

Lenzi, Chelsea

From: Susan Moe <srosemoe@hotmail.com>
Sent: Friday, August 24, 2018 7:48 PM
To: sbcob
Subject: Short term rentals

To whomever it may concern:

We'd like to officially put in our vote that short term rentals be allowed in SB County. We rely on that income to help us stay in our home. We've only had good experiences and our renters have dumped way more money into our economy than we ever would have. We see their shopping bags and take out containers when we return, often with receipts in the hundreds of dollars. Our neighbors have never complained and parking has not been an issue as we only rent to one family at a time. We are not taking away from the rental market, because we would not be renting to anyone long term since we live in the house. It's a win win for us, the county, the merchants on Coast Village Road, etc. We pay our taxes every month and on time. Please consider allowing short term rentals to continue in expensive Santa Barbara County. Thank you for your time and consideration.

Susan Moe
8056805333

Lenzi, Chelsea

From: Andrea Bowdle <andreabowdle@hotmail.com>
Sent: Saturday, August 25, 2018 5:00 PM
To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: STR in Santa Barbara County

8/25/18

To whom it may concern;

I am a 30 year resident of Santa Barbara County. I own several homes here and I strongly believe that Short Term Rentals are a valuable part of our economy and housing plan.

My husband and I have hosted many families in our home over the years. Grandparents, adult children and grandchildren are able to come together and enjoy a space big enough to do things like BBQ, play games and just sit at a dining table and talk after a meal while putting the little ones in bed.

We have also enjoyed big groups such as the Nike Long Distance Running Team who came for a month from their training facility in Oregon to prepare for the last Olympics. Our home was able to accommodate the runners, trainers and coaches and provide our beautiful More Mesa area as the perfect training grounds.

Over the years we have had surprisingly few complaints or problems. Our guests understand that this is our home and they respect it as such. We also make it clear to them that ours is a residential neighborhood and that if there are any issues with parking, noise etc. the police will be called and they will be asked to leave.

Please revise the SB County STR Ordinance to include ALL residential properties in the coastal zone. Implementing Fair Regulations that would allow for STR's while minimizing the impacts on neighbors and neighborhoods.

I believe this approach would help families to come to our beautiful coast and be able to enjoy it without the hefty price tag charged for hotel rooms. As the ordinance is right now, people of middle and lower incomes are discouraged from coming to our county. We are losing out on the tourist dollars as well as making it difficult for people who are not higher income to enjoy this place.

The key to making this work is to **institute fair policies of permitting and regulation** as has been done in many other coastal communities which could include limiting the number of rentals and having a clear plan for complaints when they happen.

Thank you for your time,
Andrea Bowdle

Lenzi, Chelsea

From: Suzy Cawthon <sscawthon@gmail.com>
Sent: Sunday, August 26, 2018 8:28 AM
To: sbcob
Subject: Short-Term Rentals

I have been an AirBnB host for over 12 months. My unit is a detached studio at the back of my property with a designated parking area in my drive off of the street. I only allow two people, have no parties, etc. Many times I never even see my guests. There has never been an issue with my neighbors (I'm not even sure they are aware.) In the summer months, I host many first time visitors to Santa Barbara. I am able to promote local businesses and the short walk to the beach from my home is much appreciated. This income which is hugely important to my ability to afford Santa Barbara (property taxes, et al) also provides additional income to the County. I am always on property when I have guests but am not sure if this would qualify as a "home stay" under the current proposed regulations. The short term nature is important to me as last year I chose not to rent for several months when a seriously ill family member needed the space. The flexibility was key in my ability to help and would not have been possible if I had a full term tenant.

I believe very strongly that allowing STR's in Summerland (with proper regulation) is a win win - for the property owner and for the County. I have a 5 star rating with Air BnB and am an ambassador for Santa Barbara. Income from this "open home" form of tourism boosts our economy and our image while helping property owners to afford this beautiful community we call home.

Please include Summerland in your exclusions as you have for Miramar Beach homes.

Thank you for your consideration.

Suzy Cawthon
Owner - Santa Barbara



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Lenzi, Chelsea

From: waltonmasters <waltonmasters@cox.net>
Sent: Sunday, August 26, 2018 1:09 PM
To: Williams, Das; Lavagnino, Steve; sbcob; Wolf, Janet; Hartmann, Joan; Adam, Peter
Subject: Short Term Rentals

To the Santa Barbara County Board of Supervisors,

Please reconsider your outright ban on Short Term Rentals in Santa Barbara County. As a 20 year resident of Montecito, I have operated a STR for the past 20 months next door to my current full-time residence. My neighbors' peace of mind and right to quiet enjoyment of their properties are paramount in my business practice. I have not had one complaint, and everyone on my block was informed about my STR from the beginning.

Since the debris flow event of January 9 2018, I have NOT been able to find a long term renter despite advertising for 8 months ahead of the proposed ban. I have lowered the advertised rent twice, well below the price point that I was achieving in the years 2014-2016.

Renters are not prepared to take the risk of a long term lease over this coming winter in Montecito, even though our houses sustained no damage, nor experienced any mud incursion during the debris flow event.

Over the past 20 months of STR operation, I have paid over \$15,000.00 in TOT taxes to the county.

I therefore support a decision for fair regulation of STRs. If the Board of Supervisors continues to ban STRs, it will cause me significant financial hardship.

Sincerely,

Charity Walton Masters
2231 Camino del Rosario
Santa Barbara, CA 93108

Lenzi, Chelsea

From: steinmem <aesthpersp@aol.com>
Sent: Sunday, August 26, 2018 1:41 PM
To: sbcob
Subject: Fwd: reconsideration of ban on short- term vacation rentals in City of Santa Barbara

I was asked to forward this appeal to have short-term vacation rentals reinstated in SB, esp. since they are now allowed in all others areas of SB. Will meeting on Tuesday be televised?
Margaret Steinmetz

-----Original Message-----

From: steinmem <aesthpersp@aol.com>
To: dwilliams <dwilliams@countyofsb.org>; jwolf <jwolf@countyofsb.org>; jhartman <jhartman@countyofsb.org>; peter.adam <peter.adam@countyofsb.org>; steve.lavagnino <steve.lavagnino@aol.com>
Sent: Sat, Aug 25, 2018 4:53 pm
Subject: reconsideration of ban on short- term vacation rentals in City of Santa Barbara

I am writing to each of you to reconsider the ban of short-term vacation rentals by the SB City Council enacted this past January 1, 2017 in the City Of Santa Barbara. Since in May 2018 the CA Coastal Commission unanimously rejected county's proposal to prohibit STR in residential zones in Coastal Zone, it only follows that STR be allowed in SB. We bought our home in SB almost 12 years ago not as an investment but as a place for our family to enjoy until we move permanently to SB. As a quintessential 1920 Spanish Colonial which in 5/2018 was designated as a historic structure of merit, through the years we have rented to travelers from all over the US and the world including not only Europe but also remote places like Russia, Singapore, Estonia, etc. I do all the bookings and communicate with people before their stay and during so we form a relationship of sorts. It has been a pleasant experience for all involved and I have never had to even require a security deposit. Our home has also been rented by many people living in SB when friends or relatives visit. Unfortunately for the ban in 1/2018 it was not available for all those needing a place after the fires in Montecito and mudslides.

Besides paying a TOT of \$4,500 a year, SB has benefited greatly as many of our guests tend to be wealthy, retired and on vacation so spend more money then we do when we are in SB. Besides often eating at restaurants, shopping, visiting museums, they shop at grocery stores, buy gas, employ my cleaning help which spreads money throughout the community.

So many people actually thank me for the pleasure of staying in our home and return to SB again or recommend our home to their friends. These same people would not visit if it meant they had to stay in hotels. I understand that STR have their opponents for just reasons, but our home is not a property that would help with the scarcity of affordable rental as It has just two bedrooms and is priced at over \$2,000,000. It is not a party house. When we are not in residence, SB economy is taking a hit.

So again, please regulate STR but not eliminate them.

Thank you,
Margaret Steinmetz

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Margaret Steinmetz

Lenzi, Chelsea

From: Janet Colby <jc.colby@mac.com>
Sent: Sunday, August 26, 2018 4:14 PM
To: Williams, Das
Cc: Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Short Term Rental Ordinance within the County of Santa Barbara

Dear Santa Barbara County Board of Supervisors,

My husband and I own a two bedroom Short Term Rental in the Coastal Zone in Montecito, which we use at least once a month. We use the income from the STR to maintain our home until we are able to retire to Montecito. We have no intention of selling our unit or leasing it for long term. Our STR is within the Coastal Zone and is part of the "Danielson" neighborhood which we think of as historical as it is made up mostly of elderly small beach cottages, duplexes, fourplexes and six-plexes. I call it the "Beach Shack" area of Montecito. We are only a four minute walk away from Butterfly Beachone of the most beautiful beaches on the coastline which is also available to those who stay at the Biltmore but at a price that only the wealthy can afford.

Speaking of the Biltmore, the more articles that appear in newspapers and magazines that tout "You don't need to be ultra-rich to find a hotel room in Santa Barbara, but if your platinum card is smoking hot. It's an excellent place to use it" (Los Angeles Times August 12, 2018) the more the Coastal Commission will support the more affordable STR's for the "less than wealthy" guest who would also like to enjoy our beaches and coastline.

<http://www.latimes.com/travel/la-tr-santa-barbara-hotels-20180812-story.html>

I am writing in support of allowing all existing Short Term Rentals within the Coastal Zone to remain. I also support implementing Fair Regulations to minimize neighborhood impact if the County deems regulations are necessary. I believe that the County should regulate Short Term Rentals within the Coastal Zone, not ban them. Also, I would think that the County would welcome the TOT funds that are collected from STR's especially after the catastrophic fires and debris flow.

I urge the Board of Supervisors to allow the existing Coastal Zone STR's to continue to offer affordable travel accommodations to those who would like to spend time on our wonderful coastline.

Thank you.

Janet Colby