

From: [Teresa Parker](#)
To: [ClerkoftheBoard](#)
Subject: Item 54 on the Board Agenda for March 28, 2023, specifically the issue of a Temporary Rental Use Ordinance and an Overlay for the Santa Rosa Valley
Date: Monday, March 27, 2023 9:39:06 PM

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[Support for Temporary Rental Unit Restriction \(TRU\) Ordinance in the Work Plan](#)

Dear Ventura County Board of Supervisors,

My name is Teresa Parker and my 100 year old mother and I have lived in Santa Rosa Valley for 46 years. Up until recently, Santa Rosa Valley was a very peaceful and quiet neighborhood to live. But now there are several “party houses” that have opened in our valley. One of these is located in a house on our 1,200 foot common driveway that we share with two other properties. The fact that this TRU is allowed to operate on a common shared driveway is unsafe and unacceptable. The parties that attend this TRU speed on our shared driveway, leaving 30’ burnout skid marks going directly into the “Party House” Sometimes there have been over 80 vehicles that have gone up and down our shared driveway in a 24 hr period. Some of these instances included large passenger vans and limousines. We don’t feel safe walking on our shared driveway to get the mail or take our garbage cans to the curb, nor to ride our horses on our driveway. Even when we are driving on our shared driveway, we feel unsafe because there is a blind hill and you can’t see who is coming up on the other side or how fast they are going. This TRU has had loud parties and suspicious activity which has resulted in the Sheriff being called out over 5 times. We have had to install security cameras because of trespassing. This TRU has been suspended 5 times from Airbnb but they continue to break their rules once reinstated. The owner of this TRU doesn’t live in Ventura County so he does not care how his property is affecting the neighborhood. All he does is repeatedly sends us Cease and Desist Letters threatening to sue us.

There is another party house that is located just four houses down from us and this TRU. They mainly host large wedding parties which generate large amounts of traffic, parking issues, loud music and boisterous wedding goers. Just this past weekend both of these locations had parties. On Friday there was a large wedding party happening at this last party house and on Sunday the TRU next door to us had another large party!

When this TRU opened next door to us, we went to the County Code Compliance for help. They informed us that because we are unincorporated there is nothing that they could do. Our only option was to call the Sheriff. The problem with this is the TRU is located behind a gate which is usually closed so the Deputy can’t gain access to the parties to tell them to quiet down. We went back to the County and explained this to them. They then told us that the only way they can get involved is if we had a TRU Overlay like Ojai and Coastal Oxnard. We went to our MAC Leadership to ask them about it. The MAC already had the process started because of other party houses opening in our valley. The MAC took their recommendations for the Overlay to Linda Parks who then presented it at a Board of Supervisors meeting the end of last year. The Board of Supervisors voted unanimously to start the process for the Overlay. Now we find out, after doing everything the County told us to do for the Overlay, that they are recommending that the local HOAs deal with these TRUs and we don’t need an Overlay! Here is the issue with that; most of Presilla Road and the two problem houses here are NOT in an HOA! So this solution would not help us at all! Besides the fact that the issues we are having can not be solved by an HOA. For example, there are a lot of homes that are not located in an HOA in Santa Rosa Valley and if one of these homes is a party house and is the next street over from an HOA boundary the party noise will still carry over into the HOA neighborhood and there is nothing the HOA can do about it. Or there is our situation where you have to drive through an HOA neighborhood to get to our street, all that traffic, speeding cars and most likely drunk drivers going to and from the party houses on our street, pass through this HOA and there is nothing the HOA can do to stop it. A lot of these HOAs were formed before there was ever an issue with people buying homes and using them for party houses so they would have to amend their CC&Rs to cover this, which costs a lot of money in attorneys fees. The issues that we are dealing with...speeding, drunk driving, trespassing, suspicious activity and loud noise are County ordinances not HOA rules. What we are asking the Board of Supervisors to do is to direct County Planning to develop an Overlay and

report back to the Board in a timely manner. Please help us with getting an Overlay so that Santa Rosa Valley can go back to being the peaceful and tranquil equestrian farming community it once was.

Thank you,

Teresa Parker

Sent from my iPad