

## SUMMARY OF COMMENTS FROM THE SHORT-TERM RENTAL ORDINANCE PUBLIC WORKSHOP

August 20, 2015

Westmont College, Montecito

Below is a summary of comments received during the Short-term Rental Ordinance public workshop held on August 20<sup>th</sup>. Thank you to everyone that participated; your comments will be considered as we move through the process. The comments are categorized below into three categories; Regulations, Impacts, and General. Please keep in mind the following as you read through the comments:

- If a comment was made more than once, it may be mentioned below only once.
- All comments are weighted equally regardless of who made the comment or how the comment was made.
- When necessary, comments were edited for grammar, punctuation, brevity, etc. but the original intent of the comment was retained.

### COMMENTS:

#### REGULATIONS

- I do not agree that STR's should be allowed in residential zones.
- STR application should require a rental contract, occupancy limits, on-site owner/contact, two people per bedroom, 24-hour response, neighbor notification, parking limits, noise compliance, no noise after 10 p.m., and no weddings or large parties from renter or sub-renter.
- STRs should have to obey CC&Rs.
- Sound should not go beyond property lines, supply off street parking, no events allowed in Ag.
- Do not require a rental contract, site plan, or neighborhood notification.
- Completely allow STRs, no limits.
- There are currently no ADA regulations for STRs. Rental websites do have some units that are ADA, for an added booking cost, but cost to convert to ADA is too much for most home owners.
- Have different regulations for STRs than Homesharing.
- Allow events in agriculture and commercial zones.
- Don't include neighborhood notification, it will bring forth the people who love to complain about everything.
- Require inspection for building code, high fire requirements, etc. on a yearly basis.
- Do not allow rental occupancy per night to exceed average # of bedrooms in a neighborhood (somehow prevent large group renting).
- Do not allow amplified sound and include quiet hours at 10:00 p.m. Weddings and retreats have no place in single family neighborhoods, they create public nuisances at all hours of the night (fights, intoxicated people, etc.), people urinating, and trash left behind.
- Regulate total number of people allowed for any gathering, not just staying in house.
- Occupancy limit of two people per bedroom.
- I am in favor of regulations regarding: Noise, occupancy, parking, and the County should follow Goleta's example, collect taxes, issue license, and enforce rules.
- Limit number of parties, have an enforcement agent with 30 minute response time, special rules with pool activity to close at 8:00 p.m.
- Occupancy limits according to size of home.
- Regulations for STRs and Homestays should be the same.
- Noise violators should be punished by fines from County.
- Owners need to get contract with insurance.
- No uninvited, unregistered guest gathering.
- STRs are no different than long-term rentals, and should follow current nuisance regulations, occupancy limits, and parking limits.
- STRs (not home sharing) should provide an immediate contact person (not within 24 hours).

- There should be distinction between Homestay (host residence) and STRs.

## IMPACTS

- What good are response plans when you still are forced to call 911 or the sheriff at all hours of the night? Vacationers are there to party.
- Montecito has one sheriff to patrol our community. That sheriff cannot enforce every noise complaint that is common with short-term rentals. STRs are not consistent with the semi rural nature and will destroy our peaceful community. Please help preserve its well thought-out plans.
- As a resident from Mission Canyon I am very concerned about STR. Should there be a fire the renter will not be prepared on how to deal with a fire, and they will likely not receive the reverse 911 calls that are made to landline phones to warn residents to evacuate.
- We should not allow STRs in single family period! Noleta will lose what is charming about it- peaceful neighborhood.
- A STR business is a violation of the zoning for single family residential. They should not be allowed.

## GENERAL

- Use TOT tax for special nuisance officer.
- Goleta has good example, Carpinteria has good example, do not follow City of Santa Barbara.
- County regulations should allow STRs for events and weddings.
- Rely on responsible, professional, reachable, local, management to oversee and enforce reasonable civil activities and occupancy.
- I do not think the meeting setup reflects a true representation of the community as mainly invested people show up and not so many elderly, busy families, or those who don't really know the process.
- Homestays create more income for County and will be great for tourism.
- Vacation rental companies are now starting to be required to autopay TOT, so no extra county personnel are required to collect tax.
- Resident of a neighborhood can use street parking equally, some people will always complain so neighbors should all be contacted before nuisance status is deemed.
- Maintain clear functional regulations between STRs and Homesharing.
- As a member of the events industry (I play at weddings, home parties, funerals, etc.) I would like to see regulations that allow STRs to continue. My colleagues all comply with County regulations.
- This exercise is a poor example for making any judgment. The pro forces are here in force and this is not helpful in the zoning problem.
- I do not agree with allowing homestays and disallowing STRs. It seems to me that both activities would be possible with regulations.