

Lenzi, Chelsea

From: timothyball@cox.net
Sent: Monday, August 27, 2018 7:04 PM
To: Williams, Das; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Coastal Zone STR's

Dear Supervisors;

I hope you will take the opportunity to review the 182 letters submitted to the Coastal Commission in opposition to Santa Barbara's proposed amendment to restrict STR's. These letters attest to the important role that STR's play in providing visiting families coastal access while providing coastal communities economic support and TOT tax revenue.

For your reference below is the letter I submitted in opposition.

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5/4/2018

Dear Commissioners;

I am a resident of More Mesa Shores in Santa Barbara. I urge the Commission to **reject** the County of Santa Barbara proposed amendment and vote **NO** to Staff's recommended modifications for the following reasons.

- 1) Santa Barbara County's amendment effectively **bans** short term rentals, in 99%^[1] of the Coastal Zone, reducing the number homes available as short-term rentals from 142 down to 14^[2]; homes that have provided families visiting from other parts of California affordable accommodations close to the shoreline for decades.
- 2) It creates a geographic based overlay zone, discriminating against other coastal communities which have historically provided STR's^[3], concentrating visitation to one small community east of the city, while limiting access to miles of uncrowded beaches to the west^[4].
- 3) In addition to banning STR's, the amendment imposes restrictions on Homestays, including the requirement that owners must obtain a Coastal Development Permit and Land Use Permit. This time consuming and onerous process, which the County controls, could be used to further restrict and impeded the number of affordable accommodation's in the Coastal Zone.
- 4) Staff's proposed modifications to allow Homestays at properties with permitted guesthouses, cannot possibly mitigate the loss of affordable accommodations for visiting families. There are only 49 permitted guest houses +2ADU's, in all of Santa Barbara's coastal zone, **NONE** of have offered homestays or STR's ^[5]in the past and few likely to do so considering they must first obtain a CDP.
- 5) Testimony clearly indicates Hotels and Homestays are not considered viable alternatives to STR's by visiting families. Homestays are unlikely to mitigate the impacts to coastal access on visiting families resulting from banning STR's in residential areas of the Coastal Zone.

As attested by the flood of correspondence you have received, visiting families are concerned about the impact that this amendment will have on their ability to find affordable accommodation's in proximity to Santa Barbara's coastline. I hope this Commission will listen to their concerns, **reject** the amendment, and vote **NO** on staff's recommendations, which do not go far enough to mitigate the loss of affordable accommodation's resulting from the County's ban on STR's.

There are only 142 STR's in all of Santa Barbara's coastal zone to begin with, and these should be allowed to continue to provide affordable accommodations to families looking to vacation in any of Santa Barbara County's coastal communities. I support regulation of STR's, but Santa Barbara's amendment does not regulate, it bans STR's, limits Homestays, thereby restricting coastal access for families and should be rejected.

Sincerely;

Timothy Ball; More Mesa Shores, Santa Barbara.

^[1] All of Santa Barbara County excepting areas zoned commercial and one small community currently providing 14 STR's.

^[2] California Coastal Commission Staff Report 4/27/18 pg 2

^[3] More Mesa Shores, Padaro Lane are two examples of coastal communities which have provided historic STR's evidenced by TOT records and other documents submitted to SBC.

^[4] West of Santa Barbara City there is over 15 miles of uncrowded beaches and coastline with no hotels and limited public access other than gated community access points available only to residents, guest and visitors staying within these communities.

^[5] Data provided 5/2/18 by Santa Barbara County Planning Dept.

Lenzi, Chelsea

From: Josiah Hamilton <josiah@thehamiltonco.com>
Sent: Tuesday, August 28, 2018 7:20 AM
To: Williams, Das; Wolf, Janet; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: STR Support

Dear Board of Supervisors,

My name is Josiah Hamilton I am 5th Generation Santa Barbara, starting with my Great Great Grandfather Hezekiah Chase, Father of Harold and Pearl. I have been an active realtor for the last 15 years selling in the top 1% of all Berkshire Hathaway Agents Nationwide and live and own in Montecito where both of my Children attend MUS as I did. In January I became one of the Co-Founders of the Santa Barbara Bucket Brigade. During this period I have met and been in contact with 100's of Montecito residence.

Last week someone said that they had heard that most of the people who live in the Montecito Oaks are against short term rentals. I found this very interesting, because without thinking too hard I could think of 10 people in an around that area that have done vacation rentals. So I decided to take it another step and reached out to approx. 60 home owners (that's all I had time for and I didn't include the 50+owners who I know already support them) the area I called was in and around the Olive Mill, Middle and San Ysidro corridors and asked the simple question.

Would you support short term rentals if restrictions and regulations were in place to protect neighbors and neighborhoods from noise, over parking, parties etc? With the exception of 1 person, everyone said yes. Some people added ideas such as; restricting to 1 week rentals. Strike rules that if you continue to get complaints, escalated fines would be issued. As a full time resident you should be able to rent your home periodically through the year, such as summer, holidays etc. When you rent you should place a placard on your front door/gate displaying the owner/managers phone number for emergency. Many people also added they would never rent their home, but didn't mind if others did, responsibly. Some others added you shouldn't be able to buy a house for the pure purpose of a vacation rentals and the conversations went on and on. It was incredibly informative and I guarantee you I could have asked the question in the same way to 500 more people and got the same answer. Instead of selling the worst case scenario to beat STR's, I would suggest you try and find a compromise vs. having something you can't reverse in place. Try it out and then tighten it up where needed, no one likes change here until it happens and then they become huge supporters.

With the Miramar, Biltmore and SY Ranch costing more than \$750 per night to accommodate my family of 4, I as a homeowner in Montecito couldn't afford to stay here in any other way than a short term vacation rental.

As for your demographic for affordable housing or even long term rentals, 1. You could never live in any of the homes I reached out to because those people live there most of the time and 2. Last time I checked \$5k-\$25K per week in rent doesn't qualify as affordable.

Bottom line is that it's clear to me that with responsible restrictions and guidelines in place, people are open to STR's

Lastly If we have an earthquake, fire, debris flow or threat of any of those anywhere in SB and people are forced to evacuate and need short accommodations as they did all winter long, where do you expect those people to go? I for one was forced into an STR because we couldn't afford 2 weeks in a hotel.

I appreciate your time and hard work on finding a reasonable solution where we can all benefit.

Best regards,

Josiah Hamilton

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