BOARD MINUTES
BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA

SUPERVISORS MATT LAVERE, LINDA PARKS,
KELLY LONG, ROBERT O. HUBER AND VIANEY LOPEZ
October 11, 2022 at 8:30 a.m.

BOARD OF SUPERVISORS - Recommendation of Supervisor Parks to Direct the Planning Division to Include in the Planning Division Work Plan a Project to Apply a Temporary Rental Unit Restriction Ordinance to the Santa Rosa Valley MAC Area and the Lake Sherwood Community.

(X) All Board members are present.

(X) The following persons are heard: Warren Nelson, Rosemary Allison and Teresa Parker.

(X) The following documents are submitted to the Board for consideration:
(X) 22 comment letters

(X) Upon motion of Supervisor Parks, seconded by Supervisor Long, and duly carried, the Board hereby approves recommendations as stated in the Board letter.

By: Lori Key
Lori Key
Deputy Clerk of the Board

COUNTY OF VENTURA
BOARD OF SUPERVISORS

SUPERVISOR
LINDA PARKS
Second District

MEMBERS OF THE BOARD
CARMEN RAMÍREZ
IN MEMORIAM

MATT LAVERE, CHAIR
LINDA PARKS
KELLY LONG
ROBERT O. HUBER
VIANEY LOPEZ

October 11, 2022

Board of Supervisors
County of Ventura
800 South Victoria Street
Ventura, CA 93009

Subject: Recommendation of Supervisor Parks to Direct the Planning Division to Include in the Planning Division Work Plan a Project to Apply a Temporary Rental Unit Restriction Ordinance to the Santa Rosa Valley MAC Area and the Lake Sherwood Community.

Recommended Action:

Direct the Planning Division to include in their next presentation to the Board of Supervisors of the Planning Division Work Plan a project item for Board consideration that would apply the Ojai Valley Temporary Rental Unit (TRU) Ordinance, or a similar ordinance, restricting TRUs within the Santa Rosa Valley Municipal Advisory Council (MAC) area and Lake Sherwood Community area.

Discussion:

Our Board's long-established process for managing the myriad of potential new projects and programs of the County Planning Division is to periodically review and approve the Planning Division Work Plan. This process enables our Board to review the many pending, and effectively competing, current and potential new projects and programs, and to know the staffing requirements, costs, and timelines of each. Our Board can then prioritize, and budget for, the ensuing several year's work of the Planning Division (in addition to the Division's normal workload). The Planning Division typically presents their Work Plan for review annually in the spring and includes previously approved or Board-directed projects and others the Division identifies as being needed. The next such work plan review is scheduled for March 2023.

Several years ago, following multiple hearings where numerous citizen complaints were received, our Board adopted a Temporary Rental Unit (TRU) ordinance for the Ojai Valley to curb the negative effects of homes being used as or converted to commercial vacation rentals (the ordinance allows the rental of rooms in the owner's primary residence). Since then, two areas in my Supervisorial District have experienced growing numbers of vacation rentals and problems therefrom. Both the Santa Rosa Valley Municipal Advisory Council (MAC) and the Lake Sherwood Community Association have

625 West Hillcrest Drive • Thousand Oaks, CA 91360 • TEL (805) 214-2510 • FAX (805) 480-0585 • Linda.Parks@ventura.org

requested the adoption of Ojai Valley- type TRU ordinances for their areas. Problems cited by the MAC and Association include loud parties, potential drunk driving, excessive traffic, on-street parking that potentially interferes with emergency access, potential security risks in remote areas, excessive numbers of people that may impact emergency services or ingress/egress, and general land use incompatibility issues. The MAC and Association desire a TRU ordinance to both address current problems, and to prevent a profusion of vacation rentals in the future.

So that our Board can consider the funding and inclusion of TRU ordinances for these communities via the established Planning Division Work Plan process, the recommended action is to direct the Planning Division to include this project for Board consideration when the Work Plan is next presented to our Board. Approving the recommended action will allow the Planning Division to assess the workload of this project, and to present it in the established context for Board consideration and prioritization.

Sincerely,

Linda Parks

Linda Parks,
Supervisor, Second District

Attachment: Santa Rosa Valley MAC memo and map

Santa Rosa Valley Municipal Advisory Council

Rosemary Allison (Chair), Kevin Cannon (Vice Chair), Michael Adams, Mark Burley, Amy Elliott

DATE: September 15, 2022

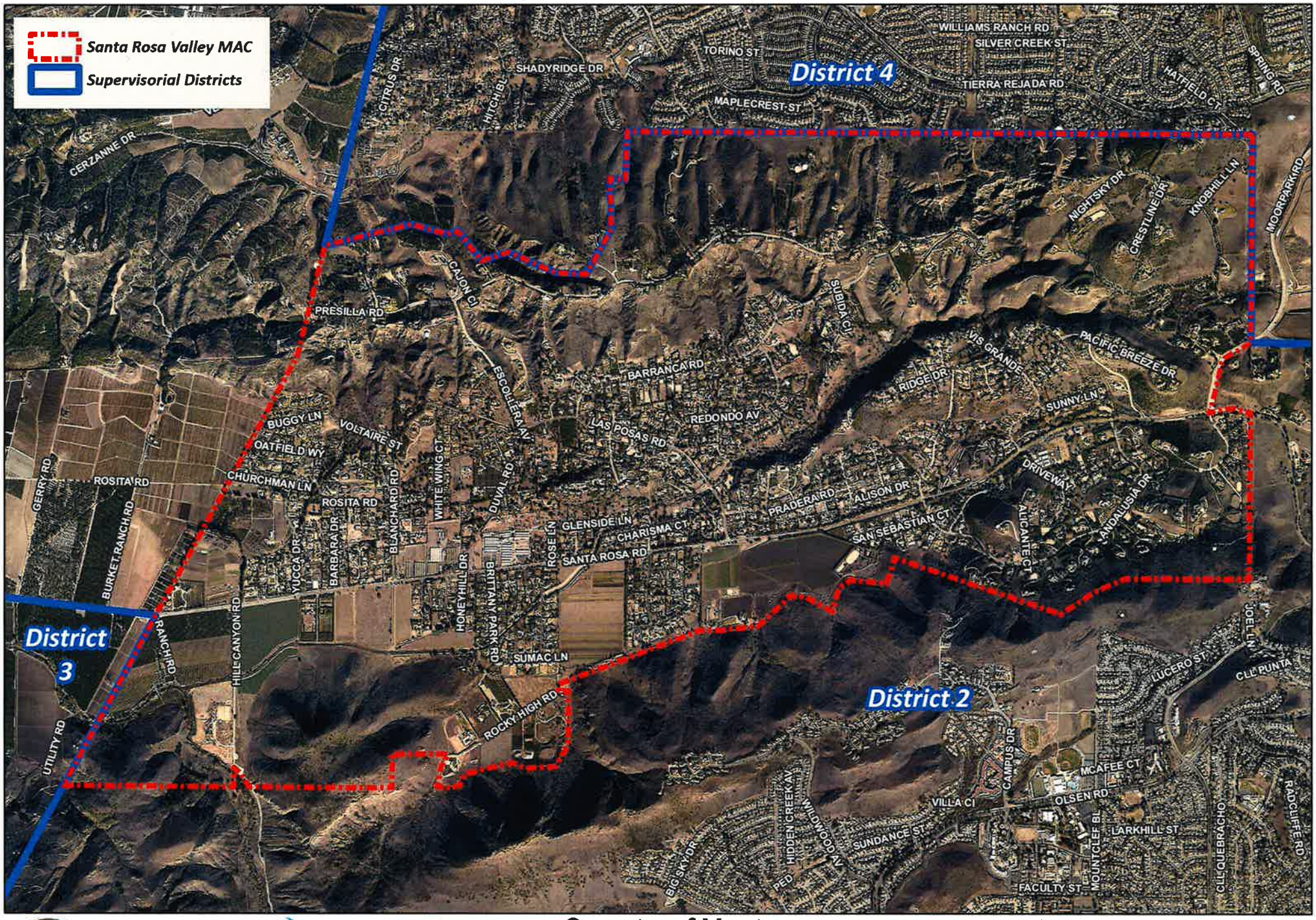
TO: Ventura County Supervisor Linda Parks

FROM: Rosemary Allison, Chair, Santa Rosa Valley Municipal Advisory Council (MAC)

SUBJECT: Temporary Rental Unit Overlay Within Santa Rosa Valley MAC Boundaries

The Santa Rosa Valley Municipal Advisory Council (MAC) requests your Board resolve a concern of residents in Santa Rosa Valley related to the proliferation of temporary rental units (TRUs) for events that disrupt the quality of life in our rural community. Issues such as residential disturbances, large events on TRU properties that impact the quiet nature of the community, parking and traffic congestion, and safety were brought to the attention of the MAC by residents living near current TRUs. At our September 15, 2022 meeting, the MAC voted unanimously to recommend to their District 2 Supervisor that "*the Board of Supervisors add a TRU Overlay to restrict TRUs within the Santa Rosa Valley MAC boundaries.*[1]"

[1] Santa Rosa Valley MAC Boundary Map



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 06/24/2016
Source: Pictometry©, February 2016

RMAgis

County of Ventura
Santa Rosa Valley MAC

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Board of Supervisors Meeting Agenda
For
October 11, 2022

Comment letters

Provided to the Board of Supervisors and added to the record on October 10, 2022

From:	Richard Hoefflin
To:	ClerkoftheBoard
Cc:	Susie Hoefflin (susieh2@aol.com)
Subject:	Item 3, Supervisor Linda Parks For October 11, 2022
Date:	Friday, October 7, 2022 3:43:15 PM
Importance:	High
Sensitivity:	Private

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

My wife Susan and I are the owners of 2041 Trentham Rd., Thousand Oaks (Lake Sherwood Area) since 2000. We respectfully request that you put the Lake Sherwood area in a Temporary Rental Unit restriction ordinance similar to the Ojai area. We are opposed to short term rentals, less than 30 days. We have observed these rentals and are concerned about several things, including multiple car/truck traffic, safety of the neighborhood and related complications.
Thank you for your consideration.

/s/ Richard M. Hoefflin

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THANK YOU FOR YOUR UNDERSTANDING AND COOPERATION.

From: Russ Goodman
To: ClerkoftheBoard
Subject: Linda Parks Item 36
Date: Friday, October 7, 2022 4:16:01 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

My email to the Clerk of the Board is based on the following for approval of this item:

Ladies and Gentlemen:
My wife and I have lived in Lake Sherwood at 2105 Trentham Rd on the lake for over 20 years. Trentham Rd. is a narrow, private road, only wide enough for 2 cars to barely pass on a dead end peninsula that extends out into the lake. There is very limited parking along the road. Recently, short term AirBnB rentals over weekends have begun to occur. Usually, the renters are there to party and arrive with many more cars than there is anywhere for the cars to park w/o going onto other residents' property. In one case, 12 guest cars arrived blocking the road and precluded a medical doctor living at the end of the road who had an early morning surgery from exiting until we pounded on the doors to awaken the revelers and insist vehicles be moved. In addition to the danger, the noise and loud late parties by strangers in a lake community that precludes loud music after 10pm isn't appropriate.

We strongly support item 36 on the agenda and believe that a ban on rentals less than 30 days is appropriate and will significantly contribute to the safety and pleasure of living on our street.

Thank you for your consideration,
Russell and Donna Goodman
2105 Trentham Rd
Lake Sherwood

Santa Rosa Valley Municipal Advisory Council

Rosemary Allison (Chair), Kevin Cannon (Vice Chair), Michael Adams, Mark Burley, Amy Elliott

DATE: September 15, 2022

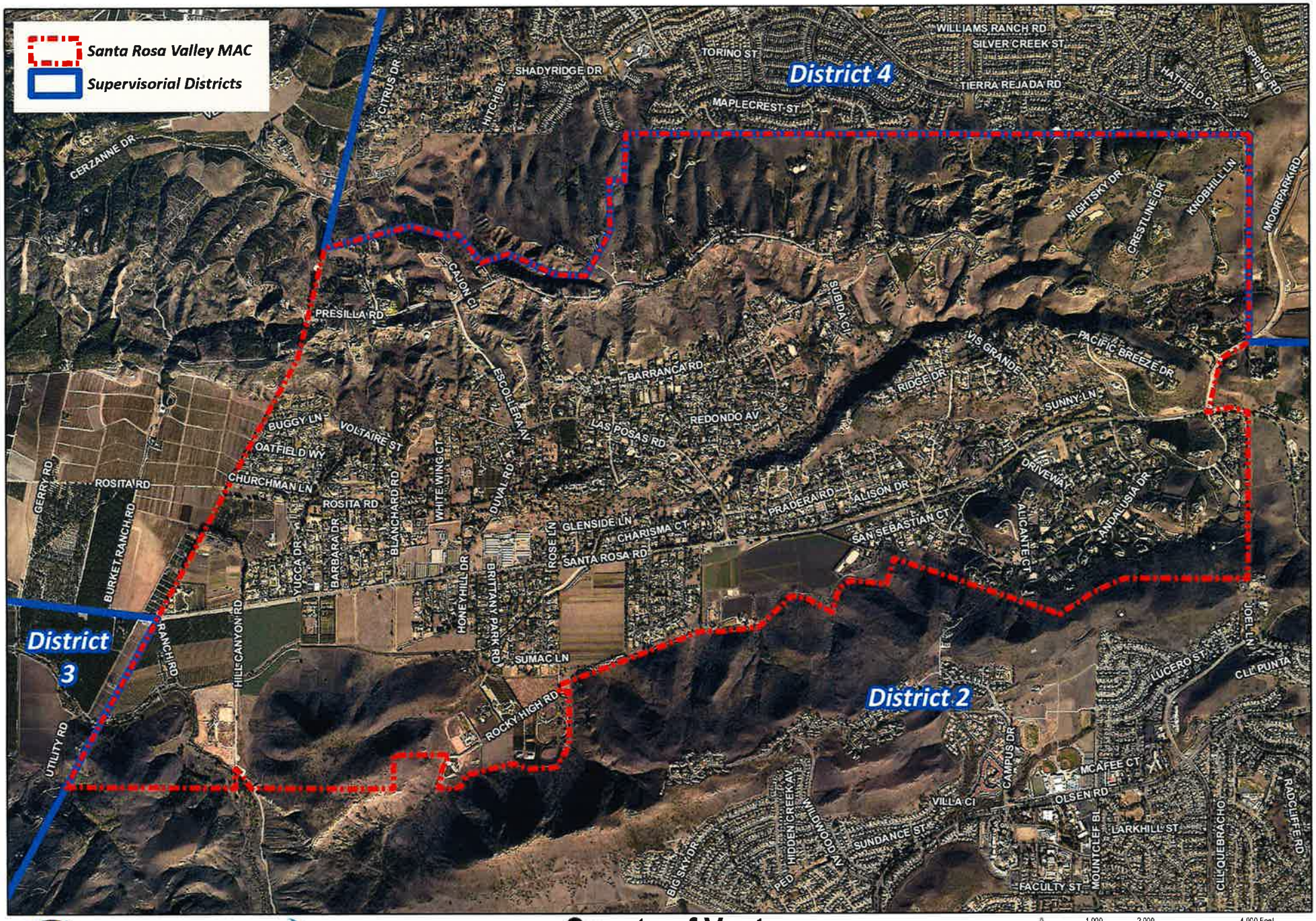
TO: Ventura County Supervisor Linda Parks

FROM: Rosemary Allison, Chair, Santa Rosa Valley Municipal Advisory Council (MAC)

SUBJECT: Temporary Rental Unit Overlay Within Santa Rosa Valley MAC Boundaries

The Santa Rosa Valley Municipal Advisory Council (MAC) requests your Board resolve a concern of residents in Santa Rosa Valley related to the proliferation of temporary rental units (TRUs) for events that disrupt the quality of life in our rural community. Issues such as residential disturbances, large events on TRU properties that impact the quiet nature of the community, parking and traffic congestion, and safety were brought to the attention of the MAC by residents living near current TRUs. At our September 15, 2022 meeting, the MAC voted unanimously to recommend to their District 2 Supervisor **that** "*the Board of Supervisors add a TRU Overlay to restrict TRUs within the Santa Rosa Valley MAC boundaries*.[1]"

[1] Santa Rosa Valley MAC Boundary Map



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 06/24/2016
Source: Pictometry©, February 2016

RMAgis

County of Ventura
Santa Rosa Valley MAC
& Supervisorial Districts

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein

From: Jerry Adams
To: ClerkoftheBoard
Subject: Item 36, Linda Parks - Oct 11 board meeting
Date: Friday, October 7, 2022 2:22:51 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

My wife and I have been residents at 606 Lake Sherwood Dr. since 1975. We respectfully ask that you put the Lake Sherwood area in the TRU overlay to restrict short term rentals. I am currently president of the Lake Sherwood Community Association. Our 15 member board of directors has unanimously approved this request.

Thank you, Jerry Adams, President, LSCA
805.657-0102
TRU = Temporary Rental Unit restriction ordinance

From: Lisa Brown
To: ClerkoftheBoard
Subject: Item #36 Board of Supervisors agenda
Date: Monday, October 10, 2022 10:37:03 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I am writing to state my support of an overlay for the Santa Rosa Valley prohibiting short term rentals. We now have one on my street in the Santa Rosa Valley that is operating as a "Party House". As there are no tourist activities local to our area, partying seems to be the only reason to rent a home here for the short term. It has caused an increase in noise and dangerous traffic. The party goers speed and often appear to have been drinking when driving away from the venue. There have been incidents with the neighbor's horses. The police have been called, and numerous complaints have been made to Air BnB, but issues continue. Neighbors have almost been hit while walking or riding their bikes. This activity is not conducive to our once quiet neighborhood. Between the short term rentals, and the rehab facilities that the state has deemed appropriate for our residential neighborhood, we no longer have the peace and enjoyment we once valued.

Please move forward with the overlay to our area.

Respectfully,
Lisa Brown
11572 Presilla Road
Santa Rosa Valley, CA 93012

From:	Richard Hoefflin
To:	ClerkoftheBoard
Cc:	Susie Hoefflin (susieh2@aol.com)
Subject:	Item 3, Supervisor Linda Parks For October 11, 2022
Date:	Friday, October 7, 2022 3:43:15 PM
Importance:	High
Sensitivity:	Private

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My wife Susan and I are the owners of 2041 Trentham Rd., Thousand Oaks (Lake Sherwood Area) since 2000. We respectfully request that you put the Lake Sherwood area in a Temporary Rental Unit restriction ordinance similar to the Ojai area. We are opposed to short term rentals, less than 30 days. We have observed these rentals and are concerned about several things, including multiple car/truck traffic, safety of the neighborhood and related complications.
Thank you for your consideration.

/s/ Richard M. Hoefflin

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THANK YOU FOR YOUR UNDERSTANDING AND COOPERATION.

From: David Hadek
To: ClerkoftheBoard
Subject: Board of Supervisors Meeting - 10/11/22 - Agenda Item 36
Date: Monday, October 10, 2022 11:20:19 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Clerk:

I am a resident of Santa Rosa Valley. I would like to voice my strong support for item no. 36 on the agenda of tomorrow's meeting (temporary rental unit restriction ordinance for Santa Rosa Valley MAC area). I live on Presilla Road in Santa Rosa Valley, where at least one short rental property is located. This property has become a party house, and caused numerous issues with noise, traffic, speeding vehicles, etc. The property has become a nuisance.

Please pass this along to the board of supervisors.

Thank you.

ManfrediLevine

David V. Hadek
Attorney at Law

3262 East Thousand Oaks Blvd., Suite 200
Westlake Village, CA 91362
(805) 379-1919 Voice
(805) 379-3819 Fax
dhadek@manfredilevine.com
www.manfredilevine.com

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October 7, 2022

Subject: New Vacation Rental Ordinance for Lake Sherwood,

Linda Parks Item 36

Attention: Board of Supervisors, Ventura County

My wife and I live at 2108 Trentham Road, Lake Sherwood. We have lived here for the past 7 years and we love the peacefulness and serenity. Recently some owners in our area have rented their homes out as a weekend and/or daily rental which creates noise, parties, and many security issues. My wife and I gladly support Linda Parks Item 36 which limits residential rentals to 30 days or more. Thank you for your support.

Sincerely,

Bill & Joyce Bromiley

Bill and Joyce Bromiley

From: Linda Sue
To: ClerkoftheBoard
Subject: Item 36 ventura county supervisors meeting Oct 11
Date: Monday, October 10, 2022 8:34:12 AM

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Is this in time for the meeting tomorrow?

Presilla Road in Santa Rosa Valley is becoming a little like the Wild West. With no HOA, and no city regulations, only the generous Ventura County regulations exist, allowing parties up to 75 guests possibly every night. Homes at lower elevations are part of the Rancho Santa Rosa HOA, but the higher elevations, further from the clubhouse, are not in the HOA. With increased real estate sales during the last two years, investors from Orange and LA Counties are scooping up homes in our quiet neighborhoods to turn them into businesses - Rehabs (which are allowed by the state for disabled individuals), Temporary Rental Units (TRU) Party Houses, and Wedding Venues. While rehabs are more necessary, they do increase traffic with more employees than residents. And those employees come and go all day long. So the last thing we need are TRU's increasing traffic too. Presilla has no sidewalks, and is too narrow to park on safely, although folks do park on it anyway because there are often no viable alternatives. On weekends the two mile ridgeline stretch becomes a racetrack for drunken party goers. The party house at 11365 Presilla Rd is annoying neighbors, especially those sharing the driveway. There is also a home on Presilla Rd that often has weddings, although they hire valet parking, and are quiet, so no one is complaining, but they do park on Presilla some weekends and add to the Wild West feel. I can understand that everyone wants the freedom for occasional parties, but are we a residential neighborhood or becoming a business district? I support our neighbors who are requesting for an overlay to restrict TRUs used as party houses. Thank you for your consideration.

Linda Cannon

11621 Presilla Rd

Santa Rosa Valley, CA 93012

From: Perry L. Hirsch
To: ClerkoftheBoard
Subject: Linda Parks Item 36
Date: Friday, October 7, 2022 2:31:24 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Ladies and Gentlemen:

My wife and I have lived in Lake Sherwood for over nine years, and over that time the problem of short-term vacation rentals has significantly increased, with negative consequences of noise, trespassers on our boat dock, fishing in the lake without permission, parties, unsafe activities on the lake, loud music, etc. etc.

We strongly support item 36 on the agenda and believe that a ban on rentals of less than 30 days will significantly contribute to the peace and tranquility of the neighborhood.

Thank you,

Perry Hirsch
468 Lake Sherwood Dr.

From: Rajeev Narula
To: ClerkoftheBoard
Subject: 10/11/2022, Agenda Item # 36 - support for overlay
Date: Monday, October 10, 2022 11:15:00 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear County of Supervisors of Ventura County,
My name is Rajeev Narula and I have been living in Ventura County for the last 26 years. We have nothing but positive things to stay about Ventura County until recently where some of the Investors are buying properties and renting it as party houses with absolutely no sensitivity to the neighbors or the neighborhood. Then we get all the party related suppliers, the renters whose focus is for 1-3 days, they really don't care about anything besides their party. We have to put up with traffic and noises in the middle of the night.
I fully support the Board for the overlay.

Sincerely,
Rajeev and Christabelle Narula
Resident of 11288 Presilla Road,
Santa Rosa Valley, CA 93012

From: Timothy Bramet
To: ClerkoftheBoard
Subject: Linda Parks Item 36
Date: Monday, October 10, 2022 9:48:14 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

We support item 36, the Temporary Rental Unit Restriction Ordinance in the Lake Sherwood area. In addition to maintaining the Lake Sherwood area as a residential community, restricting short term rentals will aid in mitigating the potential spread of invasive species in an environmentally sensitive area.

Timothy and Darla Bramet
2081 Trentham Road

From: hooperac@aol.com
To: ClerkoftheBoard
Subject: Linda Parks - item #36
Date: Sunday, October 9, 2022 5:22:25 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Ladies and Gentlemen,

My wife and I have lived on Lake Sherwood at 2086 Trentham Road for over 10 years - the property is owned by us. Trentham Road is a narrow, private road, only wide enough for 2 cars to barely pass - on a dead end peninsula that extends out into the lake. There is very limited parking along the road. Recently, short term AirBnB type rentals have begun to occur. Usually, the renters arrive with more cars than there is place to park - resulting in vehicles being parked in the street. This is resulting in a major concern that emergency vehicles cannot enter and exit the road. It also creates a danger in the event of an emergency evacuation - where residents will not be able to safely evacuate.

My wife and I are now constantly in fear of our safety - not knowing who is inhabiting the home next door. We have had to spend several thousand dollars to increase the level of our security systems

We strongly support item 36 on the agenda and respectfully request that you put the Lake Sherwood area in a Temporary Rental Unit restriction ordinance similar to the Ojai area. We are strongly opposed to short term rentals, less than 30 days.

Thank you for your consideration,
Tony and Norma Hooper
2086 Trentham Road
Lake Sherwood, CA 91361

Tel - 805 371 4872

Sent from the all new AOL app for iOS