

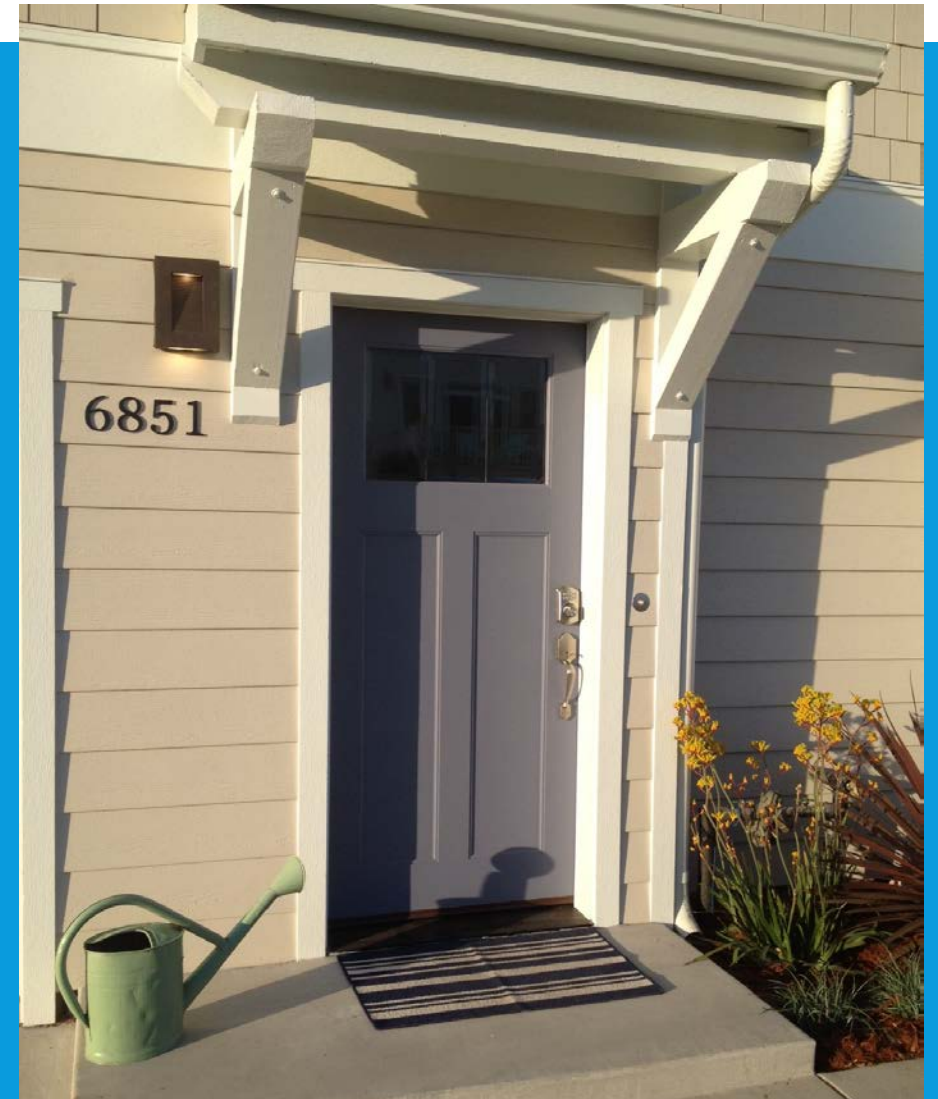
ALLOW NEIGHBOR SUPPORTED IV STR'S TO CONTINUE FROM OWNER 6851 DEL PLAYA

Santa Barbara Board of Supervisors Aug. 28, 2018

See e mails from IV neighbors to the coastal commission who support STR's in this neighborhood as it is a good alterative to Student Rentals.

Neighbors became informed of this regulatory issue only when it went to the Coastal Commission so this support is new to the County for this location.

WITH PART TIME VACATION RENTAL & PART TIME OWNER USE
THE OWNERS HAVE AESTHETIC CONTROL
RATHER THAN AS A STUDENT RENTAL



THIS BLOCK HAS DIRECT PUBLIC BEACH ACCESS VIA STAIRS
IT IS IN THE SINGLE FAMILY AREA OF IV IN THE WEST END NOT IN THE APARTMENT AREA



ISLA VISTA IS MOSTLY APARTMENTS BUT THERE IS AN R-1
SECTION IN THE FAR WEST WHERE THIS HOME IS LOCATED,
NEAR WEST CAMPUS BLUFFS OPEN SPACE



OWNERS ARE FUNDING BIO RESTORATION ON SITE AND ON NEARBY WEST CAMPUS BUFFS



THE NEIGHBORS SUPPORT THIS STR USE HERE
SEE SEPARATE E MAILS FROM LONG TERM RESIDENTS TO THE COAST COMMISSION ON
THIS ISSUE



The County regulations were prompted by neighbor complaints in other neighborhoods.

Different neighborhoods are vastly different as to context and appropriateness

This neighborhood is a mix of students and permanent residents, who welcome vacation rental users.

UCSB parents

UCSB connected visitors

Multigenerational family gatherings

Those seeking a beach location

WHILE THE COUNTY HAS BEEN INDIFFERENT TO THE ISSUE OF ACCESS TO THE COAST
BY ALLOWING STR'S TO REMAIN, IT IS THE ISSUE THAT IS PIVOTAL TO GETTING
COASTAL COMMISSION EVENTUAL APPROVAL.
HERE ARE PICTURES ON ACCESS TO THE COAST IN THIS LOCATION.



DIRECT ACCESS TO THE OCEAN AND BEACH ARE RARE LOCALLY AND THE PUBLIC, VISITORS FROM MANY DIVERSE LOCATIONS HAVE FOUND THIS TO BE A GREAT SPOT FOR THAT.

LOCATION: 6851 DEL PLAYA

OWNERS: JEFFREY AND DOROTHY NELSON



OTHER ISSUES, HOMESTAYS, ELITISM, HOUSING STOCK

1. Homestays are not practical here or in most vacation rental settings. Family or Friends gatherings don't want a stranger to them in the house with them.

- The issue of control of behavior of short term renters can be addressed in other means.
- The alternative here is student renters and certainly no owner lives in the house with student renters to control their behavior.

2. Miramar overlay only was called Elitist by CC this is a non elitist location and was called out as such in CC discussion.

3. Protecting the housing stock for families was never remotely raised when the County tried to stop this house from being built (Taking Case record for this property is hereby incorporated by reference into the admin. record here).

- The only families on this block have been multi-generational renters of our house.
- Otherwise it is long term residents or student renters.



California Coastal Commission
South Central Coast Area
89 South California Street Suite 200
Ventura, California 93001

May 4, 2018

Re: County of Santa Barbara Local Coastal Program
Amendment #LCP-4-STB-17-0086-3
(Short-Term Rental Ordinance)

Dear Commissioners,

We are long-term, adult residents of Isla Vista, California, an area affected by the above ordinance you are considering.

Having read the ordinance and noted the exemptions for the Historic Area near Miramar and Agricultural zones, we request that you exempt Isla Vista as well.

The reasons, listed below, are very evident to local residents.

Isla Vista has incredibly high density and overcrowding. There are exceptionally few vacation rentals in IV, probably less than 5. Generally property owners wish to maximize their investment and rent to students. Due to high rents, students are often more than two to a bedroom. This contributes to noise, lack of parking, and other issues related to having too many people in our small community.

The property owners that have a vacation rental in our community, particularly in the area zoned R1, actually help mitigate these issues. Having a family come in for a week-end or a couple of days during the week is welcome to us. The homeowners will often come for a week-end as well, which creates a feeling of community. They are one set of IV homeowners that are committed to making the area nicer. While other communities may *not want* vacation rentals as they are disruptive, here in I.V., they actually mitigate some of our local issues.

We are Isla Vista property owners that live in our homes and we have committed ourselves to improving our neighborhoods. We know that allowing the rare vacation rental that may occur in I.V. will play a part in making our community better.

If you are reluctant to exempt Isla Vista, please strongly consider the exemption of the R1 zone (single family housing) in I.V. This zone is approximately 10 square blocks and is the area that will most benefit from the exemption as outlined above.

In so doing our beautiful sunsets and beaches can be enjoyed by visiting students' families, alums and tourists as they spend a few days vacationing in our little community.

Thank-you for considering this viewpoint in this very complex issue. It is very important to us.

Respectfully,

Rick and Janet Stich, 6865 Del Playa Drive, I.V.

Sue Whisenand, 6877 Del Playa Drive, I.V.

Bill Pearson, 6827 Del Playa Drive, I.V.

Bruce and Bonnie Murdoch, 6870 Del Playa Drive, I.V.

Dave Hubbard, 6896 Sabado Tarde, I.V.

Ann Jacqua, 6891 Del Playa Drive, I.V.

Gerry Winant and Ann Sanders, 6881 Del Playa Drive, I.V.

Chris Beirn and Melinda Gandara, 6885 Del Playa Drive, I.V.

Dottie

From: anngerry <anngerry@cox.net>
Sent: Wednesday, May 2, 2018 7:32 PM
To: Megan.Sinkula@coastal.ca.gov
Subject: Support of vacation rentals; 6851 Del Playa

Dear Ms Sinkula,

This is a letter in support of allowing vacation rentals in our neighborhood, specifically at 6851 Del Playa Dr, Isla Vista (Goleta), CA 93117.

We have lived in Isla Vista for the past 51 years, and the vacationing guests staying at 6851 since the building was constructed have been some of the quietest, most respectful neighbors we have encountered. We urge you to allow Mr. and Mrs. Nelson to continue renting their house as a vacation rental.

Thank you.

Ann Sanders and Gerry Winant
6881 Del Playa Dr, Isla Vista, CA 93117
(805) 968-6628