

Ramirez, Angelica

Public Comment

**From:** Krista Pleiser <kpleiser@sbaor.com>  
**Sent:** Monday, August 31, 2020 3:45 PM  
**To:** sbcob; Williams, Das; Hart, Gregg; Hartmann, Joan; Adam, Peter; Lavagnino, Steve  
**Subject:** STR's Coastal Zoning Ordinance Amendments  
**Attachments:** County BOS - STR Coastal Ordinance 9-1-20.pdf



**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Greetings,

Attached is the Santa Barbara Association of REALTORS® comments in regards to tomorrow's Short Term Rentals Coastal Zoning Ordinance Amendments. Should you have any questions, please do not hesitate to contact us.

***Krista Pleiser, MPP, RCE***

Government Affairs Director  
 Santa Barbara Association of REALTORS®  
 1415 Chapala Street | Santa Barbara, CA 93101  
 (805) 884-8609 (Direct) | (805) 963-3787 (Main) | (805) 966-9664 (Fax)  
[kpleiser@sbaor.com](mailto:kpleiser@sbaor.com)

For more information please visit [www.sbaor.org](http://www.sbaor.org)

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August 31, 2020

Supervisor Gregg Hart, Chair  
Supervisor Peter Adam, Vice-Chair  
Supervisor Joan Hartmann  
Supervisor Das Williams  
Supervisor Steve Lavagnino  
105 East Anapamu Street  
Santa Barbara, CA 93101

Re: Short-Term Rental in the Coastal Zone

Dear Chair Hart and Supervisors,

The Santa Barbara Association of REALTORS® (SBAOR) represents roughly 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners.

We are pleased you are addressing the short-term vacation rental issue and we encourage you to look at the issue from all viewpoints, from the private property owner to the impact on the neighborhood. Property owners should have flexibility with their property use within reason and neighbor concerns need to be addressed. We request that you review the options before you and determine a course of action that is fair and balanced and include the City of Goleta's Short Term Rental Ordinance as an option.

It's important that you look at this proposed ordinance from *all* viewpoints. Listening to neighbor concerns is what you as a Board do, but property owners have core rights which are their "bundle of rights". As a reminder, this bundle of rights pertains to ownership which includes the rights to possess and use the property, the right to exclude others from the property, and the right to gain income from the property by "foregoing personal use... and allowing others to use it". Among the core rights that a property owner typically has, and that an owner does not expect to be deprived of by regulation, is the right to lease or rent the property on a temporary basis to another party. That party temporarily acquires, in exchange for payment of rent, one of the "rights" in the bundle of property rights; the right to use and occupy the property for the agreed upon rental period to the exclusion of all others. The Supreme Court of Connecticut upheld this right by stating that stripping essentially one-third of the bundle of economically productive rights constituting ownership is a very significant restriction on their right of ownership. In order to avoid stripping any property owner of their "bundle of rights", we encourage you to take a fair and balanced approach that addresses the concern of neighbors while preserving the rights of the home owners, similar to the Goleta Vacation Rental Ordinance.

Sincerely,

Staci Caplan  
2020 President

Santa Barbara Association of REALTORS® | 1415 Chapala Street | Santa Barbara, CA 93101

(805) 963-3787 | (805) 966-9664 FAX | [www.sbaor.com](http://www.sbaor.com)



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**de la Guerra, Sheila**

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**From:** Katie Labourdette <katie@hearthhomes.com>  
**Sent:** Monday, August 31, 2020 5:01 PM  
**To:** sbcob  
**Subject:** Re: Coastal Short-Term Rental Ordinance Departmental Agenda Date: September 1, 2020

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dear County Board of Supervisors,

I am a local homeowner and landlord in the County Coastal Zone. I fully support short-term rentals in County Coastal zones.

I do not think that owners should have to live in the property for a certain amount of time, or a minimum night stay requirement.

In addition, we rent our home out to families who want to experience the beautiful beach life we are fortunate enough to enjoy every day and long-term rental requirements would limit the accessibility to families.

Thank you for your consideration on this issue.

Warmly,  
Katie

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Katie Labourdette-Martinez  
Co-founder + Designer  
[www.hearthhomesinteriors.com](http://www.hearthhomesinteriors.com)



## de la Guerra, Sheila

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**From:** Susan Moe <srosemoe@hotmail.com>  
**Sent:** Monday, August 31, 2020 7:39 PM  
**To:** sbcob  
**Cc:** execdirector@montecitoassociation.org  
**Subject:** Short Term Rental Item #4 on your agenda Tuesday

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Board of Supervisors,

I implore you to allow short term rentals in Montecito. Before the mudslide, we rented our home from time to time while we were on vacation or otherwise out of town. It's a win win for both the county and us for several reasons:

With the revenue we received from these short term rentals, we reinvested into our home for landscape and other improvements that we would not have done otherwise. This is an improvement to the neighborhood.

We do not eat out often nor do a lot of shopping. Our renters, however, did! We would come home to find bills from restaurants and shops from one weekend far exceeding our yearly expenditure for such purchases. This is good for local businesses as well as tax income.

We paid our TOT taxes on every guest.

Not one time did we have any issues with the neighbors.

Having cars in the driveway and people in the home helped with security. One time while we were gone and we had no renters, dozens of local high schoolers threw a huge party in our back yard resulting in damage—police were called and arrived to assist, it's on the record. We've been robbed on two other occasions and had a midnight inquiry that resulted in 4 people being arrested in front of our home—a very close call. Having people in vacant homes is a security measure.

I would also add that short term rentals provide a way for people of moderate means to visit Santa Barbara who may not be able to otherwise. Many of our renters have been young families visiting here for weddings, graduations, reunions, etc. Hotel prices in Santa Barbara and Montecito are exorbitant and out of reach for many.

Now that we are in the final stages of repair from the mudslide, we would like to rent our home on a short term basis to help us recover from the tremendous losses we incurred that morning.

Please consider us and the many like us when making your decision.

Thank you for your time and consideration,

Susan and Niklas Moe

