

Public Comment - Group 4
12.5.16

#3

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:47 PM
To: sbcob
Subject: FW: vrbo/airbnb

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Peg Thorn [mailto:pegt262@yahoo.com]
Sent: Monday, November 07, 2016 5:01 AM
To: Adam, Peter
Subject: vrbo/airbnb

Hi
I stayed in a lively home in the Mesa area in Aug with my daughter for four nights. It was much better than a hotel for many reasons. We felt homey, safe and welcomed. The owners were present and very helpful throughout our stay. We felt like friends. Please reconsider restricting these rentals. They are a great option for many people.

Thank you
Margaret Thor

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:48 PM
To: sbcob
Subject: FW: STR in Santa Barbara

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Bryan Thoensen [mailto:bryanjthoensen@gmail.com]
Sent: Friday, November 11, 2016 5:25 PM
To: Adam, Peter
Subject: STR in Santa Barbara

Hello,

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

STRs are a compatible use for ALL agricultural zoned land. STRs should not be restricted to only commercial or AGII 40+ designations but should be allowed to operate on ALL agricultural land (5, 10, 20 acre parcels) with a reasonable permit system in place to mitigate any impacts.

When managed properly, STRs are less impactful than long-term rentals. STRs sit vacant a good portion of the year which results in less traffic, less trash, less water consumption, and less overall impact to the area. Long-term rentals (any rental over 30 nights) receive zero regulation.

The TOT (Transient Occupancy Tax) generated from STRs is a major source of revenue for the County of Santa Barbara.

STRs provide jobs for local community members.

STRs provide a unique experience, different than a hotel, for visitors who cannot achieve this in their busy city lives. A place to unwind.

I support a fair and reasonable Short-Term Rental Ordinance that creates a permit system for STRs on ALL agricultural zoned land in place of an outright ban.

I also support the position that any STR property which has been paying their TOT up to this point be allowed to continue operating for two years in order to protect their investment and transition their property to other uses.

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

Thank you.

Bryan J. Thoensen

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:48 PM
To: sbcob
Subject: FW: STRs

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: gtgoodgame [mailto:gtgoodgame@earthlink.net]
Sent: Sunday, November 13, 2016 7:48 AM
To: Adam, Peter
Cc: Lavagnino, Steve
Subject: STRs

Hello. My name is Gary Goodgame. My property is at 1657 Calzada, Santa Ynez . The property is an old Dutch farm house my wife and I purchased and restored in 2005 with the understanding that one of our property rights was to put the house on a STR program. In 2006 we put our property on the rental program with Santa Ynez Vacation Rentals . Our property is approximately 10 acres with AG zoning . Our property is rented almost every weekend . I come up during the week to check on the cattle and make sure the property is maintained in first class condition . Never have had a problem -only praise . I have paid the county many thousands of dollars in tax revenue and have contributed to the economy. In 2014 I also built a guest house on the property and had to sign an affidavit that it would only be rented on a short term basis. I have been told that this hearing is merely a formality and that the decision has been made to ban STRs on AG property with less than 40 acres . I will not attend the hearing but will be joining the class action law suit along with thousands of other property owners . This is in effect eminent domain without compensation . One would think that the drought is enough to worry about without adding to our problems on a completely arbitrary basis. Reasonable regulation for AG property is the solution . My guests are not hotel people . They will just stop coming to the Valley. My next door neighbor also runs a business called Recovery Ranch. This has the county blessing for recovering drug addicts to come and go but you want take away my right to rent to a family that wants to enjoy the Valley for the weekend . This is not Cuba. Thank you . Gary Googame.

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

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:49 PM
To: sbcob
Subject: FW: Please help us keep our family home

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Margot Smit [mailto:marsmit2@yahoo.com]
Sent: Monday, November 14, 2016 7:47 PM
To: Adam, Peter
Subject: Please help us keep our family home

Dear Supervisor Adam,

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

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

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

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

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

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

Sincerely,

Margot Smit
(805) 245-4367

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:50 PM
To: sbcob
Subject: FW: Short Term Rental Ordinance
Attachments: Adam.docx

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Judith Rubenstein [mailto:jmediate20@gmail.com]
Sent: Thursday, November 17, 2016 10:09 AM
To: Adam, Peter
Subject: Short Term Rental Ordinance

Dear Supervisor Adam,

Please read the attached letter regarding the upcoming hearing on STRs on Dec. 6.

I will be calling your office to discuss my request.

Thank you,

Judith Rubenstein

Judith Rubenstein, MFT, JD
2629 Montrose Place
Santa Barbara CA 93105

Peter Adam
Santa Barbara County Supervisor
peter.adam@countyofsb.org
Email Transmission Only

November 17, 2016

Dear Supervisor Adam,

I'd be very grateful if you'd consider my thoughts on the Short Term Rental Ordinance that is before the County Supervisors on December 6th. I want to make my plea to reject the ordinance, or at least carve out an enforceable exception.

There are only three possible reasons for passing this ordinance and none apply to people in my situation.

1. Noise Nuisance. First, according to people managing these properties, there have only been real complaints about a couple of big houses in Montecito where 20 or so people have stayed at one time, causing a lot of noise. The management of my place has never had a complaint at my house in Mission Canyon. I make sure that all my neighbors know my rental manager's phone number in case there is noise they can call and stop the noise. There was not one complaint since I've been doing short-term rentals.

I don't think they've had complaints about other properties they manage because they make it so clear to renters that they will be evicted if they do. So, not much of a case can be made for protecting other homeowners with such few complaints.

But then there is the case for protecting homeowners like myself. I am a 73 year-old semi-retired mediator and therapist. My partner in life is from Vermont. We live annually in Santa Barbara from approximately October 15 to May 15, and in Vermont for 5 months, May 15 to Oct. 15. When in Santa Barbara, I still work part-time as a therapist and mediator, to pay the mortgage of this house I've owned for 16 years and want to keep until I die. (I've lived in Santa Barbara 26 years.) But when I'm not here, I have to rent because I don't earn money in Vermont. However, I have tried for years to get a five-month rental but it has always been impossible. So finally I started doing short-term rentals and I've been able to pay the mortgage.

There may be many homeowners like me in Santa Barbara who leave for the

summer months. Many may be retired or semi-retired. This law would force seniors like myself to sell their homes.

2. Protecting Hotel Industry. There is really no need for this law except maybe to protect the hotel industry. But isn't it more important to keep long-term residents who have contributed to their community over their lifetime in their homes? I say yes. Having a few homes owned by homeowners who occupy their property at least half the year are no competition for the hotel industry. And, homes in the County, as opposed to the high-density urban area of the City are not competition for hotels attracting tourists.

3. STRs take homes off the rental market. I agree some property owners buy up property just to rent it out all year. However, because I live in my home at least 7 months every year, my home is not taking rental housing off the market. People are looking for at least 12-month rentals. I have tried to get 5-month renters when I go to Vermont and it's impossible. Therefore I urge the County to at least allow short-term rentals for homeowners who occupy their home at least 6 months every year. The obvious public policy behind this is to not penalize seniors or others who have live in their homes at least half the year or more, but who because of high mortgages cannot afford to let their houses go unrented when they are visiting children, relatives, travelling for long periods, or who like me have a partner who lives back East.

Therefore, I strongly urge the County to carve out an exception in the ordinance to allow short-term rentals for homeowners who live in their property at least 6 months every year. This will allow some short-term rentals for owners who live in Santa Barbara at least half the year. It would also prevent investors from buying up housing stock just to convert into year-round vacation rentals.

This exception could be easily regulated by asking owners who fall under this exception to sign an affidavit under penalty of perjury that they occupy their homes at least 6 months each year, and to specify the time period.

I will be calling your office to further discuss this proposal with you.

Thank you for your consideration.

Very truly yours,

Judith Rubenstein

Judith Rubenstein

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:50 PM
To: sbcob
Subject: FW: Reconnecting on your short-term rental challenges

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Paul Hetherington [mailto:paul.hetherington@hostcompliance.com]
Sent: Monday, November 21, 2016 10:00 AM
To: Adam, Peter
Subject: Reconnecting on your short-term rental challenges

Hi Peter,

I hope this note finds you well.

As you may recall, we met with Santa Barbara County about your short-term rental challenges and discussed a plan to help you get ahead of the issue, while producing new revenue for your organization.

You may have heard about the big challenges Airbnb-style rentals are causing in California communities. But did you know about the progress a growing number of local governments have made in identifying and regulating short-term rentals?

Truckee, San Rafael, Napa, Indio and the County of San Luis Obispo are now using short-term rental activity data provided by Host Compliance to proactively regulate Airbnb-style rentals in their communities. Placer County is taking action as well.

These municipalities get a weekly listings update they use to enforce permitting and business licensing requirements and ensure property owners are remitting TOT. And with accurate, easy to access data they can now also effectively deal with noise, parking and garbage problems related to short-term rentals.

Let me know what dates/times work best for you by responding to this email or [requesting a time here](#). Looking forward to visiting Santa Barbara County in person!

Best regards,

Paul Hetherington
Co-Founder

M (604) 763-7285

A 735 Market St, Floor 4, San Francisco, CA 94103



This email was sent to peter.adam@countyofsb.org. If you no longer wish to receive these emails you may [unsubscribe](#) at any time.

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:51 PM
To: sbcob
Subject: FW: Board of Supervisors hearing - short term rental ordinance

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: colin cooper [mailto:colinco@gmail.com]
Sent: Tuesday, November 22, 2016 3:18 PM
To: Adam, Peter
Subject: Board of Supervisors hearing - short term rental ordinance

Re: Board of Supervisors hearing - short term rental ordinance meeting on December 6, 2016 at Betteravia Government Center, Santa Maria

Dear Mr Adam,

It is of grave concern to many privately owned short term rental properties in the SY valley, that the board of Supervisors is planning to ban all short term rentals in the unincorporated areas of Santa Barbara County.

This plan would ban **all** short term vacation rentals of less than 40 acres,irrespective of whether their properties have had any complaints from renters or neighbors!

We have been paying transient tax on all our short term rentals of less than 30 days.

Surely it would be possible for the County to just stop any rentals if they receive more than 2 or 3 complaints, or if they are not paying transient tax!

For many of us these rentals are the only source of our income. Banning our rentals would interfere with our freedom and liberty to use our own properties in a suitable manner.

To only allow properties on AG2 properties of more than 40 acres, is ridiculous and unfair. How was this decided?

Allowing properties on AG1, mostly on 5 acres, would be more reasonable.

Will the County be sending in inspectors to see if there are any renters renting a room in our homes?

We have added many visitors to come to the Santa Ynez Valley, and have received many wonderful reviews. The current 10% TOT tax brings in considerable income to the County.

We sincerely hope that you can stop the County's plan to ban short term rentals and which would limit the use of our properties.

Your help with this problem would be very much appreciated.

Sincerely,

Colin Cooper

1535 MeadowvaleRd.,
Santa Ynez, C 93460

member Farm Bureau

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:51 PM
To: sbcob; Brown, Lisa
Subject: FW: Ban on STRs

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Martin Uhler [mailto:martyuhler@mac.com]
Sent: Sunday, November 27, 2016 5:20 PM
To: Adam, Peter
Subject: Ban on STRs

Dear Peter Adam:

I am writing in regard to the proposed ban on STR's in SB county. My wife and I rent out, short term, a little studio for two, on one end of our house. We are in the coastal zone of the unincorporated area of Santa Barbara.

This little unit gives **affordable coastal access** (we are walking distance to the beach) to middle income people who would not normally be able to afford the luxury of staying in an expensive hotel in and around our city. We know that it is a **priority** for the Coastal Zoning to maintain coastal access for the general population and not only the elite. We are bringing our complaints of the ban to the Coastal Commission along with other people in the same situation.

We are also aware that the **hotel industry** is behind the STR ban and that certain city officials are financially benefitting from collaborating with them. We are against this type of politics. Especially when the "housing shortage" is used as a front for the argument.

The buying of properties for the purpose of creating more STR's we agree, would stunt a rental market but this can easily be curtailed. However, prohibiting small Homestay rentals? This is ridiculous and not wise.

The rental income of our little studio has been making it possible help our son through university! This is a feat for middle income people these days. It has been a positive experience for us and our guests. A recent guest remarked, when I told them that there might be a ban on STR's in our area, "then we will think twice about coming back to Santa Barbara."

There is a proportionate section of the tourism population who would prefer to have the personal touch of a home than stay in a hotel.

If we didn't rent short term we would **not** make this a long term rental because we need to have it available at times when our grown kids and other family members visit. Thus, not affecting the housing supply.

My wife and I feel a total ban on Short Term Rentals is wrong and for the above reasons we are standing with others for **fair regulation**, especially in regards to "Homestay" rentals where the owner is residing in another portion of the house. We trust you will consider this viewpoint and judge fairly.

Thank you for your time.

Marty Uhler

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:52 PM
To: sbcob; Brown, Lisa
Subject: FW: In support of STRs
Attachments: Board of Supervisors letter STRs.docx

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Hilary Anderson [mailto:hilaryanderson@yahoo.com]
Sent: Sunday, November 27, 2016 5:50 PM
To: Carbajal, Salud
Cc: Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve
Subject: In support of STRs

Please see attached.

Michael & Hilary Anderson
2255 Las Canoas Rd
Santa Barbara, CA. 93105

November 27, 2016

Dear Board of Supervisors,

In support of Short Term Rentals.

It would seem that at some level the City and County of Santa Barbara decided to ban short term rentals, and the commissions, hearings, etc were used simply to give the appearance of due diligence before the actual banning.

Those in favor of STRs suggested reasonable new regulations pertaining to numbers of people per bedroom, noise, parking and having "management" no more than 30 minutes away etc. Importantly, those in favor of STRs easily disproved the case against vacation rentals presenting a great deal of verifiable information to support their case. This was discounted and instead the "County Planning Commission directed staff to draft an ordinance prohibiting STRs in Residential zoning districts".

Much serious attention was given by authorities to anecdotal claims of "nuisance", and evidence to the contrary was largely ignored. It seems the County was predisposed to believe in the nuisance stories. However the true story is that complaints against STRs are significantly lower than complaints against all other residential properties.

It has been untruly represented that STRs create a housing shortage but since STRs account for less than 2% of *all* residential units in our area, the effect is insignificant. Furthermore, the majority of *STRs would not become full time rentals* because the owners use their properties themselves for a substantial part

of the year. Also many owners of STRs offer only a room or two of their home when it suits them, not wishing to have people in their house full time.

Critics of vacation rentals would have to concede owners of homes used part time for STRs are far more concerned with the upkeep and appearance of their properties than owners of full time rentals whose properties often have a neglected look about them. It is usually very easy to spot the rental house in a residential street. Statistics show many more noise and nuisance complaints come from long term rentals than ever come from STRs.

The County's decision to ban STRs would be a victory for the hotel industry and its lobbyists (see accompanying S.B. Independent article, "The Hart of Santa Barbara's Short-Term Rental Ban", Connecting the Dots Between Hotels and City Hall)

<http://www.independent.com/news/2016/nov/23/hart-santa-barbaras-short-term-rental-ban/>

Many people do not, and will not, stay in hotels because the experience is entirely different. Families such as ours prefer to rent a house where the three generations can all be together, share home cooked meals etc. We have been staying in vacation rentals for almost 30 years. *In fact it was while renting a vacation rental in Santa Barbara that we made the decision to move to this attractive town.* We have lived here since 1990. Does S.B. City and County realize the banning of STRs would prevent families like ours holidaying here?

If Santa Barbara prohibits short term rentals the revenue loss to the whole area will be huge. However, more than this it is clearly a gesture conveying the message that in this modern, digital, internet driven world Santa Barbara is a retrograde sort of place; a signal which may please some of its older, parochially minded inhabitants, but is it really the image Santa Barbara wishes to present?

Instead of simply going through the motions to enact an already pre-determined ban, the Board might re-consider the overwhelming evidence in favor of allowing the 'well -regulated' continuation of STRs.

We would appreciate some acknowledgement that this letter has been read and taken into consideration.

Sincerely,

Michael and Hilary Anderson

hilaryanderson@yahoo.com

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:53 PM
To: sbcob; Brown, Lisa
Subject: FW: Short term rental

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

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

From: pete pierce [mailto:p_industrial@hotmail.com]
Sent: Tuesday, November 29, 2016 7:03 PM
To: Adam, Peter
Subject: Short term rental

Surely you must have some concept as to just how difficult it is for local farmers to make ends meet. Any way they can provide additional income should be welcomed on agricultural lands in Santa Barbara county. That is if you want Ag land to continue to function as Ag land. Short term rental brings the rural experience to those who have no access to such experiences while allowing local food production to continue.

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:53 PM
To: sbcob; Brown, Lisa
Subject: FW: Important! Re Short Term Rentals

Importance: High

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Laura Tate [mailto:laurat2@gmail.com]
Sent: Tuesday, November 29, 2016 8:56 PM
To: Adam, Peter
Subject: Important! Re Short Term Rentals
Importance: High

Dear Mr. Adams,

I am writing on behalf of my 83 year old mother, Rosa Tate, as I help her manage her home in Guadalupe, CA, located in the county of Santa Barbara. My mother shares her home using the platform Airbnb.

We are both concerned about any upcoming action by the Santa Barbara County Board of Supervisors that would restrict or outright ban short term rentals in the county of Santa Barbara. Being able to share her home has helped my mother pay the mortgage and other bills, and effectively keep her home.

My mother has owned her home in Guadalupe for more than 50 years. It is the first, and only house she has ever purchased, after a lifetime of working and saving. Her home has served not only as a place for her to live, but also for any of her children or other family members whenever they needed a place to stay during times of life transitions. She plans on living out her retirement years (she still works full time!) in her small, but charming two-bedroom home.

If the Board of Supervisors limits or bans short term rentals, it will greatly impact my mother's financial situation, causing hardship, especially when she retires, which she will do soon. Social Security is not enough to keep her afloat. Being able to host people, such as the nurses who come and complete their residencies at the local Santa Maria Hospital, has enabled her to pay her bills and keep her home.

I greatly encourage you to consider people like my mother when you consider any legislation that would cause financial hardship by restricting or banning short term rentals. There are many like her, who use home sharing to save their homes, and their lives.

Thank you for your time.

Sincerely,

Laura Tate
818-205-7727
laurat2@Gmail.com

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:53 PM
To: sbcob; Brown, Lisa
Subject: FW: Short Term Rentals

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Jeremy Bassan [mailto:jeremy.bassan@gmail.com]
Sent: Wednesday, November 30, 2016 11:37 AM
To: Adam, Peter
Subject: Short Term Rentals

Dear Mr. Adams,

I am writing to support of Short Term Rentals in Santa Barbara County. I was born and raised in Santa Barbara County and purchased a home here in 2013 when the market was down. I spend a few months out of the year in the home, to be close with family and friends who all still live in the area. When I am not using the house, I rent it out on Airbnb and [VRBO.COM](#). My experience with these sites and the guests from them has been very good so far.

Earning rental income when I'm not using the house allows me to make it work financially. The rental income helps off set part of the mortgage, property taxes and routine maintenance. I plan on moving back here full time someday and living in the house when I do. In the meantime though renting it out helps me make ends meet.

I understand all the positions against short term rentals and am sympathetic towards them. I would suggest some sort of a compromise.

The main thing we should avoid *is INVESTORS BUYING HOMES FOR USE AS SHORT TERMS RENTALS AND LANDLOARDS WHO RENT EXCLUSIVELY AS SHORT TERM*

RENTALS IN LEW OF LONGTERM RENTALS. To do this I would propose **limiting the number of days owners can rent out their homes as short term rentals to 90 days a year.**

If you have any questions I can be reached at 805 886 1211.

Thank You for your consideration.

Sincerely,

Jeremy Bassan

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:53 PM
To: sbcob; Brown, Lisa
Subject: FW: Please Honor Historic Use of Beach STRs

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Larry Nimmer [mailto:larry@nimmer.net]
Sent: Wednesday, November 30, 2016 1:09 PM
To: Adam, Peter
Subject: Please Honor Historic Use of Beach STRs

Dear Supervisor Adam,

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

HISTORIC USE

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

COASTAL COMMISSION

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

housing market smaller. It is not like other residential areas that have just recently started STRs and may reduce the housing market for locals.

GOLETA ORDINANCE

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

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

Sincerely yours,

Larry Nimmer

3475 Padaro Lane

Carpinteria, CA 93013

805-708-4753

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1040 A Linden Ave.
Carpinteria, CA 93013
Tel 805 708 4753
larry@nimmer.net
www.nimmer.net
www.KioskPromotions.com

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:54 PM
To: sbcob; Brown, Lisa
Subject: FW: Retain STR rentals please!

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Linda Ryan [mailto:lindaryan22@hotmail.com]
Sent: Wednesday, November 30, 2016 2:39 PM
To: Adam, Peter
Subject: Retain STR rentals please!

Dear Mr. Adam,

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

The benefits include:

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

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

Thanks very much,

Linda and Ricky Ryan
Olive Mill Rd.

Sent from Outlook

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:54 PM
To: sbcob; Brown, Lisa
Subject: FW: Opposition to SB County Vacation Rental Ordinance

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

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

From: James Fenkner [mailto:fenkner@yahoo.com]
Sent: Wednesday, November 30, 2016 2:54 PM
To: Adam, Peter; Tatiana Fenkner
Subject: Opposition to SB County Vacation Rental Ordinance

Dear Mr. Peter Adam,

We have not met in person, but we have followed your good work closely and thank you for your service to Santa Barbara County.

We understand that before the SB County Supervisors is a ordinance that would effectively ban Short-Term Rentals in the County of Santa Barbara. We write to you to share our strong opposition to this ban. My wife and I have operated a vacation rental ourselves to help make ends meet. In addition, we often stay in vacation rentals when traveling with our family. Vacation rentals are a wonderful, family focused, alternative to expensive, impersonal and less-than-family-friendly hotels. Vacation rentals make one feel truly at home. You can cook your own food the way you want and the kids can remain on the same schedules as at home without cordoning them off in separate hotel rooms down the hall. My wife and I stayed in a vacation rental many years ago when first visiting the central coast. The warm family atmosphere helped us fall in love with this wonderful county. I strongly believe that taking the vacation rental experience away from guests of our region limits their access and diminishes the quality of our community in the process.

We understand that you and your fellow supervisors may have been receiving pressure from hotel operators and other vested interests that would prefer to do away with vacation rental competition. We hope that the county supervisors do not succumb to this pressure to ban vacation rentals. Instead, we hope you find a reasonable way to regulate this wonderful practice.

Thank you for your consideration.

Warm Regards,

James and Tatiana Fenkner

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:54 PM
To: sbcob; Brown, Lisa
Subject: FW: Short Term Rentals
Attachments: Short Term Rentals.docx

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Ken Fredrickson [mailto:kfredrickson@SYVUHSD.ORG]
Sent: Wednesday, November 30, 2016 3:21 PM
To: Adam, Peter
Subject: Short Term Rentals

I appreciate you taking the time to read the attached.



Ken Fredrickson
Athletic Director
Santa Ynez HS
805-686-3566

Supervisor Adam:

My wife and I have been running a short-term rental in the residential area of Ballard. If you vote for the new ordinance on 12/6, it is our understanding that our rental will become illegal as of Jan 1. Ours is considered a "home stay" due to the unit being attached to our house and it has been perfect. We are home 98% of the time we have guests and it's typically a couple only that stays a night or 2. We have off street parking and have never had even close to 1 complaint. We also faithfully pay the county 10% of what we bring in. The extra income has been huge in helping us pay our mortgage and put 3 kids through college.

There is really no sound reason why a residential home-stay short-term vacation rental should not be allowed to exist in Santa Barbara County. I urge you to send the ordinance back to the drawing board to allow good county neighbors/citizens the option to have short-term home stays.

Sincerely,

Ken Fredrickson

Ballard Ca.

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:55 PM
To: sbcob; Brown, Lisa
Subject: FW: Short Term Rentals

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: John Raffo [mailto: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

From: Adam, Peter
Sent: Friday, December 02, 2016 3:56 PM
To: sbcob; Brown, Lisa
Subject: FW: Letter about the "home stay" industry in the unincorporated areas of Santa Barbara County
Attachments: Puchli letter_Pearlstein.docx

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: ELLEN PEARLSTEIN [mailto:epearl@ucla.edu]
Sent: Wednesday, November 30, 2016 6:24 PM
To: Adam, Peter
Subject: Letter about the "home stay" industry in the unincorporated areas of Santa Barbara County

Please find attached.

Ellen Pearlstein
Professor

UCLA Information Studies
230 GSEIS
Los Angeles, CA 90095

UCLA/Getty Program in the Conservation of Archaeological and Ethnographic Materials
A 410 Fowler
Los Angeles, CA 90095

epearl@ucla.edu



Information Studies
UCLA /Getty Master's Program in
Archaeological and
Ethnographic Materials
A410 Fowler
Los Angeles, CA 90095-1510
(310) 794-4940
FAX (310) 206-4723
epearl@ucla.edu

November 29, 2016

Dear Chairman Adam,


As a regular visitor to Santa Barbara, I am writing to ask for your support of the “home stay” industry in the unincorporated areas of Santa Barbara County, in the face of expected challenges. My firsthand experience as a visitor to Santa Barbara County involves being the guest of Ms. Sharon Puchli, who has, for the past three years, offered a room in her house in Los Olivos in the Santa Ynez Valley for rent to visitors. I can say with full certainty that Sharon maintains the highest standards for “home stay” guests: guest numbers are limited to 2 and are pre-screened before being accepted, and full consideration has been taken of the security and well-being of neighbors. When her room has been rented, Sharon Puchli has always been present in her home to provide both meaningful hospitality and to oversee the security of her guests and that of her neighbors. As an AirBnB guest in the Puchli residence I can make a strong case for both the tourist advantages and for the responsible oversight provided by hosts such as the Puchlis.

The benefits of the “home stay” program in the case of Sharon and her husband Stephen (both of whom are in their 60s) has been to enable them to maintain ownership of their family home in the face of a possible foreclosure. Los Olivos is where Sharon and Stephen chose to raise their children, now 27 and 32. Stephen Puchli has run an owner operated plumbing business, serving local customers in the Santa Ynez Valley and Santa Barbara County for over thirty years. Stephen and Sharon’s move toward offering a room in their house as an AirBnB rental came directly as a result of the financial recession, which impacted Stephen’s business along with others in the region. Not only has their AirBnB business enabled them to keep their home, but Sharon’s firsthand knowledge and active promotion of local businesses, including restaurants, vineyards, and shops, allows her to promote these businesses to her guests, increasing patronage.

While I recognize that greed has attracted absentee landlords to the unincorporated areas of Santa Barbara County, i.e. those who charge nightly fees for accommodations in investment properties, it is my contention that others, such as the Puchlis, contribute to community well-being and viability while protecting the rights of neighbors. It is my hope that you, Chairman Adam, working with the Santa Barbara Board of Supervisors, will figure out how best to separate predatory landlords from residents such as the Puchlis, who contribute to the community and economy of Santa Barbara County, and who have always paid their Transient Occupancy Tax.

I look forward to hearing about your actions and the outcomes of meetings covering these important issues. Please let me know if I can further assist.

Best wishes,

A handwritten signature in cursive script that reads "Ellen Pearlstein".

Ellen Pearlstein

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:57 PM
To: sbcob; Brown, Lisa
Subject: FW: Please do not ban vacation rentals

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: andrew raaf [mailto:asr9754@yahoo.com]
Sent: Thursday, December 01, 2016 10:58 AM
To: Adam, Peter
Subject: Please do not ban vacation rentals

Dear supervisor Adam,
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.

Supervisor Adams, you campaigned on a promise to reduce over-regulation by the County and to give private citizens back control over their own property. You also promised to increase jobs and local economic prosperity.

Here is an opportunity to stand for your constituents and demonstrate that you don't agree that the County should take away individual freedoms.

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: Adam, Peter
Sent: Friday, December 02, 2016 3:59 PM
To: sbcob; Brown, Lisa
Subject: FW: Short Term Rentals

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Biff Dawes [mailto:mr**biff**@aol.com]
Sent: Thursday, December 01, 2016 3:16 PM
To: Adam, Peter
Subject: Short Term Rentals

Dear Supervisor Adam,

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

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:59 PM
To: sbcob; Brown, Lisa
Subject: FW: short term vacation rentals

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Christian Larson [mailto:Chris@TheLarsonCompanies.com]
Sent: Thursday, December 01, 2016 3:35 PM
To: Adam, Peter
Subject: short term vacation rentals

County Supervisors You must maintain this business opportunity as it bring **MILLIONS** of dollars to the County and local business. Changing this you **lose millions** in bed tax and other revenue generated from tourism... It limits tourism and tourism dollars. Use common sense. Maintain this business and do not harm local business.



Christian C. Larson
Principal, The Larson Companies
805-722-0838 cell
Chris@TheLarsonCompanies.com

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:00 PM
To: sbcob; Brown, Lisa
Subject: FW: Short-term Rental Ordinance hearing 12/06/2016
Attachments: LetterStatement for 120616 County Meeting copy.pdf; ATT00001.htm

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: papalima [mailto:papalima@sysdyn.com]
Sent: Thursday, December 01, 2016 5:23 PM
To: Adam, Peter
Subject: Short-term Rental Ordinance hearing 12/06/2016

Dear Supervisor Adam,

My husband and I have written letters supporting a ban on short term rentals (STRs) in neighborhoods like ours for every workshop and Planning Commission hearing that has been held up to now. In addition, I have been working with the board of directors of my HOA to find appropriate solutions to the growing proliferation of short term rentals in our area. The issue will soon come before the Board of Supervisors, and I am reaching out to you personally, even though my husband and I have already submitted our letter to the Supervisors on this matter. I am attaching that letter here, for your convenience,

I cannot stress enough how important this issue is to me and so many others in residentially zoned areas. We have already been strongly and adversely impacted by the influx of short term rentals, and this trend is continuing to grow with great velocity.

The bottom line here is that I am begging you to please follow the examples of our neighbors in Santa Barbara, Carpinteria, and Solvang and a growing number of other communities, and prohibit STRs in residential zones in Santa Barbara County. Please!! I know you have received a large number of comments in support of STRs and I know that the same parties will be bringing great pressure to bear at the upcoming hearing, but I believe that the majority of what you are experiencing is a lobby backed by some very large business interests, i.e. AirBNB, VRBO, and any number of other vacation rental companies. On the other side of the issue are individuals, who have done their best to organize, but who cannot match the lobbying power of such behemoths. Many people who would like to speak up are intimidated to do so in the face of such overwhelming presences. I am asking you to help get the word out to the other supervisors: Please do not be pressured by the big business of STRs, because that is exactly what it is. Big Business. And if the STR trend is allowed to continue to proliferate in residential neighborhoods, those neighborhoods will ultimately cease to exist as the family neighborhoods that were contemplated by our county zoning and land use laws.

I will be at the hearing and will stand up and speak to support the STR ban and strict enforcement of such a ban. Please take a moment to read the attached letter, which I desperately hope will convince you to support the ban. Please help me and my neighbors - - I am counting on your vote!

Thank you so very much for your time and consideration.

Respectfully yours,

Patricia Feingold
5242 Austin Rd
Santa Barbara, CA 93111

Gordon & Patricia Feingold

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

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

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

Tuesday, November 29, 2016

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

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

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

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

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

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

Thank you very much for your time and consideration.

Gordon & Patricia Feingold

5242 Austin Road Santa Barbara, CA 93111

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:06 PM
To: sbcob; Brown, Lisa
Subject: FW: Short term rentals

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Kathy Henry [mailto:kathyh@villagesite.com]
Sent: Friday, December 02, 2016 10:46 AM
To: Adam, Peter
Subject: Short term rentals

Dr. Mr. Carbajal,

I understand that you and the other supervisors will be considering a policy regarding short term rentals. I know you will get plenty of email, but hope you will take a moment to read mine.

Short term rentals have become a great opportunity for unique travel experiences. They allow visitors to get an authentic feel for the city ore area they are visiting. Misinformed neighbors and government officials have come together to promote misunderstandings about short term rentals, including the need for long term housing and citing excuses such as short term renters tend to be disrespectful and loud and bring down the neighborhood or the short term property owners are just plain greedy.

Those who have been fortunate enough to be guests or hosts of short term renters know that this is completely the opposite.

There are many long term rental projects in the works and I know also first hand as a realtor that there is lots of inventory for long term tenants. I have been trying to rent two properties out long term and it has been very slow. Actually my concern is that there will be too much inventory once all of these projects are complete and rents will decrease as they have been lately.

Short term rentals help keep people in their homes. Sometimes financial circumstances make it critical for homeowners to share their homes. This prevents foreclosures which will degrade a neighborhood. Yes there are those that make it a business opportunity, but if the property is in an area where it is allowed, why can't they?

Short term rentals tend to be well kept which keeps up the neighborhoods.

I am sure you know what is like to drive down the street of an area where there are lots of long term rentals vs. owner-occupied properties.

Short term properties are more like owner occupied properties and are monitored more closely and are checked weekly, if not daily. They are kept clean and any disrespectful guests are not tolerated. These guests face consequences such as fines or eviction for not following the rules. The type of guests that tend to be disrespectful, loud, messy or filthy are the long term tenants who go unchecked for months or years. Unfortunately, any guest or tenant that is disrespectful, loud, messy or filthy cannot be evicted immediately as they are protected by tenant laws if in possession 30 days or longer. That is why they are more likely to be undesirable to the neighborhood. They have a pass to do so.

I understand that you may be considering eliminating all short term rentals, and in areas that zoning allows for it, or may be implementing daunting regulations and requirements to make it difficult if not impossible to operate them which is going way

above the law. I know why you may be considering this, the hotel lobbyist that would like to monopolize the travel industry and eliminate any competition.

Please do not be swayed by the big money and the residents who are either misinformed, ignorant or just plain envious of someone else having any opportunity to rent their property out long term. Rather than being swayed by the big corporate dollars and tourist expansion, please try to create a well-balanced solution. It is just plain wrong to take away all rights with a sledge-hammer approach, whether it has anything to do with short term rentals or not. Please make an effort to implement fair, balanced, and effective or efficient policies, not create above-the-law bureaucracies, waste and frustration. Please do not cater to lobbyist and please do not make me believe that politicians act like have carte blanche once they get into office. You have a duty to do what is right.

Thank you.

--

Kathy Henry

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:07 PM
To: sbcob; Brown, Lisa
Subject: FW: Short Term Rental

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Timothy Walker [mailto:tim@thwalker.com]
Sent: Friday, December 02, 2016 10:52 AM
To: Timothy Walker
Subject: Short Term Rental

Supervisors-

I am Tim Walker, my wife and I own one of a two unit condominium in Montecito that we maintain as a Short term Rental.

By background I am a real estate developer in California and continually work with City Zoning Administrators, as well as City Planning and City Council committees. I have written other letters to you in the past regarding the short term rental issue. Please allow me one more observation.

I understand the complexities to this situation. Some people don't want this type of rental in their neighborhood. They feel it downgrades the value of their property. Many times they don't want to put up with the confusion and added traffic congestions that an unmonitored short-term rental can create. I think all of these inconveniences are managed with fair regulation. First, I believe this is not only a policy decision but business decision.

I believe that the County will find through well written ordinance, or zoning application it can control many of the inconveniences and still allow the county and cities to enjoy the economic benefits of a short-term rental program. I am asking that you ask your zoning administrator or staff to construct for your review an ordinance that will be manageable by the city and County. I would suggest that this be put into place for a 12 to 24 month. And then again evaluate how successful or unsuccessful it is been.

In many of the cities that I have worked in that have removed short-term rentals from their income base they found some successful and some not achieving the removal intent. Many times a rental program will simply go underground and not be monitored or looked at. Not only the loss of income but the added income to monitor such a program can become excessive. I'm not advocating that this could take place in Santa Barbara

County but it certainly is taking place in La Jolla, Newport Beach, Santa Monica, just to name a few.

Conclusion: A well thought through zoning approach, with neighborhood and community input, will allow the best of the two competing factions to exist. The city and county will enjoy the income and the community will enjoy the monitoring and control of the neighborhood. My wife and I would love to continue living in the Montecito area and eventually plan to move to this neighborhood. We have selected the most professional management company, Paradise Retreats, for our condominium. They collect all TOT taxes for the county, monitor and control who is allowed to rent from us, establish occupancy limits and night time " noise hours ". We have already increase the value of the neighborhood with a fairly extensive thousands of dollar landscape upgrade. We support fair regulation for Short Term Rentals.

If I can be of any assistance to you the supervisors or any of your planning staff please do not hesitate to contact me.

Respectfully
Tim Walker

WALKER Real Estate Services LLC
1215 S. Grand Ave. | Pasadena CA 91105
626.441.7992 | 213.709.2791 cell
tim@thwalker.com | THWalker.com

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:08 PM
To: sbcob; Brown, Lisa
Subject: FW: Short-term Rentals = Local Tourist \$! - My Story

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Nathan Luther [mailto:nluther67@gmail.com]
Sent: Friday, December 02, 2016 12:09 PM
To: Adam, Peter
Subject: Short-term Rentals = Local Tourist \$! - My Story

Dear Mr. Adam,

I'm writing to strongly encourage you and the Santa Barbara County Supervisors to NOT ban short-term rentals in Santa Barbara County. I believe that decision would have significant impacts to the small businesses that rely on the tourist economy. And, let's be honest, most short-term rentals are not places that long-term rentals would realistically consider.

Every November for the past six years, I have taken my family - wife, two daughters and in-laws - to Santa Barbara County for a 8-10 day vacation from our home in Colorado. We rent a beach house (in our seven stays, we've been in six different properties) in or around Carpinteria and choose to spend our money at locally owned businesses - Lucky Llama, A-frame Surf Shop, Rincon Designs, Sly's, The Palms, Padaro Beach Grill, The Spot, Siam Elephant, Reyes Market, Soap, Roxanne's, Pacific Health Foods, Giovanni's, Crush Cakes, Santa Barbara Surf School and so on. We make a conscious choice to spend as much money as possible on stuff we know is local. Over our seven stays, we've probably poured \$20,000 into the local economy, not including lodging.

We love Carp and plan to spend a week-plus there every November. Unless you ban short-term rentals, which is the only option for beach house stays. We will NOT stay in a hotel or a motel. Won't even consider it. What's likely to happen is that we will take all that money that's spread to local citizens and move it out of Santa Barbara County to Encinitas or Carlsbad or Leucadia or another location that allows beachfront rentals.

If you represent local businesses and support the tourism economy, voting to allow short-term rentals is the only decision. Do the smart thing!

Nathan Luther, Ph.D

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:08 PM
To: sbcob; Brown, Lisa
Subject: FW: STRs represent only 1.7% of our total housing supply

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Nena Quiros [mailto:nenaq1662@gmail.com]
Sent: Friday, December 02, 2016 12:55 PM
To: Adam, Peter
Subject: STRs represent only 1.7% of our total housing supply

Dear Peter,

Please don't vote to ban all STRs.

Shutting down my STR is not going to help the rental shortage. I am a widow, 64 years, recently retired and I've been sharing a room in my house with Airbnb guests for 18 months, paying all taxes, etc. You should know that in the course of owning my home (since 1984), I've had more roommates than Heinz has pickles. Shutting down my STR will not help the rental shortage, because I'll never rent to a long term roommate again. No matter how nice they are, they always become annoying because my floor plan has limited shared use space.

I take a lot of pride in my home and spend way more money keeping it looking good (for Airbnb guests) than I ever would for a roommate. Hence, the argument that STRS are ruining neighborhoods is also completely false in my case.

Please don't ban STRs, especially ones like mine that are "home sharing".

Nena Quiros
1427 Kenwood Rd.

Sent from my iPad

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:09 PM
To: sbcob; Brown, Lisa
Subject: FW: In support of short-term rentals in Santa Barbara County

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Thomas Zweber [mailto:zweberdiagnostics@gmail.com]
Sent: Friday, December 02, 2016 1:44 PM
To: Adam, Peter
Subject: In support of short-term rentals in Santa Barbara County

Dear Board of Supervisors:

I have recently re-located to Santa Barbara, where I am a practicing physician. I was living here previously and gone for 16 years. Over the 16 years, I frequently stayed at short-term rental homes in Santa Barbara. I have four children, and we do not like to stay at hotels. I think the option for people to stay in a beautiful home in Santa Barbara draws many people who simply would not come otherwise.

I do not believe that this short-term rental business in any way damages the hotel business. I think different people stay at homes. I also highly believe that the County needs the additional tax revenues that would be created.

Simply put, the short-term rentals bring in the very best tourists that, from my perspective, would spend money in all of the businesses.

Without any question, I feel strongly that short-term rentals should be available. That being said, they need to be respectful to their neighbors and they also need to pay their taxes.

Thank you for your consideration.

Sincerely,

Thomas J. Zweber, M.D.

Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 4:09 PM
To: sbcob; Brown, Lisa
Subject: FW: Short Term Rental Hearing

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
(805) 346-8407 Santa Maria Office
(805) 737-7700 Lompoc Office
(805) 346-8498 Fax

From: Jim Nicholas [mailto:jimnic@impulse.net]
Sent: Friday, December 02, 2016 1:50 PM
Cc: Metzger, Jessica
Subject: Short Term Rental Hearing

Dear Supervisor,

Two major issues which have **not been** extensively discussed in public are:

- 1) **Economic impact of banning most short term rentals** in the unincorporated County areas
- 2) **Cost to the County** of major class action litigation.

Economic Impact

A rough analysis using numbers from the County Tax Collectors Office for TOT collected only from STRs demonstrates the loss of income flow into the unincorporated area of the County. This is equivalent to a 1000 \$35,000/yr jobs.

Here is the back of the envelop assumptions: (source Michigan State University)

\$1.9M TOT income to unincorporated County based on 435 short term rentals

\$19M income to property owners - direct sales

Direct and Indirect Sales.

Total sales = Direct Sales + Multiplier effects = Direct sales + Indirect Sales + Induced Sales

$1.9 = 1.0 + .40 + .50$

\$ 19M in direct sales would yield a total sales effect of $\$19M * 1.9 = \$ 36.1M$ **minimum loss of income to citizens and businesses of Santa Barbara County**. Others claim this dollar amount is much higher.

A recent STR Economic Impact Report for the Santa Barbara area concluded that the operation of all STRs creates approximately \$471M in overall economic activity per year, and approximately 5,000 jobs.

Litigation

Many cities in California are being sued in class actions and individually by various listing agencies. The Ca Legislature decided that owners within common interest developments had the right to rent any residence on their property without temporal restrictions. California Civil Code 4740 was passed in 2012 to prevent Home Owner Organizations from imposing rental restrictions without a vote from the owners. Any subsequent CC&R changes after 2012 would only affect new owners.

Upcoming litigation will focus on ordinances which discriminate between short term and 30+ day rentals. Cities and Counties will be forced to justify why some homeowners are subjected to rental restrictions while others are not. A recent regional study has shown that nuisance between the different classes of rentals and the general population of housing is insignificant, i.e. **"the presence of STRs may actually reduce the rate of nuisance complaints; possibly because of the type of occupant that utilizes STRs"**.

Furthermore, the issue presented by the Planning Commission that STRs would impact the availability of low income housing cannot be supported. Newly released reports refute this argument and state **"An increase of 1/10th of 1% in the long-term rental supply is created by prohibition of STRs, and does not represent a significant number of housing units that would be converted from STR use to a longer term supply of housing for purchase or rent."**

It does not appear that the County Planning Commission has met any standard to justify denial of property rights of some owners for the better good. Discrimination between short and long term rentals is a restraint of trade, allowing hotels and motels to gain a significant increase in sales within the tourist lodging industry.

Summary

I urge you, as our representative, to permit additional review and consideration before approving any outright ban of short term rentals.

Thank you for your consideration.

Jim and Yvonne Nicholas

Daly, Julia Rutherford

From: John Myers <myersjohn@me.com>
Sent: Friday, December 02, 2016 4:40 PM
To: sbcob
Subject: Input, short-term rentals, More Mesa Shores neighborhood

Dear Clerk:

I am writing to you to support a ban on all short-term home rentals in my More Mesa Shores neighborhood.

My brother Richard Myers and I own a home at 1344 Orchid Dr in the neighborhood, between Santa Barbara and Goleta.

We have been adversely affected by some in our neighborhood who have rented their homes for short periods.

One such neighbor has allowed large weekend parties by renters. These rentals have resulted in tremendous increases in traffic via our single access road, namely Orchid Dr. In addition to increased traffic, the neighbor's rentals resulted in many vehicles parked along neighborhood roads in violation of homeowner association rules and impeding appropriate emergency vehicle access. Also his renters lit a fire on the beach near flammable brush that could have started a larger brush fire up the slope and onto the mesa which was covered by dry vegetation during the recent drought.

Another neighbor's short-term renter saw fit to park his car up into the iceplant on our property while he went to the beach. This behavior is an example of either inadequate instruction for renters by a property owner or just rudeness on the part of the renter. It is unlikely that a neighbor would be that rude.

Our neighborhood homeowners' association board has taken the position of banning short-term rentals, reflecting the HOA regulations (CC&Rs). This support would indicate that the majority of homeowners in our community support banning STRs. Also the local planning commission has supported a ban.

I support a ban on STRs as well.

John Myers

Daly, Julia Rutherford

From: Joyce Carlisle <joycecarlisle@icloud.com>
Sent: Friday, December 02, 2016 8:04 PM
To: sbcob
Subject: Vote no 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.

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."

Joyce Carlisle
Santa Barbara

Daly, Julia Rutherford

From: Geoff Rue <geoff.rue@gmail.com>
Sent: Friday, December 02, 2016 9:39 PM
To: sbcob
Subject: Request for County to adopt STR Ordinance like Goleta

Dear Supervisors,

As a former nine year Hermosa Beach Planning Commissioner, I request you to vote **NO** on the staff recommendation on Short Term Rentals. Instead, I heartily ask you direct staff to craft an ordinance that mirrors the current Goleta City Short Term Rental Ordinance. Please do not unnecessarily strip away private property rights from owners like me, and given to us by our United States Constitution. Also, please do not 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 always need to be addressed, as speaking from a neighbor's point-of-view. It is the responsibility of County Supervisors to legislate land use that is properly regulated, allow freedoms, 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."

I respectfully request that you consider the above email, and thank you for your service.

Best regards,

Geoff Rue
Santa Barbara County Property Owner
Realtor® | BRE# 01939927
1283 Coast Village Circle,
Santa Barbara, CA 93108
o: 805.253.7700
m: 805.679.3365



Daly, Julia Rutherford

From: Holly McCord Duncan <hlmccordduncan@gmail.com>
Sent: Saturday, December 03, 2016 6:46 AM
To: sbcob
Subject: Short term rentals

Dear Supervisors,

Please consider the negative ramifications of banning short term rental properties and the timeline associated with the proposal.

- 1) there are reasonable compromises between the "all or none" approach. Permits and occupancy taxes would financially benefit the county while regulating the industry.
- 2) It would be quite easy to distinguish between renting space when the owner is home, versus renting out an entire house.
- 3) there could be a three strikes or equivalent provision. Homes that get three reasonable complaints from neighbors would be banned for a year. Violations of this ban could result in an increase in property taxes or some other fines.
- 4) short term rentals are not necessarily impacting the long-term rental market. There are many who would not rent their space on a full-time basis, but weekends work well for their schedules.
- 5) staying in a private home is completely different than staying in a hotel. The personalization and friendships that result when the owner is on premises are beneficial to both to the individuals, and to the community. People who have a personal experience are more likely to return to Santa Barbara and stay in a private home again.

If you absolutely refuse to consider the many benefits, the very least you should do is allow those who bought homes as short term rental properties to transition them with a longer time frame. The revenue generated by short term rentals often exceeds that of a month to month lease situation. Therefore people should have time to sell their properties if it's going to create a financial hardship for them.

I understand and agree with the idea of regulating short term rentals. That is entirely reasonable. Banning them out right and telling people what they can and can't do with their private property when it isn't a safety or annoyance issue seems like an extreme reaction. In an era where government has polarized significantly, it would be nice if Santa Barbara could remain as one of the few places where one can still find common sense and a willingness to compromise.

Thank you,
Holly McCord Duncan

Holly McCord
805-968-6681

"The bigger the island of knowledge the longer the shoreline of wonder." - Ralph Stockton

Sent from my iPhone

Daly, Julia Rutherford

From: debbie@debbiefoley.com
Sent: Saturday, December 03, 2016 8:29 AM
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,

Debbie Foley

Debra Foley, Broker

Santa Barbara Residential Real Estate Specialist

Cell /Text 805-705-1752

Email: debbie@debbiefoley.com

www.FoleysRealEstate.com

BRE License 01326329

CAR, NAR- Realtor®, Premier Zillow Agent, Realtor.com Agent,

Santa Barbara MLS, Central Coast Region MLS

Daly, Julia Rutherford

From: Maryanne Brillhart <mbproperties2000@cox.net>
Sent: Saturday, December 03, 2016 9:19 AM
To: sbcob

I urge you to vote 'Yes' on the Short Term rental policy in residential areas that are not zoned commercial or for hotel-type accommodations. I do not agree with our local Board of Realtors in support of such rentals as I believe we need to preserve the value of the residences we pay such high premiums for and not have them devalued by a potential number of rental properties that could be allowed to lower such value, quiet, privacy in one of our most important investments of our lives.

Thank you,

**Maryanne Brillhart
M.B. Properties
Owner/Broker/Design Consultant
538 Hot Springs Road
Montecito, CA 93108
(805) 969-1900
DRE License #00831727**

Daly, Julia Rutherford

From: Lyn Hesford <lynh@gte.net>
Sent: Saturday, December 03, 2016 9:28 AM
To: sbcob
Subject: Vacation Rentals

Dear Supervisors,

Three years ago the home next to me in Janin Acres was purchased by Theo Krackie (Paradise Retreats in Santa Barbara) with the sole intent to add this home to his extensive list of vacation rental properties. The home has a salt water pool with slide and waterfall, jacuzzi, bocce court, basketball court, horseshoes, outdoor kitchen and many lawn games. A paradise for vacationers! I no longer live next to a normal family with normal family fun. This home is now a "party house"

This home sits on one acre and it's backyard butts directly to my backyard. It's very expensive to rent the home so it's often rented to multiple families. Multiple families with children guaranty a party type atmosphere. It's constant screaming and yelling. The noise level is awful and I can no longer enjoy my own backyard. I should not have to close my doors and windows on a beautiful summer evening so that I can hear the TV or have a conversation with my guests. Now, I have strangers looking over my fence to peek at my yard or ringing my doorbell to ask me to retrieve a ball that has sailed over the fence. Early morning noise and very late night noise is a common occurrence.

Paradise Retreats is operating a business out of this home. I'm positive that I would not be able put up a blinking neon sign that advertised "neighborhood motel", but that is exactly what is happening next door. Instead of a neon sign they advertise via their website.

Why are these businesses allowed to operate in our neighborhoods? I understand that this venture is very lucrative to the owners, That's evidenced by the rapidly growing number of people buying homes in our valley to turn them into STRs. These businesses are disrupting the peace and tranquility of our neighborhoods. Just look at Los Olivos to see the changes the vacation rental business has made to the neighborhood.

I urge you to please ban STRs in our neighborhoods. I didn't move next to a business when I moved here over 20 years ago, but that is what I live next to now.

Thank you for your consideration.

Lyn Hesford
Janin Acres
Solvang

Daly, Julia Rutherford

From: John Jones <faithvineyard@verizon.net>
Sent: Sunday, December 04, 2016 3:48 PM
To: sbcob
Cc: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve
Subject: STR Hearing Dec. 6 2016

Dear Board of Supervisors:

I will be unable to attend the hearing on the proposed STR Ordinance changes Dec. 6 so won't be able to speak. However, I would like to voice my thoughts on STRs in unincorporated Santa Barbara County after attending the Planning Commission hearings on this topic and having first hand experience of living next door to a full time STR.

The STR industry has some large well funded businesses directly involved such as Airbnb and VRBO in addition to smaller local management firms. In many cases these firms represent absentee property owners that don't even reside in Santa Barbara County. I hope the Board of Supervisors won't be influenced by their lobbying efforts.

Throughout the Planning Commission hearings it was evident that STRs are a commercial enterprise. As such the Commission found STRs should not be allowed in residential zoned areas which is reflected in the proposed ordinance changes. Even though STRs are not an agricultural use the Commission did find that STRs would be appropriate for Ag-II properties but not Ag-I.

During the hearings there was discussion that possible STR use on Ag-I properties of 20 acres or more would be acceptable, presumably because the houses would be farther apart on the larger lots. That might be true if the lots were symmetrical in shape and the houses were located in the center of the property. In the real world lots aren't symmetrical and the houses aren't located in the center. For example the STR next door is on a 20 acre Ag-I-20 lot and so is our home, yet the main buildings are only 450 feet apart. The cattle guard on the STR's driveway is less than 350 feet from our house which is a factor due to the noise from all the vehicles going over it. Due to the number of guests and visitors there is far more traffic than from a residence since most guests and visitors seem to use their own transportation rather than "carpool". Ag-I properties are essentially the same as RR (Residential Ranchette) Inland Area as both are within urban and inner-rural and existing developed rural neighborhoods. RR zoning was applied to properties in the early 80s within existing developments when the zoning categories were implemented and Ag-I used in similar areas without existing developments at the time but that have now subsequently been developed. The restriction on STRs should apply to all Ag-I zoned properties since they are primarily residential in nature but with more of an encouragement for agricultural use.

The proposed amendments to the Land Use Element deals with permitting, and to an extent, enforcement. There are some potential ambiguities with the proposed changes. While the changes reference noise, they don't specify any real recourse for neighboring properties if the noise limits are exceeded, or just what "ambient noise" entails, or how dB levels would be measured, and who would be responsible for measuring. Nor is there any mention on what happens if the limits are exceeded and/or not corrected. Does the occupancy restriction of 2 persons per bedroom include guests of the renters, or could they have guests that don't spend the night? If "guests" of the renters are not included in the total occupancy, what would prevent an STR property from being used as an unregulated "event center" as they are now? And if an "event" was taking place, who would be responsible for either approving or stopping it?

It is my understanding the board of realtors is proposing the County adopt the Goleta regulations in regards to STRs. To an extent those regulations cover the same items as the proposed County ordinance changes. The primary emphasis of those regulations is permitting and the number of overnight guests allowed. The regulations do have mention of nuisance response plans, but those consist mainly of telephone calls as corrective action after the fact. Since the rentals

are short term there will be new occupants each week, with the probability of needing an entire new set of telephone warnings because the previous primary renter/violator is no longer there.

The Goleta ordinance also doesn't really address the use of an STR as an event center. The issue of special events at wineries in the County has drawn a lot of attention. It's not unusual to see catering trucks show up in the early afternoon at an STR and then the guests of the weekend renters. Noise from the events in Goleta is allowed after 7 AM up until midnight on Fridays and Saturdays, and 10 PM during the rest of the week so the proposed County amendment is better in that regard. One area that the Goleta ordinance is better is not requiring a specific dB level if the noise from an STR could be heard inside a neighboring property. Again, there is no effective way specified to enforce the rules. There are also several items and terms that are not well defined, such as "illegal parties". If the Goleta regulations are adopted, they should be modified to have stronger definitions, and require more stringent enforcement action and accountability. Any STR that is allowed should be properly permitted, and violations of either the permit conditions or operating without a permit should have significant monetary penalties.

During the Planning Commission hearings additional revenue for the Country from STR fees was mentioned as a positive consideration. The Country should not be in the real estate business and view STR fees as a revenue source.

The best course of action would be prohibiting STRs in unincorporated Santa Barbara County. If STRs are going to be allowed the Board should adopt the proposed STR regulation without amending the parcels subject to STRs. Amending the noise limits to include being heard within a neighboring property instead of relying solely on dB measurement should be considered, as well as effective response to violations of the STR use permit to include the number of daytime/evening guests of the renters and noise from the STR.

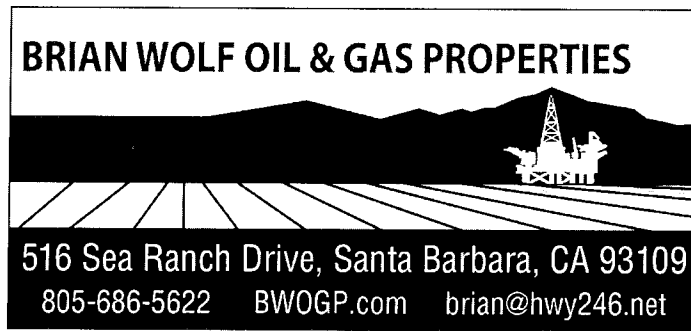
Thank you for your consideration
John Jones,
Los Olivos

Daly, Julia Rutherford

From: Brian Wolf <brian@hwy246.net>
Sent: Sunday, December 04, 2016 10:14 PM
To: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Letter on STR's
Attachments: Letter to SB SUPS Dec 2016.doc

Please take time to read and think about my letter.

Brian Wolf, CPG #9541
516 Sea Ranch Drive
Santa Barbara, CA 93109



Dear Board of Supervisors,

12/4/2016

Over the past several days I have been reading comments from the public based upon the articles in the SB Independent, Ed Hat and Noozehawk. As shocked as I am on some of the public's comments, I am respectful of people's opinions that differ from mine. It doesn't mean I have to embrace either side, but I think it's important for all of us to respect those opinions different from our own. So I thought I would tell you my story and let you draw your own conclusion based upon a real example.

In 2007 I sold part of my company and decided to pursue my lifelong dream of owning a house near the beach. I was living in the Santa Ynez Valley and my two young girls were in elementary school. I bought a home several houses off the beach in the Miramar Beach area. Since this would be a second home for us, I decided to make it a short term vacation rental. I was Paradise Retreats first customer. My wife and I became immediate friends with our neighbors and when signing on to be an STVR we were adamant that our 1800 sq. ft. home built in 1913 would only be rented to family's interested in enjoying and appreciating such a beautiful neighborhood.

PR immediately signed us up to pay TOT taxes and we received a business license. Whenever we came down with the family to visit we would always ask our neighbors how our STVR was working out. **Not a single complaint.** They all said they truly enjoyed the families that came to enjoy the house and neighborhood we really loved. From 2007 to mid-2016, we were surprised what great condition our house stayed in and we were touched by so many of the comments in our guest book about families with 3 generations coming from out of state to enjoy our home. Paradise Retreats did an outstanding job for us. They were careful to rent to respectful families and not young groups of partyers. Not only according to me, but our neighbors. During that nine year period, two of our neighbors on the street rented our home for several months while remodeling their homes.

Then came the controversies over STVR. First the City and then the County. For my family it was a simple decision. I am a consulting Geologist and with crashing oil prices and two girls in college, I couldn't afford to fight the STVR battles so I decided to take my home out of the STVR pool last April. Our home is a small 3 bd and 3 bath cottage, but lovely. I ran an ad on craigslist and had an overwhelming response with it priced at **\$8400 per month. (Is that affordable housing?)** A couple in LA getting ready to retire that always wondered what it would like to live in Montecito. A local family from SB getting ready to begin a 12-15 month remodel. Finally, the third family was a young family relocating from out of state that really wanted the MUS district and also wanted a

several year lease if possible. We went with the family with the child going to MUS. What great tenants they are and we have become friends. The six figures I receive in rent **is about 30-40% more than the net rents received from Paradise Retreats.** I paid for everything as a STVR owner and now I pay for water and gardener only. To all those talking about the greedy landlords cleaning up with STVR, it simply is not true. Affordable housing? Not my house. I couldn't afford that rent!

I was especially interested in a person's comments on Edhat yesterday about their Mesa neighborhood being overrun and ruined by STVR. That is about to end in a few weeks so I went online to see all the houses coming onto the rental market after the City's Jan. 1, 2017 deadline for STVR. There were few if any Mesa rentals available, the same problem I had when trying to find a house in IV in 1981 and again a rental in town in 1985 when I graduated from UCSB. This town has always been tough when it comes to housing.

My wife and I think about the great folks that made reservations for us at Paradise Retreats, inspected and cleaned my home, and did routine repairs. What happens to them if STVR are prohibited and not regulated? I am getting ready to move back into town into a property I bought on Sea Ranch Rd. after selling my house in the Valley. I probably won't be in the STVR business again, even though it played a great part in our lives and let us enjoy the beach those 9 years we lived out of town. BTW, in the Valley we lived across the street from a STVR and never had an issue in 3 years. Today's we are renters in Solvang while our house is under construction on Sea Ranch and the neighbors next door routinely rent their home out short term. Never an issue. If it weren't for the different cars in the driveway, we would never know who was there. Taxes, jobs, families visiting SB. **Regulate and don't prohibit.** City's like Byron Bay, Mill Valley and so many others have steps in place to deal with bad renters. Impose strong regulation and keep jobs, taxes and tourist money here.

These are our facts. Make our own decision. It sure seems like a win win to regulate and not prohibit. But I'm not the one making the decision. You are.

All the best and good luck,

Brian Wolf

Daly, Julia Rutherford

From: Metzger, Jessica
Sent: Monday, December 05, 2016 6:58 AM
To: sbcob
Attachments: RE: Short-term rentals; STR Ordinance; Do not ban short term rentals; Short-term Rental Ban

Letters from this weekend.

Cheers,

Jessica

Daly, Julia Rutherford

From: Mark Stranahan <thestran@gmail.com>
Sent: Sunday, December 04, 2016 11:24 AM
To: Metzger, Jessica
Subject: Short-term Rental Ban

Dear Ms. Metzger,

As a homeowner in the Santa Ynes Valley, I'm very concerned about the proposed ordinance banning short-term rentals on parcels of less than 40 acres. We purchased our 5 acre property a few years ago and did extensive improvements to it. This, of course, was very costly and we have used short-term rentals as a way of making up for the cost of improving it. It is now a source of income that enables us to keep the property and keep it up to very high standards!

We understand that in some cases there are issues with short-term rentals. There are, of course, issues with all types of rentals as well as issues with homeowners who don't rent their properties. There are existing laws to deal with those who disturb their neighbors. This ordinance appears to have a "throw the lot out" mentality that hurts the vast majority of responsible homeowners who rent their properties. There simply aren't enough 40 acre parcels to accommodate the demand for rentals, and 5 acres is more than enough of a buffer between homes. Should we start banning longer-term rentals because of the numerous issues that arise with them? As I'm sure you know, there would be an uproar if such a ban occurred. Why? Because many people simply cannot afford to own a home or don't want the upkeep; rentals redress that issue. Similarly, short-term rentals redress the lack of affordable hotel rooms, especially in a place like the Santa Ynes Valley. A family of five or six would have to get two or three hotel rooms if they want to visit the area. Many will choose not to do it. That is lost income for the homeowner and lost tax revenue for the county and state.

We use Santa Ynez Vacation Rentals and we have had no issues. The county benefits from the Transient Occupancy Tax that is collected when our place is rented. Locals are hired to clean, manage and maintain the property. Added visitors also spend money in the area at restaurants, wineries, etc. That tourism is the lifeblood of the Valley.

Perhaps it is not a concern of yours that this will negatively impact us financially, as well as those we employ. How about from a fairness perspective? Our neighbor has a dog training business run out of their home. They asked for our permission in order to get a permit to run it. If we had our druthers, we wouldn't necessarily want such a business next door, but as a good neighbor and a believer in reasonable property rights, we agreed. Dogs can bark, etc. Nobody can have a perfectly serene environment. (This the country after all and you should be prepared for the sounds of all sorts from Mother Nature herself!) Because there is a permit for this business--which can be revoked if repeated issues arise--this addresses any issues that might come up. This is the same way to handle short-term rentals.

I ask for your consideration of our concerns. Unfortunately, I am unable to attend the upcoming meeting, otherwise I would raise these concerns in person.

Sincerely,
Mark Stranahan

Daly, Julia Rutherford

From: Nan Freeman <cgnan22@yahoo.com>
Sent: Saturday, December 03, 2016 7:53 AM
To: Supervisor Carbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica
Subject: STR Ordinance

I believe that the ordinance as it's presently written is overly strict; there are many reasons why this option should be available to homeowners and a better ordinance should be thoughtfully crafted that is less restrictive.

Thank you for considering my point of view,

Nancy Freeman

Daly, Julia Rutherford

From: dchan1998 <dchan1998@gmail.com>
Sent: Saturday, December 03, 2016 12:04 AM
To: Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica
Subject: Do not ban short term rentals

Dear Chairman Adams and Honorable Supervisors:

Please do not ban the Santa Barbara short-term rentals (STRs). My friends and I often unwind in Santa Barbara wine country and STRs are a wonderful incentive for us to stay longer and more often. Relaxing in a house in a rural location is a unique experience no hotel can offer; it feels like home in a lovely alternate reality. More importantly, STRs are a great value—the money we save from 4- to 5-nights at an STR (compared to a hotel) is more money we spend in the local economy.

This new ordinance would ruin most reasons for us to visit to Santa Barbara and we would then skip over to Paso Robles. But we hope not to because Santa Barbara is closer.

Thank you for your attention.

Daniel Chan
Los Angeles

Robbin L. Rimmer-Behrens

PO Box 50422

Santa Barbara, CA 93150

TO: Clerk of Board

please Forward
to Supervisors

December 1, 2016

Santa Barbara Board
Of Supervisors

RE: Short Term Rentals in Santa Barbara County

My name is Robbin Behrens. I own 1542 Miramar Beach in Montecito. When we purchased this home in 1985, about 90% of the properties on Miramar Beach were rentals. Today, many of these homes are still rentals. These rentals have been an asset to our community as many of our renters shop in our stores, eat in our restaurants and spend their monies in our community. What happens to the small businesses that depend on tourist income to survive? The cost of hotels in our area is exorbitant and many tourists cannot afford to stay in them and would not come to Santa Barbara on vacation if they could not find other places to stay.

I urge you to consider regulating rentals in the county and not banning them out right. I realize that some in the community are against short term rentals because a very few - and I stress VERY FEW - rentals are not managed properly and thus cause neighbors to be unhappy with the noise, or parties that happen on occasion. But this is a policing problem, not a short term rental problem. The vast majority of rentals in our community cause no issues in the neighborhoods, and actually add value to the homes and the neighborhoods.

I have rented my home on a short term basis for several years and have had no problem with my neighbors, regarding noise or parking. Any issues that arise are taken care of immediately. Renting my home allows me to make the necessary repairs to keep my home in excellent condition, which raises property values. It also allows me to stay in Santa Barbara. I would not be able to afford to live here if not for renting my home out on occasion. I love Santa Barbara and do not want to leave. I have been here for over 25 years. I've raised my family here and my life is here.

Banning short term rentals is NOT going to solve the shortage of long term rentals in our area. Most of the homes on Miramar Beach are much too small to be used as long term rentals. My home for instance, has two units, each being approximately 500 square feet. It would not work for a long term rental.

Please regulate the short term rentals. Do not ban them.


Robbin Behrens

Rlbehrens1@gmail.com

804-729-3022

Daly, Julia Rutherford

From: dorothyguida@comcast.net
Sent: Monday, December 05, 2016 9:54 AM
To: sbcob
Subject: Short Term Rental Issues
Attachments: Dear Supervisor Adam and Honorable Members of the Board of Supervisors.docx

Attached is a letter regarding Short Term Rental Issues

to be heard on December 6th. Please add to all the
supervisor packets. Thank you for your consideration.

Dorothy Guida, Oak Hill Resident

Dear Supervisor Adam and Honorable Members of the Board of Supervisors,

We are residents of the Oak Hill Estates, a private, gated community. As residents of this community, we pay to maintain the roads, gate, landscaping, etc. We chose this private community and are happy to pay these fees along with our neighbors to have some assurance of the privacy and safety of this community.

We are very concerned about running short term rentals in this private community. These people are not familiar with our rules and regulations and do not know that this is a high wildfire danger zone and some have chosen to smoke outside where they could potentially cause a fire.

We already have issues with strangers wandering around in this neighborhood. To enter the gate, we are given a code which should not be shared with people who do not live in this community. To give this code to strangers from other states and even countries is frightening.

This area is zoned for Single Home Residential Use. Please help protect our rights and agree with the recommendations of your Planning Department to keep it that way.

Respectfully,
Ron and Dorothy Guida
5870 Robin Ct.
Santa Maria, Ca. 93455
(805) 937-4914

Daly, Julia Rutherford

From: Joan Brandoff <joanbrandoff@outlook.com>
Sent: Monday, December 05, 2016 10:15 AM
To: sbcob
Subject: comments on short term rental ordinance
Attachments: str_comments.docx

Please enter into the public record the attached comments to the Board of Supervisors in consideration of the proposed ordinance on short term rentals.

Thank you,
Joan Brandoff

December 5, 2016

County Clerk
sbcob@co.santa-barbara.ca.us

re: comments to proposed ordinance regarding short term rentals

Dear County Supervisors:

I urge you to approve the proposed ordinance that restricts land use of short term rentals.

I live in a residential neighborhood of R-1 zoned lots of relatively small size, less than ½ acre. In the last 10 to 12 years, the immediate area and my neighborhood has literally exploded with both second homes and short term rentals. I believe that this situation has contributed to higher housing costs, but more importantly the decimation of our residential neighborhoods. As a consequence, it is more difficult for average families to purchase homes as the influx of investors come in to purchase homes for their own occasional use as well as rental of the homes on a short term basis for commercial gain. Others purchase houses where they can live in part of the house and rent the other part out on a short term basis, or vacate on weekends in order to rent the entire house out, claiming they cannot afford to live here otherwise. The situation is not only eroding neighborhood values, but significantly contributing to the lack of balance in housing availability for a broad spectrum of Santa Barbara County residents.

The issues I have observed are an influx of transient population, increased traffic and noise, and zoning violations. The tranquility of the neighborhood is severely compromised. It has created a quasi-urban setting that is contrary to the reasons people are attracted to the area's rural setting and residential neighborhoods, thus eroding those values and transforming the setting. It has also contributed to zoning violations as people transform their houses and properties to accommodate the commercial use of providing short term rentals. Since the county investigates zoning violations on a complaint driven basis, the issue flies under the radar and places a burden on those adversely affected. Few people want to file complaints about their neighbors for fear of retribution and ignorance of the process.

Zoning designations were implemented with the intent of considered planning that seeks to maintain community values. In our case it is the maintenance of our residential neighborhoods where people and children are reasonably safe without a constant influx of transients looking to have a good time and the associated traffic.

Hotel zones are the places designated for these visitors. Since many visitors want a different, and often cheaper, alternative to multiple rooms in a single building, the county can encourage hotel development that approximates these needs. The county should not feel compelled to approve investor developments that provide a profit to those who are not interested in contributing to the community and quality of life of the residents. The emphasis should not be on the comfort of the visitors and profit to the investors, or those involved in the tourism industry, at the expense of the local residents.

I expect that you will hear from a larger percentage of people who offer short term rentals than those adversely affected. I urge you to consider the quality of life for the residents and our neighborhoods.

Joan Brandoff

Daly, Julia Rutherford

From: I Sea Beautiful <everyoneisbeautiful@mac.com>
Sent: Monday, December 05, 2016 10:48 AM
To: sbcob
Cc: Rodriguez, Terry; Metzger, Jessica
Subject: Corrected Letter RE; Short term rentals

*Good morning, Please use this letter to replace the letter just emailed, as the first one went out before it was proofed.
Thank you*

December 5, 2016
Ballard, (Solvang) California.

To Whom It May Concern;

This letter/email is for the purpose of casting my vote against Vacation Rentals in the unincorporated area of Solvang, (Ballard) and in the Santa Ynez Valley in general.

The reasons are:

No Affordable Housing

Seniors are living in cars and families can't find homes to rent at affordable prices. There is an estimated .05 percent affordable housing available. Seniors can't even rent a room or studio because so many rooms, homes and guest houses have been transformed into Vacation rentals.

California is in a Severe Draught:

Vacation rentals use far more water than long term renters or owner occupied homes. Short term rentals who house between 2 and 12 guests use up more water for showers and baths, dishwashers and laundry of multiple sheets, towels, bathmats, blankets, etc. between each guest arrival. The use of water is higher than it would be in a long term rental or owner occupied living situation.

Revolving door of Strangers.

Most short term rental home owners do not live on the property and never meet the short term rental guests prior to their stay. A credit card is processed on the internet and few if any background checks are done. Neighbors have no say about the strangers living next door to them who rotate every week. There are incidents reported of vacation renters smoking on no smoking permitted properties, cars speeding through small rural windy roads where residents trail ride their horses, who never slow down around the horses, their riders and residents walking their pets, children or cyclists on the road. Sound travels and music and partying is allowed until midnight, per

one Vacation Management web site. Short term rentals changes the neighborhood into a hotel motel zone. Also few insurance companies insure short term rentals and this creates a liability issue as well.

Sincerely,

Chantal Cloutier

Daly, Julia Rutherford

From: Judith Rubenstein <jmediate20@gmail.com>
Sent: Monday, December 05, 2016 11:30 AM
To: sbcob
Subject: STR Ordinance -- for the record

Dear County Supervisors and Staff,

Thank you for the opportunity to meet with you on the upcoming vote on Short Term Rental Ordinance. I appreciate the meetings I have had individually with Supervisors Carbajal, Wolf and Farr. From our discussions, I understand that this is a difficult issue and there are cogent arguments on both sides. As a professional mediator for over 35 years, I am proposing a compromise solution which will not make everyone happy, but will give homeowners and neighbors a resolution that can work.

I support reasonable regulation of short-term rentals for the County that will regulate the number of guests per bedroom, noise restrictions/curfews after 9 PM to 9 AM and of course appropriate fees/taxes which will pay for the regulation. Hopefully these regulations will protect the character of neighborhoods and take care of nuisance complaints. Also, to ensure that properties that otherwise would be full-time rentals are used as STRs, I propose that the owner be required to occupy the residence at least 3 months per year evidenced by an affidavit. In this way, homeowners can still own property in Santa Barbara, and be allowed to rent property when they are out of town.

A total ban would deprive middle income homeowners like myself rental income. I live in VT in the summer, and a total ban would force me to sell my property because I would not be able to afford my mortgage, taxes and insurance when I live out of state for 4 or 5 months per year with my partner who is from Vermont. When I live in Santa Barbara, I am able to work as a therapist and mediator and afford to keep my house. There is not another feasible way to rent my house because from my experience over many years, renters look for 12 month rentals, not 4 or 5 month rentals.

Recent studies have data which shows that the vast majority (85%) of homeowners of STRs occupy their homes at least part or full-time. Are you going to force these vast majority of STR renters to give up their homes? Less try a less drastic approach than a total ban.

Let's try regulation and see if the enforcement process paid for by the TOT or fees will work. If not, you can always implement a ban. The regulation approach will surely avoid protracted litigation which will be costly for the County. Either way with ban or regulation, you're going to have enforcement issues. Why not provide a way to pay for enforcement? Why not supplement the budget instead with taxes collected from these rentals and enact sensible regulations? Let's try a practical approach and see if it can work.

Thank you for your time.

Judith Rubenstein, MFT, JD
2629 Montrose Place
Santa Barbara CA 93105

Daly, Julia Rutherford

From: Denise van der Merwe <denise.a.vdm@gmail.com>
Sent: Monday, December 05, 2016 11:56 AM
To: sbcob
Cc: Metzger, Jessica
Subject: Board of Supervisors Hearing
Attachments: STR Ordinance.jpeg

Board of Supervisors

Herewith submission for tomorrow's Board of Supervisor's meeting.

I plan to present this personally but have a potential jury duty conflict.

I am formally submitting this as part of the record.

Please let me know if there is anything else I need to be doing if I can't appear at the meeting personally.

Sincerely,

Rob van der Merwe

Dear Board of Supervisors

My property consists of 4 legal parcels north of Cathedral Oaks Ave and between the Old San Marcos Road and San Marcos Pass (foothills) in Santa Barbara/ District 2. Parcels cover 123 acres all in AG II - 40 zones. Parcel numbers are available upon request.

This requests URGENT action resulting in clear guidelines to control short term rentals and also including associated 'events', in the unincorporated AG Zones of Santa Barbara.

One neighbor to our property (a single family dwelling with cabana's and pool in the AG II 40 Zone) rents his property to 'out of town' families and to those staying over for events (at the same location) such as weddings, parties, celebrations (throughout the day and night) .

These properties are single family homes not hotels. He offers sleeping accommodations for up to 50 people. Repeat: there are potentially up to 50 people living there at times. People renting stay for weekdays and over weekends and also for the events. Swim parties are wild and noisy.

Examples of accommodation and event marketing material are attached. A USB with evidence of noise levels is available upon request.

In 2016 the uncontrolled use of this single family dwelling for STR's and associated sleep over events resulted in 23 aborted evenings while trying to enjoy our own property. He offers sleeping accommodation for up to 50 people. Noise levels rise with head count and the level of intoxication.

Large commercial busses enter and leave his property sometimes with damage to his roadways.

It is totally unacceptable that we are driven from our property to avoid these disruptions including loud music and yelling/screaming. We feel quite sick at the prospect that we have now bought property that cannot be enjoyed. Calling the Sheriff has occurred but it is only 'disturbance' related and not a solution to STR compliance. Reporting to the police repeatedly is a waste of taxpayer money and can soil relations with neighbors while potentially becoming acrimonious (if not dangerous). We have met with the neighbor. He now relies on the income from STR's and associated events as it is 'lucrative'.

Contacting the County has taken place with a number of different interpretations of the existing laws from the same front desk. Requesting enforcement action has been fruitless as we were told by the front desk official that in the AG II 40 zone " they can do what they like". Accordingly the official at the front desk would not file our complaint.

Use of single family dwellings for uncontrolled business benefits (STR's and associated sleep-over events) MUST be controlled urgently or **property values will decline** (with substantial losses to the owners) and the potential **conflict** in these situations will escalate. Guidelines must be unambiguous or interpretation by the public and your own County officials, will remain an issue.

Sincerely

Robert van der Merwe
1142 N San Marcos Rd
Santa Barbara CA 93111

Daly, Julia Rutherford

From: Metzger, Jessica
Sent: Monday, December 05, 2016 12:59 PM
To: sbcob
Subject: STR letters
Attachments: Corrected Letter RE; Short term rentals; STR Ban

Daly, Julia Rutherford

From: Kelly Blough <kelly@bloughfamily.com>
Sent: Monday, December 05, 2016 10:52 AM
To: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; Lackie, David; Metzger, Jessica
Cc: Leanne Schlinger
Subject: STR Ban

Santa Barbara Board of Supervisors

December 3, 2016

Dear Santa Barbara Board of Supervisors,

My name is Kelly Blough. My husband Marvin and our two daughters and I live in the Bay Area, and have been coming to the Santa Ynez Valley regularly for horse shows and training for about six years. We visit the Valley monthly, sometimes more frequently. Before we bought property in the Valley, when local hotels were booked our only option was to stay far from our training and show locations, in Buellton, Los Alamos, even Santa Maria, or to rent a local short-term vacation home. Over the years we have stayed at a number of such homes, sometimes small ones with just our family, and sometimes larger ones with other families. We found that during horse shows in particular, staying with other families was a wonderful way to encourage bonding and dilute the competitive atmosphere.

A couple of years ago, my husband and I began to talk about retiring in the Santa Ynez Valley when our kids leave for college in a few years. Having spent a lot of time here, we were beginning to feel a bond with the community, finding favorite restaurants, coffee shops and other haunts. We love the change in pace from Silicon Valley, and there are properties with room for us and our horses to retire and enjoy all the area has to offer. So we began casually looking for places to buy, with the intent of having a place to stay when we are visiting, a place to retire to in a few years, and offering it as a vacation rental when we are not using it so that we can afford the maintenance on two homes in the meantime. About a year and a half ago, we found the perfect property: a charming old adobe home on 10 acres in Santa Ynez known as Rancho De Los Colores.

The property had been owned by absentee owners who did not rent it, and it was very run down. There were vines covering the roof so completely that an inspection was not possible. The five acre pasture bordering the street was overgrown, and pepper trees hung low into the entrance and service roads on both sides of the property. A large tree had come down and cut wood filled the driveway. The pool cover was inoperable and deteriorating, and we discovered later that one of the outbuildings flooded dramatically during rainstorms. I have included just a few "before and after" photos.

It was an expensive and time consuming process to bring the property to its currently beautiful state. We removed the vines and repaired the roof. We repainted the outside of the home, a process that took several weeks. We had extensive water damage repaired and drains dug. And, we hired a fabulous local landscape and maintenance company that has brought out the best in the property's gardens and grounds. The transformation is so complete that the property was featured in the November/December issue of Santa Barbara Life and Style Magazine. https://issuu.com/santabarbaralifeandstyle/docs/online_5

The absolute best thing we have done for the property was to ask Santa Ynez Vacation Rentals to manage it as a short term rental. It has made the extensive - and sometimes unforeseen - costs of maintaining the property manageable. Frankly, the unexpected costs of managing a 10 acre property remotely would make it unfeasible for us to keep it if we were not able to rent it out.

The benefits of short term rental from a homeowner's perspective are not just financial. Having guests in the property on a regular basis helps us to stay on top of any maintenance issues that arise, and keeps it clean and feeling "lived in" (in a good way) when we arrive to use it. Santa Ynez Vacation Rentals carefully screens potential guests and enforces reasonable restrictions on them to ensure that our property is treated as our home.

My husband and I love this transition time of being in Santa Ynez as often as possible, building relationships and patterns that will lead to eventual full time status, while our daughters are still at home for a few years. Renting the property on a long term basis would defeat our purpose of having a home that we can visit regularly, as we currently do.

Renting the property long term would also make it someone else's home, not ours. We would lose control over furnishing and wear and tear. Long terms renters could park in the pasture, or start a marijuana grow operation in the guest house. Short term renters treat our property with care and Santa Ynez Vacation Rentals ensures that it is always in pristine condition for guests and for our family.

We urge you, please vote "no" on the STR ban.

Sincerely yours,

Marvin and Kelly Blough
1979 N. Refugio Road
Santa Ynez, CA 93460

P.S. You can see just a few “before and after” photos



of

our



property here.





Daly, Julia Rutherford

From: Melinda.A.Rogers@wellsfargo.com
Sent: Monday, December 05, 2016 1:44 PM
To: sbcob
Subject: Vote NO!

"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."

Melinda Rogers

Private Mortgage Banker
Residential Lending
NMLS ID 633573

Wells Fargo Home Mortgage | 3804 State Street | Santa Barbara, CA 93105
MAC E2344-011
Tel (805) 722-5681
E-Fax (877) 840-9782

melinda.a.rogers@wellsfargo.com

www.wfhm.com/melinda-rogers

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Daly, Julia Rutherford

From: Thomas Reaper <drthomasreaper@gmail.com>
Sent: Monday, December 05, 2016 2:04 PM
To: Farr, Doreen
Cc: savetherentals@gmail.com; sbcob
Subject: Short term Rental legislation.
Attachments: supervisor letter 12-5-16.doc

Please see the attached letter and vote against prohibition of short-term rentals in SB county.

Thomas A. Reaper, MD, MPH

Thomas A. Reaper,
Erika Thost
6895 Sabado Tarde Rd
Goleta, CA 93117

12/5/16
Doreen Farr
County Supervisor
District 3

Dear Ms. Farr:

I am writing to strongly urge you to vote against any prohibition of short-term rentals in Santa Barbara County. The county would lose significant revenue from the Transient Occupancy Tax, and much economic benefit from people who use these rentals for vacation or short term job assignments in Santa Barbara.

We live in Isla Vista, and rent part of our dwelling to short-term rentals. We live here and keep the behavior of such tenants reasonable. With Air BnB, there is a powerful feedback mechanism by which tenants who do not behave properly get significantly penalized for future rentals. We have had no problem with any of our tenants over the past year.

There is also a similar feedback process for the appearance of the property through Air BnB, and we are putting more resources into our property to make it a more desirable and attractive place for short-term tenants.

We pay significant income and TOT taxes on our rentals through Air BnB, and the county would lose this income. As you have surely seen from other letters, this income to the county is significant.

Also, there are issues of fair use of private property, especially in the Coastal Zone.

I urge you to consider the considerable fact for allowing and regulating short-term rentals in Santa Barbara.

Yours truly

A handwritten signature in black ink, appearing to read 'Reaper', with a stylized flourish at the end.

Thomas A. Reaper, MD, MPH
Erika Thost, MD

Daly, Julia Rutherford

From: KATHLEEN WIGLE <kwigle@me.com>
Sent: Monday, December 05, 2016 2:03 PM
To: sbcob
Subject: Short Term Rentals

County Clerk,

I am a homeowner of a 12-acre property zoned Ag-I-10 in the Carpinteria Valley. I purchased my property 30 years ago and developed it, farmed it and raised my four children there. It is my only and primary home. I am currently listed with the County as a STR and have been paying my TOT taxes on a regular basis.

I am very concerned about the Ordinance to Ban Short Term Rentals for virtually the entire Santa Barbara County. The ability to maintain an agriculture property is made more difficult by county regulations with the Carpinteria overlay in a coastal zone, water limits and costs, financial viability of crops and changes in production. It has required an extreme ability to change with the times and be flexible along with many other owners of Agriculture properties.

In an attempt to continue the Agriculture use and support my property, I chose to occasionally invite guests for a home stay, farm stay and vacation use. That is now put in jeopardy by this proposed ban. Farm stays are a promoted and encouraged use of Agriculture property on Ranches and Farms throughout California. I am a member of the Farm Bureau and they provide much needed assistance and support for different types of Agri-Tourism.

In addition, the Carpinteria Valley is almost totally in the Coastal zone. It is my understanding that the Coastal Commission does not support these Bans on Short Term Rentals and strongly prefers common sense, simple regulations to manage this historical and existing practice. They have refused to certify LCP changes if cities or counties move to ban STRs. Lawsuits are also being filed by those, who are now being harmed by these newly enforced bans, without documented facts to back up the location or number of complaints nor actual affects on local housing. In fact a recent, respected Santa Barbara study, found the majority of STR homes were primary or second homes, so few would be sold, if STRs were banned. Those properties would not add to the full time rental market nor were complaints statistically more than those about full time renters. A ban is a heavy-handed solution to STRs vs. manageable regulations.

I am a good neighbor and already do most of the items the Planning Department outlined in their ordinance. I have been involved for this entire process during meetings and hearings. I was personally quite relieved when in February 2016, the Commissioners supported regulated STR for all Agriculturally zoned properties. I planned accordingly. In August, six months later, common sense regulations were presented for all Agriculture properties with public comment following and several speakers asked that regulations be extended to Residential as well. The discussion by the Commissioners continued into a second hearing and then all of a sudden the discussion and vote became a total and complete ban with an extremely limited number of properties in AG-II-40 acres being allowed to continue. The commissioners at the second hearing did not want public comments, nor were Agricultural owners prepared to speak to this drastic change of direction. There was much disagreement between the commissioners and they almost became stuck at a 2-2 vote with 1 abstaining, in an effort to pass along this ordinance to the Supervisors. Not a strong, clear consensus at all!

If approved as written, the County Supervisors are only supporting luxury, high-end resorts in the county like the Biltmore, San Ysidro Ranch, Miramar, Montecito Inn and the Bacara over more affordable options for many

visitors to our coastal area. Moderate income Families and Groups will be driven away from our local beaches and agriculture areas without additional lodging in the County. An ordinance needs to be written that could be Certified by the Coastal Commission, possibly using separate overlays, as other cities and counties have done.

I urge the supervisors to reject this rushed ordinance banning 99% STR in the County and direct the Planning Commission to revise it by extending approval and regulations to additional properties, both Agriculture properties as well as those in the Coastal Zone.

Thank you for your consideration.

Kathleen Wigle

4188 Foothill Rd

Carpinteria, Ca 93013

Daly, Julia Rutherford

From: Gloria Dias <dias4@hotmail.com>
Sent: Monday, December 05, 2016 2:18 PM
To: sbcob
Subject: Comment Letter to the "Board of Supervisors"
Attachments: County Board of Supervisors.docx

To Whom It May Concern,

I have attached a comment letter regarding the short term rentals which will be addressed at tomorrow's meeting, Tuesday, December 6, 2016: Unfortunately, I am not able to attend due to my work schedule. I respectfully request that a copy be printed and added to each packet which will be distributed to each member of the board. Thank you for your assistance in this matter.

Sincerely,
Rob & Gloria Dias
805-937-5571

December 5, 2016

Dear Supervisor Adam, Chair of the Board, and Honorable Members of the Board of Supervisors,

I am writing to express my concerns and my opposition regarding The Short Term Rental business in residential areas. I live in a gated community and we moved here because of the privacy and peace and quiet that we hoped to enjoy while living here. For those of us who do not rent our homes as a short term rental, our home and property is our private space and having this type of business in a residential neighborhood no longer gives us the privacy, peace and the security that we would expect to enjoy. The majority of people who rent these homes are either from out of town, state or from out of the country which means they do not have a vested interest in this community. For many, they don't understand the concept of what private property or privacy means therefore they wander into front yards, backyards or they end up knocking at the wrong door expecting to be let in at any hour of day or night. In addition, our roads are private which means we will be forced to share in the financial burdens of fixing, maintain and repairing our roads. The rights of a single homeowner who decides to turn his residence into a place of business DOES NOT OUTWEIGH the rights of the adjacent family who has worked hard to acquire their home.

In closing, I urge you to **PLEASE AGREE WITH THE RECOMMENDATIONS OF YOUR PLANNING DEPARTMENT and protect the rights of those who for various reasons chose to live in a Single Family Resident Zoned area of our community.** If private individuals want to run a B&B or motel, they need to select a property ZONED for this, with the proper regulations covering such a business.

Sincerely,
Rob & Gloria Dias
5992 Sharron Ct.
Santa Maria, Ca 93455
805-937-8878

Daly, Julia Rutherford

From: Laura Smit <laura.c.smit@gmail.com>
Sent: Monday, December 05, 2016 2:33 PM
To: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Pls Vote to Allow Short Term Rentals so we can keep our family home

Dear Santa Barbara County Supervisors,

I am writing to request that you please continue to allow short term rentals in the Santa Ynez Valley.

My parents have a beautiful house in Santa Ynez that my siblings and I inherited this year from our parents. It is located on ten acres (zoned AG-1) that my parents have owned since 1968. I live in Maryland and love going out 3 - 4 times a year to the paradise my parents built in 1985. We hope to keep the house as long as possible for our family, but there is no way we can afford the upkeep without doing short term rentals. It is such a beautiful place and we don't want to have to sell it.

Our family would be carefully selecting who we decide to rent to. I believe in a strict permitting process and in regulations that help short term rentals run smoothly. We would not be renting to people who would have huge parties or upset our neighbors. We also care a lot about our house and would be very careful on who we rent to.

Please do not vote against short term rentals.

Thank you so much for your attention in this matter.

Sincerely,

Laura Smit

1475 Refugio Rd.
Santa Ynez, CA 93460

Laura C. Smit
(cell) 410-608-6287
(home)410-799-8747
7228 Dockside Lane
Columbia, MD 21045