

Schlinger- Santa Ynez Vacation Rentals

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Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:48 PM
To: sbcob
Subject: FW: Important Update: We need your support! Please attend the FINAL Short-Term Rental Ordinance hearing on December 6, 2016

Lisa Brown
Administrative Assistant
Fourth District Supervisor – Peter Adam
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From: Leanne Schlinger [mailto:leanne=santaynezvacationrentals.com@mail106.atl31.mcdlv.net] **On Behalf Of** Leanne Schlinger
Sent: Friday, November 11, 2016 4:01 PM
To: Adam, Peter
Subject: Important Update: We need your support! Please attend the FINAL Short-Term Rental Ordinance hearing on December 6, 2016

Read this important update on where Short-Term Rentals stand in Santa Barbara County and what you can do to help them from being banned.

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SANTA YNEZ

VACATION • RENTALS

What's happening?

Short-Term Rentals (STRs) have been under siege by Santa Barbara County Planning and Development for over a year. Planning Staff spent countless hours assessing our industry and the alleged impacts it has on our community, and have proposed a complete ban of STRs. **At the most recent hearing on August 10, the Planning Commissioners voted 3 - 1 to ban Short-Term Rentals on all properties, except for those in commercial and AGII 40+ zoning designations that obtain permits under a new system.** This proposed STR ban will go before the Board of Supervisors for approval on December 6, 2016. As it stands now, the newly banned would have a mere 270 days to discontinue their operations, despite any reservations beyond the 270-day window.

What can you do to help?

We have one last shot at convincing the Supervisors to allow STRs on a greater number of properties under the permit system or to at least allow existing STR properties more time to transition to other uses. **The Short-Term Rental Ordinance will go to the Board of Supervisors on December 6, 2016.** Please make the very best effort to attend the Board of Supervisors hearing and give public comment, or if you cannot attend and speak, please send someone who can on your behalf. At the very least, please call and write to our Board of Supervisors and Planning Staff expressing your stance on a Short-Term Rental ban.

A few key points to make in your comments or letters:

- STRs are a compatible use for ALL agricultural zoned land. STRs should not be restricted to only commercial or AGII 40+ designations but should be allowed to

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- When managed properly, STRs are less impactful than long-term rentals. STRs sit vacant a good portion of the year which results in less traffic, less trash, less water consumption, and less overall impact to the area. Long-term rentals (any rental over 30 nights) receive zero regulation.
- The TOT (Transient Occupancy Tax) generated from STRs is a major source of revenue for the County of Santa Barbara.
- STRs provide jobs for local community members.
- STRs provide a unique experience, different than a hotel, for visitors who cannot achieve this in their busy city lives. A place to unwind.
- We advocate for a fair and reasonable Short-Term Rental Ordinance that creates a permit system for STRs on ALL agricultural zoned land in place of an outright ban.
- We advocate that any STR property which has been paying their TOT up to this point be allowed to continue operating for two years in order to protect their investment and transition their property to other uses.

I founded Santa Ynez Vacation Rentals over 10 years ago, with the goal of providing authentic farm/ranch stay experiences for guests to enjoy while visiting the Santa Ynez Valley. I knew that people from all over the world would appreciate being able to stay on a property that was unlike their normal way of life. A place to connect with nature and family, wake up to peace and quiet, a place to stargaze, cook delicious meals, a place to relax and get away from it all. The Santa Ynez Valley is such a special, magical place to be. That is why we all love it so deeply. Without your involvement, the County of Santa Barbara will ban this experience from visitors, ban the right for property owners to be able to provide this experience to people, and rip away local jobs and business from those who work in this industry.

I cannot emphasize enough how critical it is for you to get involved.

Leanne Schlinger



Thank you for your continued support.

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Rentals and our company. We couldn't do it without you.

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Daly, Julia Rutherford

From: Adam, Peter
Sent: Friday, December 02, 2016 3:58 PM
To: sbcob; Brown, Lisa
Subject: FW: URGENT: Attend Final STR Hearing on December 6th & Submit Letters by December 2nd!

Lisa Brown
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From: Leanne Schlinger [mailto:leanne=santaynezvacationrentals.com@mail179.atl61.mcsv.net] **On Behalf Of** Leanne Schlinger
Sent: Thursday, December 01, 2016 3:02 PM
To: Adam, Peter
Subject: URGENT: Attend Final STR Hearing on December 6th & Submit Letters by December 2nd!

Critical Short-Term Rental Ordinance hearing on
December 6th - We need your help!

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Dear Supporters,

On Tuesday December 6th, 2016 the Santa Barbara County Board of Supervisors will be deciding on whether to adopt the STR Ordinance as written, prohibiting short-term rentals, or reject it and instruct their staff to re-draft the STR Ordinance in a way that protects the benefits of STRs in Santa Barbara County. As it stands now, the newly banned would have a mere 270 days to discontinue their operations.

Now is the time to act - here's how you can help!

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Now is the time to act - here's how you can help!

Attend the Santa Barbara County Board of Supervisors meeting on December 6th in support of STRs. In addition to attending the hearing, or for those who are unable to attend, please **submit your letter no later than 12/2 to each of the Santa Barbara County Board of Supervisors.** Save The Rentals Santa Barbara has prepared **22 talking points** which can be used to help craft your comments.

SYVR's refresher key points:

- STRs are a compatible use for ALL agricultural zoned land. STRs should not be restricted to only commercial or AGII 40+ designations but should be allowed to operate on ALL agricultural land (5, 10, 20 acre parcels) with a reasonable permit system in place to mitigate any impacts.
- When managed properly, STRs are less impactful than long-term rentals. STRs sit vacant a good portion of the year which results in less traffic, less trash, less water consumption, and less overall impact to the area. Long-term rentals (any rental over 30 nights) receive zero regulation.
- The TOT (Transient Occupancy Tax) generated from STRs is a major source of revenue for the County of Santa Barbara.
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- We advocate that any STR property which has been paying their TOT up to this point be allowed to continue operating for two years in order to protect their investment and transition their property to other uses.

With the hearing date quickly approaching, these letters need to be sent no later than December 2nd, 2016!

[E-mail the Board of Supervisors](#)

[Read our letter to the Board of Supervisors](#)

Please attend the Board of Supervisors hearing on Tuesday, December 6th at 9:00am. Even if you don't choose to speak during the public comment period, your presence alone will help to show the large number of people opposed to the proposed ordinance. There will be some type of badge to wear or other clear marker for the County Supervisors to know who in the room is opposed to the STR Ordinance.

Date: Tuesday December 6th, 2016

Time: 9:00am

Location: See Below

**Joseph Centeno Betteravia Government Administration Building
511 East Lakeside Parkway, Santa Maria, California, 93455**

Directions: Take Highway 101 to the Betteravia Road exit, which is by the south end of Santa Maria, it's officially Exit 169. Take Betteravia Road 0.7 miles towards the ocean (to the west) to Centerpointe Parkway and turn left. Then take an immediate left onto Lakeside Parkway and the County Administration building will be on the left, there will be a large parking lot next to it.

***Alternative Venue in Santa Barbara (if you absolutely cannot make it to Santa Maria that day):**

You can attend the meeting remotely from the Santa Barbara County meeting hall. Your testimony will be transmitted via video to the meeting in Santa Maria.

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County Administration Building, Board Hearing Room
105 E Anapamu St., Santa Barbara, CA 93101

Please sign the petition which urges the Santa Barbara County Board of Supervisors to not approve the STR Ordinance that was prepared by the Staff.

You can leave comments if you wish, those will be forwarded to the Supervisors as well.

[Sign the STR Ordinance Petition](#)

Thank you for your continued support.

We are deeply grateful for your effort and time in voicing your support for Short-Term Rentals and our company. We couldn't do it without you.

Leanne Schlinger



[E-mail the Board of Supervisors](#)

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Planner: Jessica Metzger

Email: jmetzger@countyofsb.org

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