

Ramirez, Angelica *General Public Comment*

From: Gail Johnson <gsjoh50@gmail.com>
Sent: Sunday, May 1, 2022 5:14 PM
To: sbcob; Hart, Gregg
Subject: Please prioritize development of the Short Term Vacation Rental Ordinance in the Coastal Zone to 2022-23



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Dear County Board of Supervisors,

We are providing input to the County Board of Supervisors for the hearing on Agenda Item D7 - Long Range Development's Projects for 2022-25 - at your meeting on May 3, 2022.

My husband and I live in a small homeowners association called More Mesa Shores and it is in the County's Coastal Zone. Anything we attempt to do to implement reasonable regulations of STRs/Homestays to retain the character of our community has been difficult due to the County's inaction. Any reasonable regulations to address density, rental caps, occupancy restrictions, and nuisances depend on a Coastal Development Permit, which is normally the role of a city or county government, not a homeowners association. In the last few years, 7 houses have sold in our neighborhood. Three of these properties resulted in removal of housing stock from the community and the County because they were converted to Short Term Vacation Rentals that were formerly occupied by the owners. Big corporate investors are now in the business of buying up properties in residential and converting them into short term rentals. We know, because the three houses referenced above are held in LLCs.

We request that you prioritize completion of an ordinance to regulate Short Term Vacation Rentals and Homestays in the Coastal Zone of Santa Barbara County to FY 2022-23. Work on this ordinance began in 2018 and additional research was done in 2020. Continuing to delay this project adds additional expense to its development due to the loss of knowledge resulting from these delays and staff turnover. The Cities of Goleta and Carpinteria adopted STR ordinances over 5 years ago after California Coastal Commission approval. Why this isn't given the attention it deserves by the County's Long Range Planning Department is puzzling!

It's more than time for the Long Range Development Department to finish what they started.

Please change the priority for the Short Term Vacation Rental/Homestay Ordinance to FY 2022-23.

Thank you,

Axel and Gail Johnson