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Clerk of the Board, Michael Allen [allen@co.santa-barbara.ca.us](mailto:allen@co.santa-barbara.ca.us)

Attention: Board of Supervisors

**SUBJECT: Santa Barbara County P & D Work Program  
Vacation Rentals in Residential Neighborhoods**

Dear Mr. Allen:

I encourage the Board of Supervisors to address the need for better regulation of vacation rentals in residential neighborhoods and the collection of bed tax to help mitigate the costs associated with this form of transient occupancy. Such a bed tax might also be used to help offset the loss of traditional rental housing for the people who struggle to live and work here.

My wife and I are resident owners and we live next door to a vacation rental. Fortunately, this rental house is relatively small and we rarely have the typical problems associated with limited street parking, excessive noise from "vacation group activities" or dogs left in a strange place. Such impacts have been experienced with another vacation rental on our block that is much larger and has a swimming pool in the backyard.

The issues that we deal with are minor but the County should be aware that there are a wide variety of impacts to that can and do occur depending on unique circumstances of the rental house and adjacent neighborhood.

For example, our waste collect day is Monday, which is typically the day after the rental guests leave. The waste containers remain in the street for days while the house is vacant and they block our mail delivery. It seems that the easiest solution is for me to put the containers away for the owner, which is what I now do.

Another example is the landscaping from the rental property that grows into our yard and onto our roof. This is not a huge issue but I deal with it because I can't knock on the door of my neighbor like I used to be able to do and discuss a way share the costs and efforts. The same is true when the fence started leaning over.



When you live next to a vacation rental, the “community character” of your neighborhood changes. I see that some real estate companies now list the houses for sale as “income property” and I wonder how the situation will be in the years ahead if there are no short term rental rules for owners to abide by. I understand that the Planning Commission and the Montecito community recommend a formal study of this issue. Such a study would help the Board of Supervisors and the public better understand all of the impacts of this growing situation and develop needed regulation, including the means to collect the appropriate bed tax.

I concur with the recommendation to authorize a study as the next step to address the regulation needs for vacation rentals in the tourist visiting areas Santa Barbara County.

Sincerely,

Ronald N. Sickafoose