

## Lenzi, Chelsea

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**From:** Erin Weber <eweber@calstrat.com>  
**Sent:** Monday, August 27, 2018 2:05 PM  
**To:** Hartmann, Joan; Williams, Das; Lavagnino, Steve; Adam, Peter; Wolf, Janet; sbcob  
**Cc:** Litten, Jefferson; Elliott, Darcel; Bantilan, Cory; Nelson, Bob; O'Gorman, Mary  
**Subject:** Public Comment D4 STR Coastal Zone  
**Attachments:** Coastal Commission Hearing\_Public Comment\_May 10 2018.pdf

Good afternoon Board of Supervisors,

We represent *Santa Barbara Property Owners for Coastal Access* – a coalition of property owners in the coastal zone of Santa Barbara County who have been historically renting their homes to coastal visitors and paying TOT to the County.

On May 10, 2018 the California Coastal Commission unanimously rejected SBC amendment to certify the LCP to add new regulations for short term rentals. The Commissioners received 182 emails in opposition to the County's proposed policy (pro STR). The attached is just a sampling of public comments which were submitted as part of the public record to the Coastal Commissioners.

Thank you for your consideration,

Erin

**Erin Weber** | Associate | CALIFORNIA STRATEGIES, LLC  
cell: 805-440-9021 | eweber@calstrat.com | [www.calstrat.com](http://www.calstrat.com)  
**Sacramento Office**      **Santa Barbara Office**  
980 9th Street Suite 2000      29 El Paseo  
Sacramento, CA 95814      Santa Barbara, CA 93101

## Sinkula, Megan@Coastal

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**From:** Debra Smitham <debra@smithamluther.com>  
**Sent:** Friday, April 20, 2018 8:44 AM  
**To:** Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal  
**Cc:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal  
**Subject:** Coastal Zoning in Santa Barbara County

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

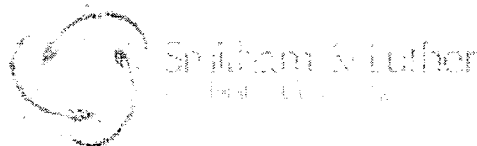
My name is Debra Smitham and I live in Golden, CO. For the past eight years, my husband and I have taken our two daughters and my parents to Carpinteria for a family vacation. We are so distraught to hear about the decision to ban short-term rentals. Given the size and ages of our party, it would not be affordable, practical or enjoyable to stay in a hotel. We love being able to rent a place, walk to the beach and have a kitchen for cooking some of our meals. We have heard that "home stays" are still allowed, but that the owner must be present with you on the property. This sounds like a very awkward arrangement. Staying with a stranger is not something we would ever do with our two daughters or my elderly parents. I wanted to take a moment to write, in hopes that the California Coastal Commission will choose not to certify the proposed Ordinance banning short-term rentals. Families like ours who return year after year feel a very strong connection and commitment to the coast. My kids pick up trash on the beach and refuse to use plastic bags at home, because they understand these can end up in the ocean. The girls were devastated by the birds in Carpinteria who were getting sick last year, and they have "adopted" a whale and a dolphin. This ban seems like it would have a very detrimental effect on local businesses as well, who seem to rely on tourism. In our experience in Carp, the people who visit the coast seem to LOVE the beach. They are not causing harm or bothering anyone. We hope you will consider continue to keep your beautiful coast accessible for those who cannot afford to live full time in Santa Barbara County – as very few people can.

Thank you very much for your time and consideration.

All my best,

Debra

Debra Smitham, PhD  
Smitham & Luther, LLC  
303-322-1632 (office)  
303-475-0215 (mobile)  
[Debra@smithamluther.com](mailto:Debra@smithamluther.com)



## **Sinkula, Megan@Coastal**

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**From:** Joseph McCaffrey <josephxmccaffrey@yahoo.com>  
**Sent:** Friday, April 20, 2018 10:01 AM  
**To:** Hudson, Steve@Coastal  
**Cc:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal  
**Subject:** Short Term Rentals in Santa Barbara

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello from the East

I'm writing to tell you of my experience with short-term rentals in Santa Barbara and to ask you to allow these rentals to continue.

My wife and I live in Upstate NY. In Skaneateles, to be precise. We're both retired surgeons and our son is a computer engineer in Santa Clara. While we're very proud of his career success, we do wish he lived closer.

Fortunately, we have the time to visit him for extended stays at least once or twice a year. When we do travel west, we stay for 2 - 4 weeks and always use a short-term rental through services such as Air B&B and Vacation Rental by Owner. The reasons for this are many.

For one thing, we like feeling like we are part of the community that we are visiting and not simply a tourist. We like being in the middle of things and not in a defined commercial/tourist district.

And as you've probably noticed yourself, even the nicest hotel room feels very confining after a few days.

Our routine is to select a nice area to stay (Santa Barbara is always high on the list) and rent a 2 or 3 bedroom house. Our son takes time off and he and his fiance come stay with us. It's a nice break for them and of course we're thrilled to host them.

We love the feel of being in a home, getting up, having coffee and breakfast together and then exploring the area where we're staying.

Santa Barbara has been one of our favorites. I don't have to tell you how lovely it is.

When we're there, we usually rent bikes for the entire stay so we can take advantage of your bike lanes and get a little exercise as we tour. The views from the bluff are spectacular. And I loved the sandwich shop the guys at the bike rental place recommended that we check out (it's where they usually get their lunch).

And food is another reason we like renting a home. I mean, I like going out to eat (especially in California) as much as anyone else but really... 3 times a day for month? That gets old, expensive and unhealthy.

I can assure you that we do our bit to support your local restaurants when we're in town, but we also enjoy cooking for ourselves. As you might imagine, we're a little nostalgic about the family dinners we had as our boy was growing up and like to cook some of his favorites for him when we can.

I also have to say that finances are another reason we prefer to rent a home. While my wife and I are quite comfortable financially, we still like to be prudent. For less money that it would cost to rent a hotel room, and certainly much less than to rent a suite, we can stay someplace exceedingly more comfortable, roomy and inviting.

And then there are the additional savings from doing some of our own cooking.

While we could afford to rent a hotel room if we chose, it's easy for me to imagine that many families who want to enjoy the California coast couldn't afford a week of hotel and restaurant bills. Eliminating short-term rentals would dramatically reduce meaningful access to your portion of the coast.

And I'm not sure I entirely understand what the objections to short-term rentals are. It's been my experience that the owners screen potential renters very well and make clear what their "house rules" are (eg no parties). Noise and nuisance ordinances need to be obeyed by everyone, whether they're an owner or renter.

Whatever the reasons, an outright ban seems very excessive regulatory overreach and over kill.

And I don't consider homestays to be short-term rental equivalent. I really have no desire to live with a stranger or two or more for a month.

Thank you for your attention. It's my hope that you will allow short-term rentals to continue in Santa Barbara. If not, my wife and I will reluctantly remove your town from our list of possibilities when we plan our next stay.

However, we'll still stop in for lunch and a walk along the beach if we happen to be driving by.

Best Regards,

Joe McCaffrey

## Sinkula, Megan@Coastal

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**From:** Douglas Rohrer <drohrer@arh-ltd.com>  
**Sent:** Friday, April 20, 2018 10:00 AM  
**To:** Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal  
**Cc:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal  
**Subject:** Please consider the personal and economic impact of the SB County Short Term Rental Ordinance  
**Attachments:** 2013-12-31 (19)House.JPG; 2013-12-30 (25)RobbDougDinnerPrep.JPG; 2013-12-30 (32)2GuyDinner.JPG  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings from Doug Rohrer, my wife and I are residents in the Hollywood Hills now and previously New York City and San Francisco but our hearts have always remained in Santa Barbara as we are both UCSB alums ('99 and '96 respectively).

We have always returned to Santa Barbara over the 20 years since we departed UCSB and now enjoy bringing our 2 children and extended family and friends to Santa Barbara County to experience all the fun things that families can do in a coastal town but more importantly take a brief respite from our hectic lives to bring the family together under one roof. (i.e. the pics from a house we rented with cousins and grandparents for a week at the end of Austin Rd. adjacent to More Mesa in Goleta).

When we visit the coast, we especially like to be walking distance to the beach or trails up in the hills of Montecito so we can walk out the front (or back door) with the collection of kids, toys, beach chairs, towels, scooters and surf boards without the hassle of loading and unload multiple cars and the exasperation of finding parking.

Santa Barbara County's recent decision to ban Short Term Rentals will greatly affect our ability to visit the coast of California the way we so enjoy. It will not only become more expensive booking multiple suites at hotels near the beach, but more importantly the experience will be entirely different because the homes in which we (the whole extended family) used to stay will not be available for rent.

There are few other viable alternatives for affordable overnight accommodations in Santa Barbara County near the beach when you take into account vacationing with a family and friends of 8+; there are only high-cost hotels. Because it is cost prohibitive and impractical for us to stay at a hotel, and because the short-term rental ban has eliminated our favorite form of lodging, we will be looking to other areas in which to vacation as a family but still look forward to shorter stays when its just us 2 adults.

We understand that "home stays" will still be allowed in Santa Barbara County. However it is not practical or comfortable for our family to rent a "home-stay" which requires that the owner must be there at the same time as we are – my wife wouldn't even consider it for our family. We do not like the idea of a person who we do not know is on the premises during our stay. We are concerned about privacy, our children being near strangers.

Additionally, before the Ordinance was adopted I was actively looking at purchasing a second home in the Santa Barbara area but have since opted not to because of the Ordinance making it economically unfeasible and unnecessarily complicated to even rent a second home to our extended network of friends (who want to experience firsthand why we're so attached to Santa Barbara). It's a real shame.

I'd ask the CCC to consider the SB County ordinance and balance the pros and cons of its effects on how Californians and beyond enjoy the coastal beauty we are so fortunate to have. Yes, I also detest loud, obnoxious, transient residential guests throwing house parties and some of the unwelcome characters and activities short term rentals can bring into residential communities. However, many cities have taken a smart balanced approach that contains and limits this type of nuisance while preserving and protecting not only the property rights of homeowners to share their house with like minded, responsible guests but also provide alternative lodging that is better suited to large families or those seeking extended vacations of 2-3 weeks.

The Ordinance lacks this balanced approach and I believe will actually increase pressure on developing the coast with additional hotels as the demand for rooms now increases and supports development – I see this first hand as I am a 20 year hospitality industry professional that advises hotel owners/developers. Naturally being a lodging industry veteran I would be taking the other side of the argument and welcoming the Ordinance as it drives people out of homes and into new hotel developments – however, my love of the coast and memories made when our family can come together in a rented house far far outweighs the benefits that might be realized for new hotel developers – most developers are NOT like Caruso Companies which is painstakingly restoring a Montecito treasure and embracing the input of the surrounding community and coastal stakeholders. The CCC will see a revolving door of developers intent on building whatever they can, as quickly as they can with zero regard for or long term interest in the communities in which their project is located.

Kind regards, Doug

Douglas S. Rohrer, CHIA  
Managing Director  
ARHOSPITALITY CAPITAL, a division of

## Sinkula, Megan@Coastal

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**From:** Shannon Ritko <fofannon@yahoo.com>  
**Sent:** Friday, April 20, 2018 10:09 AM  
**To:** Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal  
**Cc:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal  
**Subject:** Short Term Rentals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Shannon Cunningham and I now live in Greenwich, CT.

We used to live in California and were married in Santa Barbara. We now have three kids and have enjoyed visiting Santa Barbara County to experience all the fun things that families can do in a coastal town.

When we visit the coast, we especially like to go to the beach, shop, golf and go out to eat. Having three kids (ages 8, 2 and 1) we need to stay in house. Hotels are not an option for us due to naps, early bed times, limited eating options, etc. Santa Barbara County's recent decision to ban Short Term Rentals will greatly affect our ability to visit the coast of California. We will no longer be able to afford to visit the coast, because the homes in which we used to stay will not be available for rent.

There are no other viable alternatives for affordable overnight accommodations in Santa Barbara County; there are only high-cost hotels. Because it is cost prohibitive and impractical for us to stay at a hotel, and because the short-term rental ban has eliminated our favorite form of lodging, we will likely have to consider other areas in which to vacation.

We understand that "home stays" will still be allowed in Santa Barbara County. However it is not practical or comfortable for our family to rent a "home-stay" which requires that the owner must be there at the same time as we are. We do not like the idea of a person who we do not know is on the premises during our stay. We are concerned about privacy, our children being near a stranger, and the uncomfortable feeling of possibly being "supervised" during our family vacation.

Often we bring the whole family, extended family and have friends join us as well. We have regularly visited the Santa Barbara community for the past 4 years and will be disappointed if it is no longer an option for us.

Sincerely,

Shannon Cunningham

## **Sinkula, Megan@Coastal**

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**From:** Tim Tom <timtom2@outlook.com>  
**Sent:** Friday, April 20, 2018 11:37 AM  
**To:** Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal  
**Cc:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal  
**Subject:** Please do not ban short term rentals in Santa Barbara!  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I live in the San Francisco Bay Area and am a California native. My family of five (wife and 3 children) have been visiting Santa Barbara for 20+ years (once a year and many times twice a year) as we love the city and the beauty and relaxation it offers. For the vast majority of times my family has visited Santa Barbara we have always rented a vacation home (with the few exceptions being when just my wife and I traveled on our own).

While I understand the current backlash against disruptive "party house" vacation rentals, I am completely dismayed over Santa Barbara County's decision to enforce a blanket ban on all short term rentals. As a family of five, being forced to rent hotel rooms would not offer the value we're seeking compared to renting a vacation home. For instance, we always choose to rent vacation homes that are spacious, peaceful, private, and well cared for, and to get something equivalent in a hotel would require me to spend easily more than \$1,000 per night. This is economically unfeasible and would significantly deter any future visits to our favorite town.

While my family is one of many visitors (ten's of thousands, hundreds of thousands?) to Santa Barbara annually, I do like to think that we have contributed to Santa Barbara's economic growth and prosperity - restaurants, shopping, excursions, taxes, and the like. We have always been conscientious with all the homes we've rented (no loud parties, considerate of the residential areas and neighbors) and I also like to think we have "fit right in" wherever the home is located.

I ask, beg, and plead with the Coastal Commission not to uphold and allow enforcement of the ban for short term vacation rentals. My kids practically grew up on the sands of Santa Barbara's East Beach and it would be heartbreaking to think our annual visits would come to an end. I do hope the Coastal Commission and the city of Santa Barbara can devise a common sense approach to regulating short-term vacation rentals. An outright ban on short-term rentals will most likely have negative unintended consequences. I ask that you please take voices like mine into account as you address this matter.

Thank you for your consideration.

Tim Tom  
925.786.8074

## Sinkula, Megan@Coastal

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**From:** M Flook <mflook@hotmail.com>  
**Sent:** Friday, April 20, 2018 8:14 PM  
**To:** Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal  
**Cc:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal  
**Subject:** Short-Term Rentals in Santa Barbara

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello there:

I'm writing to register my concern that my friends and I will no longer be able to visit Santa Barbara County, as a result of the banning of short-term rentals there. My two friends and I rented a lovely home in Santa Barbara a few years ago, and we truly hope to come back sometime soon. We live in Vancouver, Canada, and like to head south during our cold, wet winters. We cannot really afford expensive hotels, and besides, we do not enjoy the institutional feel of hotels. We also do not like the idea of doing a "home-stay" where the owner would be present with us during our stay. The whole charm of our experience was having the house to ourselves, to experience living as "locals" for a week or two. We really enjoyed relaxing in "our" house and yard (complete with tropical fruit trees--what a wonderful unique treat in the morning--in Vancouver, we can't just walk out into the garden and pick an orange to eat from "our own" tree!) We were good neighbours, being quiet and considerate, and even putting out the garbage (or "trash" as you say) on garbage day. And it would most definitely not be the same experience, if a stranger were there living in with us--it would be THEIR house, rather than ours, and we would not be able to fully relax and unwind.

I understand the need to provide rentals for locals, as we have the same problem here in Vancouver--there is a shortage of reasonably-priced rental housing. But I'm sure there is a way to find a balance, so that locals have places to live, but visitors can also enjoy living like a local for a short time.

Thank you for taking the time to read this. I treasure the memories of our warm experience in "our" house there, and I hope we will be able to visit Santa Barbara county again soon.

Sincerely,

Melodie Flook  
Vancouver, BC, Canada



## Sinkula, Megan@Coastal

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**From:** Matteo Salm <matteosalm@gmail.com>  
**Sent:** Tuesday, April 24, 2018 7:26 AM  
**To:** Sinkula, Megan@Coastal; Donne.Brownsey@coastal.ca.gov; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal  
**Subject:** Short Term Rental in Santa Barbara Region  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Matthias Salm and while i have and still am travelling a lot on business incl. long stays in other countries my family's home base is Switzerland, Europe.

My family and I have visited California and the Santa Barbara region for over 40 years. When the kids (3 daughters) were younger we also travelled yearly for about a decade to Florida. There were several trips to other parts in the world, mostly in summer, incl. other places in the US like Palm Springs. In the Winter we spent most vacations skiing in Switzerland. During the last years, for several reasons, as an alternative to the US, we started to travel to Mexico which we like profoundly. We always stay in Short Term Rentals occupying the full premises.

When we visit a coast, we especially like to spend days on the beach, near or on the water (incl. sailing, SUP and motorboating, long walks on the beach etc.).

For about 25 years, first as a younger couple, sometimes with friends and then as a family, we have spent about 80 % of our stays in houses and sometimes apartments based on what you call in California Short Term Rental. We travel to this day like this. So not only in California but also, as mentioned above, other parts of the world including our home base country Switzerland. Just to make clear that this is a global trend for decades and is not exclusive to any part of the world. So we also have a lot of choice. While we sometimes are sad about certain political and cultural developments as well as environmental problems in countries we love(d) and make our choice also based on that, we certainly won't go any place where we cannot find adequate rentals. Hotels are just no alternative for the experienced traveler who demands more or for the budget travelers including young families that (like in our case when kids were between 1 - 18) normally would have to rent 2 or even three rooms, would have to pay more, much more in some cases, especially also considering where the hotel is situated. Many hotels are not nice, are in busy, not desirable areas for people like us, and the beachfront high-end hotels are not affordable anyway, even for a well-of Swiss family which has a much higher spending power than most people in the world.

Santa Barbara County's recent decision to ban Short Term Rentals will and as a matter of fact already has greatly affected our ability to visit the coast of California. We will no longer be willing to visit the coast in your region, because the homes in which we used to stay will most probably not be available for rent anymore.

There are no other viable alternatives for affordable overnight accommodations in Santa Barbara County; there are mostly high-cost hotels or hotels that are not up to our standards (location, interior, no possibility to live a free life like at home with our own organic shopping, cooking, barbecuing etc..

Because it is cost prohibitive and impractical for us to stay at a hotel, and because the short-term rental ban has eliminated our favorite form of lodging, we will and already have chosen other areas in which to vacation. Our next trip in Winter 2018 and 19 could lead us for a week or two to Summerland or Santa Barbara depending on the status of this discussed law but also some other developments in your nation incl. the local environmental situation (not only about the recovery / rebuilding because of the mud slides but also the oil situation which was and still is very disturbing for us for years!) So we, as a family believe that you have a lot to do in your country and region, not only this - considering other problems - bizarre law. We also do not think this law is democratic. Affordable living space for local people/residents must be a separate issue that has to be achieved with separate strategies and investments. A ban of Short Term Rentals will not have and in fact has nowhere in the world (to my knowledge) had the discussed, desired effect by some interest groups in your region. It would only hurt economically and would limit or even destroy life, thriving and prospering of a whole region.

We understand that "home stays" will still be allowed in Santa Barbara County. While this might be a choice for very young single travellers, student couples in a short phase of their life, this is and always has been unacceptable for us. This is - in our case - was and is unacceptable as a family with three children, sometimes including friends (couples with children or also young friends of our children) or in the future as empty nesters or still travelling with our children and/or grand-children). It is not practical or comfortable, in fact a complete NO GO for our family to rent a "home-stay" which requires that the owner must be there at the same time as we are. We do not like the idea of a person who we do not know is on the premises during our stay. We are concerned about privacy, our children being near a stranger, and the uncomfortable feeling of possibly being "supervised" during our family vacation. It is a puzzle to us that such an idea could be developed in the first place....it is completely baffling to hear such ideas coming from a place like yours.

I hope these personal statements might enlighten some of you and be helpful finding a better solution. We - in fact - would be sad, but as mentioned above there are always other choices.

Best regards,

Matt

## Sinkula, Megan@Coastal

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**From:** jdgerlach <jdaltongerlach@gmail.com>  
**Sent:** Thursday, April 19, 2018 8:49 AM  
**To:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal; Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal; Willis, Andrew@Coastal  
**Subject:** May meeting - Santa Barbara Vacation Rentals  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commissioners et al:

My wife and I have been renting our vacation home to families in a coastal zone area called More Mesa Shores since it was built in 2007. This is a private beach access community that would otherwise be unavailable to the public. We rent to families from all over California and beyond that would not be able to visit Santa Barbara if they had to stay in a hotel or home share. It is not practical for a large family or extended family to stay in a hotel or share a home with strangers. Voting to uphold the proposed ban in Santa Barbara County would deny these families Coastal Access.

We are in agreement with the letter written to you by Santa Barbara County first district supervisor Das Williams supporting an expansion of the proposed coastal zone overlay. Voting to approve the county application as is, would result in banning vacation rentals for 99% of the Santa Barbara coastline, including a stretch from the Harbor all the way to The Bacara Hotel (approximately 15 miles of coastline).

Allowing only 14 coastal zone homes to vacation rent (in a 3,000-foot wide area) as the County is proposing, does not provide reasonable Coastal access.

Please vote to include all areas of the Santa Barbara County coast, including More Mesa Shores where families have been vacation renting since the 60's. Thank you for your consideration.

Sincerely,

Jay Gerlach  
More Mesa Shores

## **Sinkula, Megan@Coastal**

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**From:** Jeff <jeff@jeffnelsonlaw.com>  
**Sent:** Tuesday, October 17, 2017 5:04 PM  
**To:** Sinkula, Megan@Coastal  
**Cc:** Dottie Nelson (sbnelsons@cox.net)  
**Subject:** Santa Barbara County Vacation rentals  
**Attachments:** IV Beach House 2 pictures.pdf; Nelson Vacation Rental letter w Picture-Oct 3 hearing.pdf; Pictures of the Ocean View from the Deck and back.pdf; Map of IV Beach House 2.0.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Megan,

We have arguably the best public beach access in the County jurisdiction to the north from the Biltmore hotel which is 16 miles to the south of our part time vacation rental.

We have had a great array of appropriate coastal visitors including all the way from London to utilize UCSB's testing resources, one from Florida here for business and taking coastal photography, to one upcoming, the UCSB Bren School conference visitors.

We can now demonstrate neighborhood support for our use as the alternative is student rentals.

It is an ideal location with real coastal access and more neighbor friendly than its alternative, student rentals.

We would like to speak with you on this as we hope the Coastal Commission adds this to the "grandfathered," historic uses.

It has never been other than a part time residence for us and a part time vacation rental.

Question, we are in the appeals area, can we appeal this County action (besides it coming to you for review routinely) ?

Thanks.

### **Jeff Nelson**

The Oak Creek Company  
21 E. Carrillo St. Suite 200  
Santa Barbara California, 93101  
<http://oakcreekco.com/>

**Nelson Law Firm**  
21 E. CARRILLO STREET  
SUITE 200  
SANTA BARBARA, CALIFORNIA 93101

JEFFREY C. NELSON

Phone (805) 845-7710  
Jeff@JeffNelsonlaw.com

September 28, 2017

Chair Hartmann and Supervisors  
Santa Barbara County Board of Supervisors

via email

Re: STR's, October 3, 2017 Hearing

This letter is in support of allowing the existing vacation rental at 6851 Del Playa in Isla Vista to remain and become a historic protected Vacation Rental as the County is doing for other properties. My wife and I own this property and she actively manages the property as a part time vacation rental. We live there part-time as well.

**Each Context is Different for Vacation Rentals, Isla Vista is unique**

The County has no basis whatsoever to take facts from one community plan area and shift it to another community plan area to make findings that a vacation rental in a residential zoning district is inappropriate. The factual context of the vacation rentals in family dominated neighborhoods or in Eastern Goleta neighborhoods bears no relationship at all to a vacation rental in Isla Vista, where the greatest risk is that the noise from partying students in adjacent properties will irritate and bother vacation renters.

Every short term rental is different in its context and appropriateness.

Our Isla Vista vacation rental is one of two homes built at the same time, with the other landowner/partner having chosen to rent their new home to students. The properties are restricted with conservation easements, and active environmental restoration requirements that cover most of each of the lots. The student renters at the property next door have shown less deference to the restrictions on the environmental area than the vacation renters. The fact that a vacation rental involves more active management and control is evidence that other environmental goals of the County and Coastal Commission are better served by the active management involved with vacation rentals.

The IV property has been a vacation rental since its completion in 2015. The history of such use is not longer in time only because of the County's actions. The County property was undeveloped in the 1970's because of the Goleta Water District moratorium; the moratorium ended in 1997 at which point the owners filed for permits for one house on each existing lot as per zoning. The County denied the permit claiming the lots were

undevelopable. This resulted in the "Takings" decision against the County by the Superior Court.

There is no lawful or rational basis for allowing Miramar Area Coastal vacation rentals and not allowing this Isla Vista vacation rental. Both provide the same coastal access and fit into their exact contexts. The "Miramar Historic Area" is a concept that only originated at the last Supervisor's hearing.

This Isla Vista property was developed after a 15 year regulatory battle whereby the County endeavored to prevent this and an adjacent home from being developed. Upon having finally built this home, we did not trust students to occupy it pursuant to a standard student rental, as the property would clearly be subject to greater deterioration and damage than if we actively controlled management of the house. This active management of the property is vastly more in keeping with achieving a quality neighborhood than handing over a property to students as a student rental.

At a prior hearing, there was discussion about Home Owners' Associations governing vacation rentals. Associations can, at the smallest democratic level, address this issue amongst themselves. That issue impacts some proposed vacation rentals but not this IV property.

### **Impact on the Housing Stock**

A Supervisor said at the prior hearing that he wanted to protect homes for the housing stock for working people to live in. Each property has its own facts as to this issue. As to this property, when the County spent a decade trying to thwart the development of this home in Isla Vista, the County never once considered or stated if it was built, it would expand the housing or rental pool. You cannot now use the finding that a vacation rental for this one home reduces the potential housing or rental pool.

### **The County had Legal Liability for Unjustified Regulation of this property previously**

In the County's long effort to thwart the development of this house, The County was found by the Superior County of Santa Barbara to have unlawfully denied development and unlawfully regulated this specific property which finding led to economic liability by the County. (Santa Barbara Superior Court CASE NUMBER: 229404).<sup>1</sup>

Contrary to the recited assumption by Supervisors that the Planning Commission had vetted all of this first, the Planning Commission never addressed this one IV property identified above. We were not given notice like the County gave to other TOT payers; The County should have notified us of the applicable PC hearing, as the TOT certificate had been filed for well before the hearing

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<sup>1</sup>As to a separate legal issue, CIVIL CODE SECTION 1954.50-1954.535 'the Costa-Hawkins Rental Housing Act protects rental of recently developed properties and may protect this property against County regulation of the length of rentals.

date. The County never doubled back on its notice list so that new TOT certificate applications were noticed as well. This was a Due Process violation.

It is uncontested in our view that the facts in our specific property and context defeat every single finding you would make in support of regulating this property, and ending its current lawful status as a vacation rental.<sup>2</sup>

### **Vacation Rentals are More Family Friendly than Student Rentals**

Our experience is that, unlike hotel or motel rooms, vacation rental properties are specifically targeted by groups larger than a couple, where its design allows for interaction of the participants and its location presents something unique or special as an experience. Vacation rentals appeal to a different group use than a hotel. It is usually family or other friends or business groups who want the shared common space of a vacation rental that is more attractive than gathering and sharing time in a hotel lobby.

The zoning regulations for R-1, Single Family Residential Zones “are applied to areas appropriately located for one-family living at a reasonable range of population densities, consistent with sound standards of public health, safety, and welfare. This zone is intended to protect the residential characteristics of an area and to promote a suitable environment for family life.” *Santa Barbara County Land Use and Development Code Section 35.23.020 C* (emphasis added)

In Isla Vista, uniquely, the Nelson short term rental tenants have met this definition of targeted *family life* behavior more than do the surrounding student rentals.

Every community plan area is different in the context of how a vacation rental would relate to surrounding other uses. In our unique context, we are an advantageous and desirable addition to the neighborhood. We have even had permanent resident neighbors rent our house for others that they were bringing to a gathering.

### **This Property provides Affordable Access to the Coast.**

This property appears to have the single best access to the beach between the Biltmore and the Bacara of any vacation rentals you are considering regulating.

It is clear that the cost savings by STR occupants being able to control their own food and drink costs is a material benefit to making those venues more cost effective than motel or hotel rooms. Additionally, most families renting the vacation rental property would have to rent two or three hotel rooms, at much greater cost, in order to accommodate their entire group. Our property is one of the few on the south coast where you can access the beach without crossing a road or railroad track. It does provide cost effective access to the coast, which is the #1 goal of the Coastal Act.

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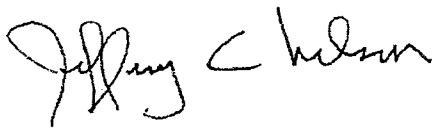
<sup>2</sup> We incorporate by reference into the administrative record all prior submittals made to the County on behalf of this property.

There's no question that denying vacation rentals in the Coastal area constrains peoples access to the coast. This is a primary coastal act policy. In a recent program on Coast Issues<sup>3</sup> Susan Jordan of the Coastal Protection Network gave a presentation on affordable access to the Coast under the Coastal Act. As to the role of Airbnb in this issue, her comments included "When you can cook, that lowers the cost of a vacation. Airbnb has grown because they are addressing a much needed piece that we are losing."

The coastal use is real as the property has an active tar removal station for visitors walking bare foot on the adjacent beach. Many people own nice properties, including coastal properties, and do not share them with others. You should continue to allow this desirable use in contexts such as ours. To impose regulations on the Isla Vista vacation rental property while grandfathering in existing uses in Montecito coast is unwarranted and unsupportable.

The County should allow this valuable coastal access vacation rental to remain so as a recognized historic exemption.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Jeffrey C. Nelson". The signature is fluid and cursive, with the first name "Jeffrey" being more prominent than the last name "Nelson".

Jeffrey C. Nelson

Enclosed: Pictures of 6851 Del Playa

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<sup>3</sup> California Coastal Law CLE September 22, 23 2016 Los Angeles.



## 6851 Del Playa Part Time Vacation Rental



Pictures of the Ocean View from the Deck and ocean facing elevation of 6851 Del Playa



## Sinkula, Megan@Coastal

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**From:** [REDACTED]  
**Sent:** Wednesday, October 18, 2017 8:23 AM  
**To:** Sinkula, Megan@Coastal; Willis, Andrew@Coastal  
**Subject:** FW: STR's, historic use overlay; More Mesa Shores

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Sinkula & Mr. Willis;

I am a resident of More Mesa Shores and writing to ask that More Mesa Shores be included in the historic use overlay for short term rentals.

More Mesa shores has a long history of short term rentals dating back to 1961, and meets all the criteria cited by the county for other communities included in the historic overlay zone. More Mesa's exclusion appears to be based on misinformation spread by a former resident with close ties to one of the Supervisors, rather than analysis of facts and evidence.

More Mesa is one of the few coastal communities which limits access to the beaches to residents and guests only, with no public access provided. STR's in More Mesa provide more than 5000<sup>1</sup> beach visits per year to visiting families, many of which come year after year specifically to enjoy miles of uncrowded beaches which otherwise would be unavailable to them. More Mesa has the only safe, maintained beach access in ~3 mile stretch of coast running from Hope Ranch to the east and Goleta Beach to the west. If STR's are prohibited in More Mesa it will represent a significant change in historical beach access for the area as well as a significant economic impact to owners and their guest.

I invite you to come visit More Mesa Shores and see for yourself our unique community and spectacular coastline. Please let me know if you are able to make it, I would be happy to show you around. The email below provides additional background.

Sincerely;

Timothy Ball  
5205 Austin Road  
More Mesa Shores, Santa Barbara 93111

<sup>1</sup> Preliminary estimate based on number of STR's operating in the community, number of guest, occupancy rates.

**From:** [REDACTED]  
**Sent:** Thursday, September 28, 2017 8:11 AM  
**To:** 'sbcob@co.santa-barbara.ca.us' <sbcob@co.santa-barbara.ca.us>  
**Cc:** 'jmetzger@co.santa-barbara.ca.us' <jmetzger@co.santa-barbara.ca.us>  
**Subject:** STR's, historic use overlay; More Mesa Shores

Dear Supervisors and Staff;

I am a resident of More Mesa Shores and have rented my home as a STR to visiting families since 2004. Coastal Hideaways Inc. managed rentals for me 2004-2007 and Paradise Retreats 2007-Present. The

property is registered, and TOT taxes paid, and no complaints have ever been filed. Attach to this email are documents which evidence this activity 2004-2009. I can provide further documents evidencing historic short term rentals in More Mesa Shores, beyond my own, if requested.

I support the proposed "historic use overlay" as a pragmatic approach to grandfather a limited number of STR's in coastal communities to maintain coastal access and economic benefit. Why staff's analysis focused on Miramar is not clear, and in all fairness should be performed for all coastal communities in a consistent manner using all available data and submittals. More Mesa Shores has a long history of short term rentals (dating back to 1961) and More Mesa Shores had similar numbers of STR's as Miramar, prior to the proliferation of online booking platforms like AirBNB<sup>1</sup>. In my specific case, I have always relied on professional management companies to market (realtor network, newspaper ads, their website) and screen potential renters and I know that to be true of other STR's in my community. There is sufficient evidence available from tax records and submittals to support inclusion of More Mesa Shores and therefore request the historic overlay boundary include More Mesa Shores.

Other factors which support inclusion of More Mesa Shores in the historic overlay include;

1. More Mesa Shores is one of the few coastal communities in Santa Barbara with no public beach access. Beach access is restricted to residents and guests by a locked gate the community maintains. STR's in More Mesa Shores provide safe beach access to non-resident families in regulated manner and inclusion of More Mesa Shores in the historic overlay would maintain the historical coastal access.
2. Short term rentals and home stays provide 25-50 visitors a day access to the shoreline, affordable accommodations, and generates >\$250,000 per year in supplemental income for More Mesa Shores residents.
3. More Mesa Shores, which is zoned R-1, has two commercial businesses ([www.calorchid.com](http://www.calorchid.com) , [www.sborchid.com/sboe\\_hours\\_directions.php](http://www.sborchid.com/sboe_hours_directions.php) ) open to the public 6-7 days a week, operating within the community. The rationale for this commercial activity being historic use.

More Mesa Shores is situated along a unique and historic section of the Santa Barbara coast with limited public access. More Mesa Shores beaches should be shared and not restricted to a fortunate few. Including More Mesa Shores in the historic overlay is a fair and reasonable method to maintain shoreline access for visiting families (many have come year after year), and supplemental income for residents, which STR's have historically provided.

Sincerely;

Timothy Ball  
5205 Austin Road, More Mesa Shores, Santa Barbara

<sup>1</sup> <https://en.wikipedia.org/wiki/Airbnb> AirBnB founded 8/2008, limited to San Francisco rentals 2009, raised its series A round providing the capital needed for expansion 2010, and reached 1M bookings by 2011.

Megan Sinkula;

4/17/18

I am concerned that the County of Santa Barbara's ban on short term rentals, in combination with similar ban by the City of Santa Barbara, will effectively restrict and forever change coastal access for families visiting Santa Barbara.

This is especially true for the coastline west of the City of Santa Barbara, which has no hotels, and where STR's have provided the only affordable family accommodations available. The ban on STR's effectively blocks this section of coast to visiting families.

Starting at Arroyo Burro Park and running westward to Goleta Beach Park there is 5.1 miles of beach accessible by only two, maintained coastal access points. One in More Mesa Shores, the other in Hope Ranch. Both access points are gated, with beach access restricted to residents and guest, including renters in these communities. (See attached map<sup>1</sup>).

I live in More Mesa Shores, where short term rentals have been available dating back to the 1960's. There are approximately 10 homes offering STR's in the community including my own (since 2004<sup>2</sup>), all are actively managed locally. My renters, are families, often multiple generations, coming from other locations in California, many of which visit year after year because of the proximity to the ocean, safe access to uncrowded beaches<sup>3</sup>, and affordable accommodations suitable for family gatherings. In More Mesa shores alone, STR's provide more than 5000<sup>4</sup> beach visits per year to visitors that otherwise would be unable to enjoy miles of safe and uncrowded beaches.

I believe that regulation of short term rentals in the Coastal Zone, is a pragmatic and workable approach to maintain historic coastal access while mitigating concerns raised by opponents to STR's. Regulation can include requirements for registration, taxation, safety, noise, parking, etc. but should not require a LUDP, which is a high hurdle and would constitute a de facto ban.

County Supervisors, acknowledged the importance of maintaining STR's in the Coastal Zone by exempting the coastal community of Miramar in a Coastal Overlay Zone. But Miramar neither has the number of STR accommodations required to maintain adequate access for the entire county, nor is the only coastal community which has historically provided STR's.

Therefore, I encourage that the Coastal Commission to require Santa Barbara County to expand the areas exempted from the ban, to include all communities in the Coastal Zone, including More Mesa Shores and other communities west of the City of Santa Barbara.

Sincerely;

Timothy Ball  
5205 Austin Road, More Mesa Shores, Santa Barbara.

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<sup>1</sup> Coastal Access Map for shoreline west of City of Santa Barbara to UCSB

<sup>2</sup> TOT tax records and other evidence available to verify

<sup>3</sup> Entry's taken from our guestbook; excerpts included below.

<sup>4</sup> Estimate based on average of 10 Homes available for STR x average of 5 guest x 100 days/yr=5000

# Coastal Access Map Santa Barbara City to UCSB



~ 5.1 Miles of Coastline

Goleta Beach Park	More Mesa Shores HOA	Non-maintained cliff trail	Hope Ranch	Arroyo Burro County Park
Public Beach Access	Stairs to beach; Access restricted via locked gate to residents and <u>guests</u> only.	Access from end of Puente Drive. Limited parking. Non-maintained trail. Unstable bluff.	Access restricted by gate to residents and <u>guests</u> only	Public Beach Access

## Guests

The Netherby Family  
It was Jackie's 70th!

We all enjoyed the great  
home, pool & yard on this  
great birthday week for  
our man.

Jackie + Steve (San  
Clemente  
CA)

Lauren

Steve + Des

Dana + Allen

James

Erin + Jack (Kirkland) (Fresno,  
WA CA)

(Seattle)  
WA

This is truly a perfect  
vacation home for families.  
Great layout &  
perfect pool!

Nov 29, 30, 2013

Wow! Such an easy place to spend some time!  
Belgium works on the beach and digs in the  
sand to find out the adults had  
there. The Channel Islands are  
wonderful trip. Riding is good in the area.  
There are of letting us birds are for  
to place. I am enjoying so much.  
want to spend a lot more time here.  
like this so much to be thankful for!

John, Ben & JD Bickens & Rich Richmond  
Beth, MT

Will Richmond & Lisa Schultz  
Beverly, CA

Ben, Sharon & Lily Richmond  
Palm View, CA

July 5, 2014

This is our 3rd year <sup>continuous</sup> here.

Every year, we appreciate the  
place even more!

We love you, Dorcas! Yaybo!!

We love you, Aaron!

We love you every living thing

in the world!

We would be back for sure,  
with gratitude,

The Lumbi Family &



September 26-29, 2013

Had a great stay!  
Kathie family lived the home and we were able to see  
dolphins, seals and even drive Villa Ballena is the perfect  
place for a family getaway.

Thanks!

The Barry Family  
Los Angeles, CA

Sept. 1<sup>st</sup> - Sept. 8<sup>th</sup> 2014

We had a wonderful time! Beautiful views, lots of swimming,  
and it was great to walk to the beach. We saw so many animals  
here: seals, dolphins, rabbits, bats, lizards, seals, humming birds, hawks,  
and songbirds. This place is the perfect hidden gem of Santa  
Barbara. We'd love to visit again soon!

Thanks!

Courtney Hughes + All  
Bill & Jennifer Irene  
Mountain View, CA

Hello if you are  
also staying in  
this house, I hope  
it goes on? This  
is the silliest and  
family reunion  
we've ever had  
more or less the  
best wedding the  
wedding was  
Marilyn's daughter  
the bride was  
the bride's sister  
the bride's sister  
this was the best luck

Guests

Sept 2009

We so enjoyed your home our son in SB  
was married & it was great to have my  
other son, his wife & my 2 granddaughters here  
& a place we could all stay & attend  
the wedding in Santa Barbara. It was  
a great house for the entire family.  
Thank you, really made our stay special!  
Love, Susan

10/9/17

Our family came from 3 different states and met here at the most perfect beach house. We biked, sailed, swam and walked around the beautiful shores of South Barbours. If you are here and it is cloudy, just wait. the view of the Channel Islands is incredible. Having a private beach is a plus. Use the binoculars and watch the seals/sea lions, it will make your day. We enjoyed being around family and having a trip we will never forget.

ATTENES!!

Adam (CO), Madi (SC), Steph (NC),  
Brooklyn (NC), Mike (CO),  
Cathi (SC), Heve (CC), ~~Andrew~~ (SC)

Guests

August 2011

Beautiful! The grounds, house, + view are all lovely. We had a wonderful time!

The Varvels

Vic + Suzanne - Escalante, CA

Luke, Jenny, Valerie, + Lila - Valley Center

Cole, Sharon, + Lucy - Sierra Madre, CA

January 6-10, 2012

Thank you sooo much! We absolutely love this neighborhood + your unbelievable property!!! We started out in Montecito and were so happy to relocate to your home! Such a great feel... comfort, privacy, + location!!! We will look forward to coming back again... as Shannon Toller + Christopher Toller (son) Carmel, California

September 2012

Thank you for letting us enjoy your beautiful home. We celebrated our 3rd Wedding Anniversary, and our grandmother's 88th Birthday. The view is amazing, and our 2 year old son really enjoyed the pool. We couldn't have asked for a more perfect place to spend some much needed family time together.

The Hsiling Family

## Sinkula, Megan@Coastal

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**From:** Larry Nimmer <larry@nimmer.net>  
**Sent:** Monday, February 26, 2018 6:31 PM  
**To:** Sinkula, Megan@Coastal  
**Cc:** Das Williams; Elliott, Darcel; Guy Hamilton; Jacqueline Lowther; David Nimmer; becca marcus  
**Subject:** Santa Barbara County Beachfront Short Term Rentals  
**Attachments:** scan ck #8665 front 8 27 07.jpg; scan ck #8665 back 8 27 07.jpg

Dear Megan,

My family and I have owned a beachfront home in Santa Barbara County since 1971. This is to give you more information as The Coastal Commission works with the County of Santa Barbara on the proposed **Local Coastal Program Amendment**. Supervisor Das Williams, and his assistant Darcel Elliot, suggested I send you this information.

When the Santa Barbara County Supervisors voted on their proposal, they allowed Miramar Beach to have an **"historic overlay"** to allow STRs, but, they didn't include the Padaro Lane beachfront area and the Summerland beachfront because they had "no proof" of short term rentals prior to 2008. Since their vote, a number of us homeowners have come up with **proof that we have had short term rentals prior to 2008**, even though it's common knowledge that this has been the case since the 1960's.

As you will see in the attached cancelled check for \$3,700, our house at 3475 Padaro Lane in Carpinteria was rented by Diane Baskin in August of 2007. In reality, she has rented the house numerous times as a STR from the 1980's – 2000s. While the bank does not keep records longer than 7 years, we were fortunate that Ms. Baskin was able to find a 2007 cancelled check from 11 years ago.

In addition, my family has affidavits, which we can supply to you, confirming short term rentals of our beach house from James Peterson for STR rentals on 20 occasions during the 80's, 90's, and 2000s. We also have an affidavit from Haim Pekelis for 8 STR occasions from 1997-2008. And, there are others who can testify to the fact that our house has been a short-term rental since the 1980's.

Not only should the Coastal Commission, and Santa Barbara County, honor the historic use of short term rentals from Miramar Beach to Padaro Lane, they should also be allowed since **homes, like our beach house, offer beach access to people at a less expensive rate to a comparable hotel**. Our beachfront house has five bedrooms, four bathrooms, and a kitchen and it rents for \$4,000/week. In comparison, a comparable number of hotel rooms (four rooms) for a beachfront hotel near us, such as the Fess Parker Doubletree Hotel, costs \$8,400/week and does not include a kitchen, direct beach access, etc.. **Eliminating STRs in the beachfront area will eliminate beach access**.

Here's a third point: The recent disasters in the Santa Barbara area forced many locals to look for short term rentals when they had to evacuate their homes. The value of STRs to locals became even more apparent.

So, I strongly encourage you to work with Santa Barbara County to allow "historic use" access of beachfront properties from Miramar to Sandyland Beach (which includes Padaro and Summerland).

Please let me know if you have any questions or whether you need more information.

Sincerely yours,  
Larry Nimmer  
3475 Padaro lane  
Carpinteria, CA 93013

-----  
Larry Nimmer  
Nimmer Pictures  
1040 A Linden Ave.  
Carpinteria, CA 93013  
Tel 805 708 4753  
[larry@nimmer.net](mailto:larry@nimmer.net)  
[www.nimmer.net](http://www.nimmer.net)  
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## **Sinkula, Megan@Coastal**

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**From:** Guy Hamilton <guy.hamilton@caliberhomeloans.com>  
**Sent:** Monday, February 26, 2018 9:32 AM  
**To:** Sinkula, Megan@Coastal  
**Cc:** Larry Nimmer; Jacqueline Lowther  
**Subject:** Santa Barbara County Coastal Short Term Rental  
**Attachments:** STR Rates vs Hotel-Motel.pdf; Historical VR Contracts.pdf; Summerland Historical Data 2004-2007.pdf

Hello Meagan,

I know you were out last week so I'm resending this email.

Per the suggestion of Darcel Elliot, Chief of Staff First District Supervisor Das Williams, I'm sending you information that will assist you in determining the ordinance the county recently passed is inadequate.

The supervisors did not have access to records, prior to their vote, to allow a "historic use overlay" beyond the Miramar beach area.

Records show there was also a decades long historic use of STRs for Summerland and Padaro Lane beachfront areas. There are several STRs in the Summerland area listed in Homeaway.com & Airbnb that state on their sites they have been in business since 2001. My personal historic use is well documented in the attachments above.

What I've attached above is:

1. Short Term Rental rates vs Hotels and Motel
2. Contracts from 2004-2007
3. Historical data from our own property in Summerland.

As you'll see in the above March 2017 California Economic Forecast study of Short Term Rentals (STRs) offer a discount over traditional hotel/motel stays on the Central Coast. When comparing STRs to hotels you'll see that STRs are 38% lower in overall cost compared to hotels. Affordable tourist accommodation choices are inadequate in the coastal area of our community and STRs can assist with correcting that imbalance.

Summerland is a wonderful beach community nestled between Montecito and Carpinteria. There are no hotels or motels, only one nice Bed & Breakfast, Inn on Summer Hill, with an average room rate of \$279. For a family of 4 or 6 this would be a very expensive visit to our coastal town, whereas they could rent a full home in Summerland ranging between \$200 - \$475 per night depending on 2-3 bedrooms.

Our home in Summerland is a 3 bedroom 2 ½ bath home. Our average booking is for a family of 4, and we allow up to 6 guests. A family of 4 or 6 would find renting 2 or 3 hotel rooms cost prohibitive for most family budgets, so STRs are an excellent solution to taking a vacation to the Santa Barbara beach area and saving money while enjoying our coast.

We've owned our home in Summerland for 32 years and it is first and foremost 'our' home. The information I've provided is reflective of how closely we've screened our tenants, always with our



neighbors security and quite enjoyment of their own home being considered. As an example of the quality tenant we had, we refunded 100% of all deposits and never had a complaint by a neighbor.

We have no cancelled checks to provide as we banked with Santa Barbara Bank and Trust during that time period. SBBT merged with Union Bank in late 2012. All of the prior SBBT records have been purged and we don't keep records beyond the statutory 7 year period by the IRS. 2007 was 11 years ago

But what I do have is a forensic record of our past history. I found all my contracts on an external hard drive saved from an old computer and was able to take screen shots of the file they were kept in. Please note they were created with Microsoft Word 97'. The date and time the document was created is at the far right.

Also included in a separate document above is a copy of the front page of every STR contract from 2004 - 2007. I believe the information above supports clear evidence of our historic rental data during that time period. This document only includes STRs and not, longer term rentals.

I'm optimistic to see the county's reevaluation of opening up this historical rental area from Miramar to Sandyland, which includes Summerland and Padaro Lane. It will not only be good for the County tax base, but also allow more people access to our coast.

Please don't hesitate to call or email me with any questions. I'm also available for any taskforce assistants. I know people in Palm Springs and Pismo Beach who have worked in conjunction with their communities to make this work and I'm sure a workable solution can be found in our county.

I hope this information will assist the Coastal Commission in viewing Short Term Rentals as a means to allow more people to visit our area and have access to our coast.

Thanks for your help in getting this scheduled for review on the next agenda.

Best regards

Guy Hamilton  
Senior Loan Consultant | NMLS ID# 300950



801 Garden St. Suite 200 | Santa Barbara, CA. 93101

Direct: 805-728-9308 | Cell 805-689-4959 | eFax: 855-606-6396

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**Sinkula, Megan@Coastal**

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**From:** Jacqueline Lowther <jackielow@aol.com>  
**Sent:** Wednesday, February 28, 2018 12:30 PM  
**To:** Sinkula, Megan@Coastal  
**Subject:** Short-term Rentals in the Santa Barbara Coastal Zone ~  
**Attachments:** Mail 1.pdf

Dear Megan,

I understand that your staff shall be reviewing the Proposed Santa Barbara County Ordinance relating to Vacation Rentals in the Coastal Zone. As you will be able to determine when you do, the criteria used to define the County's proposed Beach Overlay was historic use prior to 2008. As it stands, the proposed Beach Overlay only includes the Miramar Beach area, despite the fact that vacation rentals have occurred in the Padaro Lane and Summerland areas for the past sixty years.

My husband and I have owned two homes on Padaro Lane [3543 Padaro Lane from 1979 – to date & 3281 Padaro Lane from 1994 - 2011] for over thirty years.

These have been both vacation homes for our family as well as short-term vacation rentals.

I will be attaching copies of contracts and checks related to these vacation rentals dating back to 2007. We have unfortunately not kept any records prior to 2007. I will also be attaching emails, letters and additional information that fully support the fact that there have been vacation rentals on Padaro Lane dating back several decades.

There is no doubt that vacation rentals provide a lower cost alternative to renting hotel or motel rooms, especially for large families or groups. It is also true that vacation rentals increase public access to the coast. By offering our homes as vacation rentals we made it possible for hundreds of families to enjoy our beautiful beaches.

I trust that the Coastal Commission will expand the Beach Overlay to include Padaro Lane, Summerland and Sandyland thereby protecting and preserving coastal access to these areas for the wider public.

Sincerely,

Jacqueline Lowther-Phillips ~

(310) 384-8034

Jacqueline Lowther-Phillips  
PO Box 40238  
Santa Barbara, CA 93140  
jickie@swaol.com

February 24, 2018

Re: Vacation Rentals in the Coastal Zone

Dear Megan,

I understand that your staff shall be reviewing the Proposed Santa Barbara County Ordinance relating to Vacation Rentals in the Coastal Zone. As you will be able to determine when you do, the criteria used to define the County's proposed Beach Overlay was historic use prior to 2008. As it stands, the proposed Beach Overlay only includes the Miramar Beach area, despite the fact that vacation rentals have occurred in the Padaro Lane and Summerland areas for the past sixty years.

My husband and I have owned two homes on Padaro Lane (3543 Padaro Lane from 1979 - to date & 3281 Padaro Lane from 1994 - 2011) for over thirty years. These have been both vacation homes for our family as well as short-term vacation rentals.

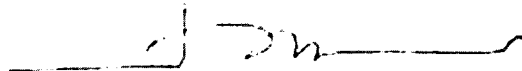
I will be attaching copies of contracts and checks related to these vacation rentals dating back to 2007. We have unfortunately not kept any records prior to 2007. I will also be attaching emails, letters and additional information that fully support the fact that there have been vacation rentals on Padaro Lane dating back several decades.

There is no doubt that vacation rentals provide a lower cost alternative to renting hotel or motel rooms, especially for large families or groups. It is also true that

vacation rentals increase public access to the coast. By offering our homes as vacation rentals we made it possible for hundreds of families to enjoy our beautiful beaches.

I trust that the coastal commission will expand the Beach Overlay to include Madras, Cape Summerland and Sandyland thereby protecting and preserving coastal access to these areas for the wider public.

Sincerely,



Jacqueline Lowther-Milp

Maria Phillips  
12/10/2011 10:10 AM  
To: [REDACTED]

Hi [REDACTED]

Hi [REDACTED]

Don't worry, after our daughter gets married in Sept 16th. We have rented our Padiaro  
car during the summer short term for the entire 17 years I have owned it.

After the wedding, I swapped now

Best [REDACTED]

Sent from my iPhone

From: **Richard Blish** [mailto:richard@blish.com]  
Subject: Re: Turbulent 2016, so you are due for a major update  
Date: September 6, 2017 at 8:36 PM  
To: Jacqueline Lowther [mailto:jlowther@blish.com]

Jacqu

Thx for your note. I may be able to find some documentation. My family has rented the Starbuck cottage (3485 Padaro Lane, Carp) for about 3 weeks each year from about 1955 to 2003. As if it was not available roughly since 2003, we looked for alternatives post pancreatic cancer for me (2009) finally settling upon your place and your neighbor for 2014-2016.

Rich

## Sinkula, Megan@Coastal

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**From:** annettegilk@gmail.com  
**Sent:** Thursday, April 19, 2018 5:14 PM  
**To:** Brownsey, Donne@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Sundberg, Ryan@Coastal; Howell, Erik@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Peskin, Aaron@Coastal; Luevano, Mary@Coastal; Bochco, Dayna@Coastal; Aminzadeh, Sara@Coastal; Padilla, Stephen@Coastal; Hudson, Steve@Coastal; Sinkula, Megan@Coastal; Ainsworth, John@Coastal; Willis, Andrew@Coastal  
**Subject:** Santa Barbara Vacation Rental Ordinance  
**Attachments:** Letter to Coastal Commission 4-19-18.docx  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Santa Barbara Commissioners, et al:

I live in a 4 bedroom house near the beach at More Mesa Shores. In 2011 after a divorce I started renting my house out during the times I was traveling so that I could afford to stay in my home and also so people would be there protecting my home while I was away for long periods during the summer. We have a private beach access in our neighborhood and the accommodations are perfect for large and extended families to stay together and have access to a safe beach where it might not be affordable to stay in hotels near the beach. Most families are coming from all over California for a beach vacation, but I have had guests from other states and a few international families.

Banning short term rentals along the coast would prohibit thousands of people from ever experiencing our beautiful coast line. A homestay wouldn't work in most situations because first, it's great to have somebody stay in the home while traveling, helping with the cost of expensive Santa Barbara housing, and second, for a family of parents, grandparents and children of usually 8 to 10 people, they need all the space to themselves. If I stayed in the home I would take away a master bedroom, and families don't stay with strangers anyway.

It seems unreasonable to allow just a small portion of the coastal zone for short term rentals and not the whole coastal zone. I support an expansion of the proposed Coastal Zone Overlay and urge you to please vote to include all of the Santa Barbara coast.

I would be more than happy to provide testimonials that my guests have written that speak of the memories and bonding families have when they all stay together in a home, and they always rave about the times spent at the beach.

Thank you very much for your consideration

Sincerely,

Annette Gilkeson

More Mesa Shores

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More Mesa Shores