

From: Mary Watkins
To: [Williams, Das](#); [Wolf, Janet](#); [Hartmann, Joan](#); [Adam, Peter](#); [Lavagnino, Steve](#); [sbcob](#)
Subject: Coastal Commission Ruling on Short Term Rentals
Date: Thursday, August 23, 2018 8:10:06 AM

Dear Santa Barbara County Board of Supervisors,

I write in strong support of the City of Santa Barbara accepting the CA Coastal Commission ruling on allowing short term rentals in the coastal zone. I am a 23 year resident of Santa Barbara, am 67-years-old, and work fulltime. I have a blind daughter who wanted to live independently. When I rented two rooms in my house I mortgaged my home to buy her a small condominium. The income from the STR paid for the mortgage. Then STR's were banned and I was left with the mortgage but no way to pay for it except to keep working until I die. I never had a single complaint from my neighbors. I was always in residence. I paid all my taxes for the rental on time.

It was a win-win situation. Many people who would love to visit Santa Barbara can no longer do so because hotels are so expensive. I hosted people from all over the world who ate in our restaurants and shopped in our stores. Beyond the money, I appreciated hosting people when my own family was not visiting.

The city says it needs these units for fulltime renters. That will never happen for most of these units. We need them when our family members visit. I have 1/3 of my house idl and used about 1 month a year when children and grandchildren visit. It is a needless waste.

I recommend allowing STR in homes where the owner is in residence. There should be a prohibition on parties and visitors should sign a *Good Neighbor Policy*.

I personally know elderly homeowners who have had to sell their homes once STR's were banned. I am hoping this does not happen to me.

Regulate STR's, but don't ban them. It doesn't make financial sense for the city and it hurts homeowners.

Thank you,
Mary Watkins
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