thursday, December 01, 2016 3:11 PM  
**To:** sbcob  
**Subject:** Support to BAN Short-Term Rentals  
**Attachments:** Letter Supporting BAN of SHORT TERM RENTALS.pdf

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

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

December 1, 2017

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

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

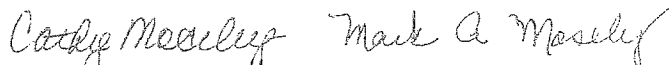
Dear Board of Supervisors,

We are **STRONGLY IN FAVOR of the Santa Barbara County Short Term Vacation Rental Ordinance**. We are Santa Barbara Realtors, More Mesa Shores homeowners, and own local residential income properties. **We understand all sides of this issue and urge the Planning Commission to support the SB County Ordinance to BAN Short Term vacation rentals and home stays in residential neighborhoods.** We have lived in the same More Mesa Shores neighborhood for 29 years. Currently, there are SEVEN (7) Short term vacation rentals within 1000 ft of our home, of which four are on our street. As a result of these short term vacation rentals, we constantly have strangers in our neighborhood, typically walking in front of our home to the beach, riding bikes, or walking on our neighborhood roads. The presence of these strangers has absolutely negatively impacted the character of our neighborhood. Short term vacation rentals have increase the presence of strangers on our quiet neighborhood streets, increased cars & congestion, and have negatively impacted our personal privacy and feeling of safety and security. Almost every single week the 4 homes on my street have new strangers coming and going in front of my house. We purchased our home expecting to live in a family oriented community of single family homes. We don't want to live in a motel/hotel type neighborhood. Also, our Homeowners Association CC&R's strictly prohibits this type of profit short term rental use of these single family homes.

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

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

Sincerely,



Cathy and Mark Moseley

1325 Orchid Drive

Santa Barbara, CA 93111

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

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

## Daly, Julia Rutherford

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**From:** Dan Hasshaw <hasshaw@sbcglobal.net>  
**Sent:** Thursday, December 01, 2016 3:15 PM  
**To:** supervisorcarbajal@sbcbos1.ord; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Cc:** Laura Hasshaw  
**Subject:** Do Not Ban Short Term Rentals

Dear Sirs, and Madame's,

My wife and I own a water front house at 2211 Edgewater Way that is a registered property with your city. It has been generating tax revenues for roughly the last three years when we started renting it through Homeaway. I believe our property is at the highest levels of tax generators for the city as an STR.

Here's some history of the property:

~ When we bought the house the city was receiving roughly \$600 in property tax from the lovely Mae Bergman who occupied the house for nearly 50 years. MY WIFE AND I have averaged paying the city of SB property taxes around \$18K a year....since we bought the house in 2007.

~ When we bought the house we made massive capitol improvements that beautified the house, and neighborhood. We added pride of ownership to ourselves, the Mesa, and to our neighbors. We also had a plan to share our house with others who visited the city. We started with long term and monthly only rentals and found the guests different in every way from our now weekly guests.

~ In the two + years we've rented the house as an STR we've enjoyed having thousands of people that have stayed at our house, went to dinner, enjoyed Wine Country, went to events, etc....that have produced massive amounts of economic benefit to the city. Many of those people have brought their kids and could never afford visiting our city paying for the three to four hotel rooms it would take to have all stay comfortably.

Here is why you should reverse the proposed ban of STR's:

~ It's unconstitutional and the city will be no doubt sued and brought into a massive amount of legal battles. Property rights are property rights.

~ It's morally wrong because you are banning certain classes of people from enjoying this city. Again there will be a civic action taken up....like it has in many cities and vacation areas in the country. You will face lawsuits based on discrimination.

~ It smacks of corruption. We all know that Mr. Hart is being bought and sold by the Hotel Lobby. You just witnessed what happened politically Nationally when you compromise peoples rights and lose the public trust as our elected officials. Why benefit corporate Hotels and hurt property owners in the name of some false notion that there isn't enough housing in our city. That is ludicrous. I know plenty of developers who could build thousands of homes in Goleta.

~ It will cost the city a ton of money based on the lack of revenue for all things visitors bring and spend in SB. We will not rent long term so our house will sit vacant most of the year and my guess is the economic impact of just our one property will reduce receipts in the city (restaurants, bars, events, taxi's, etc...) a likely \$100K a year. That's right \$100K less. I've heard that the total impact is in the half a billion range. Why would you want to burden the city with that loss.

~ We have never had a complaint from one neighbor of ours to the City. Not one. We monitor everything closely and ensure our guests understand the quiet nature of the neighborhood.

~ With proper oversight, which we are very much for, the revenue's could increase dramatically for the city. Our infrastructure, Law Enforcement, and Civic areas like Parks and rec would be improved.

Last but not least I must tell you that our property being on the coast is part of the Laws and Rules of the California Coastal Commission. You banning our STR directly is a violation of their bylaws. We will personally add our names to a lawsuit against the city they will surely bring as they've done in other parts of the State.

My Wife and I love SB. We will eventually be moving to SB full time in a few years when we retire. We love that we can share...what many of our guest have called the most beautiful views they've ever seen in their lives...sitting on our deck overlooking the ocean. You taking that away from them and ourselves.... now and for the future is absolutely a selfish and wrong minded act.

Sincerely

***Dan Hasshaw***

Hawkeye Marketing Corporation - President

***"Professional Marine Representation"***

Off. (818)865-0225

Cell (818)424-8180

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## Daly, Julia Rutherford

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**From:** Biff Dawes <mrbiff@aol.com>  
**Sent:** Thursday, December 01, 2016 3:19 PM  
**To:** sbcob  
**Subject:** Short Term Rentals

Dear Supervisor SB County Clerk,

Just a few reasons why I think a Short Term Rental ordinance should be looked at closer:

- 1) The money vacation rentals generate through occupancy tax and business license is a great source of revenue for the city.
- 2) The companies that manage them create local jobs.
- 3) The rental guests spend money at the local businesses.
- 4) There's no reason why short term rentals can't exist alongside long term rentals as long as they are properly managed. It has been my first hand knowledge that a short term rental property is maintained at a higher level than a long term.

I urge you to vote against the ordinance that is coming up for vote on December 6th and rewrite it in such a way to allow and protect the positive aspects of str's for our city.

thank you,  
walter dawes