

Katherine Douglas

Public Comment

From: Dorian Florez <dorian@ivproperties.com>
Sent: Wednesday, January 7, 2026 1:40 PM
To: sbcob
Subject: Comment regarding County Code Chapter 17-7 - Updates to Isla Vista Verbiage

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To whom it may concern,

I strongly oppose the proposed changes to County Code Chapter 17-7.

I have managed properties in Isla Vista since 2006; working for 2 large Isla Vista management companies, and for the last 7 years owning my own management company. We currently have approximately 85 doors in Isla Vista.

The changes proposed to the would be an accounting nightmare. For the 2026-27 term leases have already been executed with stipulations that tenants pay their own trash. 90% of our buildings are duplexes, split to A & B units, and they each have their own trash account. I believe this is the case with most Isla Vista management companies.

Combining these units into one trash account, and putting the accounts to the owners/ management would cause management to have to bill back these 80+ units monthly, and prorate on the number of tenants. This will cost hours of time to pay my bookkeeper, resulting in charging my owners higher management fees, which in turn results in them charging higher rents.

Tenants in Isla Vista, just like all parts of SB County, are adults, and should hold the responsibility of maintaining their trash service like any other Goleta rental. These units in Isla Vista are not legally deemed 'student rentals' and in this situation have no reason to be treated differently.

Additionally - management companies are already contacted by Marborg if one of our units does not have the appropriate service or correct # of cans. Putting these bills in the owners/management name will not change this 'policing'. It seems as if it will be the same work for Marborg and/or the county.

Please re- consider these changes as they will not benefit anyone, but rather do a disservice to both owners and tenants.

Thank you,

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