

From: [Jeff Greenberg](#)
To: [ClerkoftheBoard](#)
Subject: 3/28/23 Agenda Item 54 - Support for Overlay
Date: Monday, March 27, 2023 10:09:03 PM

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To the Honorable Board:

I am writing to express my **strong support for Item #54** on the 3/28/23 BOS agenda.

As a resident on Presilla Rd in Santa Rosa Valley (non-HOA neighborhood), myself and family, along with many fellow neighbors have seen a dramatic reduction in peace and quiet and a troubling rise in safety concerns, as a result of a growing # of properties now being used for Airbnb and party house locations/venues.

We moved to this area to achieve a greater quality of life and to remove ourselves from the commercial disturbances that often plague other neighborhoods in more urban environments and metro centers. Santa Rosa Valley is a quiet bedroom community, completely devoid of any commercial establishments; no busy boulevards lined with gas stations, convenience stores and retail; no shopping district; no foot traffic or notable tourist attractions.

Unfortunately, a disturbing and growing trend is occurring here, resulting in various large properties being purchased for commercial use, including as short term rentals and venue locations. This has had an immediate and dramatic negative effect for my family and also

shared by neighbors living in the same community. **1) dramatic increase in volume of vehicle traffic** and cars racing up and down the street at all hours of the day and night;

2) trash being littered in front of our homes including drug paraphernalia discarded by guests and party goers of these properties; **3) noise disturbances** not only from the guests and party goers, but also from their vehicles driving recklessly past our homes and at notably high speeds; and **4) loitering activity** where visitors and their guests to these properties will often park on the side of the road and loiter in and around their vehicles at all hours but mostly in the evening and early morning hours.

The reality is that people visiting these properties and the additional guests they bring with them, have no ties to this community nor any "vested interest". The owners of these commercial venue properties similarly and often too, have no ties to this community, other than to the property they are operating to monetize. The results have been a clear degradation to the peace and quiet, and safety, that we as residents have enjoyed by choosing to live and raise our families here. Santa Rosa Valley is not a tourist destination, or bustling metro center. It is a bedroom community and should remain as such, just as it's always been.

All properties in Santa Rosa Valley and on Presilla Rd., should be part of a regulated overlay, similar to what is in place in other parts of Ventura County including Ojai and Oxnard coastal. Without an overlay in place, the negative impact of these short term rentals and venues, will

continue to degrade the quality of life here for everyone who's chosen to make SRV their home.

Kindly confirm receipt of my comments and include this in your consideration of the overlay agenda item #54 being taken up by this board. Thank you very much.

Respectfully,

Jeff Greenberg
Resident of Santa Rosa Valley