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November 28, 2016

Chairman Peter Adam and Members  
of the Board of Supervisors  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara, California 93101

Re: Short Term Rental Ordinance Hearing - December 6, 2016

Dear Chairman Adam and Members of the Board:

I represent Deborah Hearst, owner of a home in Montecito that has been severely impacted by a short term rental next door. On behalf of Ms. Hearst, I have been actively involved in the County's process of drafting regulations banning short term rentals in residential zones, and I congratulate the staff on an inclusive, thorough effort which has been responsive to the community and which furthers the goals of the County's zoning ordinance.

Briefly stated, short term rentals are business operations which have no place in residential zones. To argue that they provide opportunities for visitors, or additional income for seniors, or any of the host of other "reasons" given to allow these uses misses the point: these are commercial ventures which negatively impact the fabric of our neighborhoods, disrupt the privacy and quiet enjoyment of our homes, and negatively impact our property values. The sanctity of residential neighborhoods cannot be sacrificed so that visitors can have a "different" type of experience, or so that someone can make a little extra money off his or her home. There is absolutely no overriding reason why these businesses should be allowed in single family zones, any more than restaurants, shops, or other visitor-serving/money making ventures. I urge you to adopt the carefully constructed and thoroughly reviewed proposed ordinances that are before you today and put an end to this intrusion into our residential neighborhoods.

As a final note, I would add that, in order to be effective, these ordinances will require strict and meaningful enforcement by the County. Fundamental to that effort is a fulltime enforcement officer, available on nights and weekends when the majority of complaints arise. Thank you very much.

Sincerely,



Kathleen M. Weinheimer