

From: Samih
To: ClerkoftheBoard
Subject: 3/28/23 Public Comment | SUPPORT for Overlay (Item #54, Subsection (D) (3), BOS agenda)
Date: Monday, March 27, 2023 10:08:36 PM
Attachments: image.png

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Greetings,

I am writing to express my **strong support for an overlay in Item #54**, Subsection (D) (3) on the 03/28/23 BOS agenda. I strongly discourage the county from putting the responsibility on the homeowners.

First, I highly doubt that the figure of 93% is accurate to describe the current makeup of homeowners in SRV. That figure appears to be awfully inaccurate.

Second, my support for the overlay is based upon the following:

- 1) The **peace and quiet** that our SRV neighborhood has enjoyed has been negatively impacted by high traffic and constant loud party noises of unregulated short term rentals. The **unique** layout of SRV, which consists of high and low valleys, creates a sound chamber in the neighborhood. The loud sounds can be heard and carried at a much further distance. This greatly and negatively impacts the quiet enjoyment that all homeowners in SRV are entitled to, but now have to deal with such nuisance like never before. There is no accountability associated with an absentee owner of a short term rental, that is the subject of nuisance calls. This threatens the stability and charm of this small SRV community.
- 2) Continued maintenance of **public safety** in our neighborhood is threatened by short term rentals. Out of town visitors with little connection to this small neighborhood have shown little regard for safely driving. More importantly, it is known that short term rentals are used for parties, which runs the risk of criminal activity, including but not limited to: underage drinking; illegal drug use, drug deals, physical altercations leading to serious injury or death. A simple google search will reveal the many tragedies that have occurred at short term rental properties. These parties in neighborhoods are not like parties where the owner or member of the owner is also present. These parties at short term rentals typically are attended by party goers with no connection to the home or neighborhood. Furthermore, when law enforcement gets called for a loud party or traffic safety in SRV connected to a short term rental, that is time and resources of law enforcement that could be better spent protecting other areas with high priority calls.
- 3.) Currently, there are no regulations on these short term rentals and the county and tourism is losing out on **revenues**. It is not uncommon to hear that out-of-town investors are buying up residences (in this housing crisis) and turning them into motels for visitors. If we already regulate hotels/motels on where they can operate, why can't we do the same for short term rentals? Moreover, the county is missing out on an opportunity to rightfully regulate and collect taxes and fees from these businesses; and also, with more short term rentals, it will only negatively impact the tourism and lodging industry.

Lastly, by evidence of the letter provided by the Planning Director, Mr. Ward, who lays out the purpose of the previous 2018 overlay in Ojai, the following were priorities (see snapshot of "Board Letter" in Item 54, dated March 28, page 10). This is no different than what the residents in Santa Rosa Valley are trying to accomplish.

To provide additional context, the NCZO was amended for the Ojai Valley MAC area in 2018 to include a Temporary Rental Unit Regulation (TRU) Overlay Zone. The purposes of this overlay zone, as listed in NCZO section 8104-7.5 are to establish standards and requirements for the temporary rental of dwellings as accessory uses thereof within the zone boundaries to:

- 1) ensure that the use of dwellings as temporary rental units **does not adversely impact long-term housing opportunities** in the Ojai Valley;
- 2) safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work;
- 3) **preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses; and**
- 4) **protect the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment.**

NCZO section 8109-4.6 contains the specific regulations for the TRU Overlay Zone, including but not limited to permit requirements and permit eligibility, owner requirements, operational standards, inspections, and violations. NCZO section 8114-5 contains the provisions for enforcement and penalties for temporary rental units, and section 8109-4.6.12 states that "legal, nonconforming short-term rentals or homeshares were only permitted to operate for a maximum of two years from the ordinance effective date.

Please confirm receipt and deliver my public comment to the BOS.

Thank you for your time.

Be well,
Sami Greenberg
(Resident of Santa Rosa Valley)