

Alexander, Jacquelyne

From: Michael Dean <mdtowtruck@gmail.com>
Sent: Monday, October 02, 2017 4:29 PM
To: sbcob
Subject: STR AGENDA ITEM

TO. Board of Supervisors

FROM: Michael Grua
5589 W. Camino Cielo
Santa Barbara, CA
93105

SUBJECT: County ban on STRs

I live in my house full time except when I rent it for a STR. I live near the top of San Marcos Pass in a RR-5 zoned area but I have not heard any mention of this particular zoning being included or not in a possible ban. Since I have 5 acres around my house, it does not seem that lumping RR-5 zoned houses in with houses in a residential block (R-1) or neighborhood is an equitable arrangement. I have rented my house on a STR basis for the last 7 years with no problems whatsoever and have had a permit and paid my TOT taxes since their inception. My usual guests are here for weddings in SB/SY or for family reunions.

Please, if you do institute a ban, don't make it a "one size fits all" since there are differences in the various zones of the county and not just the AG and Coastal zones.

Thank you,

Michael Grua

Alexander, Jacquelyne

From: Chantee Sea Sea <everyoneisbeautiful@mac.com>
Sent: Monday, October 02, 2017 4:21 PM
To: sbcob
Subject: Meeting re: STR's October 3rd.
Attachments: Public Comment - Group 1.pdf; ATT00001.txt

Good afternoon, I've written several letters over the last 2 years not in favor of STR's in Residential areas, nor do I want a revolving door of strangers roaming my neighborhood. I did not write the letter below, but I concur with the issues brought up in the letter attached and written by Bonnie Freeman on September 27, 2017.

Regards, Chantal Cloutier

Alexander, Jacquelyne

From: Christy <christyholz@cox.net>
Sent: Monday, October 02, 2017 5:22 PM
To: sbcob
Cc: Metzger, Jessica
Subject: STR hearing tomorrow

Dear Supervisors,

What is the problem you are trying to solve by your ban on STR's? Looking at what you are proposing to do it is not possible to make any sense of what good will come from this.

Reading thru the piles of documents it appears that a handful of people experienced negative situations with neighbors who were/are renting short term and somehow these handful of cases have become elevated to a county level. On the other hand it appears that there are many hundreds of people renting short term where neighbors are fine and support this.

I have reviewed STR documents and specifically the Historical Overlay data provided in the STR hearing documents made publicly available. From submissions posted to date it appears that basically all of the coastal area has historical use and that the inclusion solely of Miramar is special treatment and unfair. The select few Miramar homes are granted an economic windfall while the many hundreds of other STR's are hit with an economic crises of how to replace the additional earnings that for many allow them to afford their homes.

This ban on STR's is negatively impacting almost every area of the county.

1. It is a huge negative financial impact to many hundreds of families
2. It is a negative impact to our rural agricultural areas trying to find a way to gain and keep customer loyalty
3. It negatively impacts the county by the loss of TOT taxes
4. It hurts local businesses
5. It requires new county funding to police the new rules that most people do not agree with
6. It is dividing neighborhoods and pitting neighbor against neighbor to the extent they make public attacks (the handful of people who claim bad experiences)
7. Neighborhoods will have more empty houses when part time occupants are not in town which increases security of the entire neighborhood
8. It drives families to choose to vacation other than Santa Barbara where they can rent homes
9. Intolerance on the rise and this adds to it- not how do I get along with my neighbor but quite the opposite.
10. Coastal areas are expensive- this will certainly make it less likely that there is much diversity – wealthy only allowed

And what are the benefits ?

“The ordinance maintains the integrity and intent of residential and agricultural zone districts by prohibiting the use of Short-term Rentals in these zones.”

- I don't think I am alone in wondering how “no STR's” in a residential or ag zone is maintaining integrity and intent ? Does a house sitting vacant while the owner lives in another location for part of the year maintain the integrity and intent better than families spending their holiday in the house for a week or two at a time? Have you lived in a neighborhood of empty houses? It doesn't feel “residential”. How does a family renting a home change from NOT maintaining the integrity and intent TO maintaining integrity and intent between day 7 and 31 of their stay?

- Who has determined that Agriculture doesn't include people staying short term on the property to actually see and experience the business? It sure seems that you should promote this connection, not ban it.

We need to address the right problem. Noise, parking, respect for local norms, need to be addressed. Regulation of STR's will do this.

When we, along with most others, purchased our home in More Mesa Shores (MMS) it was clearly understood that we could rent short term, an important fact given the very high taxes. A change to this should allow for grandfathering in of historical uses as it has with other exceptions in R1 areas. More Mesa Shores is an R1 area. However, two active non conforming commercial Orchid Nurseries (www.calorchid.com , www.sborchid.com/sboe_hours_directions.php) operate retail/wholesale facilities full time (Mon- Sun) inside the MMS community. It has never been solely a residential area and has long term historical mixed usage since the 1960's. You are not helping preserve our neighborhood- banning of STR's is hurting our neighborhood and taking away income generation for many people who need this.

I will speak of More Mesa Shores (MMS) because I have lived here since 2000. Other than a couple incidents more than 8 years ago MMS has STR's that don't have problems. MMS has a locked private beach access and has provided access to the beach via STR's of homes in our community. MMS has been providing affordable coastal access to 30-50 family members a day thru STR's. Families deserve affordable access to the coast. Without this access to a coastal area, our locked gate shouldn't be there.

I believe Santa Barbara County homeowners deserve transparency and fairness be applied to changes to historical uses. MMS clearly meets historical STR use, as do most of the other coastal areas, given the chance to provide evidence.

I urge you to identify the real problem and then address it, not this path you are on that will only cause great harm to many, result in years of legal fees and costs to the county. Regulation of STR's will bring economic and social benefit to homeowners, neighborhoods, businesses, and the county. Regulate, don't ban.

Christy Holz