

Lenzi, Chelsea

From: Black, Dianne
Sent: Monday, July 18, 2016 9:40 AM
To: Board Letters
Cc: Allen, Michael (COB)
Subject: FW: VRBO
Attachments: Response to Doreen.docx

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Stuart Gildred [<mailto:stuart@gildred.com>]
Sent: Monday, July 18, 2016 9:18 AM
To: Farr, Doreen
Cc: Zorovich, John; Black, Dianne; Russell, Glenn; Farnum, Elizabeth; SupervisorCarbajal; Tittle, Jeremy; Wolf, Janet; Lavagnino, Steve; Adam, Peter
Subject: Re: VRBO

Doreen,

Please read the attached letter in response to your email. I took the liberty of copying the other Supervisors so that they would have an opportunity to review my response before the hearing tomorrow.

Respectfully,
Stuart

On Sun, Jul 17, 2016 at 5:06 PM, Farr, Doreen <dfarr@countyofsb.org> wrote:

Dear Stu,

I recently learned that you have been renting out a large home on the zipline property for a vacation rental by owner (VRBO.) This surprised me greatly as there was nothing in your project description as far as the baseline activities on the site that indicated that other commercial activity on the property was going on. The website for your VRBO also indicates that you have been renting it at least since 2014 and that events are allowed. While it might be debatable as to whether the regular renting of a large home that can accommodate two families and up to 14 people would generate the same amount of traffic as an owner occupied home, clearly any events that occur as a part of the VRBO rentals would create impacts that definitely are over and above those that have been studied for the zipline project to date. Because this commercial activity was not disclosed to county planners, they have not been able to assess what the additional impacts are from it in relation to your project description for the zipline and ropes course business and any conflicts that might arise due to the fact that both the VRBO rental and associated events like weddings and the Zipline would be open to the public at the same time.

You do not need to respond to me now as I will be asking a number of questions about this at the hearing on Tuesday. It is important for the public, the appellant, staff and the other Supervisors besides me to have the benefit of hearing your answers and that they become an official part of the public record for this project. I just wanted to let you know that I will be asking about it so you will be prepared.

Sincerely,

Doreen Farr

Third District County Supervisor

--
Stuart Gildred
Owner / Program Director
805-252-1498



Dear Doreen,

I too am surprised. Yet again we are here dealing with another last minute issue..... I did not include renting my home on VRBO because I do not see how it impacts the Zipline project? However, now that you have voiced your concerns I'd like to set the record straight.

I live on a large 100 acre plus property and when I leave on vacation I rent my house. I have a large family made up of two adults, five kids, two dogs and lots of friends always visiting. When I spoke with Steve Rodriguez our County Planner about this issue on Thursday July 14th he said that trading families results in no net increase in traffic. As far as events are concerned I have allowed birthday parties and family dinners for renters not unlike birthday parties and dinners that I have hosted for my own family. This does not increase the existing use or baseline because the rentals are infrequent. Any allegations saying otherwise are simply false and unsubstantiated.

Yes I have been renting my home since 2014, which as you know is allowed under the current Ag 2 zoning. In that time I have had many happy guests who have caused NO problems. I encourage you to read my VRBO reviews you will find happy comments from happy normal people enjoying a happy farmhouse. Not big Hollywood weddings, not the Hell Angels just normal people enjoying a totally allowed use.

Who is complaining? Is it one of the commercial gravel operations? Or the Ostrichland folks who are operating a commercial business? Or is it one of the two commercial horse boarding stable operations? All of which border my property. Can you ask County staff is there have ever been any formal complaints filed? Clearly the VRBO issue was not mentioned in this appeal.

I agree with your assessment when you say "clearly any events that occur as part of the VRBO rentals would create impacts.....", which is why I have been careful NOT to allow events associated with my home rental. I have informed the County Planning Department and my neighbors of past events to avoid this exact situation or any misunderstanding. So while this may have seemed like a surprise to you it should not be a surprise to the County staff and the County tax collector.

I called Kim Probert who works for the SB County Planning Department and asked her if I was allowed to have events on my property for friends or relatives. She explained that as long as there is no charge or fee collected for an event then I am allowed to have up to two per year. For the record I have only had 2 weddings on my property since I purchased the property back in 2005. Because there have been so few events over the past 11 years I did not think it was something that would have any relevance to this project.

I see how you may have been concerned with language on my listing on the VRBO website, therefore, I have already taken out any reference to events or weddings so that there can be no further misunderstanding.

To be clear I have not had any events that have not been disclosed to the County Staff. I will attach the email that I sent back in May as evidence of my disclosure.

The VRBO home that I rent is my primary residence.

I look forward to answering any and all your questions on Tuesday regarding this issue. I will be prepared.

The review on this project has gone on for over 4 years, all at my expense. We have answered every question, often several times this is no way to treat an applicant.

Respectfully,
Stu