

## Lenzi, Chelsea

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**From:** michel.boudreaux@gmail.com  
**Sent:** Monday, August 27, 2018 10:01 AM  
**To:** sbcob  
**Subject:** STR's in the Coastal Zone

FROM: Boudreaux Family  
TO: Santa Barbara County Board of Supervisors  
RE: STR's in the Coastal Zone  
Date: August 27, 2018

Dear Santa Barbara County Board of Supervisors:

We support a policy permitting more STR's with resident home owners present, in keeping with the goal of the Coastal Commission of maintaining a supply of short term rental properties for the vacationing public near our beaches at prices normal people can afford. If we did not live in Santa Barbara we could not afford to visit here ourselves!

We also support having such STR's well-regulated at the expense of the owners through suitable taxation. We think requiring home owners to reside in the home being partially rented short term is the best guarantee that neighborhood quality of life will be maintained.

We have experienced STR's in our own neighborhood and found they do not cause noise or parking issues for us. Indeed it has been more the case that non-renting neighbors have caused such problems. The argument that STR's cause problems for long term rentals or the price of long term rentals simply is NOT supported by the data. People who rent bedrooms occasionally are not likely to rent to long term renters instead.

Thank you for your consideration,  
The Boudreaux Family (Michel, Marie and Timothy)

**From:** Gail Johnson  
**To:** [Adam, Peter](#)  
**Cc:** [sbcob](#)  
**Subject:** Reject the CCC's Recommendation for the County of Santa Barbara's STR Ordinance  
**Date:** Monday, August 27, 2018 12:03:47 PM  
**Attachments:** [STR Letter County Board of Supervisor Adam.pdf](#)

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Dear Supervisor Adam,

Please find attached our input for you to consider ahead of Tuesday's Board of Supervisors meeting agenda item regarding the Santa Barbara County's Short Term Rental Ordinance and its denial by the California Coastal Commission. We strongly encourage you to continue protecting the character of residential neighborhoods in the County's coastal zone and challenge the California Coastal Commission's authority over local land use decisions as many other local governments have done. The City of Santa Monica, CA; City of Del Mar, CA; City of Hermosa Beach, CA; and the City of San Francisco, CA; among others, have rejected the CCC's broad authority in order to maintain the residential character of neighborhoods and protect housing stock. The City of San Diego, which is a large coastal tourist region, had the courage to pass an ordinance significantly restricting STRs and is worth evaluating rather than accept the CCC's recommendation.

Sincerely,

Axel and Gail Johnson  
5162 Via Valverde  
Santa Barbara, CA. 93111

Axel and Gail Johnson  
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Santa Barbara, CA. 93111

Dear Supervisor Adam,

It is disheartening that after countless hours of Santa Barbara County staff time to gather public input and conduct dozens of hearings in the creation of Santa Barbara County 's Short Term Rental Ban, that the California Coastal Commission (CCC) denied the County of Santa Barbara's STR ordinance. The CCC has taken a very broad view of its own authority and the County of Santa Barbara does not need to accept it.

Santa Barbara County is not alone in developing Short Term Vacation Rental ordinances banning or significantly restricting STRs. Ordinances that have passed or are under consideration by municipalities and counties throughout California and the nation are due to the damaging impact of STRs on the character of neighborhoods and the reduction of affordable housing stock in the local markets.

It is also alarming that the CCC gave priority to transient tourist lodging in residential neighborhoods, overriding local land use decisions and critical housing shortages.

In Santa Barbara County, the inconsistencies of CCC land use decisions are also notable:

1. Hollister Ranch: Minimal public access is available to this expansive Santa Barbara County coastline. STRs are non-existent. Why? Because the CCC capitulated to a well-funded legal challenge by Hollister Ranch Homeowners Association in Spring 2018.
2. Bixby Ranch: The Coastal Conservancy recently purchased this large swath of Santa Barbara County coastline. These 25,000 acres will continue to be used for cattle ranching and be accessible to scientists and researchers, only. The importance of public access seems to have been overlooked!!
3. The CCC did not foresee the stealth growth of STRs. This took hold through clever, direct consumer marketing and the availability of vacation rental platforms of multibillion-dollar global businesses such as Airbnb and VRBO. The resulting CCC decisions on STR bans and regulation are a patchwork of inconsistent land use policies that have sacrificed small residential neighborhoods in California's coastal zone.
4. While purporting to protect the California coastline, the CCC has allowed defacement of and damage to fragile ocean-facing cliffs with lax building permits. Now, the CCC is also authorizing the transition of these grand-scale houses into de facto hotels while turning a blind eye to the damaged fragile coastal cliffs caused by invasive drainage systems and sea walls. (See attached pictures of the cliffs in More Mesa Shores.)

Money talks, whether from wealthy landowners or the global "sharing economy" businesses!

Other cities are going to court to clarify the Coastal Commission's authority over home-sharing in residential neighborhoods. We encourage the Santa Barbara County to join them in their response to the CCC and to challenge this CCC decision.

Axel and Gail Johnson  
5162 Via Valverde  
Santa Barbara, CA. 93111

Please stand up for what matters by protecting residential neighborhoods and upholding the intent of zoning over allowing short-term rentals to swallow up our neighborhoods. It isn't noise, it isn't traffic, it isn't garbage. It's about having businesses operating in residential neighborhoods. Stand your ground and negotiate for something better. It is the legitimate government purpose to maintain the residential character of the neighborhoods.

Sincerely,

Gail & Axel Johnson









Dead Pampas Grass on the beach

## Lenzi, Chelsea

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**From:** Whit Skaling <whit@soilmoisture.com>  
**Sent:** Monday, August 27, 2018 3:23 PM  
**To:** Lenzi, Chelsea  
**Cc:** 'whit\_skaling@earthlink.net'  
**Subject:** Fw: Public Comment on STRs in CZ and their impact  
**Attachments:** Community Response 8-27-2018.pdf

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**From:** Whit Skaling  
**Sent:** Monday, August 27, 2018 15:18  
**To:** clenzi@coountyofsb.org  
**Cc:** 'whit\_skaling@earthlink.net'  
**Subject:** Public Comment on STRs in CZ and their impact  
Dear Clenzi:

I was sent your name by Elizabeth Farnum of Joan Hauptmann's office as someone that can put my public comment before the supervisors meeting scheduled for tomorrow. I would ask that you provide my comments at the appropriate time in regards to that agenda items being covered. I will not be able to attend in person but wish that my thoughts and concerns be placed on the record in regards to this matter as it is effecting our neighbors and all residents along the Camino San Carlos residential area north of Buellton, and any possible effects on those residents along the coastal corridor.

Sincerely,  
Mr. Whitney Skaling  
whit\_skaling@earthlink.net  
whit@soilmoisture.com  
M Ph: 805-680-8218  
O Ph: 805-964-3525

## **PUBLIC COMMENT TO STR's permitted within Coastal Zone (CZ)**

The resultant Destruction of Communities they may create

I have been told by many that our small community north of Buellton named the "North Buellton Hills Water Works", has a hopeless task in getting any relief from this boards Planning & Development implementation of STR's (Short Term Rentals). They say there's too much money heading for county coffers regardless of the damage to communities STRs destroy. I'm not that cynical and perhaps naively believe that you (our supervisors) do care for the residents you were elected to serve and protect. Our rural communities located in a coastal zone or any other part of our county deserves a hearing as you are doing today. As you make your decision on any permitting process, I urge you to consider the income to the county take a secondary placement to assuring the communities you serve will not be torn apart, by those greedy and selfish who care little for their neighbors and care only about the monies they may receive through short term rentals.

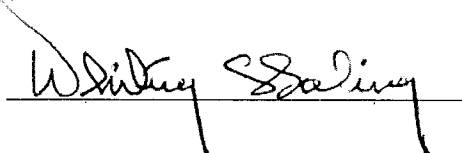
The actions of Planning & Development in their implementation of section 35.42.193 to zoning designations, seems to overlook the need for "environmental impacts". P&D insists on a full and complete effort in assurance that the wildlife, habitat, and ecosystems are protected. What about communities of humans, the ecosystem of residents that make up their habitat (called a neighborhood). Currently that "review process" by P&D for granting a STR permits is simply walk up the counter, put your money down. "Approved"! With no real way to enforce the provisions of the section, no investigations, and/or qualifications, it pits outside investors not live in residents to get on board in making money at the expense of their neighbors, assuring a neighborhood of investors instead of caring residents that need, and expect to rely on one another.

It is neighbors helping neighbors that assure safety, that the children are treated well and that fellow neighbors will work together in getting things done. It surely will not happen with a constant stream of short term renters who have no intention of spending their vacation time in any neighborhood "improvements or safety watches". If this uncontrolled, unenforceable process of granting STR's is implemented in coastal communities, one can be assured that what was once a viable community of caring residents, will soon be nothing more than an uncaring community of hoteliers and investors, in for the short term, most living somewhere else...(who's going to check anyway?)

Sincerely,

Whitney Skaling – 1245 Camino San Carlos, Buellton CA.

(On Behalf of the North Buellton Hills Water Works – residents of Camino San Carlos, Buellton)

A handwritten signature in black ink, reading "Whitney Skaling", is written over a horizontal line.