

**SANTA CRUZ COUNTY
BOARD OF SUPERVISORS INDEX SHEET**

Creation Date: 12/8/10
Source Code: PLANN
Agenda Date: 12/14/10
INVENUM: 64686

Resolution(s):

Ordinance(s):

Contract(s):

Continue Date(s):

Index: --Letter of the Planning Director, dated December 8, 2010
--Related Correspondence

Item: 62. Public hearing held regarding proposed Vacation Rental Ordinance; and request to reschedule this matter upon completion of Planning Commission recommendation;
(1) opened public hearing and received public testimony;
(2) closed public hearing and directed staff to re-set the Public Hearing and provide notice of the hearing at such time that the Planning Commission's recommendation is available for consideration by the Board of Supervisors



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

December 8, 2010

APPROVED AND FILED BOARD OF SUPERVISORS

DATE: 12/14/10
 COUNTY OF SANTA CRUZ
 SUSAN A. MAURIELLO
 EX-OFFICIO CLERK OF THE BOARD
 BY [Signature] DEPUTY

AGENDA DATE: December 14, 2010

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, CA 95060

RE: Public Hearing regarding proposed Vacation Rental Ordinance – Request to Re-schedule upon completion of Planning Commission recommendation

Dear Members of the Board:

On June 22, 2010 your Board initiated work on a new ordinance that would establish regulations and require a land use permit for vacation rentals. Based on Board direction regarding features to be incorporated into the ordinance, staff developed a preliminary draft ordinance and public workshops were held by the Housing Advisory Commission (HAC) to obtain public input on the preliminary draft regulations. After three meetings, the HAC decided to forward an ordinance for consideration that is substantially different from the version developed by staff based on Board direction, essentially establishing a simple ministerial registration process for vacation rentals, rather than a discretionary permit requirement and other provisions.

On November 10, 2010 the Planning Commission held a public hearing and provided direction regarding the content of its recommended vacation rental ordinance, and continued the Commission hearing to its meeting of November 29, 2010 for the purpose of reviewing the document staff would prepare to reflect its recommended ordinance. Based on the Planning Commission calendar, and in light of the Board's previous direction to return with a proposed vacation rental ordinance on November 16, 2010, staff recommended that the Board set its public hearing for December 14, 2010, which would be the earliest possible date after the presumed completion of the Planning Commission recommendation. Public noticing of this December 14, 2010 public hearing was carried out.

On November 29th, the Planning Commission received additional public testimony and written correspondence, and held further discussion about its draft ordinance, and decided to again continue its hearing so that certain changes could be incorporated into the ordinance the Commission is preparing to forward to your Board. Based on upcoming holidays, furlough and vacation schedules, and to allow sufficient time to ensure full responses to the Commission and to the public, the Planning Commission public hearing was continued to its meeting of February 23, 2010. Because the Planning Commission has not completed their work, it is not appropriate for the Board to discuss this matter or take action at this public hearing.

It is not possible at this time to predict the date that the Board may be re-scheduling the public hearing on a proposed vacation rental ordinance. Therefore, rather than continuing today's noticed public hearing, staff will carry out a new setting and public noticing process.

It is therefore RECOMMENDED that your Board take the following actions:

1. Open the Public Hearing, and take public testimony; and
2. Close the Public Hearing and direct staff to re-set the Public Hearing and provide notice of the hearing at such time that the Planning Commission's recommendation is available for consideration by the Board of Supervisors.

Sincerely,


Kathy M. Previsich
Planning Director

RECOMMENDED:


SUSAN A. MAURIELLO
County Administrative Officer

Date: November 6, 2016

To: Tony Campos

From: Doretta Goudge

Subject: Proposed Vacation Rental Ordinance

As a responsible Live Oak vacation rental homeowner, I urge you to oppose the proposed Ordinance to Regulate and Restrict Vacation Rentals.

I support the need for reasonable management standards in our industry and welcome the opportunity to partner with you in deciding equitable standards.

I believe this ordinance as proposed is heavy-handed and over-reactionary, imposing severe restrictions on our rights as property owners that are already over-regulated and restricted by the planning department rules and fees. Contrary to the apparent intent of the ordinance, the arbitrary restrictions will NOT decrease neighbor complaints, and will not be evenly enforced. These complaints are unfortunate and may be valid, but even so, they only represent a small percentage of rentals or neighbors. From our experience the monthly renters are much worse, but, we don't know, and the county does not know, there is no data.

Restrictions can make it impossible for well mannered families to choose this County for their gatherings and reunions, resulting in a significant loss of revenue for the county coffers from TOT fees, as well as the negative impact to many local restaurants, wineries, shops and service companies who benefit from the tourist dollars from these vacationing families. In this economic climate, it could spell disaster for many homeowners who could even lose their homes because of this ordinance due to the arbitrary nature of it.

I understand that this draft ordinance may have been precipitated by complaints from a few vocal residents who have a history of personal grievances with their neighboring vacation rental homeowners. It seems unfair to "penalize" the County's entire vacation rental community simply to satisfy a few personal localized disputes.

A point in fact, our rental contract specifically addresses the noise and behavioral issues cited in the ordinance, with ultimate respect for the peace and quiet of our neighborhood. If it is violated, I can evict the renters immediately, by the contract.

In summation, this ordinance appears to be a classic case of overreaction to problems that should be resolved individually. In other words, "a solution in search of a problem".

I and my fellow vacation rental homeowners take great pride in our vacation rental homes, investing significant time, energy and resources to ensure that our guests enjoy a comfortable, quality vacation experience. All while providing millions of dollars in tax to the county and providing jobs for local residents.

Thank you for your serious consideration of my urgent plea to oppose this most unfair and untimely ordinance.

Sincerely,

**Doretta Goudge
22011 E-Cliff Drive, Santa Cruz, CA.**

2

Terry Dorsey

From: Tom Jenson [tomjenson853@hotmail.com]
Sent: Tuesday, November 09, 2010 9:59 AM
To: Terry Dorsey
Subject: FW: I oppose Leopold's Law - comments about the HAC meeting

Terry,

I am forwarding this mail to you (and three others following) to make sure these comments are entered into the public record for the upcoming meetings regarding the vacation rental ordinance. I had sent these letters to the addresses below, but then was told that mailing the Supervisors doesn't necessarily put the comments into the public record. I then tried using the links from the online agendas but that system didn't seem to work.

Apologies if these are duplicates and you already have these letters in the public record.

Thank you,
 Tom

From: tomjenson853@hotmail.com
 To: pln520@co.santa-cruz.ca.us; pln950@co.santa-cruz.ca.us; john.leopold@co.santa-cruz.ca.us;
 ellen.pirie@co.santa-cruz.ca.us; bds031@co.santa-cruz.ca.us; tony.campos@co.santa-cruz.ca.us;
 mark.stone@co.santa-cruz.ca.us
 Subject: I oppose Leopold's Law - comments about the HAC meeting
 Date: Tue, 2 Nov 2010 20:49:01 -0700

Dear HAC, Planning department and Board of Supervisors members,

I oppose the proposal to regulate/eliminate vacation rentals that Supervisor Leopold has put forward. There are already many laws on the books to deal with the behavior that he alleges (without any evidence) is causing trouble in these neighborhoods. Neighborhoods that have been home to vacation rentals for over 100 years by the way.

I also oppose his rejection of the Housing Committee's decision. After several meetings of the HAC, where they listed to hundreds of people comment about the proposed law, the HAC rejected it almost entirely. What did Supervisor Leopold then do? He ignored the recommendations of the HAC and instructed the Planning department to implement his original plans.

To put it bluntly....this is BS!

You have a Housing Committee for a reason.

Now that I've said my piece, I also want to make sure that many other people do as well. Below is an article from the Santa Cruz Sentinel about the HAC meetings and their decision. Following that article are 63 comments about the action that the HAC took. My estimation is that well over 90% of the comments are against Leopold's Law (which is a similar ratio of speakers at the HAC meetings).

I am writing to enter these comments into the public record.

Thank you for your time and consideration.

11/9/2010

62

Tom Jenson
Santa Cruz

http://www.santacruzsentinel.com/localnews/ci_16275283

County vacation rental ordinance sent back to drawing board
October 7, 2010

By SHANNA MCCORD

Posted: 10/07/2010 01:30:28 AM PDT

http://www.santacruzsentinel.com/localnews/ci_16275283

LIVE OAK -- County leaders lost the initial battle to crack down on vacation home rentals after the Housing Advisory Commission rejected a proposed ordinance Wednesday that would have capped the number of rentals, limited the number of people who could stay in the homes and mandated permits for operating vacation rentals.

Commissioners voted 7-2 against recommending a proposed vacation home rental law to the county Planning Commission after a lengthy public hearing that drew a crowd of more than 150 to Live Oak Elementary School.

Commissioners Marsha Keeffer and Dean Lundholm supported the proposed ordinance. Commissioners Don Dietrich, Michael Lussier, Anthony "Bud" Carney, Sheri Damon, Raeid Farhat and Carlos Rico voted against due to concerns that it was overreaching, poorly written and could hurt tourism, the area's No. 1 industry.

"I'm strongly opposed to this largely because of the current state of the economy," Farhat said. "Too much money comes from the transient occupancy tax. Tourists use our businesses and eat at our restaurants."

Keeffer said the ordinance would have gone far in protecting neighborhoods from rowdy renters who party late into the night and have little regard for taking care of their surroundings.

"Neighborhoods are negatively impacted by certain vacation rentals," she said. "These are unregulated commercial enterprises. Regulating vacation rentals is absolutely necessary."

Assistant Planning Director Wanda Williams said planning staff would rework the ordinance and present a revamped version to the commission at its Nov. 3 meeting.

The proposal split the audience between people tired of living next door to loud party houses that change tenants frequently and those who say such a law would violate personal property rights and drive away tourists.

"I live near seven of these vacation homes," said Pleasure Point resident Sam Sexton. "I've had to call on six out of the seven of them because of the constant problems with parties. So, essentially I live next to a Motel 6."

11/9/2010

62

Several property owners spoke about the desire to rent their homes to vacationers out of financial needs while many said it's simply an issue of private property rights. 4

"There might be one or two bad apples in the bunch," real estate broker Randy Brown said. "You can't allow them to ruin the whole basket. Let's not penalize everybody for one or two bad apples."

County planners have identified about 570 vacation rentals across Santa Cruz County.

The ordinance considered, initiated by Supervisor John Leopold, would required an administrative use permit and registration for payment of the transient occupancy tax, also known as the hotel tax, limit tenancy to one per week, restrict occupancy to four people in a bedroom and require all parking to be on site. A contact for the rental property must be within 15 miles of a rental and advertising the rental for weddings or corporate events would be banned.

Several areas dominated by beachfront vacation rentals would have been exempt, including Pajaro Dunes, Oceanview Drive in La Selva Beach, Beach Drive, Rio del Mar Boulevard, Cliff Court and Las Olas Drive in Aptos.

Existing vacation rentals currently in lawful operation could be exempt from the parking restrictions and wouldn't be limited on distance to other vacation rentals. New vacation rentals, as proposed, could not be located within 200 feet of another rental.

The California Coastal Commission would also hold a public hearing and vote on the ordinance before it could go into effect.

A workshop the housing advisory commission held to address the issue on Sept. 21 drew such a large number of people that the meeting was continued to Wednesday.

Comments to article: 62

<http://www.topix.net/forum/source/santa-cruz-sentinel/TPHUDD00H6K048DLH>

Freedom
Santa Cruz, CA

#1
Thursday Oct 7

Next they will be preparing your menu for the week. There are other ways. Taking away our freedom one sentence at a time or are they just grabbing each dime anyway they can.

dave
Santa Cruz, CA

#2
Thursday Oct 7
classic Santa Cruz liberal politics at work ... who elects these people?

5

Leon
Santa Cruz, CA
Thursday Oct 7

The Housing Advisory Commission says John Leopold's ordinance is "overreaching, poorly written and could hurt tourism, the area's No. 1 industry". No surprise there.

Could it also be that the supporters of John's constitutionally defunct ordinance are his appointees?

Adam
San Francisco, CA
#4

Thursday Oct 7

The HAC saw the ordinance (as written) as being severely flawed, with many "unintended consequences" and a lack of analysis about its impact and whether it even addresses the concerns voiced by the neighbors asking for the ordinance. The ordinance was written quickly and without analysis: why a 200 foot separation between VRs, and not 150 or 300? why a 7-night-turnover rule, and not 2- or 4- nights?

Thus, the HAC recommended these actions:

1. reject both Supv. Leopold's original proposal as well as the Planning Department's proposal-- as the title of the Sentinel article said "send them back to the drawing board."
2. recommend more time to study the problem-- for something of this complexity, take the time to do it right.
3. to the extent that the county needs/chooses to stick to a 2010 timetable, that a simpler ordinance be considered, with simpler consequences. Chairman Owen Lawlor characterized this as a split between "operational" issues (turnovers, parking, etc.) and "ongoing restrictions" (permitting, signage, etc.), with the operational regulations being trickier to define, analyze and enforce.

Joyce
San Francisco, CA
#5

Thursday Oct 7

Over the last 2 Housing Advisory Commission meetings, 57 people have spoken out opposing a vacation rental ordinance, and 14 people have been pro-ordinance. Where is the data showing that vacation rentals are a problem? Over the last few months, no one has been able to pull up sheriff records documenting any visits to vacation rentals.

We have a neighbor who calls the cops every night at 10pm to get people off the beach. These types of people are wrongly characterizing that every vacation rental is hosting a bachelor party every weekend, while in fact they may have only had 1 or 2 bad experiences. You tend to remember these because they are disturbing, then completely amplify and exaggerate it.

The main outcomes of the HAC meeting were:

- 1) that there isn't enough data to support that this is a widespread issue, and there aren't enough people to suggest that the majority of vacation rentals aren't operating properly
- 2) tracking vacation rentals is a good idea, with the option to shut people down if they are genuinely not adhering to the rules and creating issues in the neighborhood. A formal dispute resolution system would ensure that this is a fair, objective process (as opposed to a subject "he said, she said" situation).
- 3) 7 out of 9 commissioners did not accept the ordinance as it is currently drafted today. The two commissioners who do support the ordinance are evidently steamrolling ahead or working for specific constituents, because their decision-

11/9/2010

62

making did not take into account any of the data presented at the public hearing.

6

please
Oakland, CA
#6

Thursday Oct 7

Just hold people responsible for their behavior. We don't need more laws we need more responsibility. If you can't find the renters than hold bad landlords and rental companies responsible. There is no need to punish everyone. Same thing for student housing. Make the landlords responsible for bad renters, and maybe they will be more particular about who they rent to.

THH
Watsonville, CA
#7

Thursday Oct 7

I think if Law Enforcement would actually go to the disturbance call and cite the offenders rather than have another money grabbing ordinance would be a lot simpler. I can not understand how an ordinance like this could even be considered. If I was fortunate enough to own a rental I would tell them to shove the ordinance and get the hell out of my life!!!

Leon
Santa Cruz, CA
#8

Thursday Oct 7

Adam wrote:

The HAC saw the ordinance (as written) as being severely flawed... why a 7-night-turnover rule, and not 2- or 4-nights?

This part alone would put many small bed and breakfasts out of business.

5thGen

Santa Clara, CA
#9

Thursday Oct 7

If we restrict rentals then the cost of each rental will go up over time by the simple theory of supply and demand giving the current Vacation Rentals a market advantage over everyone else. Now any neighbor wanting to convert their property either short term or long term into a vacation rental for financial gain or simple survival will not be able to enjoy the same benefits as their neighbors...that is wrong.

11/9/2010

602

This ordinance is just one more step to gain another tax generating mechanism for the County and then the next thing you know the vacation rentals will need to be inspected by a newly hired county employee who is another union member getting 90% of their pay for retirement. Then they will increase the requirements for ADA access, parking, etc.....and what ever they can get their hands on which just ultimately makes things more expensive and costly for everyone else.

This is one more slow step in the wrong direction to micro manage vacation rentals.

"Those who do, do. Those who can not, teach or inspect the work of others".

It appears

Oakland, CA

#10

Thursday Oct 7

It appears that the proponents of the ordinance have confused unacceptable human conduct with a category of property ownership, and are attempting to control aberrant behavior by abusive regulation of ownership rights. They would be better advised to utilize more appropriate laws already on the books, and to apply them equally to resident-owners, and to all tenants regardless of the term of their tenure

SC50M

San Leandro, CA

#11

Thursday Oct 7

We happen to live next door to one of the worst vacation rentals in Live Oak, but do not support the proposed ordinance in any form. The sheriff has visited the rental house 10 times this summer with complaints ranging from noise after 10 pm, dangerous & illegal fireworks, public urination (not enough bathrooms for the number of renters). The Sheriffs never issued a citation.

If law enforcement would cite offenders, it would ultimately cost the owner (time, fines, lawyers etc.) and then we would get their cooperation. The proposed ordinance raises county revenues, restricts property rights and has no effective plan to enforce noise and disturbance issues. Start using the laws and ordinances we have now to solve the problem.

The rest of the story

Mountain View, CA

#12

11/9/2010

62

Thursday Oct 7

This is odd - the four comments that were on this blog shortly after the story posted, late last night, are all gone (mine included). None of them had profanity, or anything at all like that.

They are just gone though.

Jim in Live Oak

Since: Oct 10

Location hidden

#13

Thursday Oct 7

We attended the meeting last night and the majority of the commission proved themselves quite thoughtful, reasonable and above all, leery of trampling property owner rights simply because of a few "bad apples" reported in some isolated neighborhoods. The bottom line is that there is no actual data to support slapping controls on all SC homeowners because of isolated (unverified) complaints. The crowd last night was polite and orderly up until one ordinance supporter aggressively walked toward and threatened an audience member for a comment he made. Luckily, cooler heads prevailed. The community should be able to come to reasonable and rational resolutions and measures to deal with this minority of complaints.

Note: 570 rentals among over 100,000 existing housing units in Santa Cruz hardly classifies as a "huge" conversion problem that would warrant such an assault on property owners' rights. There has yet to be any data presented that indicates which of these rentals are verified "problems", I have many VR's near my home on East Cliff and they have done nothing but vastly improve and upgrade the area. The rowdy student tenants near UCSC and the gang member tenants are the real, verifiable problems the county should be focusing on. Thank you HAC!

Freedom

Oakland, CA

#14

Thursday Oct 7

The Supervisors talk about preserving the "character" of the neighborhoods. On its surface this sounds admirable. But in practice this would by definition restrict freedom of choice and speech. The composition and character of a neighborhood is defined by the choices of individuals not the government. The County has every right to set the "foundation" of a neighborhood by regulating the type of structures, but after that it should allow individual freedom and individual decisions to define the character. If owners choose to purchase a home and raise their family, it is their choice. If people purchase a home as an investment and rent it long term, it is their choice. If they choose to keep the house empty and not raise children, it is their choice. It is interesting that it is against the law for a Real Estate agent to "define" the character of the neighborhood. For example, they can not place an advertisement describing a neighborhood as "kid friendly" or "perfect for families". Why then would it be OK for the government to do exactly this? Are we really suggesting that the County define the character of the neighborhood? What is next? Will the County decide a neighborhood is too Hispanic? Would the County prevent a Mosque from being built because it does not fit in with the "Catholic character" of a specific neighborhood? Would the County target second homeowners and tell them they must raise children in the home or face fines? Perhaps the County should create an incentive program that would encourage single families to purchase homes and raise their children. A program could reduce property

11/9/2010

taxes by 25% for owners who raise their family for five years in a SFR. This would be a positive way to achieve the same goal. But, it would still be discriminatory. I would imagine that if the County created such a program you would see lawsuits from unmarried people or people without children. They would state that the government has violated their rights and discriminated against them. 9

The rest of the story
Mountain View, CA
#15

Thursday Oct 7

Joyce wrote:

The main outcomes of the HAC meeting were:

- 1) that there isn't enough data to support that this is a widespread issue, and there aren't enough people to suggest that the majority of vacation rentals aren't operating properly
- 2) tracking vacation rentals is a good idea, with the option to shut people down if they are genuinely not adhering to the rules and creating issues in the neighborhood. A formal dispute resolution system would ensure that this is a fair, objective process (as opposed to a subject "he said, she said" situation).
- 3) 7 out of 9 commissioners did not accept the ordinance as it is currently drafted today. The two commissioners who do support the ordinance are evidently steamrolling ahead or working for specific constituents, because their decision-making did not take into account any of the data presented at the public hearing.

The other "main outcomes" of the HAC meeting were that 7 out of 9 Commissioners did later vote in favor of a more slender ordinance, where vaca rentals would require a permit to operate and could lose it under some circumstances. And .. that 6 of the Commissioners, in their comments, referred to the vacation rentals as unregulated businesses in a residential zone, and the Chair pointed out that vaca rentals are the only guest serving facility that is unregulated, and that they should be (rentals of less than 30 days create "guests" under law, they are not residential tenancies under California law). And ... in my view 90% of the people who spoke against the original ordinance, which is admittedly lengthy, last night also said that they supported SOME REGULATION to weed out the "bad apples", who are very careless about screening renters over and over again, who have websites for 3 bedroom houses that advertise "sleeps 22", or who advertise specifically for hosting large group functions.

In my view, its not the folks who run their short term rentals well who cause a problem, and none of them would have been hurt by a set of regulations that -grandfathered- them all in, and then simply required others to manage the places as well as most of these folks are already managing them!

How
Mountain View, CA
#16

Thursday Oct 7

please wrote:

Just hold people responsible for their behavior. We don't need more laws we need more responsibility. If you can't find the renters than hold bad landlords and rental companies responsible. There is no need to punish everyone. Same thing for student housing. Make the landlords responsible for bad renters, and maybe they will be more particular about who they rent to.

Here is a completely fair question for you - You say "Make the landlords responsible for bad renters" and also say "We don't need more laws" - How do you make landlords take responsibility, if they refuse to do so (as some do), without

11/9/2010

602

some sort of legal mechanism? Are you suggesting that I go to an out of town owners city and "make" him take responsibility by force?(I really don't think you are!) In my view, we can't reconcile your two statements. Although I think I understand where you are coming from, I don't think we can get there without some legal mechanism available to help convince some people that if they don't take responsibility, there is a means to force it upon them. And in my view - it is unfortunate but it is reality. 10

Yes
Oakland, CA
#17

Thursday Oct 7

Jim in Live Oak wrote:

We attended the meeting last night and the majority of the commission proved themselves quite thoughtful, reasonable and above all, leery of trampling property owner rights simply because of a few "bad apples" reported in some isolated neighborhoods. The bottom line is that there is no actual data to support slapping controls on all SC homeowners because of isolated (unverified) complaints. The crowd last night was polite and orderly up until one ordinance supporter aggressively walked toward and threatened an audience member for a comment he made. Luckily, cooler heads prevailed. The community should be able to come to reasonable and rational resolutions and measures to deal with this minority of complaints.

Note: 570 rentals among over 100,000 existing housing units in Santa Cruz hardly classifies as a "huge" conversion problem that would warrant such an assault on property owners' rights. There has yet to be any data presented that indicates which of these rentals are verified "problems", I have many VR's near my home on East Cliff and they have done nothing but vastly improve and upgrade the area. The rowdy student tenants near UCSC and the gang member tenants are the real, verifiable problems the county should be focusing on. Thank you HAC!

We were at the meeting as well and people were respectful on both sides. I was sitting near the gentleman who was threatened. He is actually the one in the picture in the article (wearing the tie). The pro-Ordinance fella who threatened him was way out of line. He literally told him to stand up and was quite aggressive. This poor gentleman was sitting next his two young children. Thank God it did not get out of hand.

Freedom
Oakland, CA
#18

Thursday Oct 7

How wrote:

<quoted text>

Here is a completely fair question for you - You say "Make the landlords responsible for bad renters" and also say "We don't need more laws" - How do you make landlords take responsibility, if they refuse to do so (as some do), without some sort of legal mechanism? Are you suggesting that I go to an out of town owners city and "make" him take responsibility by force?(I really don't think you are!) In my view, we can't reconcile your two statements. Although I think I understand where you are coming from, I don't think we can get there without some legal mechanism available to help convince some people that if they don't take responsibility, there is a means to force it upon them. And in my view - it is unfortunate but it is reality.

Are you talking about short term or long term renters? What about permanent residents?

11/9/2010 62

11

Good points
Mountain View, CA
#19

Thursday Oct 7

Freedom wrote:

The Supervisors talk about preserving the "character" of the neighborhoods. On its surface this sounds admirable. But in practice this would by definition restrict freedom of choice and speech. The composition and character of a neighborhood is defined by the choices of individuals not the government. The County has every right to set the "foundation" of a neighborhood by regulating the type of structures, but after that it should allow individual freedom and individual decisions to define the character. If owners choose to purchase a home and raise their family, it is their choice. If people purchase a home as an investment and rent it long term, it is their choice. If they choose to keep the house empty and not raise children, it is their choice. It is interesting that it is against the law for a Real Estate agent to "define" the character of the neighborhood. For example, they can not place an advertisement describing a neighborhood as "kid friendly" or "perfect for families". Why then would it be OK for the government to do exactly this?. Are we really suggesting that the County define the character of the neighborhood? What is next? Will the County decide a neighborhood is too Hispanic? Would the County prevent a Mosque from being built because it does not fit in with the "Catholic character" of a specific neighborhood? Would the County target second homeowners and tell them they must raise children in the home or face fines? Perhaps the County should create an incentive program that would encourage single families to purchase homes and raise their children. A program could reduce property taxes by 25% for owners who raise their family for five years in a SFR. This would be a positive way to achieve the same goal. But, it would still be discriminatory. I would imagine that if the County created such a program you would see lawsuits from unmarried people or people without children. They would state that the government has violated their rights and discriminated against them.

Freedom, you raise good points here. But there is this: under law now one can't run certain kinds of businesses in a residentially zoned area. I don't think that is a bad thing, you don't want a loud machine shop next to your house in a residential area. State law limits residential tenancies to rentals of 30 days or more. Less than that creates "guests", which come under visitor servicing business category. That has never been allowed in R1 districts in our County. People who have lived here a long time have a time based, investment based, law based expectation to not have businesses prohibited by law move in next door to them in a residential zone area.

Does that mean that all vacation rentals are bad? No. Does that mean that all vacation rentals are an incompatible business in a residential area? No. But in my view the ordinance being considered, and better yet the "slender" version condoned by the Housing Commission last night, actually authorize these things, they don't restrict them. They weren't "legal" business uses to begin with.

It is the neighbors whose "rights" were being limited, and the vacation rental owners whose "rights" were being expanded, not vice versa.

Food for thought, I hope.

Big_surprise_coming
Santa Cruz, CA
#20

Thursday Oct 7

The elephant in the room is this:

vacation rentals are illegal. period. end of story. doesn't matter that the law is not enforced locally. doesn't matter if it

11/9/2010

62

12

has gone on for decades.

vacation rentals are a commercial use in a residential zone. No matter than everyone from the county to rental agents to home owners pretend otherwise.

all this yammering about private property rights is just that - yammering. you do not have a right to a commercial use of your residential zoned property - and 95% bought your house fully aware of the restrictions.

you have no more right to operate a vacation rental than you do to run a whorehouse, a crack factory or a chicken ranch. go buy property on the other side of the tracks if you want a commercial property.

don't believe me? you (the county, the rental agents and home owners who rent) will find out after all this fuss to make rules about an illegal activity. the county just wants a piece of the pie.

those who profit from this illegal activity can hide behind the flag and apple pie and hope that the law will stay broken - good bet in this county - but don't forget that there is a risk that your cash cow might fall off a cliff some day.

really all it will take is one of our young front row gazillionaires to grow up, have some kids and decide that they would like some peace and quiet on the weekend in their \$5M house. One grumpy Sunday morning, they pick up the phone and call their \$600 / hour on call attorney and by Monday they have a platoon legal rotweilers pulling on their leashes. what's a couple of hundred thousand bucks when you want a good night's sleep and you have a half billion in the bank?

so bring it on, Bailey lawyers, cite your cases in defence of your master's cash cow. But it is illegal - prima facie or whatever you call it - and you will lose once you wake up one of the gazillionaires one too many times.

just a matter of time. plan accordingly if you are renting for financial necessity. anyone learn about risk in the last 5 years?

PAGE 2

Freedom
Oakland, CA
#21

Thursday Oct 7

Big_surprise_coming wrote:

The elephant in the room is this:

vacation rentals are illegal. period. end of story. doesn't matter that the law is not enforced locally. doesn't matter if it has gone on for decades.

vacation rentals are a commercial use in a residential zone. No matter than everyone from the county to rental agents to home owners pretend otherwise.

all this yammering about private property rights is just that - yammering. you do not have a right to a commercial use of your residential zoned property - and 95% bought your house fully aware of the restrictions.

you have no more right to operate a vacation rental than you do to run a whorehouse, a crack factory or a chicken ranch. go buy property on the other side of the tracks if you want a commercial property.

don't believe me? you (the county, the rental agents and home owners who rent) will find out after all this fuss to make rules about an illegal activity. the county just wants a piece of the pie.

those who profit from this illegal activity can hide behind the flag and apple pie and hope that the law will stay broken - good bet in this county - but don't forget that there is a risk that your cash cow might fall off a cliff some day.

really all it will take is one of our young front row gazillionaires to grow up, have some kids and decide that they would like some peace and quiet on the weekend in their \$5M house. One grumpy Sunday morning, they pick up the

11/9/2010

02

phone and call their \$600 / hour on call attorney and by Monday they have a platoon legal rotweilers pulling on their leashes. what's a couple of hundred thousand bucks when you want a good night's sleep and you have a half billion in the bank? 13

so bring it on, Bailey lawyers, cite your cases in defence of your master's cash cow. But it is illegal - prima facie or whatever you call it - and you will lose once you wake up one of the gazillionaires one too many times.

just a matter of time. plan accordingly if you are renting for financial necessity. anyone learn about risk in the last 5 years?

Incorrect.

In 1988, County Counsel was asked whether short term renting of a single-family dwelling to a family was consistent with the uses allowed in the R-1 zone district.

Conclusion and Recommendation: Vacation rentals of single-family residences are allowed in the residential zone districts under the current County Code, without restrictions.

This was reconfirmed in 2002.

<http://sccounty01.co.santa-cruz.ca.us/bds/Gov...>

Boulder Bob

Hayward, CA

#22

Thursday Oct 7

The rest of the story wrote:

This is odd - the four comments that were on this blog shortly after the story posted, late last night, are all gone (mine included). None of them had profanity, or anything at all like that.

They are just gone though.

Perhaps you mean this:

<http://www.topix.net/forum/source/santa-cruz-...>

The Sentinel's practice seems to be to post stories online at the time they're written or edited and then repost them around 1:30 a.m. as they appear in the printed edition, which results in multiple threads about the same article.

SLV Local

Oakland, CA

#23

Thursday Oct 7

How wrote:

<quoted text>

Here is a completely fair question for you - You say "Make the landlords responsible for bad renters" and also say "We don't need more laws" - How do you make landlords take responsibility, if they refuse to do so (as some do),

11/9/2010

62

14

without some sort of legal mechanism?

I wonder if the problems cited, could be addressed with various noise and public nuisance ordinances already on the books?

Von

Santa Cruz, CA

#24

Thursday Oct 7

Freedom wrote:

The composition and character of a neighborhood is defined by the choices of individuals not the government. The County has every right to set the "foundation" of a neighborhood by regulating the type of structures, but after that it should allow individual freedom and individual decisions to define the character. If owners choose to purchase a home and raise their family, it is their choice. If people purchase a home as an investment and rent it long term, it is their choice. If they choose to keep the house empty and not raise children, it is their choice.

50 clueless heads on the 4th and 5th floors are shaking their heads at this comment saying, "No way, dude. We decide, you abide!"

And that is the problem with Santa Cruz County.

donna

Watsonville, CA

#25

Thursday Oct 7

Big_suprise_coming wrote:

The elephant in the room is this:

vacation rentals are illegal. period. end of story. doesn't mattter that the law is not enforced locally. doesn't matter if it has gone on for decades.

vacation rentals are a commercial use in a residential zone. No matter than everyone from the county to rental agents to home owners pretend otherwise.

all this yammering about private property rights is just that - yammering. you do not have a right to a commerical use of your residential zoned property - and 95% bought your hose fully aware of the restrictions.

you have no more right to operate a vacation rental than you do to run a whorehouse, a crack factory or a chicken ranch. go buy property on the other side of the tracks if you want a commerical property.

don't believe me? you (the county, the rental agents and homme owners who rent) will find out after all this fuss to make rules about an illegal activity. the county just wants a piece of the pie.

those who profit from this illegal activity can hide behind the flag and apple pie and hope that the law will stay broken - good bet in this county - but don't forget that there is a risk that your cash cow might fall off a cliff some day.

really all it will take is one of our young front row gazillionaires to grow up, have some kids and decide that they would like some peace and quiet on the weeekend in their \$5M house. One grumpy Sunday morning, they pick up the phone and call their \$600 / hour on call attorney and by Monday they have a platoon legal rotweilers pulling on their leashes. what's a couple of hundred thousand bucks when you want a good night's sleep and you have a half billion in the bank?

so bring it on, Bailey lawyers, cite your cases in defence of your master's cash cow. But it is illegal - prima facie or whatever you call it - and you will lose once you wake up one of the gazillionaires one too many times.

11/9/2010

602

just a matter of time. plan accordingly if you are renting for financial necessity. anyone learn about risk in the last 5 years?

15

If you could support your statement that vacation rentals are illegal, I would like to review your source. Thanks.....

Freedom
Oakland, CA

#26

Thursday Oct 7

Good points wrote:

<quoted text>

Freedom, you raise good points here. But there is this: under law now one can't run certain kinds of businesses in a residentially zoned area. I don't think that is a bad thing, you don't want a loud machine shop next to your house in a residential area. State law limits residential tenancies to rentals of 30 days or more. Less than that creates "guests", which come under visitor servicing business category. That has never been allowed in R1 districts in our County. People who have lived here a long time have a time based, investment based, law based expectation to not have businesses prohibited by law move in next door to them in a residential zone area.

Does that mean that all vacation rentals are bad? No. Does that mean that all vacation rentals are an incompatible business in a residential area? No. But in my view the ordinance being considered, and better yet the "slender" version condoned by the Housing Commission last night, actually authorize these things, they don't restrict them. They weren't "legal" business uses to begin with.

It is the neighbors whose "rights" were being limited, and the vacation rental owners whose "rights" were being expanded, not vice versa.

Food for thought, I hope.

Definitely something that should be discussed. I agree with you that there is a property right to expect "quiet enjoyment of ones home". I agree that no one should be subject to a bad neighbor. That bad neighbor, however, can be a long term renter, a second home owner, or even a permanent resident. We do not control those bad behaviors thru zoning or permits.

Also, county counsel opinion differs from your position.

In 1988, County Counsel was asked whether short term renting of a single-family dwelling to a family was consistent with the uses allowed in the R-1 zone district.

Conclusion and Recommendation: Vacation rentals of single-family residences are allowed in the residential zone districts under the current County Code, without restrictions.

This was reconfirmed in 2002 during the last go round.

<http://sccounty01.co.santa-cruz.ca.us/bds/Gov...>

Big_suprise_comi ng
Santa Cruz, CA

#27

Thursday Oct 7

You make my point Mr. Bailey attorney. You cite our county counsel's opinions? Are you kidding? Who cares what the

11/9/2010

62

local corruptocrats have to say in their "opinions"? They serve their masters on this issue and many others. Haven't noticed? 16

It will not stand once a real lawyer beyond the tiny tentacles of the "most corrupt little county in California" - as it was once called - becomes involved.

What you and the others who profit from vacation rentals must rely on is that you don't wake the gazillionaire. No problem for fee eaters like lawyers and rental agents as you can move on to new business, but it would be a real big problem for home owners with equity on the line who have come to depend on cash flow from vacation renters.

This town used to have many **** houses scattered about the county. Those operators got booted after operating for a very long time. They were never legal but they were there nevertheless. Same as vacation rentals.

Freedom wrote:

<quoted text>

Incorrect.

In 1988, County Counsel was asked whether short term renting of a single-family dwelling to a family was consistent with the uses allowed in the R-1 zone district.

Conclusion and Recommendation: Vacation rentals of single-family residences are allowed in the residential zone districts under the current County Code, without restrictions.

This was reconfirmed in 2002.

<http://sccounty01.co.santa-cruz.ca.us/bds/Gov...>

Big_surprise_coming

Santa Cruz, CA

#28

Thursday Oct 7

[Nuts]

2

[Clueless]

1

No Donna, I'm not posting to troll for business. Google away. Contact the state and ask them if a county is allowed to willy nilly interpret the meaning of words defined by the state to be used consistently in all counties when applying zoning laws.

The definition of "single family residential" is ... single family.. residential.(While the definition of family may have been disputed to the Supreme Court, as far as I know, no one has taken the definition of residential there. Be the one! Or what for the gazillionaire to wake up.

Don't see any gas stations on your street, do you? If the county counsel of Santa Cruz and some Supervisors had some chums in the gas station business and decided that "single family residential" zoning should suddenly allow gas stations, do you think the state would say, "hey, whatever.., just make it look like a house". If they did the meaning of "single family residential" would evaporate.

11/9/2010

62

17

If you want an attorney to help you, stay outside of Santa Cruz and look in areas where the conflict has been resolved to the satisfaction of the home owners who don't want to suddenly find themselves living next to .. gas stations, crack factories, warehouses, discos, bingo parlors, or vacation rentals.

All I am saying is that the locals are on thin ice legally. They know it and you can tell as they provide the same circle jerk argumentation each time the issue comes up.(the county counsel said it's okay...)

donna wrote:

<quoted text>

If you could support your statement that vacation rentals are illegal, I would like to review your source. Thanks.....

Dont bother
Oakland, CA

#29

Thursday Oct 7

Big_suprise_coming wrote:

No Donna, I'm not posting to troll for business. Google away. Contact the state and ask them if a county is allowed to willy nilly interpret the meaning of words defined by the state to be used consistently in all counties when applying zoning laws.

The definition of "single family residential" is ... single family.. residential.(While the definition of family may have been disputed to the Supreme Court, as far as I know, no one has taken the definition of residential there. Be the one! Or what for the gazillionaire to wake up.

Don't see any gas stations on your street, do you? If the county counsel of Santa Cruz and some Supervisors had some chums in the gas station business and decided that "single family residential" zoning should suddenly allow gas stations, do you think the state would say, "hey, whatever.., just make it look like a house". If they did the meaning of "single family residential" would evaporate.

If you want an attorney to help you, stay outside of Santa Cruz and look in areas where the conflict has been resolved to the satisfaction of the home owners who don't want to suddenly find themselves living next to .. gas stations, crack factories, warehouses, discos, bingo parlors, or vacation rentals.

All I am saying is that the locals are on thin ice legally. They know it and you can tell as they provide the same circle jerk argumentation each time the issue comes up.(the county counsel said it's okay...)

<quoted text>

Donna, I'll save you time. There is not a single civil case in the US where the legality of vacation homes has been called into question.

donna
Watsonville, CA

#30

Thursday Oct 7

Big_suprise_coming wrote:

No Donna, I'm not posting to troll for business. Google away. Contact the state and ask them if a county is allowed to willy nilly interpret the meaning of words defined by the state to be used consistently in all counties when applying zoning laws.

The definition of "single family residential" is ... single family.. residential.(While the definition of family may have been disputed to the Supreme Court, as far as I know, no one has taken the definition of residential there. Be the one!

11/9/2010

62

18

Or what for the gazillionaire to wake up.

Don't see any gas stations on your street, do you? If the county counsel of Santa Cruz and some Supervisors had some chums in the gas station business and decided that "single family residential" zoning should suddenly allow gas stations, do you think the state would say, "hey, whatever.., just make it look like a house". If they did the meaning of "single family residential" would evaporate.

If you want an attorney to help you, stay outside of Santa Cruz and look in areas where the conflict has been resolved to the satisfaction of the home owners who don't want to suddenly find themselves living next to .. gas stations, crack factories, whorehouses, discos, bingo parlors, or vacation rentals.

All I am saying is that the locals are on thin ice legally. They know it and you can tell as they provide the same circle jerk argumentation each time the issue comes up.(the county counsel said it's okay...)

<quoted text>

Thanks for your response.

I understand your point, however, it seems like vacation rentals are available not only in California but throughout the US. It would seem like many other communities are behaving illegally???? My husband and I stayed in a lovely vacation rental in Annapolis and were grateful for the opportunity. I am confused as to how all these communities could be behaving illegally.

I love surprises

Aptos, CA

#31

Thursday Oct 7

Clearly "big surprise coming" sees no value in vacation rentals and doesn't want them in Santa Cruz. However, the rest of us live in the real world, in a tourism based county. I'm pretty sure the locals (myself included) can't sustain all of the businesses here in in town and Santa Cruz county isn't very hotel friendly, so then what?

Good points

Mountain View, CA

#32

Thursday Oct 7

Freedom wrote:

<quoted text>

Definitely something that should be discussed. I agree with you that there is a property right to expect "quiet enjoyment of ones home". I agree that no one should be subject to a bad neighbor. That bad neighbor, however, can be a long term renter, a second home owner, or even a permanent resident. We do not control those bad behaviors thru zoning or permits.

Also, county counsel opinion differs from your position.

In 1988, County Counsel was asked whether short term renting of a single-family dwelling to a family was consistent with the uses allowed in the R-1 zone district.

Conclusion and Recommendation: Vacation rentals of single-family residences are allowed in the residential zone districts under the current County Code, without restrictions.

This was reconfirmed in 2002 during the last go round.

<http://sccounty01.co.santa-cruz.ca.us/bds/Gov...>

11/9/2010

62

Freedom, you are good at dialogue, I appreciate it. But ... you cited the report written by the Planning Director, not the actual County Counsel (CC) opinion. Alvin James took some real liberty in his summary of what CC looked at, and his sweeping statement which you cited is not stated like that in the CC opinion. I must say that as a veteran of having read many staff reports, that staff report summaries of other reports (by engineers, biologists, lawyers, etc.) are not always that accurate, and are sometimes very inaccurate. Anyone who has dealt with our Planning Department would have a hard time refuting this! But back to the CC opinion - it is my view that the CC opinion of 1988 did not look at all aspects that a challenge to the legality of a guest serving short term rental would have. Further, I don't think you could find a lawyer in the CC's office now who would bet the farm that the 1988 was the end-all discussion of the legalities of this issue. What is not discussed is California tenancy law, the status of short term renters as guests, the contracts that vaca rental owners use (which can withhold security deposits without damage to property, just from noise complaints; which claim to be able to evict without stay or quit notices or formal eviction proceedings; all of which have been found to be indicative of guest business use in other court cases). I will offer this: As it is at least certainly possible that this may be found by a court to be an unpermitted use, and if so then that court, which could be an appeals court out of county which then could force upon us a remedy that we don't really like - if this is possible (at least) aren't we better served as a local community to find a solution that works pretty well, such as the slender ordinance discussed last night, supported by most, so that we retain local control over our issues?

Christine Shepard

Aptos, CA

#33

Thursday Oct 7

From the article

"Several areas dominated by beachfront vacation rentals would have been exempt, including Pajaro Dunes, Oceanview Drive in La Selva Beach, Beach Drive, Rio del Mar Boulevard, Cliff Court and Las Olas Drive in Aptos."

These "Special Consideration Areas" that are exempt are patently unfair. I am happy that the HAC acknowledged this unfairness and recommended scrapping these "special areas". Let's see if the Board of Supervisors and Planning take the advice of these nine HAC commissioners who have spent many hours reviewing and discussing this flawed piece of legislation. Something tells me the Supervisors will protect their rich friends in the "special" areas no matter what. We shall see.

Big_suprise_comi ng

Santa Cruz, CA

#34

Thursday Oct 7

[Disagree]

2

[Nuts]

1

I see lots of value in vacation rentals - who doesn't?

11/9/2010

602

20

But why pay attention to any of the zoning code?

Why not put 10 story buildings in along the beach?

Why have silly 5' side setbacks, let's build wall to wall.

This would be much more profitable for all, the owners, the county, the local businesses.

Your argument is to change the rules in mid-stream for a small group of owners (you think is the "rest of us" - that's dead wrong) of houses near the beach to profit at the expense of the majority of the law-abiding owners (the real "rest of us").

Look, if you want to serve tourists, why don't you push for concrete 30 story condos from West Cliff to the county line?

Vacation rentals worked fine for decades as in general owners respected their neighbors and restricted the usage to limit impact. That is no longer the case. We reached a tipping point where the number of vacation rentals exceeded carrying capacity of certain neighborhoods and many of the owners could give a **** about their neighbors.

The character that made the beach communities attractive gets wiped out. Is this what you want as a local? If so I doubt you have lived near problematic vacation rentals.

As for sustaining the local economy, give me a break. We live just over the hill from the biggest generator of wealth in the history of mankind.

I love surprises wrote:

Clearly "big surprise coming" sees no value in vacation rentals and doesn't want them in Santa Cruz. However, the rest of us live in the real world, in a tourism based county. I'm pretty sure the locals (myself included) can't sustain all of the businesses here in town and Santa Cruz county isn't very hotel friendly, so then what?

Christine Shepard

Aptos, CA

#35

Thursday Oct 7

good points - I think most people would be in favor of a "slender" ordinance as long as it was written in way that protects vacation rental owners from unreasonable neighbors who will try to take you down even if there are no problems at your home. The way this thing is currently written encourages neighbors to beef up complaints to the planning director so there is a stack of papers come permit review time. As you can see on this board, there are people who don't want vacation rentals in Santa Cruz period (which I personally find hilarious). They don't want to share their street with visiting families and they will call the police and file complaints just because they can (many of them already do this). One woman stood up last night and said she has to "SHOO" "SHOO" the children away from her property line. Glad I don't live next door to her because my son occasionally likes to say hello to the neighbors.

Big_surprise_coming

Santa Cruz, CA

#36

Thursday Oct 7

11/9/2010

602

21

[Nuts]

1

Sounds like a great research project.

Vacation rentals: stories of successes and failures in beach communities across the US. Might be good reading for the Sups and all parties who have an interest here.

Indeed there are tremendous differences. On the east coast, there are beach communities side by side with one notorious for trash, fights, loud music and neon signs and the next one quiet, clean and natural. They both can be crammed full of vacation rentals.

As for legal vs. illegal, I can only point to what happens in California. Deep pockets and a motivated resident could tip over the creep towards vacation rental hell. I doubt it will happen but times are changing. You have a lot of uber rich coming up in Silicon Valley who wish to live on the ocean and aren't interested in the local rabble making a few bucks on frat parties next door. If there is one lesson to learn from the East Coast beach communities, it might be that rich people don't put up with rabble too long. A few of them weigh more than all of rental agent lawyer clan.

donna wrote:

<quoted text>

Thanks for your response.

I understand your point, however, it seems like vacation rentals are available not only in California but throughout the US. It would seem like many other communities are behaving illegally???? My husband and I stayed in a lovely vacation rental in Annapolis and were grateful for the opportunity. I am confused as to how all these communities could be behaving illegally.

Christine Shepard

Aptos, CA

#37

Thursday Oct 7

Big_suprise_coming wrote:

As for sustaining the local economy, give me a break. We live just over the hill from the biggest generator of wealth in the history of mankind.

<quoted text>

Yes, there are rich people over the hill but they spend less on a day trip than a three day trip. According to a recent study by the Santa Cruz Conference and Visitor Council-

Avg spent per visitor per day-

\$775 for people who stay overnight.

\$63 for people who do not stay overnight

Their data, not mine.

602

22

Knitting
Oakland, CA
#38

Thursday Oct 7

Christine Shepard wrote:

<quoted text>

Yes, there are rich people over the hill but they spend less on a day trip than a three day trip.

According to a recent study by the Santa Cruz Conference and Visitor Council-

Avg spent per visitor per day-

\$775 for people who stay overnight.

\$63 for people who do not stay overnight

Their data, not mine.

Did you see the Supervisor's quote in a previous Sentinel article?

"Vacation homes are changing the residential nature of these neighborhoods," said Leopold, noting one street that has nearly a dozen rentals, one costing \$5,000 a weekend. "If you're going to go there, you're not going there to sit and knit."

http://www.santacruzsentinel.com/ci_15341118...

#1 You are the Supervisor of a major tourist district. Part of your job is to support tourism. Were you not aware of that big blue thing called the Ocean? For whatever reason, lots of families like to visit this ocean. And those families have \$\$ that they spend. Lots of it.

#2 You say that they are not going to sit and knit. What horrible thing do you think they are going to do? Have you ever spoken to anyone who has rented in your district? Have you ever asked them exactly what they do? Why wouldn't you like someone from outside Santa Cruz to come and go out eat, take a surfing lesson, rent a kayak? What exactly is it that you do not want them to do? What is it that they do that is so horrible that you have to regulate it? Have you ever thanked someone for staying in your district? Have you ever encouraged anyone to visit your district and spend money? Given the current economy, shouldn't you be focused on bringing in more visitors, not less? Shouldn't you be finding ways to boost the opportunity for local business and increase tax revenue?

#3 What is wrong with getting \$5000 for a rental home? You say this like someone has done something wrong and gosh darn it you are going to do something about it. You should be calling that owner and asking him how he does it. You should be replicating what he does. It is just plain good for the county. You should thank that owner for bringing in a family that is willing to pay \$5000 to stay in Santa Cruz. I am sure someone with that type of money had a choice to go anywhere. Yet they chose Santa Cruz and not somewhere like Hawaii. Maybe this house had something to do with it. Maybe this owner has an unreal house that anyone would be lucky to spend one night in. Maybe this owner has created a small piece of paradise that encourages people to stay in Santa Cruz. And what about the guest of this home? Would this family have stayed at the Sunny Cove Motel instead? Doubt it. \$5000 brings \$500 to the County in TOT. You are welcome. And I am sure that this family did not pay \$5000 to "sit and knit". They probably went to eat at Star Bene. You're welcome. They probably went to see a show at Moe's Alley. You're welcome. Maybe they took a kayak lesson or went on the Chardonnay. You're welcome. Maybe breakfast at Aldo's and coffee at the Windmill. Shopping for sweatshirts at the Santa Cruz Skateboard shop. A night at the boardwalk. Dinner at the Dream Inn. A movie rental and snacks from the Dollar store. You're welcome, you're welcome, you're welcome.

62

23

Dennis Hickey
Fallon, NV
#39

Thursday Oct 7

Kudos and my thanks to the Housing Advisory Commissioners. Loosing my retirement home before I even get a chance to move into it would be very disheartening. I hope that now the Supervisors will throw away their shotgun and address their few constituents' real issues directly without decimating the rest of us.

Mary
United States
#40

Thursday Oct 7

i am so great full for the Plannig Advisory Commissioners to have business and common sense. This ordinance is so incredibly flawed it will damage the fragile economy of our county. this county exists because of tourism! They come here enjoy our beautiful home town and spend their money here. We should be thank full. Most of the people who stay overnight here are wonderful gracious families who only add to our diverse and welcoming town. do not forget where any of our businesses would be with out this great economy over the hill. Are we so spoiled we can't even appreciate how lucky we are? Do we have to lose all this to realize what we had? Is anyone thinking ahead or logically? Oh yes the Housing Advisory Board is thinking! Thank you for not accepting this flawed ordinance before it's too late! Thank you!

PAGE 3

John D
United States
#41

Thursday Oct 7

A select few people are blaming the vacation rental homes for trash problems. One small advce: put your cans away where the people walking to the beach can't use it and some how you will see you no longer have a trash problem! So many of the allegations by the pro-ordinance people are solved as easily as the above! Amazing what looking into a problem logically does!

Do not go creating bigger problems by passing an unhealthy ordinance! We have enough difficulties in this town with out the damages this ordinance would have created had it passed!

Beth Weber-Guarino
San Jose, CA
#42

Thursday Oct 7

Thank you HAC for recommending a basic ordinance that doesn't penalize all vacation rentals because of a "few bad apples". I have a second home that I also rental out as a vacation rental. While I sympathize with the few residents that

11/9/2010

62

have major issues, a systematic approach to deal with those specific landlords should be developed and implemented. It seems like there are a half dozen (or less?) or so vacation rentals that are real ongoing "problems". Are these landlords even paying TOT?

As for folks that are surrounded by vacation rentals, things change, what else can I say. A friend of mine lives on a street that used to be owner-occupied single family homes. Now the majority are rented out on a full time basis and the character of her neighborhood has changed. There are more cars on the street, more activity and the street doesn't have the warm cozy feeling it once had. While she wishes it were the way it was, she recognizes that her house is paid for and stays because of it. Things change.

Al Swearengen
Scotts Valley, CA
#43

Thursday Oct 7

Obviously we have *way* too many county planners that they can hang around and cogitate on such matters.

get the facts
San Francisco, CA
#44

Friday Oct 8

Leopold is full of hyperbole and we should not accept his statements when drafting serious laws.

In their petition, neighbors cited "constant noise" - obviously this is hyperbole: VRs aren't construction sites. If there's "constant noise" then surely there should be lots of police reports-- and yet there are none.

Another claim is that "trash is overflowing"-- yet the trash company wasn't willing to substantiate this: they *don't even have anecdotal* evidence that this is true.

One neighbor testified in a public hearing about "80 people" in a house. We cannot base legislation on this kind of hyperbole.

Finally, an oft-repeated statement of Leopold's is that one house gets \$5000 per weekend-- but he's never shown us that house, and that's because VRs in Santa Cruz top out at \$700-800 per night for even the largest places.

There have been hysterical claims that VRs are converting full-time housing stock, yet we're talking about 570 houses total growing only 1.6-3.4% per year. Moreover, this assumes that there's infinite demand for VRs, which is far from true: already VR owners are reporting 'pressure' on rates. Again, more study is needed.

Leopold has claimed that these regulations are lightweight and "not a big deal." If that's true, then why are we on our fourth revision, each involving 7-10+ regulatory elements, each with complex licensing and enforcement. Why do we need complex carve-out maps?

On one hand, Leopold argues that this is a "business" and "industry" yet makes no effort to study the fiscal impact of his regulations. The 500 VRs in Santa Cruz bring \$10M per year into the county, including \$1M of TOT taxes. Particularly in a recession, we should get some facts first.

All of this begs us to understand the extent of the problem, and why we enact complex regulations for an ill-defined

11/9/2010

62

problem. You go to the doctor complaining of about a complex set of symptoms (say, fever, nausea, upset stomach and headaches),
and she will study it first, then prescribe simple, safe remedies before escalating to open heart surgery.

loweroceanlocal
Longview, WA
#45
Friday Oct 8

[Clueless]

3

[Mean]

3

[Disagree]

3

Leon wrote:

The Housing Advisory Commission says John Leopold's ordinance is "overreaching, poorly written and could hurt tourism, the area's No. 1 industry". No surprise there.

Could it also be that the supporters of John's constitutionally defunct ordinance are his appointees?

The fact is, tourism was not always the number one industry in santa cruz. It used to be fishing. Unfettered fishing practices in the Monterey bay have ruined the fisheries. What could have been a sustained industry in this area , is now gone, due to republican business owners whining about government controlling everything. Sometimes a little control can save things for our posterity. Unfortunately greed must be controlled, or it can lead to trouble for everyone.

Biased Lowerocean
Los Gatos, CA
#46
Friday Oct 8

loweroceanlocal wrote:

<quoted text> The fact is, tourism was not always the number one industry in santa cruz. It used to be fishing. Unfettered fishing practices in the Monterey bay have ruined the fisheries. What could have been a sustained industry in this area , is now gone, due to republican business owners whining about government controlling everything. Sometimes a little control can save things for our posterity. Unfortunately greed must be controlled, or it can lead to trouble for everyone.

So your assumption is that someone who short-term rents their home is motivated solely by greed. Perhaps you should educate yourself first. There are a myriad of reasons why people need to short term rent their house. Many short term renters have expressed the fact that they never planned on renting their home, but due to unforeseen circumstances, they have been forced to. For example, at the HAC meeting one woman talked about a tragic illness that had befallen her son and the fact that she had to move out of her house. Without the ability to short term rent she would lose her

11/9/2010

02

home. But you sound like you would prefer that she did not have that choice. Why? Because you think she is greedy? What gives you the right to control people? Another woman spoke about having to move away for a few years and that she did not want to sell the home that had been in the family for 40 years. She returned to Santa Cruz multiple times a year to tend to an elderly family member so she could not long term rent her home as she needed to use it. Greed? Would you prefer to deny this person their right to do this? WHY?

Freedom

Oakland, CA

#47

Friday Oct 8

get the facts wrote:

Leopold is full of hyperbole and we should not accept his statements when drafting serious laws.

In their petition, neighbors cited "constant noise" - obviously this is hyperbole: VRs aren't construction sites. If there's "constant noise" then surely there should be lots of police reports-- and yet there are none.

Another claim is that "trash is overflowing"-- yet the trash company wasn't willing to substantiate this: they *don't even have anecdotal* evidence that this is true.

One neighbor testified in a public hearing about "80 people" in a house. We cannot base legislation on this kind of hyperbole.

Finally, an oft-repeated statement of Leopold's is that one house gets \$5000 per weekend-- but he's never shown us that house, and that's because VRs in Santa Cruz top out at \$700-800 per night for even the largest places.

There have been hysterical claims that VRs are converting full-time housing stock, yet we're talking about 570 houses total growing only 1.6-3.4% per year. Moreover, this assumes that there's infinite demand for VRs, which is far from true: already VR owners are reporting 'pressure' on rates. Again, more study is needed.

Leopold has claimed that these regulations are lightweight and "not a big deal." If that's true, then why are we on our fourth revision, each involving 7-10+ regulatory elements, each with complex licensing and enforcement. Why do we need complex carve-out maps?

On one hand, Leopold argues that this is a "business" and "industry" yet makes no effort to study the fiscal impact of his regulations. The 500 VRs in Santa Cruz bring \$10M per year into the county, including \$1M of TOT taxes. Particularly in a recession, we should get some facts first.

All of this begs us to understand the extent of the problem, and why we enact complex regulations for an ill-defined problem. You go to the doctor complaining of about a complex set of symptoms (say, fever, nausea, upset stomach and headaches),

and she will study it first, then prescribe simple, safe remedies before escalating to open heart surgery.

The Planning Department and the Board of Supervisors have already admitted that this ordinance will be burdensome. How do I know this? Why else create "Special Considerations" and exemptions. The reason you do this is to NOT burden these select few from the ordinance.

The proposals thus far have included outright bans. The first proposal from Leopold created a ban for anyone who had not been renting prior to 2007. This would have immediately banned hundreds of homeowners. The second proposal included a ban for all future homes within 200 feet of another permitted home. While the ordinance has been sent back to planning, there is no indication that the Board or the Planning Department have any intentions of removing the bans.

To anyone who think that this type of restriction is not a big deal, I challenge you to go to the County Building and volunteer to put a permanent deed restriction on your home preventing your home from ever having the ability to short term rental. This is exactly what the first two proposal have asked for. While one could argue that placing this type of deed restriction on all homes (ie a complete ban on all home) could actually protect property values, having it on only some homes will absolutely lower the value of those homes with the restrictions.

11/9/2010

62

This is where the unfairness of the proposed ordinance rears its ugly head. By creating "Special Consideration" the Board of Supervisors will be artificially increasing the value of a very small (already wealthy) subset of homeowners. Since these homeowners will not be subject to any ban or deed restriction their home values (and those of their neighbors) will increase. Ironically, the way the ordinance was proposed, those living within 200 feet of a permitted short term rental in the NON-special areas will see the value of their home drop because they will be restricted.

shirley delevati
Stockton, CA
#48

Friday Oct 8

I am glad the commission realizes the need for a more well thought out plan that will not harm homeowners or the Santa Cruz economy and will keep our neighborhoods pleasant. I am an owner of a vacation rental and work very well with my neighbors and take responsibility not to rent to rowdy tenants. I respect the need for a peaceful neighborhood and my tenants are also respectful of it. I agree that the rentals that are causing this problem should be held accountable without punishing the owners that act responsibly.

Trenise Pot
Menlo Park, CA
#49

Friday Oct 8

We live in a vacation community, we should happily welcome tourist because without them we could not stay afloat. Owners being held more accountable is the way to solve this not putting stipulations and regulations on those of us that are comfortable with the present conditions.

loweroceanlocal
Longview, WA
#50

Friday Oct 8

Biased Lowerocean wrote:
<quoted text>

So your assumption is that someone who short-term rents their home is motivated solely by greed. Perhaps you should educate yourself first. There are a myriad of reasons why people need to short term rent their house. Many short term renters have expressed the fact that they never planned on renting their home, but due to unforeseen circumstances, they have been forced to. For example, at the HAC meeting one woman talked about a tragic illness that had befallen her son and the fact that she had to move out of her house. Without the ability to short term rent she would lose her home. But you sound like you would prefer that she did not have that choice. Why? Because you think she is greedy? What gives you the right to control people? Another woman spoke about having to move away for a few years and that she did not want to sell the home that had been in the family for 40 years. She returned to Santa Cruz multiple times a year to tend to an elderly family member so she could not long term rent her home as she needed to use it. Greed? Would you prefer to deny this person their right to do this? WHY?

short term rental is different than vacation rental. a vacation rental typically involves folks renting out their house for 500 bucks a day for a weekend. 3500 a week... sounds pretty greedy to me 14000 dollars a month, verses, renting it out like a regular house for a couple of grand. short term rental is renting a house to college students for a semester. big

11/9/2010

62

difference there. so someone leaves for a few years, and that is an excuse to turn their home into a party house disturbing all the other residents of the area, and making a mess, i think not.

Don A
United States
#51

Friday Oct 8

I live in Aptos and have 4 vacation rentals around me. I have not once had to call on any of the guests or on any of the owners w/ any complaints! IF i ever had an issue I am very capable as an adult to speak to another adult and resolve our issues! I DO NOT need the government running more of our lives than they already do! There are enough ordinances and we need to enforce them BEFORE adopting new ones!

Anna B
United States
#52

Friday Oct 8

If this ordinance had passed I personally would have lost 50% of my income working for vacation rental homes. I am so glad the PAC has a business sense and knows a bad ordinance as bad business when it sees it. THANK YOU!

loweroceanlocal
Longview, WA
#53

Friday Oct 8

shirley delevati wrote:

I am glad the commission realizes the need for a more well thought out plan that will not harm homeowners or the Santa Cruz economy and will keep our neighborhoods pleasant. I am an owner of a vacation rental and work very well with my neighbors and take responsibility not to rent to rowdy tenants. I respect the need for a peaceful neighborhood and my tenants are also respectful of it. I agree that the rentals that are causing this problem should be held accountable without punishing the owners that act responsibly.

you sound like a decent person, who is considerate of her neighbors, unfortunately there are many who are not so considerate, and will just rent to anyone who will throw money at them. the reality is this is disturbing for residents and vacationers alike. if more people were like you there would be no need for laws concerning vacation rentals, but you and i both know that many people in santa cruz do not care about anyone but themselves, and making more money.

Fernando J
United States
#54

Friday Oct 8

11/9/2010

62

If vacation rental owners would have been obligated to only rent to one family per week my hours as maintenance and gardening would have been cut radically. I would have to lay off some of my workers. Tell me how this helps our county! The county would also receive less TOT and less sales in all our local stores! Are the people behind this ordinance so wealthy they really don't care about your average hard working family?

Jen H
United States
#55
Friday Oct 8

This ordinance had the feel and taste of Socialism and certainly had nothing to do with good business sense. thank you for not passing such a flawed ordinance. Our shop only survives and exists because of the tourism flow in our town! I am not the only store owner who would be damage by this.

Bret N
United States
#56
Friday Oct 8

If the next proposed ordinance demands people to use a management company versus managing their homes themselves if they want to, I find it an outrageous and wrong concept. I will NOT support such a concept. This is a democracy last I checked!

Dolores G
United States
#57
Friday Oct 8

if home owners are only allowed to rent their homes once per week my hours will be cut. I need all my hours to support my family and my parents. Please think hard about how you will hurt us as individuals. Punish the people who are not good to their neighbors not all of us.

Biased Lowerocean
Los Gatos, CA
#58

11/9/2010

602

Friday Oct 8

loweroceanlocal wrote:

<quoted text> short term rental is different than vacation rental. a vacation rental typically involves folks renting out their house for 500 bucks a day for a weekend. 3500 a week... sounds pretty greedy to me 14000 dollars a month, verses, renting it out like a regular house for a couple of grand. short term rental is renting a house to college students for a semester. big difference there. so someone leaves for a few years, and that is an excuse to turn their home into a party house disturbing all the other residents of the area, and making a mess, i think not.

No, in the examples I discussed we were talking about weekly and weekend vacation rentals. \$1500 a month does not cut it for some of these people. It barely touches the taxes. They are literally trying to save their families and their livelihood. But if it makes you feel better keep calling them greedy. Consider yourself lucky if you have never had to struggle to make ends meet. And by the way, many of these people USED to do the type of renting you are talking about-a few months, a semester, etc-and everyone I have heard said these were their worst tenants. They have stated that these tenants are the ones who cause damage and have huge parties. In order to get these people out these owners have to go through a lengthy eviction process. They state that their vacation renters have been 100X better than these type of tenants. Again, educate yourself before you make assumptions.

loweroceanlocal

Longview, WA

#60

Friday Oct 8

Fernando J wrote:

If vacation rental owners would have been obligated to only rent to one family per week my hours as maintenance and gardening would have been cut radically. I would have to lay off some of my workers. Tell me how this helps our county! The county would also receive less TOT and less sales in all our local stores! Are the people behind this ordinance so wealthy they really don't care about your average hard working family?

and are your workers here legally?

Dennis Hickey

Fallon, NV

#61

Saturday Oct 9

loweroceanlocal wrote:

<quoted text> you sound like a decent person, who is considerate of her neighbors, unfortunately there are many who are not so considerate, and will just rent to anyone who will throw money at them. the reality is this is disturbing for residents and vacationers alike. if more people were like you there would be no need for laws concerning vacation rentals, but you and i both know that many people in santa cruz do not care about anyone but themselves, and making more money.

Please let me point out that the guests of which you speak usually are well vetted for reasons of simple practicality. This ordinance effects more than the full 500 or so Vacation Rental owners; secondary and tertiary damage is probably worse. You must agree that these draconian measures should be preceded by the pursuit of rational solutions to specific issues. Why, for example, do you say, "...there are many who are not so considerate?" "Many" in a county this big probabaly does not include Boulder Creek, for example, yet Leopold employs hyperbola innocently provided by such as

11/9/2010

602

yourself to restrain Boulder Creek. County wide restrains imposed on Boulder Creek necessary to impact the 'many' issues you assert.

PAGE 4

Lori
Port Orchard, WA

#62

Saturday Oct 9

The proposed rental ordinance needs to go back to the drawing board. It is highly discriminatory, unenforcable, devisive and infringes on individual property rights. Passage could mean a battle all the way to the Supreme Court!

Santa Cruz homeowner
Los Gatos, CA

#63

Monday Oct 11

It appears that the proponents of the ordinance have confused unacceptable human conduct with a category of property ownership, and are attempting to control aberrant behavior by abusive regulation of ownership rights. They would be better advised to utilize more appropriate laws already on the books, and to apply them equally to resident-owners, and to all tenants regardless of the term of their tenure.

Terry Dorsey

From: Tom Jenson [tomjenson853@hotmail.com]
Sent: Tuesday, November 09, 2010 10:00 AM
To: Terry Dorsey
Subject: FW: Comments regarding the Scotts Valley City Council opposing Leopold's Law
For entry into public record:

From: tomjenson853@hotmail.com
To: pln520@co.santa-cruz.ca.us; pln950@co.santa-cruz.ca.us; john.leopold@co.santa-cruz.ca.us;
ellen.pirie@co.santa-cruz.ca.us; bds031@co.santa-cruz.ca.us; tony.campos@co.santa-cruz.ca.us;
mark.stone@co.santa-cruz.ca.us
Subject: Comments regarding the Scotts Valley City Council opposing Leopold's Law
Date: Tue, 2 Nov 2010 20:56:23 -0700

Dear HAC, Planning department and Board of Supervisors members,

I oppose Leopold's Law – his desire to regulate/eliminate vacation rentals in Santa Cruz County. So does the City of Scotts Valley. The City Council recognizes the damage this proposal will do to all of Santa Cruz County, including Scotts Valley, which is why they have taken action to oppose it.

Below is an article from the Santa Cruz Sentinel about the actions that the Scotts Valley City Council took to oppose this measure. Following the article are 89 comments that almost exclusively oppose Leopold's Law. I hope you will take into consideration the wishes of the vast majority of the people of Santa Cruz.

I trust that this email will be entered into the public record in order to give all these people an equal voice on this matter.

Thank you for your time and consideration.

Tom Jenson

Scotts Valley Council questions economic impact of county's vacation housing ordinance

October 20, 2010

http://www.santacruzsentinel.com/localnews/ci_16390813

By Kimberly White -- Santa Cruz Sentinel
Posted: 10/20/2010 09:54:23 PM PDT

Scotts Valley Council questions economic impact of county's vacation housing ordinance

SCOTTS VALLEY - The Scotts Valley City Council voted to draft a letter to the Board of Supervisors Wednesday, asking the county to study the economic impact a proposed vacation housing ordinance would have on Scotts Valley.

11/9/2010

That decision followed a more than hour-long discussion - including about 40 minutes of public comments from residents in Aptos, Soquel, Live Oak and surrounding communities who touched on everything from the erosion of private property rights to falling property values to the perception that the county is rushing to pass the ordinance.

Last month, the Housing Advisory Committee rejected sending the ordinance to the Planning Commission, saying it was too broad and poorly written. It would have capped the number of vacation rentals allowed in the county, limited the number of people who could stay in them, mandated operating permits and required inspections.

Live Oak resident Robert Morillo, who said his neighborhood is adversely affected by vacation rentals, denied the ordinance would have a significant impact on Scotts Valley and questioned why the council was spending its time discussing an issue outside of its jurisdiction.

But he was drowned out by others who said the ordinance would put in place so many regulations that they would no longer be able to draw income from them.

They also spoke about its potential impact on Scotts Valley, particularly the loss of revenue from people who stock up on supplies in stores and dine in restaurants on their way to the beaches. Soquel resident Robert Vallerga, speaking on behalf of the Senior Coalition, said members are adamantly opposed to the entire ordinance and questioned why the county appears to be rushing the ordinance toward a vote in November.

"We are not at all interested in modifications or smoothing it out to make it more palatable," he said.

Gene Scothorn, vice chair of the Santa Cruz Republican Party, said any loss in county revenues as a result of the ordinance would result in losses in Scotts Valley, and warned of falling property values under an ordinance that tells property owners what they can and cannot do with their properties.

He also called the ordinance discriminatory, because it would exclude more than 800 residential properties in District 2 - which includes Aptos, La Selva Beach, Corralitos, Freedom and parts of Capitola and Watsonville - all of whose values would unfairly rise because of elimination of competition.

But Vice Mayor Dene Bustichi voted against the motion to draft the letter, saying that while he disagreed with the ordinance and predicted it would only hurt the county, Scotts Valley shouldn't weigh in and tell the county what it should and shouldn't be doing.

"I have concerns about jurisdictions passing resolutions because they can, but other than poking a stick in the eye of somebody, it really has no effect," he said.

In other action, the council voted to approve using Redevelopment Agency funds to help Zero Motorcycles, which is based in Scotts Valley, expand manufacturing operations.

Under the agreement, Zero will receive \$25,000 every year for the next three years provided it can show increased growth.

CEO Gene Banman told the council the company, which wants to close its overseas manufacturing operations, the company now employs 49, but expects that number to increase to 70 by 2012.

Backwards
San Francisco, CA

#1

Wednesday Oct 20

Judged:

[Clueless]

3

[Disagree]

3

[Mean]

2

The opponents of this "regulation" have it backwards; it AUTHORIZES short term vacation rentals, it doesn't stop them. Right now in County Code there are a whole list of allowed business uses in the residential zoned areas, some are just allowed, some need special hearing/permit. In California its not a residential tenancy if under 30 days rental (that's state law) so renters are guests, the rental contracts read like hotel leases - these are defined as guest serving businesses. Short term guest uses are not listed as allowed - this rule change authorizes them.

Right now, if someone took the County to court, they would probably win in a contest to see if they are presently not allowed - and a 1988 County Counsel opinion that was greatly misrepresented by the Planning Director is his summary of it (which is often quoted by vaca rental owners) doesn't change that.

Amazing
Los Gatos, CA

#2

Thursday Oct 21

Judged:

[Agree]

2

[Helpful]

2

[Brilliant]

1

I find it amazing that despite the fact that the Board of Realtors, several business organizations, multiple Chambers of Commerce, multiple private homeowners, multiple appraisers, and even the city of Scotts Valley have expressed concerns about the economic impact of the proposed ordinance that Supervisor Leopold continues to deny that there will be any affect on our already damaged economy. Who advises him? As an elected official how do you ignore the leaders of your business community? This is being rammed through with absolutely no objective data to support that a problem even exists. Even worse, the Supervisor does not seem to care about the damage this will cause throughout the County.

Liberty
Oakland, CA

#3

11/9/2010

Thursday Oct 21

Judged:

[Agree]

1

[Helpful]

1

The proposed ordinance will have profound affects on every homeowner in Santa Cruz County. Supervisors Leopold's first proposal banned all homeowners who were not renting their home prior to 2007 from ever renting their home. The second proposal, put forth by the planning commission banned any owner that lived within 200 feet of a permitted vacation home from ever being able to short term rent their home. What does this mean to someone who owns property and never intends to short term rent? If you live within 200 feet of a permitted vacation home your property value will go down. Why? The buyer of your home will not be able to short term rent. How many buyers of property near the beach can afford to buy a million dollar home and keep it unoccupied? Buyers will simply skip your home and look to purchase a home that is not within 200 feet of another permitted home. Also, the proposed ordinance, with its "Special Consideration" zones (all within Supervisor Pirie's district") will see their property values artificially inflated due to the fact that they will have little or no impact on them.

David

San Francisco, CA

#4

Thursday Oct 21

Judged:

[Agree]

1

Once again, a serious group of policymakers and businesspeople looked at this ordinance, and gave it the thumbs-down. I hear the Realtors association made a special trip to this meeting to (once again) withhold their support.

jamie_heart_santa cruz

San Francisco, CA

#5

Thursday Oct 21

Judged:

[Agree]

1

David-- you forgot to mention how remarkable that Scotts Valley even agreed to hear this topic, which in theory is outside their jurisdiction.

John Leopold-- if you're listening, us San Franciscans *love* Santa Cruz and hotels are not an adequate substitute. If forced to rent for more than 2 nights, I'll be forced to stay elsewhere-- Half Moon Bay, Montara, Pacifica. Please please please don't take away my beloved SC!!!

Not special

Oakland, CA

11/9/2010

#7

Thursday Oct 21

Judged:

[Agree]

1

The proposed ordinance creates special consideration areas, all of which are in Supervisor Pirie's district, which would not be subject to the full force of the law. The very fact that the Planning Commission and Board of Supervisors wants to exclude these areas is an admission that the ordinance will impose a burden on homeowners. If there was not a burden, why not include everyone? Supervisor Leopold has not presented any objective data that short term rentals create any of the problems he is accusing them of. Without data how can they know whether or not they should exclude the areas they want to exclude? This is discrimination, pure and simple. The homeowners in the special areas will see their home values artificially inflated. Is this fair?

Republican takeover

Brighton, CO

#8

Thursday Oct 21

Judged:

[Offtopic]

3

[Nuts]

2

[Incendiary]

1

The next thing on Reed's agenda will be to declare SV a "no democrats" zone. His (and his council colleagues') agenda to establish SV as a stronghold for a all-things-business-is-beautiful, civil-rights constraining Republican agenda shows incredible cajones. Local democrats have snoozed through this election cycle, and had better brace themselves for interesting times ahead.

Joyce

San Francisco, CA

#9

Thursday Oct 21

Judged:

[Brilliant]

1

At every public hearing/meeting, the opposition to this ordinance has grown and, as this reporter mentioned, "drowned out" the pro-ordinance folks.

Yet we are still spending scarce public resources debating an issue that has even been rejected by the Housing Advisory Committee.

Supervisor John Leopold hasn't even made an effort to make an appearance at any of these meetings, probably because even he doesn't know exactly how to defend it.

Initially the proposed ordinance was designed just for the Live Oak area (driven by a small number of wealthy homeowners who say "the beaches are for locals"). Now that the ordinance will apply countywide, we're hearing loud

11/9/2010

and clear that THIS DOES NOT MAKE SENSE.

Backward
San Francisco, CA
#10

Thursday Oct 21

Liberty wrote:

The proposed ordinance will have profound affects on every homeowner in Santa Cruz County. Supervisors Leopold's first proposal banned all homeowners who were not renting their home prior to 2007 from ever renting their home. The second proposal, put forth by the planning commission banned any owner that lived within 200 feet of a permitted vacation home from ever being able to short term rent their home. What does this mean to someone who owns property and never intends to short term rent? If you live within 200 feet of a permitted vacation home your property value will go down. Why? The buyer of your home will not be able to short term rent. How many buyers of property near the beach can afford to buy a million dollar home and keep it unoccupied? Buyers will simply skip your home and look to purchase a home that is not within 200 feet of another permitted home. Also, the proposed ordinance, with its "Special Consideration" zones (all within Supervisor Pirie's district") will see their property values artificially inflated due to the fact that they will have little or no impact on them.

The compromise approach is to authorize this kind of use, short term rentals, on a required registration basis (a very low cost, automatically given, special use permit), but I believe it is important to have the authority to rescind this permit for those few who are reckless running their businesses in neighborhoods. If we don't like that 200 feet thing, take it out. If we don't like special consideration zones, take them out. As I stated above, if we don't ADD this use to the list of approved uses in the R districts, they don't appear a lawful use under current code. And the really poorly managed vacation rentals would be the only ones at risk, everyone else gets legal authorization in County Code to do this.

One of the "profound effects" of this ordinance is that it would authorize in law these types of short term guest uses in residential zoned neighborhoods. Some are marketed as convention/party halls, if you look. It would take away from the people who live in these areas their ability to close down these (probably currently unlawful) uses now. A lot of folks don't want this use added as a listed legal use, they believe that they are protected under the law from having to live next to a guest serving business.

So Liberty, I like your comments, and there are other considerations, I think.

What to do?

Capt Sal
San Leandro, CA
#11

Thursday Oct 21

Judged:

[Brilliant]

2

[Helpful]

1

Scotts Valley will be affected and I would think they have every right to weigh in. This is an eventual outright ban. With the 200' restriction down the street, behind you, across the street and behind them, there will only be one house in one square block that can rent their home in the end. Changes in circumstances rotate the homes for vacation rentals;

11/9/2010

but, under the restrictions, there will be no new permits that could qualify...and forget about your children ever renting or anyone else for that matter. The coastal portion is where the rentals are and you would be able to count the total on two hands. That would mean in Live Oak area where most visitors wish to come and the oldest developed area for vacation renters would be the only coastal area restricted. With Supv. Pirie exempting all her vacation rental areas, the industry would shift south and into Monterey and surrounding areas that are now lifting their prior ban. Capitola does not ban them with impossible permit application. If special consideration areas are kept, it should include the coastal homes in Live Oak above all. Or, there should be no special consideration areas. The County now is entering into discrimination. Scotts Valley should speak up. I don't know about south county, but Live Oak renters are directed to and come for the wineries, Roaring Camp RR and other activities in Scotts Valley while they vacation at the beach.

But they do
San Francisco, CA
#12

Thursday Oct 21

Capt Sal wrote:

Scotts Valley will be affected and I would think they have every right to weigh in. This is an eventual outright ban. With the 200' restriction down the street, behind you, across the street and behind them, there will only be one house in one square block that can rent their home in the end. Changes in circumstances rotate the homes for vacation rentals; but, under the restrictions, there will be no new permits that could qualify...and forget about your children ever renting or anyone else for that matter. The coastal portion is where the rentals are and you would be able to count the total on two hands. That would mean in Live Oak area where most visitors wish to come and the oldest developed area for vacation renters would be the only coastal area restricted. With Supv. Pirie exempting all her vacation rental areas, the industry would shift south and into Monterey and surrounding areas that are now lifting their prior ban. Capitola does not ban them with impossible permit application. If special consideration areas are kept, it should include the coastal homes in Live Oak above all. Or, there should be no special consideration areas. The County now is entering into discrimination. Scotts Valley should speak up. I don't know about south county, but Live Oak renters are directed to and come for the wineries, Roaring Camp RR and other activities in Scotts Valley while they vacation at the beach.

Capitola has an ABSOLUTE BAN on rentals of less than 30 days other than in the central beach area mapped boundary. No ifs, ands, or buts. Carmel has an ABSOLUTE ban on rentals of less than 30 days in the residential zones.

Jim in Live Oak
Since: Oct 10
Location hidden
#13

Thursday Oct 21

Judged:

[Brilliant]

2

Bravo for the support of Scotts Valley! The SC Board of Supervisors have not provide verifiable evidence or valid data to define the vacation rental "problem" - The Board of Supervisors have an obligation to base any proposed laws on real data before passing any ordinance that would adversely affect so many of the residents and tourists. Some basic questions and verifiable data are needed before proceeding. The BOS should really be asking the following questions: 1. What is the percentage of complaints for vacation rentals vs. other rental properties? 2. Is there a particular street or

11/9/2010

area that is perceived by neighbors to be a problem? 3. What specific data supports adopting this ordinance? 4. What data suggests that ANY of these controls will have the desired effect, or if any are enforceable. Our street on East Cliff in Live Oak has many VR's and NO problems, why are they planning on slapping us around? It is worse to have these homes as monthly rentals, we had nothing but problems with them and would NEVER rent monthly again. We would foreclose! Would the NIMBY's prefer that the values drop, homes are foreclosed or fall apart, is that what they want? Notice to the uninformed residents that think the "conversions" to rentals are changing SC, it is a recession folks! PEOPLE ARE JUST TRYING TO HOLD ON TO THEIR PROPERTIES! We are not making much if anything! Many of these rentals will only be temporary in the long run. Some residents may have had issues, and that is truly unfortunate, but we need to know who the bad apples are and try to address them specifically, don't "punish" those that are actually the best neighbors you could ever hope for. This ordinance is just plain wrong...

Rental owner-SC friend
Oakland, CA

#14

Thursday Oct 21

Judged:

[Brilliant]

1

Why is Supervisor Leopold is trying push an ordinance through that would hurt tourism with NO objective data to back up his claims of VR's being a problem? Santa Cruz county is in the RED and TOT taxes bring in over \$1 million a year. I own a vacation home in Santa Cruz that is rented out primarily during the summer & holidays. I am respectful of my neighbors & carefully screen applicants (we typically rent to families w/ young children who appreciate the comforts of a home and yard). Many of these families can only afford 2-4 nights. If I am forced to limit rentals to once per week I will either be put out of business or will have to consider renting month to month to college students. I've rented to college students before and they typically cause far more disturbances than vacationing families.

Many other vacation rental owners are considering selling their homes if this ordinance is passed. This could cause a fire sell environment which will negatively impact property values not only for the beach areas, but their neighbors as well.

That fact that this is even being considered during the worst economic time since the Great Depression is unfathomable. Noise, disturbances, parking, etc. can all be resolved with existing ordinances with out losing TOT revenue. Supervisor Leopold is trying to appease a few beach front home owners at the expense of the rest of Santa Cruz county and its neighbors, why?

Jan P
Berkeley, CA

#15

Thursday Oct 21

Thanks Scotts Valley for keeping the big picture in mind. Vacation rentals bring tourist, and tourist spend money and money helps the local Santa Cruz communities and the people working there.

adam
San Francisco, CA

11/9/2010

#16

Thursday Oct 21

Judged:

[Agree]

1

I keep wondering: there seems to be an avalanche of opposition to this, and yet it presses on, now with TWO ordinances: a new one based on feedback from the Housing Advisory Commission and a fourth draft of the original. The last draft was dozens of pages, and makes your head hurt.

When will Leopold and the Supervisors start listening to the people? This is a few whiney neighbors against a hundred thousand-- sorry guys, we live in a democracy and the people have spoken.

Santa Cruz homeowner

Los Gatos, CA

#17

Thursday Oct 21

Judged:

[Agree]

1

The ordinance regarding vacation rentals is totally absurd and will definitely, negatively effect property values, TOT to the county, tourism, restaurants and all types of business in all of Santa Cruz county. This proposal needs to be thrown out and the existing regulations should be enforced by the county instead of trying to re-create the wheel.

Sharon

Property owner

Tony G

Honolulu, HI

#18

Thursday Oct 21

The proposed ordinance limiting vacation rentals in Santa Cruz is unconstitutional and will severely impact local business. Please do not pass or support this ordinance.

Beach Drive

San Jose, CA

#19

Thursday Oct 21

Judged:

[Brilliant]

1

[Helpful]

1

Not special wrote:

11/9/2010

The proposed ordinance creates special consideration areas, all of which are in Supervisor Pirie's district, which would not be subject to the full force of the law. The very fact that the Planning Commission and Board of Supervisors wants to exclude these areas is an admission that the ordinance will impose a burden on homeowners. If there was not a burden, why not include everyone? Supervisor Leopold has not presented any objective data that short term rentals create any of the problems he is accusing them of. Without data how can they know whether or not they should exclude the areas they want to exclude? This is discrimination, pure and simple. The homeowners in the special areas will see their home values artificially inflated. Is this fair?

My mother owns a home on Beach Drive in Rio Del Mar. She is flabbergasted that Supervisor Pirie has carved out her area especially due to the fact that she has many times had to call the Sheriff for rowdy renters next door. She is not sure how she feels about the ordinance (we are concerned about how this would affect estate planning for her grandkids) but thinks it is ridiculous to carve out her area. Also, the owners of the home next door are worse than their renters! She is especially concerned that Beach Drive will become known as being the unregulated area for vacation homes. She does not rent by the way.

Louise
Redwood City, CA

#20

Thursday Oct 21

Judged:

[Agree]

1

The Santa Cruz area is a vacation destination. There are even TV ads on right now for Santa Cruz that say the "vacation season is not over" and encourage people to come visit all the attractions. Many families do not want to stay in hotels and want the comfort and convenience of a vacation home. As a vacation property owner, I would be negatively affected by this ordinance and do not support it! My guests come into town, buy groceries at the local Safeway, eat at the local restaurants, and even use the Aptos Laundry facilities. Many of them want to stay a few nights and can't afford to stay for a week. So, if there we have to move to one tenant per week, that would greatly affect my income. I manage this property myself - it is my job!

Mike Guarino
San Jose, CA

#21

Thursday Oct 21

Judged:

[Brilliant]

1

[Agree]

1

Supervisor Leopold's proposed vacation rental ordinance is absurd and I'm against it wholeheartedly. He states he is doing this to stop the complaints about noise, traffic and garbage. Yet when pressed on concrete data to support these claims, he has NONE! What is interesting is that fellow supervisor Ellen Pirie's support for this ordinance won't affect the majority of rentals in her district. This is clearly a political favoritism act by Pirie and this should be made more public. So there is no REAL basis for this ordinance other than friends of John Leopold's desires to get rid of beach house rentals. Does anyone realize the amount of tax revenue and supporting jobs these beach rental houses bring into this county?

PAGE 2

Liberty
Oakland, CA

#22

Thursday Oct 21

Jim in Live Oak wrote:

Bravo for the support of Scotts Valley! The SC Board of Supervisors have not provide verifiable evidence or valid data to define the vacation rental "problem" - The Board of Supervisors have an obligation to base any proposed laws on real data before passing any ordinance that would adversely affect so many of the residents and tourists. Some basic questions and verifiable data are needed before proceeding. The BOS should really be asking the following questions: 1. What is the percentage of complaints for vacation rentals vs. other rental properties? 2. Is there a particular street or area that is perceived by neighbors to be a problem? 3. What specific data supports adopting this ordinance? 4. What data suggests that ANY of these controls will have the desired effect, or if any are enforceable. Our street on East Cliff in Live Oak has many VR's and NO problems, why are they planning on slapping us around? It is worse to have these homes as monthly rentals, we had nothing but problems with them and would NEVER rent monthly again. We would foreclose! Would the NIMBY's prefer that the values drop, homes are foreclosed or fall apart, is that what they want? Notice to the uninformed residents that think the "conversions" to rentals are changing SC, it is a recession folks! PEOPLE ARE JUST TRYING TO HOLD ON TO THEIR PROPERTIES! We are not making much if anything! Many of these rentals will only be temporary in the long run. Some residents may have had issues, and that is truly unfortunate, but we need to know who the bad apples are and try to address them specifically, don't "punish" those that are actually the best neighbors you could ever hope for. This ordinance is just plain wrong...

Jim, I agree.

Just wanted to touch on "bad apples". When speaking of "bad apples" remember that HOUSES can not be bad apples. PEOPLE can. And there is NOTHING inherently different about people who rent short term, long term, or reside full time. ANYONE can act bad. And guess what, the people who rent short term are FULL TIME RESIDENTS or LONG TERM RENTERS where they came from. They are EXACTLY the same people who live full time somewhere else. They are not gypsies. In fact many of the people who stay in local vacation homes live permanently in other homes right here in Santa Cruz. Case in point: family reunions. Many family reunions include local full time residents who stay in private homes. Many former Santa Cruz residents move away and return once or twice a year to spend time with their local Santa Cruz family.

Houses can not be bad apples.

Anyone can demonstrate bad behavior.

Anyone who lives on ARCHER Drive will tell you what a nightmare LONG TERM RENTERS can be

Allen Henderson
Las Vegas, NV

#23

Thursday Oct 21

Judged:

[Helpful]

1

11/9/2010

Thank you Scotts Valley City Council for recognizing a basic fact that has escaped Supervisor Leopold â€“ that this proposed ordinance will hurt everyone in Santa Cruz County.

Further, it will hurt neighborhoods.

We have a vacation rental that is professionally managed and have never had a complaint from any of our neighbors. If this ordinance passes, we will no longer be able to rent to happy vacationers who want to spend money at local stores and restaurants. Rather, we will be forced to rent to UCSC students to cover our costs.

We've spoken with other homeowners on our street and each and every one of them hopes this ordinance does not pass. My neighbors enjoy meeting and talking with the vacationers that stay in our house and look forward to hearing their stories. They don't feel the same about rowdy college kids.

Honora Robertson

United States

#24

Thursday Oct 21

Judged:

[Agree]

1

I am the owner/broker of Robertson Real Estate, and fourth generation Santa Cruzan. Santa Cruz County has always been a vacation and tourist community. People have come here renting homes to vacation in for over 100 years! This is a very economically damaging ordinance to everyone in our community; not just vacation rental owners! The owners that live in the area of vacation rentals will see the extreme devaluation of their homes if this ordinance is implemented. Many owners have turned their homes into vacation rentals because they no longer can afford their mortgage and this is their only means of holding on to their homes. With unemployment being as high as it is in Santa Cruz County and surrounding areas many families could lose their homes should this ordinance pass. Thank you.

Christine Shepard

Aptos, CA

#25

Thursday Oct 21

Judged:

[Brilliant]

1

[Agree]

1

[Helpful]

1

"republican takeover"- I disagree that this is a republican issue. This vacation rental law will affect everyone...liberals, repubs, whoever. I am a democrat and I own a vacation rental. The important point is that laws are being drafted without any evidence of a need to do so. That should be scary to everyone. Why are they pushing this thing without any research into the economic consequences? They won't do the research because they know the answer they will find is a bad one.

They could have approached this vacation rental issue differently by trying to draft an ordinance that would minimally affect tourism and our county's economic health. Instead, they are literally making it up as they go. The BOS don't even know what the proposed law says (Listen to Leopold on the radio here- <http://www.ksco.com/saturday-special>). Except of course, Ellen Pirie, she knows it excludes the "special" areas in her district. She was the one who wanted to take this

county wide and then she told the planning department to exclude all of her beachfront areas. Pirie's "special" areas are the definition of unfair. If this ordinance is so "modest" as Leopold claims it is, then why is Pirie protecting her rich friends from it.

William Hoelscher
Cupertino, CA
#26

Thursday Oct 21

I am a property homeowner in Santa Cruz County. I invested here because I was advised by my Realtor, that I could rent my home as a vacation rental, if I so chose. I am retired, and depend on this to pay my high property taxes and mortgage. This Ordinance would drive us out of our home, because it is so restrictive and abusive with it's intrusion to the privilege of doing what we want with our property, our privacy and property-rights.

We always strive to ensure any of our vacation rental guests are abiding by their contract. If not, we evict them on the spot. You can't do that with a long-term rental or a bad home owner or neighbor.

I am very involved as a local in the surf community at Pleasure Point, and Santa Cruz County. I love this area for it's surf and mostly kind-hearted caring people.

I love being able to share my home (when I choose, and for how long) with people from all over world who otherwise, would not be able to enjoy our beaches and homes.

They bring money into our local economy at a time when we need it the most.

I am adamantly opposed to this terrible vacation rental ordinance! It is discriminatory, a violation of property-owner rights, unnecessary (we have current laws), and bad for business in our tourist based economy. It will result in loss of Tax Revenues (for us and all businesses), jobs, lower property values etc.

What are these Supervisor's thinking in this down economy? They obviously don't seem to care about our home-owner property rights. They get paid no matter what - as long as they are in office. And, they seem to only listen to selfish, self-centered,(probably wealthy) complainers who over-exaggerate their complaints. Instead of trying to get-along with their neighbors, or work it out without County intrusion.

If they really want so much piece and quiet, why don't they move to the hills or mountains, where they can have more property acreage, and not have to deal with neighbors or tourists, and they can then live in blissful seclusion? Instead of making our lives difficult.

If any Supervisor continues to support this, I will do everything in my power to ensure they never get re-elected again. Some of the ordinance is illegal - it is called "Restraint of Trade". This is not Democracy - this is abuse of Government/County authority. At all meetings, the strong majority have expressed their opposition, and do not want a vacation rental ordinance at all! Yet, they seem to still be rushing this through and.

Wake up & listen to your larger number of constituents who do not want this!

We are Voters!

Respectfully,

adam

11/9/2010

San Francisco, CA

#27

Thursday Oct 21

Christine-- you said it! This is a non-partisan issue affecting everyone.

adam

(registered Democrat, big fan of Obama)

Grassroots

Oakland, CA

#28

Thursday Oct 21

There is now a group of hundreds of concerned property owners, business owners and citizens who organized to fight a proposed ordinance that will have a significant impact on the value and use of your Santa Cruz County home, regardless of whether you rent your home now or intend to in the future. At the request of a small group of politically connected supporters, Supervisor Leopold has proposed severe and immediate restrictions and, in some cases, an outright ban on short term home rentals (less than 30 days) in Santa Cruz County.

Leopold's proposed restrictions and ban includes:

1. A complete ban on rentals for all homes within 200' of an existing rental;
2. Severe restrictions on any new vacation rentals;
3. Severe limits on the number of people that can visit and stay at your home;
4. Severe (and in many cases unobtainable) parking requirements;
5. Minimum rental periods of 7 days - eliminating popular weekend and short term stays;
6. An Administrative Use Permit scheme that must be renewed annually and can be denied based on the subjective complaints of unreasonable neighbors or the planning department;
7. Severe restrictions on the types of uses and people you can have at your home;
8. Requirement of a 24/7 local property manager;
9. Penalties for calls to the Sheriff or other agencies, including loss of your right to rent your home.

Leopold and his handful of supporters are aggressively pushing the ban on short term rentals through the system as fast as possible, hoping that homeowners will not notice.

Imagine the decrease in your property value if you and future property owners are not able to rent a home on a short term basis. Many will be at risk of losing their homes, be forced to sell and realize a significant loss of equity. Even if you do not currently rent your home, consider the impact to your family and home if your finances or lifestyle changes and you desire or need to rent your home in the future.

The impact of Leopold's rental ban will be even greater on the County services that we all depend on for public health and safety as well as the tourist dollars that many local business owners depend on for a living. According to the Santa Cruz County Tax Collector's office, the Transient Occupancy Tax (TOT) paid by short term home rental owners in the 2009/2010 fiscal year was over \$1,400,000 and over 40% of the total TOT collected. This \$1,400,000+ is paid directly to the County to support fire and police, emergency assistance and other important County services. Leopold's rental ban will greatly reduce the amount of TOT available to the County adding more financial strain to County services and the over \$12,000,000 budget deficit.

Tourism will also be negatively affected as families that now choose to stay in private homes in Santa Cruz will not have an option of staying for less than 7 days, and will have far fewer homes to choose from. As we homeowners know, there are not adequate hotel and motel accommodations to serve the tens of thousands of tourists that choose to rent private homes each year (only 66 rooms between the Harbor and Capitola!). As tourists choose to vacation elsewhere, local businesses will lose millions of dollars in revenue and in turn, the County will suffer additional losses due to a decrease in sales and business taxes. Declining property values will lower County property tax revenue as well impacting schools and childrens' educational programs.

A group of long time Santa Cruz local homeowners and other concerned citizens have joined together to form Good

11/9/2010

Neighbors of Santa Cruz County. We are organized to fight Leopold and his supporters to ensure that families and everyone who visits Santa Cruz County has the ability to stay in a private home, protect public beach access and property values.

<http://blog.goodneighborsofsantacruz.org/>

Monica Bowman

United States

#29

Thursday Oct 21

Judged:

[Agree]

1

[Helpful]

1

I thank the S.V. Board for caring about our county and our community as a whole to know this matter is serious enough that at the VERY LEAST it demands an Economic Impact Report. I believe this defective ordinance will adversely affect families incomes, all home values and many small businesses will feel the negative affects of less cash flow due to less tourism. Please keep in mind the tourists who spend the night in our communities are the ones who also spend the most at our restaurants, stores, gas stations, art & wine festivals etc..

An Economic Impact Report is an obvious necessity when you're handling so many families livelihoods! It would be gravely irresponsible to not protect the families in our community by making decisions on a mere presumption!

Sue Ginsberg

United States

#30

Thursday Oct 21

Judged:

[Helpful]

1

I am a real estate broker and lender in my home town of Santa Cruz. I think it would be economically and socially irresponsible not to have an Economic Impact Report done before such a grave decision is made. I personally know that Maui HI suffered gravely when they passed their vacation rental ordinance. They are still suffering those consequences and have merely increased the level of foreclosures due to their vacation rental ordinance. Most families I know are financially struggling and this will increase their difficulties.

This ordinance will increase foreclosures in the worst economy since the Great Depression. Why would Sup. Leopold even consider this foolish option vs. something not damaging to our friends and neighbors!

Heather Wilbur

United States

11/9/2010

#31

Thursday Oct 21

Judged:

[Agree]

1

I strongly disagree with this ordinance. It is obvious and a given that unemployment is a huge issue in this depression/recession. Everyone has lost most of their savings and retirement and home values than they were prepared to lose. we are the 15th highest county in CA in unemployment <http://www.calmis.ca.gov/file/1fmonth/countyu...>

How can anyone turn away business and increase this number! We have to make responsible decisions when we affect other people's livelihoods.

An Economic Impact Report is a must! Thank you.

Rachel Carroll

United States

#32

Thursday Oct 21

I strongly oppose this vacation rental ordinance. Tourism is our industry in Santa Cruz County and always has been. How is this county going to support itself with out funds coming in from our neighboring counties visiting us. We owe them our thanks for bringing their families here to visit our county vs. other counties. There is no way an ordinance of this magnitude should pass with out even an Economic Impact Report being done. these are real families, our neighbors and friends we'd be putting under more duress than they already are. Any one who has not read it should take the time to read and re-read it as it is damaging to so many good people who are a part of the fabric of our society; as is Tourism!

Dale Davis

United States

#33

Thursday Oct 21

I strongly oppose this ordinance and the un-intended damages it is sure to bring to our community. We already have a higher than average un-employment rate in our county. We will certainly increase unemployment and decrease home values. Why would any one want to buy a home with it's property rights stripped?

K C B

United States

#34

Thursday Oct 21

This ordinance serves only handful of families for their private needs of not allowing access to the beaches from their streets. It is an incredibly selfish and damaging ordinance. I am in awe that such an ordinance is even being proposed. The irony is more so considering Tourism is most businesses livelihoods in our communities.

I commend the S.V. Board for taking a stance against this issue as it would be gravely irresponsible of them not to.

11/9/2010

Claudia Gonzales
United States
#35
Thursday Oct 21

I am a resident of Santa Cruz and would lose my job; or a great majority of my hours should this ordinance pass. I hope my voice is heard as I speak not only for myself but for so many service people I personally know are worried. Will we have to move out of our home town so we can find jobs? Homes that have to be rented out for vacation rentals are kept in superior condition than other homes. This will absolutely mean not only a loss of cleaning/upkeep after a family leaves but also home owners would have less funds and less reasons to be able to keep their homes in excellent condition. I have read this ordinance and it is shocking and sad.

Neighbor of a rental
San Francisco, CA
#36
Thursday Oct 21

I live next door to a vacation rental. I have never had any problems in five years. It sounds like this ordinance would prohibit me from renting my house as a vacation rental if I choose to do so bc I am too close to an existing rental. I have considered staying with my daughter in Colorado for a few months next summer to see my grandkids and rent my house out using a local management company. I suppose I would be a victim of this ordinance as I didn't do anything wrong and I would lose my right to rent my home. This 200 foot rule is bad for me. And does it even do anything to help people who have problems with rentals? I think not.

Neighbor of a rental
San Francisco, CA
#37
Thursday Oct 21
why does it say San Francisco? I'm on 24th Ave??

Don Smith
United States
#38
Thursday Oct 21

I strongly oppose this vacation rental ordinance which will eventually lead to a ban if one reads the details of attaining and maintaining one's permit to operate. There are already noise ordinances that should be enforced not new ordinances that need to be created. For what it's worth many of our neighbors have problems with long term rentals and homes occupied full time by owners! Why are we not taking action on that issue when the full time residents create those problems 365 days out of the year.

11/9/2010

Wake up People

Santa Cruz, CA

#39

Thursday Oct 21

Why would anyone want this right now? People can barely hold on to their jobs and their homes. Start out with non-legislative approaches to solve any neighborhood problems. We elected you Supervisors. Don't throw our beach town under the bus.

Shereen Benson

United States

#40

Thursday Oct 21

I already get to see so many families and friends struggling in this economy. We should be embracing our neighboring counties that bring prosperity to our towns! One can not make such decisions lightly and in a hurry. Is there any research that has been done? Is there already and Economic Impact Report I am not aware of? I certainly hope none of our representatives would be so careless that such a heavy ordinance would be passed with our supporting research and precautions! I certainly hope not!

Don Carroll

United States

#41

Thursday Oct 21

Judged:

[Agree]

1

I am opposed to this vacation rental ordinance and am happy to see so many local businesses get involved and speak up against this ordinance. Please take this matter seriously as it will be damaging to so many wonderful families and businesses. I presume you already have an Economic Impact Report? I would hope such action has been taken and the board has taken their time to study this matter before pressing forward with any action.

Thank you for caring about the wonderful people in our community who are working so hard to stay employed and meet their financial obligations.

PAGE 3

Martin B

United States

11/9/2010

#42

Thursday Oct 21

I can tell you I was very surprised to hear about a vacation rental ordinance. I do landscaping and maintenance for several vacation homes. I can also tell you homes that do not get rented for vacationers do not keep the same level of upkeep. It is a for sure my hours would be cut down in a severe and damaging level. My supervisor would not knowingly do this- so I am letting you know!

I hope to see that you listen and you care. Your actions will tell us soon enough won't they.

Not Carmel

Oakland, CA

#43

Thursday Oct 21

It seems to me that a small group of homeowners is trying to turn Santa Cruz into their own private enclave like Carmel.

Beware

Oakland, CA

#44

Thursday Oct 21

Judged:

[Helpful]

1

Here is a comment from HomeAway about the effects of rental ordinances and how the government can creep:

"My rental is in the charming beach town of St. Joseph, Mich. Three years ago they passed zoning laws that only allow for monthly, not weekly rentals. I was grandfathered in, but all new applicants in the last 3 years have been turned down. In addition they changed the fee to apply for a weekly rental permit from \$35 to \$650. Never underestimate the power of stupid people in groups. The city has spent millions to try to increase tourism, but there is no place for tourists to stay. Families that want a home, will not settle for multiple motel rooms, they just go elsewhere. Cindy, St. Joseph, Mich.(HomeAway # 321378)

Shocked

Santa Cruz, CA

#45

Thursday Oct 21

One has to ask...with the ASTRONIMICAL public outcry AGAINST this ordinance and ABSOLUTELY NO EVIDENCE about any REAL issues, why are these two supervisors pushing this agenda? Is it not their job to listen and serve their community? They are doing neither. When are they up for re-election?

11/9/2010

Richies dont wanna share
Santa Cruz, CA

#46

Thursday Oct 21

The Board of Supervisors, at the behest of a small vocal group of wealthy beach front owners, has proposed to severely restrict, and in many cases, ban, Vacation Homes in Santa Cruz County. If you don't think this is about beach access listen to this wealthy second home owner speak at the Board of Supervisors Meeting (she actually says the beaches are NOT for visitors): <http://www.youtube.com/watch...>

Less Gov is better
Santa Cruz, CA

#47

Thursday Oct 21

Who wants to give the Planning Department MORE power? Not me! Anyone who has had to deal with government for permits, licenses, etc realizes what a burden this can be on the average person who is merely trying to engage in their right to pursue happiness. I reject the idea that just because something exists that government should somehow have its hand in it.

Margarette V
United States

#48

Thursday Oct 21

WHOM shall we hold responsible when unemployment goes up because of this ordinance? Shall it be Mr. John Leopold? Shall it be other supervisors because they did not take a strong enough stand for us? I hope you all read this and you all realize that a mathematical, logical result of this ordinance be a negative affect on our community. How can anyone care so little to be careless in such an important matter. I hope for the economic survival of our community our chosen officials take this ordinance seriously.

Scott Shaffer
United States

#49

Thursday Oct 21

This ordinance shall eventually do away with the great majority of vacation homes in our communities. Let us not forget our communities started existing in Santa Cruz County over 100 years ago because central valley families started coming here to vacation. How is it ok that a great percentage of our community has to drive 17 to keep employment

11/9/2010

and we add to this burden by limiting income coming into our county by limiting visitors ability to rent homes and spend their money here?

Gary K
Santa Cruz, CA
#50

Thursday Oct 21

Judged:

[Interesting]

1

I was at the meeting last night and was surprised to see the emergence of David Reetz, Jan Beutz's old pitbull. Does he even live in Santa Cruz anymore? He tried to portray himself as a concerned homeowner. He failed to mention that he worked in the past, along with Beutz, to try and ban vacation homes in his official capacity with the County. Unreal that he would not identify himself to the SV Council as a former employee of the Board of Supervisors. He was probably there representing Leopold. Pretty sneaky and dishonest if you ask me, but hey that's the way these guys do business.

love the beach
Aptos, CA
#51

Thursday Oct 21

Judged:

[Brilliant]

1

[Agree]

1

[Helpful]

1

No one wants to be a bad neighbor. Owners who short term rent abhor rude behavior as much as anyone else.

No one is perfect and it would be impossible to control the behavior of every guest (paying or not) in our home even if somehow we could literally hover over them during their stay. Anyone with children will understand exactly what I am talking about.

Even the County itself is not perfect. For example, the last time I checked fireworks were illegal. Yet somehow, every 4th of July, the beaches become war zones. Perhaps we should hold the Supervisors accountable for their failure to eliminate the dangers posed by illegal fireworks.

Jess F
United States
#52

Thursday Oct 21

I am against this ordinance and have an incredibly difficult time believing such an ordinance is even being proposed. I am afraid of retaliation by speaking out against the board as I no longer know if they have my best or our best at heart. I

11/9/2010

for one will lose my part time job helping manage and clean a vacation rental. I am an educated accomplished individual and yet can not find employment in our county. I am not the only person in such a predicament. Do we all realize we are in a recession or are our supervisors immune to this reality so they don't realize it?

Cathy
Aptos, CA

#53

Thursday Oct 21

The proposed ordinance on vacation rentals that Mr. Leopold is trying to push through is absolutely ridiculous. Not only is there any possible way to regulate all of the rules that are on it. It just does not make any sense what so ever, but Santa Cruz is famous for turning away revenue and this is just par for the course. Take a look at downtown, it is a perfect example. The people who come and rent homes spend an amazing amount of money at our local restaurants and shops and other attractions, I know because I clean our VR and see what is left behind. Most of us who try to squeak out a living here do not have any extra left over to do all of the fun things that our area has to offer. That is where these wonderful short time visitors come into play and keep our local restaurants and shops in business. I hope the board of supervisors pay close attention to all of the possible implications when they vote on this.

Fernando Jiminez
United States

#54

Thursday Oct 21

I am a Santa Cruz local and am lucky people made me aware of this proposed ordinance. I do not keep up with politics but this is above and beyond. You will be taking away my livelihood and my jobs! I support my beautiful family. Are you taking away our ability to make a living, in a legal and decent manner because you have a hand full of super rich people who are so selfish all they think about is not allowing public access to the beaches from " their" streets? to " their" beaches! Are you sure Mr. Supervisor you are a public servant or a private servant to just a few? Am I less important to you because I don't have the kind of money they do to support your political career? Please let us know as your actions sadly prove me as right so far. I would very much like to see you care about all of us. Please change your stance, we all make mistakes, but it's not yet too late to take a deeper look at your actions.

Leopold Law
United States

#55

Thursday Oct 21

Leopolds Law as this ordinance is now known as is first and foremost Unfair! Please tell me where the fairness is to provide certain privileged homes protection against this ordinance. If this ordinance is so good and not damaging as you claim then why on earth do they need to be excluded!

It is obvious to the rest of us in case you think Mr. Leopold that we do not see between the lines. Shame on you!

offended

11/9/2010

San Francisco, CA

#56

Thursday Oct 21

I am outraged by this ordinance! Since when is it acceptable for a few neighbors to drive new policy for everyone? isn't this a democracy?

Jerry G

United States

#57

Thursday Oct 21

This is really all that needs to be said about this matter:

We are the 15th highest in unemployment out of 58 counties.

Hence we are the Top 25% of Unemployment.

We Lost 500 visitor jobs last year in our county.

<http://www.calmis.ca.gov/file/1fmonth/countyu...>

Why the rush

Oakland, CA

#58

Thursday Oct 21

Why is this being rammed through? No data to support if a problem exists and no study to look into the implications. Is it because every day that passes more and more people realize what a bad idea this is. Leopold is hoping that people are not paying attention.

William Hoelscher

Cupertino, CA

#59

Thursday Oct 21

Gary K wrote:

I was at the meeting last night and was surprised to see the emergence of David Reetz, Jan Beutz's old pitbull. Does he even live in Santa Cruz anymore? He tried to portray himself as a concerned homeowner. He failed to mention that he worked in the past, along with Beutz, to try and ban vacation homes in his official capacity with the County. Unreal that he would not identify himself to the SV Council as a former employee of the Board of Supervisors. He was probably there representing Leopold. Pretty sneaky and dishonest if you ask me, but hey that's the way these guys do business.

11/9/2010

Thank you for pointing that out. David Reetz is a snake in the grass. He hates property owners and their rights. He has actively cost many of us hundreds of thousands of dollars in stupid overbearing County restrictions and nonsense ordinances. I can personally speak for how this irresponsible and liar, has made my life as a good citizen and property owner - miserable and overly expensive. He has been a County BULLY and AXEMAN under Jan Beautz's really stupid and overbearing reign in this County. Overthrow these Jerks - Citizens of Santa Cruz County and Americans in general!! Don't ever let them get any control over you again.

Johnqpublic
San Jose, CA
#60

Thursday Oct 21

I heard this whole mess was started by a very small, very rich, very well connected group of Leopold supporters who wanted to shut down one house. Is this true?

Yoga Papa
Bakersfield, CA
#61

Thursday Oct 21

Judged:

[Funny]

1

Inhale and exhale inhale and scream we don't need more laws to limit personal freedom. Vote this bad law down.

PAGE 4

emily
San Francisco, CA
#62

Thursday Oct 21

NO to this ordinance!

I rent a house for a few days to put up my extended family when they come to visit and can't afford 7 nights!

Prop 20
Aptos, CA
#63

Thursday Oct 21

doesn't prop 20 require that Santa Cruz make its beaches available to everyone, not just the people who live there? if there's no reasonably priced places for families to stay overnight, how could central valley families visit, since it's 3-

11/9/2010

plus hours each way?

Home Invasion

Santa Cruz, CA

#64

Thursday Oct 21

How will this be enforced? How will the county distinguish between personal use and vacation rental use? In light of Arizona's immigration law will the County of Santa Cruz be asking for papers? Will I be getting a knock on the door from the Sheriff when I am using my home if I have too many cars in my driveway? Will my brother/sister/aunt/uncle/etc have to present evidence that he/she is related to me if I share my home with him/her and s/he has too many guests? Will we be creating a situation where neighbor spies on neighbor? Is this what Santa Cruz is about?

A Johnson

Santa Maria, CA

#65

Thursday Oct 21

In The Good Times weekly Santa Cruz newspaper, 10/14/10 issue, see the TOWN HALL section, page 12, a question was posed to Supervisor Leopold: THE ECONOMY HAS BEEN SLOW TO RECOVER HERE IN SANTA CRUZ COUNTY. WHAT IS THE COUNTY DOING TO SUPPORT ECONOMIC DEVELOPMENT?

Here are some excerpts from his answer:

"Working with my colleagues, I pushed for the creation of a new position for the county whose primary focus would be economic development... After a long, nationwide search,

(! I am sure that was necessary.)

I am pleased to report that starting this month, David Dobson will be the Economic Development Manager working within the Redevelopment Agency. David identified that the most important component leading to the success of an economic development strategy is through Inclusive community processes. He believes that involvement of community stakeholders is essential to the development and implementation of economic efforts from neighborhood and regional levels....concepts of community inclusion and building on the success of our existing businesses are very appropriate for our area."

The first thing he can do is to convince his bosses to listen to the community and to **** this ordinance. It seems the Supervisors are going to disregard the recommendation from the Housing Advisory Comittee, which heard hours of testimony from both sides. This Ordinance makes no economic sense.

A Johnson

Santa Maria, CA

#66

Thursday Oct 21

Not from Santa Maria

11/9/2010

Capt Sal
San Leandro, CA

#67

Thursday Oct 21

But they do wrote:

<quoted text>

Capitola has an ABSOLUTE BAN on rentals of less than 30 days other than in the central beach area mapped boundary. No ifs, ands, or buts. Carmel has an ABSOLUTE ban on rentals of less than 30 days in the residential zones.

I understand that, but the area of Capitola where vacationers would come, i.e. near the beach, is where it is allowed. Carmel businesses can't stay alive. No comparison, no activity after dark, no life whatsoever. It is not Santa Cruz. This is something Monterey has realized and areas around it, now lifting their bans.

Special Areas HUH
Santa Cruz, CA

#68

Thursday Oct 21

What the hell is up with the special areas? They couldn't come up with a more discrete name for their political favorings.

Unreal
Santa Clara, CA

#69

Thursday Oct 21

Why would anyone want to give MORE power to the planning department?

Furlough
United States

#70

Thursday Oct 21

Unreal wrote:

Why would anyone want to give MORE power to the planning department?

I agree that the planning department already has way too much power. Don't forget this also gives them lots more responsibility. They have stated that they will need to hire three full time employees to run the bureaucracy set up by this ordinance. How is the possible? We are \$12 million in debt and we are furloughing essential county workers

11/9/2010

including SHERIFFS and we want to hire three people to make sure there aren't too many cars parked in a driveway. The fees for the permit will not come close to paying for all the hours the planning department will spend on this ill advised idea. Doesn't the county have more pressing matters than chasing tourists away?

Barry S
San Mateo, CA
#71

Thursday Oct 21

Isn't the job of the Board of Supervisors to find ways to bring more tourists to the County?

SLV local
San Jose, CA
#72

Thursday Oct 21

I live in Ben Lomond. My neighbor rents her home. Never had a problem. She tells me that vacation homes pay nearly \$2 million directly to the County. This money pays for my Sheriff and my Fire. And the board of supervisors is willing to risk my services because someone who lives next the beach does not have to deal with visitors. No way. Not on my watch. I'll be calling Stone's office tomorrow and tell him to tell Leopold to go to you know where.

Aptos AI
Since: Oct 10
Location hidden
#73

Thursday Oct 21

Judged:
[Brilliant]

1

Does anyone appreciate the supervisors' repeated references to Carmel and Capitola? Is Santa Cruz, Rio Del Mar, Seacliff, etc.. the same as those areas? It seems to me the economic model is different. How many people can afford to rent a house for a week on Beach Dr? Let alone buy a house. Where is the working class going to go for vacations? Some families can only afford to rent for a couple of weekdays in a reasonably priced house in a reasonably priced area. The one weekly restriction would destroy that option. How about the local people hired directly by vacation rental owners to fix, maintain, manage and clean these places? The proposed restrictions will greatly impact many people. The Supervisors keep trying to pacify the public about "grandfathered" permits. That will require renewals every two years. Two complaints in a year could disqualify you from renewing your permit. What is a "justifiable" complaint? Will the Sheriff verify and keep records of every call? For how long? If there is an appeals process, what happens in the meantime? Suspension? That could be devastating while trying to appeal possible unjustified complaints through a bureaucratic system. The whole thing is unworkable.

Stiffboot
 Santa Clara, CA
 #74

Thursday Oct 21

Home Invasion wrote:

How will this be enforced? How will the county distinguish between personal use and vacation rental use? In light of Arizona's immigration law will the County of Santa Cruz be asking for papers? Will I be getting a knock on the door from the Sheriff when I am using my home if I have too many cars in my driveway? Will my brother/sister/aunt/uncle/etc have to present evidence that he/she is related to me if I share my home with him/her and s/he has too many guests? Will we be creating a situation where neighbor spies on neighbor? Is this what Santa Cruz is about?

How in the world will they be able to tell the difference between owner use and guest use? I guarantee you there will be owners harassed due to this ordinance. I imagine the Sheriff descending on a kids birthday party. Who wants more government in their lives?

Scary
 United States
 #75

Thursday Oct 21

Aptos Al wrote:

Does anyone appreciate the supervisors' repeated references to Carmel and Capitola? Is Santa Cruz, Rio Del Mar, Seacliff, etc.. the same as those areas? It seems to me the economic model is different. How many people can afford to rent a house for a week on Beach Dr? Let alone buy a house. Where is the working class going to go for vacations? Some families can only afford to rent for a couple of weekdays in a reasonably priced house in a reasonably priced area. The one weekly restriction would destroy that option. How about the local people hired directly by vacation rental owners to fix, maintain, manage and clean these places? The proposed restrictions will greatly impact many people.

The Supervisors keep trying to pacify the public about "grandfathered" permits. That will require renewals every two years. Two complaints in a year could disqualify you from renewing your permit. What is a "justifiable" complaint? Will the Sheriff verify and keep records of every call? For how long? If there is an appeals process, what happens in the meantime? Suspension? That could be devastating while trying to appeal possible unjustified complaints through a bureaucratic system. The whole thing is unworkable.

The revokable permit scheme is probably the scariest issue in the bill. It gives full power to your neighbors and the planning director to limit the use of your home. You could be the most responsible owner in the world and still lose your ability to keep a permit. For example what if the permitted amount of guests for your home is 6 guests. You write a contract that allows only 6 people. You check in 6 people. And then your guest breaks the lease and has 10 people in the home. By no fault of your own your permit could be jeopardized. And like someone else said before how in the world will the planning department know whether it was the owner or a guest using the home. How will they know? I would not be willing to risk my home or life on these unknowns.
 get used to it

Santa Cruz, CA

#76

Thursday Oct 21

The supervisors are going to do what they want. They couldn't give a **** about you. Better line up your lawyers. Luckily this ordinance is overly complex and you will have lots of legal avenues.

Aptos Al

Since: Oct 10

Location hidden

#77

Thursday Oct 21

Scary wrote:

<quoted text>

The revokable permit scheme is probably the scariest issue in the bill. It gives full power to your neighbors and the planning director to limit the use of your home. You could be the most responsible owner in the world and still lose your ability to keep a permit. For example what if the permitted amount of guests for your home is 6 guests. You write a contract that allows only 6 people. You check in 6 people. And then your guest breaks the lease and has 10 people in the home. By no fault of your own your permit could be jeopardized. And like someone else said before how in the world will the planning department know whether it was the owner or a guest using the home. How will they know? I would not be willing to risk my home or life on these unknowns.

How would they know how many are overnight guests or just visiting? Will they count pillows or sleeping bags? Maybe you will have to ask your parents to leave early so you won't risk them being considered overnight guests.

Would the Sheriff show up at a hearing to testify about a complaint from 2 years before? Would they recall a 2 year old 10 PM drive by and all the details? If there were no noise, do they keep records of that?(I don't think they do) Will they be responsible for determining Justifiable then or only later at a hearing? Don't they have better things to do? What if the noise was coming from a house next door? Who is going to be the judge? Will there be a special court? who wants this

Santa Cruz, CA

#78

Thursday Oct 21

Who actually wants this law? Where are the proponents?

Live Oak Homeowners

Monterey, CA

#79

Thursday Oct 21

Christine Shepard wrote:

"republican takeover"- I disagree that this is a republican issue. This vacation rental law will affect everyone...liberals, repubs, whoever. I am a democrat and I own a vacation rental. The important point is that laws are being drafted without any evidence of a need to do so. That should be scary to everyone. Why are they pushing this thing without any research into the economic consequences? They won't do the research because they know the answer they will find is a bad one.

They could have approached this vacation rental issue differently by trying to draft an ordinance that would minimally affect tourism and our county's economic health. Instead, they are literally making it up as they go. The BOS don't even know what the proposed law says (Listen to Leopold on the radio here- <http://www.ksco.com/saturday-special>). Except of course, Ellen Pirie, she knows it excludes the "special" areas in her district. She was the one who wanted to take this county wide and then she told the planning department to exclude all of her beachfront areas. Pirie's "special" areas are the definition of unfair. If this ordinance is so "modest" as Leopold claims it is, then why is Pirie protecting her rich friends from it.

Well said Christine... This smells like corruption....

Prediction

Santa Clara, CA

#80

Thursday Oct 21

Judged:

[Brilliant]

1

Shocked wrote:

One has to ask...with the ASTRONIMICAL public outcry AGAINST this ordinance and ABSOLUTELY NO EVIDENCE about any REAL issues, why are these two supervisors pushing this agenda? Is it not their job to listen and serve their community? They are doing neither. When are they up for re-election?

Here's a prediction: Vacation homes will be here long after Leopold is gone.

Hire more County wonks-JL

Monterey, CA

#81

Thursday Oct 21

A Johnson wrote:

In The Good Times weekly Santa Cruz newspaper, 10/14/10 issue, see the TOWN HALL section, page 12, a question was posed to Supervisor Leopold: THE ECONOMY HAS BEEN SLOW TO RECOVER HERE IN SANTA CRUZ COUNTY. WHAT IS THE COUNTY DOING TO SUPPORT ECONOMIC DEVELOPMENT?

Here are some excerpts from his answer:

"Working with my colleagues, I pushed for the creation of a new position for the county whose primary focus would be economic development... After a long, nationwide search,

(! I am sure that was necessary.)

11/9/2010

I am pleased to report that starting this month, David Dobson will be the Economic Development Manager working within the Redevelopment Agency. David identified that the most important component leading to the success of an economic development strategy is through Inclusive community processes. He believes that involvement of community stakeholders is essential to the development and implementation of economic efforts from neighborhood and regional levels....concepts of community inclusion and building on the success of our existing businesses are very appropriate for our area."

The first thing he can do is to convince his bosses to listen to the community and to **** this ordinance. It seems the Supervisors are going to disregard the recommendation from the Housing Advisory Committee, which heard hours of testimony from both sides. This Ordinance makes no economic sense.

So....spending our tax money on some overpaid bureaucrat that we did not ask for while you are killing income and proposing to damage the tourism is your solution to the economic mess? Is that your plan Johnny? Really....

PAGE 5

Unreal
San Mateo, CA
#82

Thursday Oct 21

Judged:

[Agree]

2

[Interesting]

1

[Brilliant]

1

Scary wrote:

<quoted text>

The revokable permit scheme is probably the scariest issue in the bill. It gives full power to your neighbors and the planning director to limit the use of your home. You could be the most responsible owner in the world and still lose your ability to keep a permit. For example what if the permitted amount of guests for your home is 6 guests. You write a contract that allows only 6 people. You check in 6 people. And then your guest breaks the lease and has 10 people in the home. By no fault of your own your permit could be jeopardized. And like someone else said before how in the world will the planning department know whether it was the owner or a guest using the home. How will they know? I would not be willing to risk my home or life on these unknowns.

How will they know whose cars are parked on the street? How will they know if the owner lent the home to friends or family? How will they determine what a retreat is? The way this ordinance is written it could be illegal for a group of people against the ordinance to rent a home for a meeting. Talk about UN-American. Can't believe the planning department is going to be the arbitrator of such sweeping private issues.

Try month to month
San Jose, CA
#83

Thursday Oct 21

11/9/2010

Judged:

[Helpful]

2

[Interesting]

1

I have heard many homeowners say that they used to rent long term or month to month. Often these were the worst tenants. I heard of one VACATION home that was having it's driveway used by a long term renter who was dealing METH from the house next door. Many owners prefer short term renters as they are GREAT tenants. Why should the government get involved as to who you want to stay in your house?

Sherwood

San Francisco, CA

#84

Thursday Oct 21

Judged:

[Agree]

1

One only has to look at the Big Picture and there is ample evidence that "restricting" property rights has proven over and over again to depresses property values. In fact it not only depresses the value of the "Restricted property" but also everything within a 1.5 mile radius.(I understand that those are the Appraisal Guidelines administered by Lending institutions). So, everything goes down in value (let's say by 25%). With something like 450 vacation rentals in the area, that 1.5 mile rule will impact pretty much the whole county. To extend this argument a little further all properties values will be reduced by 25% which will result in Property Taxes reduced by the same amount.

Is the county willing to live that?

Certainly, doesn't seem that the timing is very good. Isn't this just a waste of everyone's time!

Joe Los Gatos

Los Gatos, CA

#85

Thursday Oct 21

Judged:

[Interesting]

1

[Agree]

1

Any restriction to the inventory of vacation rental properties, or the total number of days those homes can be rented, will have negative economic affects throughout Santa Cruz County.

Why would anyone (John Leopold and Ellen Pirie) ignore something so basic?

sebastapol
Sebastopol, CA

#86

Thursday Oct 21

Judged:

[Brilliant]

1

But they do wrote:

<quoted text>

Capitola has an ABSOLUTE BAN on rentals of less than 30 days other than in the central beach area mapped boundary. No ifs, ands, or buts. Carmel has an ABSOLUTE ban on rentals of less than 30 days in the residential zones.

Cool, so only rich people can go to the beach. Great.

And only the super rich can actually own a house near the beach.

Of course, if I own a house and allow exclusive use to people who buy a t-shirt from me, then they can't stop it. Buy a t-shirt, borrow my house. This is what I'll be doing.

And the case law backs me up. BRING IT ON FASCISTS!

Mary B
United States

#87

Friday Oct 22

Judged:

[Agree]

1

I know you can contact any economist or financial entity and they will be able to clearly explain this vacation rental ordinance will negatively affect values and the rate of unemployment. yes home owners who have to rent their homes out for vacationers will be the first wave of our community to feel the pain. This will quickly be followed by all their crews feeling the lack of income from less bookings. followed by less upkeep on these homes as cash flow and reason for upkeep will be taken away. followed by short sales, foreclosures etc.. Last but not least followed by these lower values affecting all neighboring homes having lower values and hence taking away more wealth from our community than our national/international economy is already doing.

Nick C
United States

#88

Friday Oct 22

Judged:

[Interesting]

11/9/2010

1

[Agree]

1

A good portion of my income is upkeep on vacation rentals. I am a local of Santa Cruz and was born here. I have never thought anyone could think the neighborhoods are changing because of tourism. the neighborhoods exist because of tourism! if we didn't have our beautiful oceans and mountains tell me why would people have started coming here? Because we have so many jobs for them? LOL

adam

San Francisco, CA

#89

Sunday Oct 24

The Housing Advisory Commission got it right: keep it simple.

The proposal is on its fourth draft, including new administration, carve-out zones, and more-- it's going to be a nightmare to enforce and even worse for neighbors and VR owners.

Let's start by measuring where the problems lie, then strengthening existing ordinances before creating sweeping and dangerous new laws.

Terry Dorsey

From: Tom Jenson [tomjenson853@hotmail.com]

Sent: Tuesday, November 09, 2010 10:02 AM

To: Terry Dorsey

Subject: FW: Comments about the proposed vacation rental ordinance - Editorial from Santa Cruz Sentinel and comments
For entry into the public record for the vacation rental ordinance:

From: tomjenson853@hotmail.com

To: pln520@co.santa-cruz.ca.us; pln950@co.santa-cruz.ca.us; john.leopold@co.santa-cruz.ca.us;
ellen.pirie@co.santa-cruz.ca.us; bds031@co.santa-cruz.ca.us; tony.campos@co.santa-cruz.ca.us;
mark.stone@co.santa-cruz.ca.us

Subject: Comments about the proposed vacation rental ordinance - Editorial from Santa Cruz Sentinel
and comments

Date: Thu, 4 Nov 2010 09:02:08 -0700

Dear HAC, Planning department and Board of Supervisors members,

I oppose the new laws to regulate and eliminate vacation rentals in Santa Cruz. These new laws are not necessary because there are already laws in place to deal with the problems that Supervisor Leopold claim exist. Even if these problems exist...because despite repeated requests, Supervisor Leopold has not presented any evidence of a problem. Further, in their research, the Planning Department was not able to connect even one complaint to the Sherriff with a vacation rental (this is what they said at a prior HAC meeting). These new laws will also cause very real economic damage to everyone in Santa Cruz, homeowners, business owners and even tourists.

Following is an editorial that was printed in the Santa Cruz Sentinel this past weekend that sums up the reasons to oppose this measure quite nicely. In addition to the editorial, I am sending this so that the 58 comments made so far about the article can be entered into the public record.

Thank you for your time and consideration.

Tom Jenson

Christine Shepard: County's vacation rental ordinance: Trick or treat?

http://www.santacruzsentinel.com/opinion/ci_16481955

Christine Shepard: County's vacation rental ordinance: Trick or treat?

Posted: 10/31/2010 01:30:08 AM PDT

11/9/2010

Christine Shepard

Do we really want the county Board of Supervisors to scare visitors away from our little beach town?

The economy of Santa Cruz County is in dire straits with an unemployment rate over 10 percent, a county budget millions of dollars in the red, and foreclosures among the highest in the state. Tourism, our largest source of jobs, continues to struggle. Why then would supervisors propose an ill-conceived ordinance that will have devastating effects on our local economy?

Supervisor John Leopold, with no objective data and a single petition from a small group of wealthy, politically connected beachfront property owners, has proposed an ordinance that will profoundly impact every homeowner, business and resident in the county. The ordinance will give unprecedented power to the Planning Department and will ban many homeowners from ever renting their home on a short-term basis. More importantly, this ban will lower property values across the county. If you own a home within 200 feet of a vacation rental, "Leopold's Law" won't allow you or future owners to rent it on a short term basis. Unless of course, you live in a "Special Consideration Area" created by Supervisor Ellen Pirie to protect her district from the grips of Leopold's Law.

But wait, there's more. Many local business owners and employees have expressed worries about the "unintended consequences" of the ordinance and we agree. Vacation rentals bring more than \$20 million into the county every year, including \$1.4 million in taxes to fund social services and much needed Sheriffs deputies.

In addition, a recent Santa Cruz visitors bureau study found that vacation rental guests spend 12 times the amount as day visitors \$775 per stay vs. \$63. Fewer overnight visitors means a big loss of income for local stores, restaurants and cafes. With this loss in revenue, unemployment will only increase as many locals are employed by tourism dependent businesses. Leopold's Law strikes at the very heart of the county's economy at the very worst time.

Make no mistake; we support safe and quiet neighborhoods. Homeowners already conduct strict screening and require contracts to protect their homes and ensure that guests are respectful of neighborhoods. Unbelievably, Supervisor Leopold has not produced any data showing that short-term rentals are any more disruptive to a neighborhood than long-term rentals or owner-occupied homes. Thus any ordinance designed to control issues such as parking, occupancy, and noise should apply equally to all homes and their occupants.

Instead of scaring tourism away and spooking vacation rentals to close their doors, we should be welcoming them with open arms. Santa Cruz has a rich tradition of welcoming guests from around the world. For more than 100 years, the beaches have been a haven for families seeking to escape the heat and play in the waves. Without vacation rentals, there are simply not enough visitor accommodations to attract families looking for safe and affordable vacations. Homeowners that share their homes with these visiting families play an essential role in supporting our local economy and provide valuable coastal access.

Join us, along with others who have raised concerns about the ordinance including the owners of Shadowbrook restaurant, Crow's Nest, Chill Out Cafe, and Bailey Properties and leaders in the Santa Cruz Housing Advisory Commission, Aptos Times, KSCO radio, Scotts Valley City Council, Aptos Chamber of Commerce, Santa Cruz Realtors Association, Santa Cruz Senior Coalition, Santa Cruz Business Council, Capitola Village and Wharf Business Improvement Association -- and more groups every day -- in asking the supervisors to reject this harmful ordinance and all of its "unintended consequences."

Attend the Housing Advisory Commission meeting on Wednesday and the Planning Commission Meeting on Nov. 10 to make your voice heard. Get the facts, read the letters and sign the petition at www.goodneighborsofsantacruz.org.

Christine Shepard is a member of the Good Neighbors of Santa Cruz County, a nonpartisan group of more than 200 county citizens, property and business owners.

As of 11:00am 11/2/10 - 43 Comments:

<http://www.topix.net/forum/source/santa-cruz-sentinel/TPUB9HUQ95SO83UP4>

PAGE 1

adam
San Francisco, CA

#1
Sunday
Judged:
[Agree]
1
way to go, Christine-- good job telling the other side of the story!

Supervisors: if you're listening, Good Neighbors is actually a real rag-tag group of homeowners, including many non-VR owners-- who genuinely oppose this legislation. There's no "vacation rental industry" and we have no backing other than ourselves. If there's hundreds of people who are joining this fight, it's because this ordinance is bad for them and bad for the county. Please listen to your own Housing Advisory Commission and start over.

thank you for listening,
adam

SaveSantaCruz
Los Gatos, CA
#2

Sunday
Judged:
[Agree]
1
It is amazing how many homeowners have no idea about the proposed ordinance or how it will affect them even if they do not live near the beach. While there may be a more simplified version being presented at the HAC "make no mistake" we know exactly what Supervisor Leopold is after. He outlined it quite clearly in his original proposal:

A complete ban on all future vacation homes
A complete ban on any homeowner who did not rent their home prior to 2007
A complete ban on renting for less than a week
A complete ban on secondary structures.

THIS would have been the ordinance if it were not for ordinary citizens standing up and having their voices heard. Do we really think he has changed his mind?

11/9/2010

Carol Nakamoto
San Francisco, CA
#3
Sunday

I'm a homeowner in Santa Cruz near Twin Lakes Beach who loves to visit my 2nd home as well as rent it out over the summer and holidays. I am horrified that such a visitor-friendly town would be contemplating such a draconian idea. Limiting night stays to no less than 10 nights is ridiculous, over-reaching, bad for the economy (the city, county, and mine), and an unfounded consideration.

I have been unavailable for actual meetings because of travel, but am represented by my responsible vacation property manager, A Great Place to Stay.

Please redirect your efforts to more productive pursuits.

Dennis Hickey
Fallon, NV
#4
Sunday
Judged:
[Brilliant]
1

Santa Cruz County has been a vacation destination for untold years. How can elected county supervisors attack this essential economic engine of our county? Aren't they supposed to help?

Forrest
Los Gatos, CA
#5
Sunday
What a shame!

When you have Supervisors like these, who needs an enemy?

Wow
Aptos, CA
11/9/2010

#6

Sunday

Judged:

[Agree]

1

Interesting, never heard of this before.

Joyce

San Francisco, CA

#7

Sunday

Judged:

[Agree]

1

Supervisors: please reject this ordinance. After numerous public hearings, the number of people who want this ordinance has been revealed to be an incredibly small number. The economic impact this would have on everyone in the county (people who depend on public services, people with government funded jobs, and all homeowners who want their property values to maintain and increase) is huge, while the benefit it can have to a small number of people is very small.

Santa Cruz County would put everyone in the county at an unnecessary risk by accepting this ordinance.

Additionally, the people who are for this ordinance want to turn Santa Cruz more into Carmel - a community full of private beaches. This is completely contrary to the culture and tradition of Santa Cruz, where tourism is the major industry.

Please do not take us down the road of more people losing their homes, decreased property values for EVERYONE, further economic depression, and increased crime.

dave

San Francisco, CA

#8

Sunday

Judged:

[Agree]

1

[Nuts]

1

This ordinance is crazy-- they're banning mother-in-law units from being renting, which directly affects seniors!!

Capt Sal

11/9/2010

San Leandro, CA

#9

Sunday

Judged:

[Brilliant]

1

Nice summary of the massacre on tourism and homeowners. Make no mistake, Leopold is seeking an eventual ban on all vacation rentals. He wants no new permits ever and as written, their non-existence. Vacation Rentals have not increased by the County's own statistics, they only change around with changes in circumstances. If Leopold has his way through back door deals with other Supervisors, in the end, there will only be about 10 remaining over time in his district and no new permits until it drops below. Rentals are concentrated along the coastal zone, rather narrow strip, as they have for 100 years. If you can only have one rental every 200' in all directions, that is one in every square block. Even then they would have to be positioned precisely to get that many. He is trying to change the character of our vacationing neighborhoods. This will be devastating to the life of the community, tourism, and everyone who has a home in these areas - except his elite friends who have so much money they know neither themselves nor their children will ever have to vacation rent their homes. Some of these elite have only purchased their homes in the last few years and all homeowners in these special areas knew the nature of the areas from the onset. Lets hope the other Supervisors wake up and understand the domino destruction they are being asked to support and listen to the HAC recommendations that have listened to the testimony and actually taken the time to weigh the facts. (A Live Oak Resident)

SaveSantaCruz

Los Gatos, CA

#10

Sunday

Judged:

[Agree]

1

Capt Sal wrote:

Nice summary of the massacre on tourism and homeowners. Make no mistake, Leopold is seeking an eventual ban on all vacation rentals. He wants no new permits ever and as written, their non-existence. Vacation Rentals have not increased by the County's own statistics, they only change around with changes in circumstances. If Leopold has his way through back door deals with other Supervisors, in the end, there will only be about 10 remaining over time in his district and no new permits until it drops below. Rentals are concentrated along the coastal zone, rather narrow strip, as they have for 100 years. If you can only have one rental every 200' in all directions, that is one in every square block. Even then they would have to be positioned precisely to get that many. He is trying to change the character of our vacationing neighborhoods. This will be devastating to the life of the community, tourism, and everyone who has a home in these areas - except his elite friends who have so much money they know neither themselves nor their children will ever have to vacation rent their homes. Some of these elite have only purchased their homes in the last few years and all homeowners in these special areas knew the nature of the areas from the onset. Lets hope the other Supervisors wake up and understand the domino destruction they are being asked to support and listen to the HAC recommendations that have listened to the testimony and actually taken the time to weigh the facts.(A Live Oak Resident)

Well said!!

11/9/2010

Beth Weber-Guarino

San Jose, CA

#11

Sunday

Judged:

[Agree]

1

Bravo Christine for such a well written piece that addresses the many issues with the proposed ordinance regarding vacation rentals. The most basic question is WHERE IS THE DATA to support any new ordinance(s) has yet to be answered. I'm waiting....There are existing ordinances to deal with noise, traffic and garbage. These should be enforced.

Section 1, item #8 of the proposed ordinance from the Housing Advisory Commission (HAC) to the Planning Commission needs to be amended. When homeowner's complaints about their neighboring vacation rentals are unfounded, they need to be fined as well. There seem to be plenty of year round residents who just don't like to be next to vacation rentals. This NIMBY attitude is tiring. Vacation rentals have been around for far longer than any of us have been alive.

Reality Check

San Francisco, CA

#12

Sunday

Judged:

[Agree]

1

What's with Pirie's 'Special Consideration Area'? Why don't they accurately name it the "Buy Another SUPervisor's vote aReA".

Corralitos Taxpayer

Watsonville, CA

#13

Sunday

Judged:

[Clueless]

2

"Make no mistake; we support safe and quiet neighborhoods. Homeowners already conduct strict screening and require contracts to protect their homes and ensure that guests are respectful of neighborhoods."

If is true than what is the problem? Could it be that folks living in these neighborhoods are tired of the noise?

11/9/2010

Christine Shepard
Aptos, CA
#14
Sunday
Judged:
[Agree]
1

"If is true than what is the problem? "

My thoughts exactly. Neighbors should be able to communicate without getting the government involved. We do not need a lengthy, complicated new law on the books especially when there are already existing laws to control disturbance. If the government is not enforcing existing ordinances, figure out why and fix it.

"Could it be that folks living in these neighborhoods are tired of the noise?"

This ordinance was drafted at the behest of a small group of people who live near the entrance to Twin Lakes Beach State Park. They live in an area that has always had vacation rentals and many visitors using the area. They are trying to get the visitors out of their neighborhood regardless of whether or not there are any actual problems. One of them has stated at a Supervisors meeting that the beaches are only for people in Santa Cruz (no I'm not kidding see <http://www.youtube.com/watch...>) Them complaining about vacation rentals is a bit like buying a home next to the airport and then complaining about the noise from planes. According to the County's own data, vacation rentals are not increasing.

You are assuming that vacation rentals cause more noise and disturbance than owner occupied or long term tenant occupied homes. Leopold nor the Sheriffs Office has any data that suggests this. It simply is not true. I have a vacation rental on my property. They do not disturb us or anyone else. The house next door to me is a vacation rental and I have never been impacted negatively by them. The only nearby house that makes noise consistently is occupied by long term tenants. As I wrote in the article, any laws for noise, disturbance, etc should apply equally to all homes and their occupants especially when we have no real evidence of a problem with vacation rentals.

SaveSantaCruz
Los Gatos, CA
#15
Sunday
Judged:
[Agree]
1

Corralitos Taxpayer wrote:

"Make no mistake; we support safe and quiet neighborhoods. Homeowners already conduct strict screening and

11/9/2010

require contracts to protect their homes and ensure that guests are respectful of neighborhoods."

If is true than what is the problem? Could it be that folks living in these neighborhoods are tired of the noise?

Houses don't make noise. People do. We could probably trade anecdotal stories about horrible long term renters and even horrible full time residents. The Supervisors have been asked to provide data showing that short term rentals produce a disproportionate amount of noise and other problems. This is their duty as the government. They have zero data. In fact, the Sheriff has confirmed that short term rentals are no more a problem than any other type of occupancy. This is an ordinance in search of a problem. There are already laws that deal with noise, nuisance, etc that apply equally to ALL owners/occupants. Perhaps those laws should be enforced instead of writing an ill conceived ordinance designed to discriminate against one type of owner/occupant.

Hill billie

Los Gatos, CA

#16

Sunday

Judged:

[Brilliant]

1

SaveSantaCruz wrote:

It is amazing how many homeowners have no idea about the proposed ordinance or how it will affect them even if they do not live near the beach. While there may be a more simplified version being presented at the HAC "make no mistake" we know exactly what Supervisor Leopold is after. He outlined it quite clearly in his original proposal:

A complete ban on all future vacation homes

A complete ban on any homeowner who did not rent their home prior to 2007

A complete ban on renting for less than a week

A complete ban on secondary structures.

THIS would have been the ordinance if it were not for ordinary citizens standing up and having their voices heard. Do we really think he has changed his mind?

If you disagree with what has been presented so far, please take your concerns to the Planning Commission and Board of Supervisors. Some people seem to assume that the ordinance has already been decided. It has not, and there are still opportunities to be heard. Remember, the most important thing to know about political decisions is how to count to the number needed for a majority. In the case of the Planning Commission and Board of Supervisors, that number would be three. One supervisor alone cannot pass a new ordinance. Talk to all of them and hope that the end result reflects that discussion.

Dave

San Francisco, CA

#17

Sunday

Judged:

[Mean]

4

[Spam]

11/9/2010

3

[Incendiary]

1

VACATION RENTAL HELL !

That's what it's like living near these rag tag hotels. Cities and Counties all over the State and the Country have passed rules much stricter than this because it's out of control.

Oh and scan down these postings on the left side where it tells where they live. That alone is revealing. Clearly these are all out of town vacation rental operators (future posters will now certainly fib about where they live) Sorry. I'm not willing to sacrifice my family's peace and quiet while some "mini-motel" operator in Los Gatos is getting a good night's sleep and collecting a few thousand dollars a week off of our sleepless nights.

Dave

San Francisco, CA

#18

Sunday

Judged:

[Clueless]

2

[Funny]

1

[Incendiary]

1

I stand corrected on the location of the postings. Apparently the internet somehow automatically decides where it thinks you are located. I'm sitting here in Santa Cruz but the Internet seems to think I'm in San Francisco.

Johnson S

San Jose, CA

#19

Yesterday

Very well put Ms. Shepard. I like you am very worried about an ordinance as such and it will do our already fragile economic structure more harm. Tell me why is there not an Economic Impact Report being done on such an important issue that will affect our largest industry?

Sarah J

San Jose, CA

#20

Yesterday

11/9/2010

I hope EVERYONE remembers whom to blame and where to point the finger when we ALL start feeling the negative impacts of this ordinance. Leopold's law will go down in history with him being remembered as an irresponsible leader for these consequences. I do worry for any individual who owns a home, owns a business or is trying to stay employed in what will be an even more damaged economic structure. I believe many people will have to leave their home town- unless this is Leopold's plan anyway?? Did you know he's not even from Santa Cruz but many of us locals will have to leave our home town to find work.

PAGE 2

Sarah J
San Jose, CA
#21

Yesterday

i am here in Santa Cruz although it say San Jose. it must have to do with the server? Dave I read your email but it was not their site that put people's address. it was a different individual who removed it immediately upon being contacted by one of the vacation rental owners!

Christine Shepard
Aptos, CA
#22

Yesterday

Judged:

[Touching]

1

Dave in vacation rental hell. I'm sorry to hear that you have trouble with a rental. Have you tried communicating with the home owner about your concerns?

Melanie Johnson
San Jose, CA
#23

Yesterday

Judged:

[Brilliant]

1

11/9/2010

Santa Cruz has often made interesting choices but this is like playing Russian Roulette with our fellow Santa Cruzan's livelihoods! I find it extremely sad more of the community does not even know what's hitting them! Mr. Leopold I truly hope you take a look at the negative economic avalanche you are initiating. I hope you surprise us all by an extremely wise decision. Do your neighbors no harm!

Sarah J
San Jose, CA
#24

Yesterday

Dave, who is the owner? I am an owner and cause no damage to my neighbors. my neighbors are my friends, my extended family and should not and do not suffer. But i also should not suffer from someone else's irresponsibility. ONLY that individual should! that is not what this ordinance does. There are already noise ordinances why are they not being enforced?

Live Oak Homeowner
Monterey, CA
#25

Yesterday

Judged:

[Agree]

1

This is for Dave, sorry if you have a problem on your block but do NOT assume all VR's are like that or even close to it. It is knee-jerk stupid to jump from one bad experience to proposing property owner rights by limiting or punishing the well managed VR's, which are the majority. I have them around all me on East Cliff drive and they are much quieter, cleaner and far better to live by than any of the monthly renters nearby, THAT is where the ghetto/blight party stuff is going on in the neighborhood, believe it... I even have photos/videos to prove it.

anonymous
San Mateo, CA
#26

Yesterday

Judged:

[Agree]

1

More bureaucratic vomit...its not worth saying anything intelligent about this ordinance. Its simply a matter of time before the whole system comes crashing down from its own weight. Take a lesson from what's happened with marijuana. Ignore the law!

anonymous
San Mateo, CA
#27
Yesterday

I live in Santa Cruz, not San Mateo.

isms and scisms
Santa Cruz, CA
#28
Yesterday
Judged:
[Mean]
1

Nobody here even knows what is in the ordinance, yet you cry about what a burden it will be on your second home. It regardless of whether the Planning Department comes back with an ordinance that is restrictive, or just a simple registration of the house as a business rather than a residence, the impacts will be minimal to most everyone in the county. If someone wants to rent a beach-house, they are not deterred by it having to be permitted - there will be plenty of houses to rent, and hopefully they won't cause hardship on the neighborhood around them. But before you go writing off - or supporting - the ordinance, you have to READ IT! And it hasn't gone out for public consumption yet! Should be out any day now, if they want to get it to the hearing after CEQA review, so keep your eyes open.

Reply to Dave
Aptos, CA
#29
Yesterday

Dave wrote:

VACATION RENTAL HELL !

That's what it's like living near these rag tag hotels. Cities and Counties all over the State and the Country have passed rules much stricter than this because it's out of control.

Oh and scan down these postings on the left side where it tells where they live. That alone is revealing. Clearly these are all out of town vacation rental operators (future posters will now certainly fib about where they live) Sorry. I'm not willing to sacrifice my family's peace and quiet while some "mini-motel" operator in Los Gatos is getting a good night's sleep and collecting a few thousand dollars a week off of our sleepless nights.

Dave, we know who you are... the former Hatchet Man for Jan Buetz. You are not a viable source of information. You have proven yourself to be a nasty person whose main goal in life is to make the people you come in contact with miserable. You don't own a property near any vacation rentals and all we can figure out is that you are trying to get in

11/9/2010

bed with Leopold by supporting his unnecessary and superfluous laws. Go crawl back into the San Francisco hole you have been living in until recently. I have lived here for over 12 years and have paid taxes on two homes in the county, one of which you tried to destroy by red-tagging a permitted building because the plans for an uninhabited building didn't show the parking areas. When we amended to plan to show there was more legal parking than before we started, you blackmailed by refusing to look at the plans until we reducing the height of the legal and brand new structure, before you would remove the red-tag. You cost us \$36,000! Go away – nobody likes you or needs you here.

Liberty
Oakland, CA

#30

Yesterday

Judged:

[Agree]

1

isms and scisms wrote:

Nobody here even knows what is in the ordinance, yet you cry about what a burden it will be on your second home. It regardless of whether the Planning Department comes back with an ordinance that is restrictive, or just a simple registration of the house as a business rather than a residence, the impacts will be minimal to most everyone in the county. If someone wants to rent a beach-house, they are not deterred by it having to be permitted - there will be plenty of houses to rent, and hopefully they won't cause hardship on the neighborhood around them. But before you go writing off - or supporting - the ordinance, you have to READ IT! And it hasn't gone out for public consumption yet! Should be out any day now, if they want to get it to the hearing after CEQA review, so keep your eyes open.

True we do not know exactly what the ordinance will be, but we already know what Supervisor Leopold WANTS. Are we to assume that he no longer wants to ban all future vacation homes? Are we to assume he is abandoning the one week minimum? Should we ignore the fact that Sup Pirie has instructed the Planning Department to continue to work in the background and suggest that they could ignore the HAC and all the public comment and move ahead? By the way, not every rental is a second home, many are primary homes rented while the owner is away. Many seniors live in the home during the winter and go elsewhere during the summer. To assume they are running a "business" when all they are trying to do is keep the home is a bit unfair.

Leslie L
San Jose, CA

#31

23 hrs ago

I actually live next to recent vacation rentals I am all for vacation rental, but there has to be limits. One vacation rental is very respectful while the other rents beyond capacity renting to large gatherings and weddings. This is beyond noisy and the home has no parking which directly impacts the surrounding neighbors. I actually believe that the planning and zoning need to be more proactive in controlling/addressing the occupancy/parking/noise levels of homes according to the general plan for residential neighborhoods. The rules being set forth by the supervisors are going to be difficult if not impossible to enforce, and could actually harm property values by allowing one neighbor to rent while the surrounding homes my not? Who would want to buy a house next to a vacation rental unless they could also one day rent their home as such? It is all a matter of respectful renting by following allowable occupancy/parking levels(not

11/9/2010

turning your home into a flop house for a crowd and the all mighty dollar) and local government actually enforcing zoning codes already in place. I am assuming that zoning and planning are not addressing these issues so where do these people turn? supervisors, right? maybe the neighbors for the ordinance should be consulting a legal service to pursue zoning or planning for not addressing the occupancy/parking/noise problems if that is the case?

Liberty
Oakland, CA

#32

23 hrs ago

Leslie L wrote:

I actually live next to recent vacation rentals I am all for vacation rental, but there has to be limits. One vacation rental is very respectful while the other rents beyond capacity renting to large gatherings and weddings. This is beyond noisy and the home has no parking which directly impacts the surrounding neighbors. I actually believe that the planning and zoning need to be more proactive in controlling/addressing the occupancy/parking/noise levels of homes according to the general plan for residential neighborhoods. The rules being set forth by the supervisors are going to be difficult if not impossible to enforce, and could actually harm property values by allowing one neighbor to rent while the surrounding homes my not? Who would want to buy a house next to a vacation rental unless they could also one day rent their home as such? It is all a matter of respectful renting by following allowable occupancy/parking levels(not turning your home into a flop house for a crowd and the all mighty dollar) and local government actually enforcing zoning codes already in place. I am assuming that zoning and planning are not addressing these issues so where do these people turn? supervisors, right? maybe the neighbors for the ordinance should be consulting a legal service to pursue zoning or planning for not addressing the occupancy/parking/noise problems if that is the case?

All good points Leslie, and they can all apply to long-term renters (and even permanent residents) as well. Just ask the people on Archer Drive in the City or anyone who has ever lived next to a college rental. The point is that parking, occupancy, is not only a short term rental issue. It applies to all homes. I know of one vacation rental/second home that was next to permanent homeowner who was making Meth out of the home. Laws regarding occupancy, noise, etc should apply equally to all homeowners/occupants.

Happy Halloween
Oakland, CA

#33

22 hrs ago

Judged:

[Agree]

1

I wonder how many families brought their kids to the Beach blocks for trick or treating.

MaryAnn J

11/9/2010

United States

#34

22 hrs ago

Is Leopold answering to a higher power like The Unions instead of his constituents? Because killing or even slowing tourism in our community is not a good call so I'm just trying to figure this out. Basic common sense and respect for one's neighbors is one thing but limiting one rental per week or not being able to rent one's accessory unit out is not a good call.

Christine Shepard

Aptos, CA

#35

22 hrs ago

isms and scisms wrote:

Nobody here even knows what is in the ordinance, yet you cry about what a burden it will be on your second home. It regardless of whether the Planning Department comes back with an ordinance that is restrictive, or just a simple registration of the house as a business rather than a residence, the impacts will be minimal to most everyone in the county. If someone wants to rent a beach-house, they are not deterred by it having to be permitted - there will be plenty of houses to rent, and hopefully they won't cause hardship on the neighborhood around them. But before you go writing off - or supporting - the ordinance, you have to READ IT! And it hasn't gone out for public consumption yet! Should be out any day now, if they want to get it to the hearing after CEQA review, so keep your eyes open.

I have read all of the proposals that have come out from the county. The last one came out at the end of the last week. How can you say that a restriction on how many reservations can be made will have minimal impacts? You are completely wrong. This would result in way fewer visitors as the county would force you to leave your home vacant for part of every week. Many could not pay the mortgage with this restriction. This restriction also does nothing for noise. You can have a quiet family for four days or loud young college kids for a weekend. The length of stay has nothing to do with it. Restrictions like this (that do no good and only cause damage) are the reason I wrote this piece.

Christine Shepard

Aptos, CA

#36

21 hrs ago

Leslie L wrote:

I actually live next to recent vacation rentals I am all for vacation rental, but there has to be limits. One vacation rental is very respectful while the other rents beyond capacity renting to large gatherings and weddings. This is beyond noisy and the home has no parking which directly impacts the surrounding neighbors. I actually believe that the planning and zoning need to be more proactive in controlling/addressing the occupancy/parking/noise levels of homes

11/9/2010

according to the general plan for residential neighborhoods. The rules being set forth by the supervisors are going to be difficult if not impossible to enforce, and could actually harm property values by allowing one neighbor to rent while the surrounding homes may not? Who would want to buy a house next to a vacation rental unless they could also one day rent their home as such? It is all a matter of respectful renting by following allowable occupancy/parking levels (not turning your home into a flop house for a crowd and the all mighty dollar) and local government actually enforcing zoning codes already in place. I am assuming that zoning and planning are not addressing these issues so where do these people turn? supervisors, right? maybe the neighbors for the ordinance should be consulting a legal service to pursue zoning or planning for not addressing the occupancy/parking/noise problems if that is the case?

Leslie, thank you for having the decency to acknowledge that not all vacation rentals cause problems. Unfortunately, many of the proponents of this law will not make such a statement even though it goes a long way to connect us as people and neighbors. I truly appreciate it. You are correct about existing ordinances. There is a noise ordinance in this county. If it is not effective, they should tighten it up to be more like the City's noise ordinance. The City of Santa Cruz even has a webpage that posts loud/unruly homes. I support this 100%. Punish the bad apples be they short term, long term, or owners.

You are also right about the property value issues related to the 200 foot radius. Especially, when you consider the "special areas" in district 2. Our district (1) will only suffer from those special areas. If you really think about some of the specifics they have proposed, they don't address the problem and may make it worse. Take for example, the 200 foot rule, that will push vacation rentals into other neighborhoods that have traditionally not had them. Or the 7 night stay, owners will be forced to only rent to people for seven days under this ridiculous rule. So imagine multiple families trying to join up to save money to rent in our one-week minimum homes. The result is more people in a home for a week. Is that really what the goal is? These two items just don't make sense and could impact neighborhoods more. I encourage everyone to think these things through. Making laws is serious business with huge implications. My personal opinion is simple is better, at least for a start. Most owners support a registration process and (reluctantly) even a signage requirement. I personally don't like the idea of having a "vacation rental" sign on my home but I would do it if it helped people address issues in other neighborhoods.

SCTreelover

Aptos, CA

#37

21 hrs ago

Judged:

[Agree]

1

Dave wrote:

VACATION RENTAL HELL !

That's what it's like living near these rag tag hotels. Cities and Counties all over the State and the Country have passed rules much stricter than this because it's out of control.

Oh and scan down these postings on the left side where it tells where they live. That alone is revealing. Clearly these are all out of town vacation rental operators (future posters will now certainly fib about where they live) Sorry. I'm not willing to sacrifice my family's peace and quiet while some "mini-motel" operator in Los Gatos is getting a good night's sleep and collecting a few thousand dollars a week off of our sleepless nights.

FYI Dave the city listed is associated with your internet provider, NOT where you live! If that was the case then YOU would be some yahoo interfering in local politics all the way from San Francisco....take a deep breath, you live in a tourist town, we need their \$\$, if you don't want to live near vacation rentals or hotels or overcrowded beaches, then move to Hollister

Maria Gonzales
United States

#38

20 hrs ago

Thank you for publishing this editorial opinion. I find this to be a sad and ineffective way to keep our county running. I hope all the supervisors take a serious look at how defective this ordinance is. Paying TOT and welcoming out of town visitors is our survival. Just because the supervisors have a nice \$112,000/year income in this economy plus retirement and such great benefits doesn't mean the rest of us do. Take a look at how they vote and see if they REALLY care about us or not so you know how to vote next time.

Reply to Dave
Aptos, CA

#39

18 hrs ago

Dave wrote:

VACATION RENTAL HELL !

That's what it's like living near these rag tag hotels. Cities and Counties all over the State and the Country have passed rules much stricter than this because it's out of control.

Oh and scan down these postings on the left side where it tells where they live. That alone is revealing. Clearly these are all out of town vacation rental operators (future posters will now certainly fib about where they live) Sorry. I'm not willing to sacrifice my family's peace and quiet while some "mini-motel" operator in Los Gatos is getting a good night's sleep and collecting a few thousand dollars a week off of our sleepless nights.

Dave, we know who you are... the former Hatchet Man for Jan Buetz. You are not a viable source of information. You have proven yourself to be a person whose main goal in life is to make the people you come in contact with miserable. You don't own a property near any vacation rentals and all we can figure out is that you are trying to get in bed with Leopold by supporting his unnecessary and superfluous laws. Go crawl back into the San Francisco hole you have been living in until recently. I have lived here for over 12 years and have paid taxes on two homes in the county, one of which you tried to destroy by red-tagging a permitted building because the plans for an uninhabited building didn't show the parking areas. When we amended to plan to show there was more legal parking than before we started, you blackmailed us by refusing to look at the plans. We had to reduce the height of the legal, permitted and brand new structure, before you would remove the red-tag. You cost us \$36,000! Go away – nobody likes you or needs you here.

Honest Abe
Campbell, CA

#40

18 hrs ago

Any ordinance should treat all homeowners equally - regardless of the term they occupy their homes. The proposed ordinance does not as it burdens homeowners who rent their homes on a short term basis (even temporarily or seasonally) significantly more than other homeowners who rent on a long term basis or occupy the home. All types of homeowners should respect their neighbors and follow the existing noise ordinance, which already have severe criminal and civil penalties for violations. The rules and penalties should be the same for all homeowners and occupants! Singling out only those homeowners who choose (as they are legally entitled) to rent short term is unfair and will not solve the problems caused by long term renters or owners who do not follow the rules.

PAGE 3

HarborDan
Santa Clara, CA

#41

Yesterday

Happy Halloween wrote:

I wonder how many families brought their kids to the Beach blocks for trick or treating.

None of the houses were even decorated. Everyone knows the beach blocks are second and vacation homes. No one trick or treats there.

Santa Cruz Sanity
Santa Clara, CA

#42

Yesterday

If the Board of Supervisors and Planning Commissioners do not believe the hundreds of homeowners who have written and stated that this ill conceived ordinance will cause great personal and financial harm, then each of the Supervisors and Planning Commissioners should immediately record a deed restriction on their Santa Cruz County property restricting their ability to rent their property for less than 30 days. Then try to refinance and/or sell their property with such a deed restriction in place. Only then will they realize the great personal and financial harm they are trying to impose on all homeowners in Santa Cruz county.

11/9/2010

Mike
Sunnyvale, CA
#43
9 hrs ago

Leopold's personal phone number should be posted as the contact. That way he can gather the research he should of done in the first place.

Have you seen his newsletter...?

Leopold is a little man, and I am not referring to his height.

Boulder Bob
San Francisco, CA
#44
9 hrs ago

Mike wrote:
Have you seen [Leopold's] newsletter...?

No, where can one find it?

Christine Shepard
Aptos, CA
#45
9 hrs ago

Yes, I just saw his newsletter and I invite him to point out the "hyperbole" and "false information" he claims are in my article. Please, Mr. Leopold, educate me.

I have attended his constituent meetings where he told me to my face that he belives there will be no negative impacts to me or our county from the ordinance. Forgive me, but I belive the local business owners over an elected official. Their livelihoods depend on tourism but he gets his paycheck either way.

Melita Israel

Aptos, CA

#46

HarborDan wrote:

<quoted text>

None of the houses were even decorated. Everyone knows the beach blocks are second and vacation homes. No one trick or treats there.

Not TRUE!!! I had several of my friends with aGreatPlaceToStay.net Vacation Rentals decorate their homes for their guests to enjoy the Halloween children who came in droves. Over 80 came to one home in Pleasure Point and were given purple and green individually knotted between the beads necklace. All 80 were given out with much acclaim and most of the children immediately put them on! Don't tell them that they were visiting a Vacation Rental - they were having too much fun. Just as fun as the restaurants, gift shops, party supply stores, tour guides, wineries etc enjoyed having their parents come with cash. Most Vacation Guests spend as much on buying things as they do on renting the vacation home!

Melita Israel

Aptos, CA

Reply »

#47

Boulder Bob wrote:

<quoted text>

No, where can one find it?

If you want to send your email to res@agpts.net, I will forward it to you. It doesn't have a URL

sweetcakes

Castro Valley, CA

#49

8 hrs ago

Capt Sal wrote:

Nice summary of the massacre on tourism and homeowners. Make no mistake, Leopold is seeking an eventual ban on all vacation rentals. He wants no new permits ever and as written, their non-existence. Vacation Rentals have not increased by the County's own statistics, they only change around with changes in circumstances. If Leopold has his way through back door deals with other Supervisors, in the end, there will only be about 10 remaining over time in his district and no new permits until it drops below. Rentals are concentrated along the coastal zone, rather narrow strip, as

11/9/2010

they have for 100 years. If you can only have one rental every 200' in all directions, that is one in every square block. Even then they would have to be positioned precisely to get that many. He is trying to change the character of our vacationing neighborhoods. This will be devastating to the life of the community, tourism, and everyone who has a home in these areas - except his elite friends who have so much money they know neither themselves nor their children will ever have to vacation rent their homes. Some of these elite have only purchased their homes in the last few years and all homeowners in these special areas knew the nature of the areas from the onset. Lets hope the other Supervisors wake up and understand the domino destruction they are being asked to support and listen to the HAC recommendations that have listened to the testimony and actually taken the time to weigh the facts.(A Live Oak Resident)

Vote him out.

Homeowner B D Hickey

Fallon, NV

#50

Judged:

[Interesting]

1

[Agree]

1

[Helpful]

1

Corralitos Taxpayer wrote:

"Make no mistake; we support safe and quiet neighborhoods. Homeowners already conduct strict screening and require contracts to protect their homes and ensure that guests are respectful of neighborhoods."

If is true than what is the problem? Could it be that folks living in these neighborhoods are tired of the noise?

If they are tired of the noise, why not address that issue with normal escalation: the noisemaker him/her-self, the property owner, and the sheriff. Why try to impose a countywide shotgun blast to kill a fly? Neighborhood noise is just one more excuse to prosecute the ordinance, not a causal problem.

Part-time SC resident

San Leandro, CA

#51

THANK YOU CHRISTINE for shedding light on the negative consequences of this ill-advised ordinance!

Why is Supervisor Leopold is trying push an ordinance through that would hurt tourism with NO objective data to back up his claims of VR's being a problem? Santa Cruz county is in the RED and TOT taxes bring in over \$1 million a year.

I own a vacation home in Santa Cruz that is rented out primarily during the summer & holidays. I am respectful of my neighbors & carefully screen applicants (we typically rent to families w/ young children who appreciate the comforts of

11/9/2010

a home and yard). Many of these families can only afford 2-4 nights. They appreciate being able to take their children on a beach vacation in beautiful Santa Cruz at a reasonable price. Vacationing families often spend money at the Boardwalk, local restaurants, surf shops, etc.

If I am forced to limit rentals to once per week I will either be forced to sell a home I love or will have to consider renting month to month to college students. I've rented to college students before and they cause far more disturbances than vacationing families.

Many other vacation rental owners are considering selling their homes if this ordinance is passed. This could cause a fire sell environment which will negatively impact property values not only for the beach areas, but our neighbors as well.

That fact that this is even being considered during the worst economic time since the Great Depression is unfathomable. Noise, disturbances, parking, etc. can all be resolved with existing ordinances with out losing TOT revenue. Supervisor Leopold is trying to appease a few beach front home owners at the expense of the rest of Santa Cruz county and its neighbors, why???

Mike
Santa Cruz, CA
#52

Boulder Bob wrote:

<quoted text>

No, where can one find it?

Call him up and ask to be on the list. His comments regarding this issue are extraordinarily childish (in my opinion).

Mike
Santa Cruz, CA
#53

Christine Shepard wrote:

Yes, I just saw his newsletter and I invite him to point out the "hyperbole" and "false information" he claims are in my article. Please, Mr. Leopold, educate me.

I have attended his constituent meetings where he told me to my face that he believes there will be no negative impacts to me or our county from the ordinance. Forgive me, but I believe the local business owners over an elected official. Their livelihoods depend on tourism but he gets his paycheck either way.

I thought both this recent newsletter, and his previous one, were particularly dishonest and particularly childish.

11/9/2010

He continues to only represent a few of the people that live in Live Oak. He only complains about rude people if they are not his allies, he only complains about dishonesty if they are not his allies. Leopold is a person of little (no pun intended) character.

Hope somebody runs against him next round, he is truly a "small person" (and I am not referring to his height).

Bruce Holloway
San Francisco, CA

#54

Christine Shepard wrote:

Yes, I just saw his newsletter and I invite him to point out the "hyperbole" and "false information" he claims are in my article. Please, Mr. Leopold, educate me.

Within the past year, the Board of Supervisors approved a three-way stop sign at the intersection of Carbonera Dr. and El Rancho Dr. which Supervisor Leopold brought forward (so I assume it is in his district). Since these streets aren't in my neighborhood, I didn't recognize this place at the time. Later I realized that it's close to the Pasatiempo exit on Highway 17 and is my usual route between Live Oak and SLV. The alternatives are Emeline through the stop light on Ocean St. toward Graham Hill Rd. or through several lights on Mt. Hermon Rd. in Scotts Valley.

There was a meeting of Carbonera Creek neighbors primarily to plan for a cleanup day of homeless campsites near the creek at which a petition was circulated requesting a stop light at that particular intersection. I think about 50 people signed it. Meanwhile there are 30,000 SLV residents who may be driving that way back from Capitola Mall.

I can understand why Carbonera Dr. residents want more traffic control at that intersection so they can make a left turn more easily. But the county traffic engineer said additional controls are not warranted according to the state traffic manual. Also the county didn't want to pay for a stop light and I can understand that.

Supervisor Leopold represented to the Board that the petition requested a three-way stop sign. But in fact, the petition was for a stop light. As a driver, I'm fine with a stop light -- it'd usually be green like the one by SLV High School. As a taxpayer, I'm with the county traffic engineer -- leave it the same.

This is another case in which Supervisor Leopold misrepresented the facts for a small minority in his district versus thousands of county residents in another area.

Mike
Sunnyvale, CA

#55

Bruce Holloway wrote:

<quoted text>

Within the past year, the Board of Supervisors approved a three-way stop sign at the intersection of Carbonera Dr. and El Rancho Dr. which Supervisor Leopold brought forward (so I assume it is in his district). Since these streets aren't in my neighborhood, I didn't recognize this place at the time. Later I realized that it's close to the Pasatiempo exit on Highway 17 and is my usual route between Live Oak and SLV. The alternatives are Emeline through the stop light on Ocean St. toward Graham Hill Rd. or through several lights on Mt. Hermon Rd. in Scotts Valley.

There was a meeting of Carbonera Creek neighbors primarily to plan for a cleanup day of homeless campsites near the

11/9/2010

creek at which a petition was circulated requesting a stop light at that particular intersection. I think about 50 people signed it. Meanwhile there are 30,000 SLV residents who may be driving that way back from Capitola Mall. I can understand why Carbonera Dr. residents want more traffic control at that intersection so they can make a left turn more easily. But the county traffic engineer said additional controls are not warranted according to the state traffic manual. Also the county didn't want to pay for a stop light and I can understand that. Supervisor Leopold represented to the Board that the petition requested a three-way stop sign. But in fact, the petition was for a stop light. As a driver, I'm fine with a stop light -- it'd usually be green like the one by SLV High School. As a taxpayer, I'm with the county traffic engineer -- leave it the same. This is another case in which Supervisor Leopold misrepresented the facts for a small minority in his district versus thousands of county residents in another area. Mr. Leopold is that wonderful combination of truly incompetent, and dishonest, no wonder he found his way into politics. Who elected this guy?

Oh yeah- the unions...I hope even they recognized the error.

SaveSantaCruz
San Leandro, CA
#56

Christine Shepard wrote:

Yes, I just saw his newsletter and I invite him to point out the "hyperbole" and "false information" he claims are in my article. Please, Mr. Leopold, educate me.

I have attended his constituent meetings where he told me to my face that he believes there will be no negative impacts to me or our county from the ordinance. Forgive me, but I believe the local business owners over an elected official. Their livelihoods depend on tourism but he gets his paycheck either way.

Just got back from HAC meeting and was shocked to hear that the BOS and Planning ignored all the public testimony and drafted their own ordinance which basically put all the bad stuff BACK IN. Your editorial hit it on the head and was truthful. The BOS are playing a shell game and will stop at nothing. Unreal.

Leslie L
San Jose, CA
#57

Christine Shepard wrote:

<quoted text>

Leslie, thank you for having the decency to acknowledge that not all vacation rentals cause problems. Unfortunately, many of the proponents of this law will not make such a statement even though it goes a long way to connect us as people and neighbors. I truly appreciate it. You are correct about existing ordinances. There is a noise ordinance in this county. If it is not effective, they should tighten it up to be more like the City's noise ordinance. The City of Santa Cruz even has a webpage that posts loud/unruly homes. I support this 100%. Punish the bad apples be they short term, long term, or owners.

You are also right about the property value issues related to the 200 foot radius. Especially, when you consider the "special areas" in district 2. Our district (1) will only suffer from those special areas. If you really think about some of the specifics they have proposed, they don't address the problem and may make it worse. Take for example, the 200 foot rule, that will push vacation rentals into other neighborhoods that have traditionally not had them. Or the 7 night stay, owners will be forced to only rent to people for seven days under this ridiculous rule. So imagine multiple families trying to join up to save money to rent in our one-week minimum homes. The result is more people in a home for a week. Is that really what the goal is? These two items just don't make sense and could impact neighborhoods more. I encourage everyone to think these things through. Making laws is serious business with huge implications. My personal opinion is simple is better, at least for a start. Most owners support a registration process and (reluctantly) even a signage requirement. I personally don't like the idea of having a "vacation rental" sign on my home but I would do it if

11/9/2010

it helped people address issues in other neighborhoods.

Thank you for your well written article. I do think the signage is important if you do not communicate well with your neighbors or don't know them all, but it really doesn't look very attractive on a home. After many days of research I have come to find that there are no occupancy limits to prevent overcrowding or overuse of a home. Can you elaborate on how you feel about occupancy limits in order to protect property values and neighborhood integrity either based on square ft. and/or per bedroom to include all homes not just single out vacation rentals? There are many vacation destinations that have implemented occupancy limits due to the same complaints being addressed.(noise, parking, garbage, traffic, over use of municipalities etc..) By having the occupancy limit one would be addressing all of the issues. I would love to have more of your input on this issue. Thanks Again

Just Sayin
San Francisco, CA
#58

SaveSantaCruz wrote:
<quoted text>

Just got back from HAC meeting and was shocked to hear that the BOS and Planning ignored all the public testimony and drafted their own ordinance which basically put all the bad stuff BACK IN. Your editorial hit it on the head and was truthful. The BOS are playing a shell game and will stop at nothing. Unreal.

I'm shocked that you're shocked.

Terry Dorsey

From: Tom Jenson [tomjenson853@hotmail.com]
Sent: Tuesday, November 09, 2010 10:03 AM
To: Terry Dorsey
Subject: FW: The people of Santa Cruz oppose the vacation rental ordinance, just look at the comments to yesterdays Sentinel article

For entry into the public record regarding the vacation rental ordinance:

From: tomjenson853@hotmail.com
To: pln520@co.santa-cruz.ca.us; pln950@co.santa-cruz.ca.us; john.leopold@co.santa-cruz.ca.us; ellen.pirie@co.santa-cruz.ca.us; bds031@co.santa-cruz.ca.us; tony.campos@co.santa-cruz.ca.us; mark.stone@co.santa-cruz.ca.us
Subject: The people of Santa Cruz oppose the vacation rental ordinance, just look at the comments to yesterdays Sentinel article
Date: Mon, 8 Nov 2010 19:26:16 -0800

Dear HAC, Planning department and Board of Supervisors members,

I am writing to you to appeal to your best judgment to oppose the vacation rental ordinance and to submit these comments into the public record.

I am against this proposed regulation and elimination of vacation rentals.

Marcella Hall picks and chooses what she writes to put this proposed regulation in a better light. She needs to pick and choose because the proposal is a horrible idea for Santa Cruz and actually taking some of the proposed restrictions and placing them in her article would not help her cause.

Interestingly, out of all the comments about Marcella's article, I counted only two or three that agreed with her, out of nearly 70 comments left. This, is how Santa Cruz feels about this proposed ordinance, they are against it. It will hurt all of Santa Cruz by forcing these vacation rentals to close their doors – hurting both the property owners and the tourists. As less tourists come to town, more houses will go into foreclosure, more businesses will shut their doors and more Santa Cruz residents to need to seek help at the employment office.

Please do not support Leopold's Law, like the Housing Advisory Committee. The HAC examined this in detail across many meetings and extensive public comment and came to the conclusion that this proposal would hurt Santa Cruz. Instead of taking the recommendation of the committee Supervisor Leopold and the Planning Department seem to be pushing the most restrictive parts of the rejected proposal. This is wrong and not the way our county government should work.

If there is a problem, and that is a big IF because there hasn't been any evidence put forth, simply enforcing existing laws would take care of the problem without the need for this law or additional expenses from the city and county.

Tom Jenson

Marcella Hall: Vacation rental 'mini-motels' in need of regulation

Posted: 11/07/2010 01:30:04 AM PST

Plain and simple -- vacation rentals are businesses in residential neighborhoods. Before the Internet, people rarely rented out their houses other than weekly or monthly and certainly not by the day. Now the Internet has transformed what were formerly homes into unmanaged mini-motels.

These houses often have groups of 10 or 20 people renting for hundreds of dollars a day with new groups turning over every three or four days. That's 20 to 40 different groups moving in and out each year and no on-site management.

Would you want to live next to a home with that kind of turnover of vacationers in "party mode"? We can all testify to having to call the Sheriff's Office many times when noise from a vacation rental went into the late night hours.

Worse yet, it's becoming more common to be surrounded by several vacation rentals. There are now over 200 known vacation rentals in Live Oak and others in Aptos, and the number is growing. No neighborhood is immune. This is no longer a "beach house" problem. These operations have now encroached many blocks and even miles inland.

With the cost of renting one of these units often in the thousands of dollars, it takes a large group of visitors to split the cost. They come to have a good time and our neighborhoods are now paying the price. The county of Santa Cruz is finally considering an ordinance that recognizes vacation rentals in residential neighborhoods as businesses that require some controls.

We must balance vacation rental profit and the value of a good night's sleep for neighbors who have to get up for work the next day. The proposed County Vacation Rental Ordinance does not ban these operations. It simply takes few modest steps:

- Existing vacation rentals are grandfathered and may continue to operate.

- New operations may be started but neighbors will be notified.

- Vacation rentals need to provide a local contact person.

- Neighbors will have a process to file complaints when vacation rental owners do not respect their neighbors' rights.

This avoids the need to divert Sheriff's Office resources. Right now there is no other method to deal with problem houses.

Capitola has for many years required vacation rentals in Capitola Village to register and get a business license. It seems to work in Capitola and in more than 27 other California communities that require vacation rental registration.

Simple economics also explains why these businesses are proliferating. The weekly rent for one of these homes is often about as much as a local resident would pay for an entire month. Can local residents compete with this price escalation?

This trend cannot help but further increase local housing costs.

So why is this such a difficult issue? Plain and simple -- these businesses make a lot of money for the operators, many of whom live out of the county and out of state and care little about our community.

Don't be deceived by the distortions of the opponents of the county's proposed Vacation Rental Ordinance. It is a very small step in trying to keep many of our neighborhoods from becoming commercial strips. These operators are trying to remain uncontrolled; we are trying to protect our neighborhoods and the homes we live in.

Marcella Hall belongs to Friends of Live Oak Neighborhoods, a coalition of Live Oak residents who support the proposed vacation rental ordinance. The group may be reached at friendsofliveoakneighborhoods@gmail.com.

roughrider
Santa Cruz, CA

#1

Judged:

[Agree]

2

[Interesting]

1

[Disagree]

1

Right on Marcella, either regulate these rentals or rezone the entire neighborhoods!

Shannon
Vallejo, CA

#2

Judged:

[Interesting]

3

[Helpful]

2

[Touching]

1

I am sorry if you live next door to a bad vacation rental, however these comments do not apply to all vacation rentals. I own a vacation rental in Live Oak and I live in Live Oak. I have a six person maximum occupancy and I usually only have four people who stay - very nice families who come to visit Santa Cruz. If there are six people, it is usually Grandma and Grandpa who come and stay one evening to visit their grandkids. My neighbors love our vacationing families and our guests respect our neighborhood and our beaches. I have met several people who also own vacation rentals in Live Oak and the same applies to them. I believe that most people who own and rent vacation rentals are respectful people. The income from our vacation rental also allowed us to "stay afloat" during very challenging economic times for us (we also own a local business in Live Oak). Someday we hope to move back so our children can live closer to the beach, but right now the vacation rental is what allows us to keep and maintain our home. I hope you take into consideration that there are a great number of vacation rental owners who respect their home and neighborhood and who maintain their homes. Thank you.

adam
Big Sur, CA

#3

Yesterday

Judged:

[Interesting]

3

[Agree]

2

[Helpful]

1

registration is fine, but the proposed ordinance(s!) go way too far:

- grandfathering: actually, this was removed in the latest round of proposals. In fact, Section II actually removed support for multiple units, which directly attacks seniors who rent a second unit.

- notification: actually, two of the three proposals give neighbors the unilateral right to disallow vacation rentals with no objective data-- they can just say "we don't want them" and the VR is out, including existing VRs. In one extreme case, there's a VR in Live Oak which would lose its permit due to *new* neighbors who moved in *after* the VR started.

I wish this were a small ordinance (like the Housing Advisory Committee attempted to pass), but at dozens of pages, three versions, and growing-- this is not simple.

Meanwhile, virtually every independent group has weighed in AGAINST this ordinance as written, including the owners of Shadowbrook restaurant, Crow's Nest, Chill Out Cafe, and Bailey Properties and leaders in the Santa Cruz Housing Advisory

11/9/2010

Commission, Aptos Times, KSCO radio, Scotts Valley City Council, Aptos Chamber of Commerce, Santa Cruz Realtors Association, Santa Cruz Senior Coalition, Santa Cruz Business Council, Capitola Village and Wharf Business Improvement Association.

Letmeguess
Santa Clara, CA

#4

Yesterday

Judged:

[Brilliant]

2

[Agree]

1

[Touching]

1

I am guessing that Ms. Hall will not be allowing any permits near her home.

Liveoaklocal
Santa Clara, CA

#5

Judged:

[Brilliant]

2

[Interesting]

1

[Agree]

1

1. Classification of SFR rental property as a business must apply to all terms of rental consistently. There is no logical distinction between accepting rent for 1 night, 7 nights or 31 nights. If accepting rent for a SFR property qualifies as business then all rentals, regardless of term must be businesses. If you accept that definition then all rentals, as businesses, should be regulated equally.

2. Federal and state tax returns and generally accepted accounting practices treat and require the reporting of business and rental income activities differently. Rental income is reported on Schedule E and business income is reported on schedule C. Of course, there is no distinction on Schedule E between short, medium or long term rental income.....

3. There is no distinction in the profit motive of SFR owners based on term of rental. Each type of owner has the myriad of personal reasons for buying and renting a SFR. These reasons are not term dependent, though income optimization may produce a better result with a short term rental, it is not in and of itself a different motive based on the term as the goal in either case is optimal income from the SFR asset.

4. The real estate profession does not license people to sell "businesses" rather they sell real estate and have NEVER categorized SFR properties as businesses or made a descriptive or categorical distinction based on the term of rental. The ability to rent make affect desirability and value but it does not change the characteristic of the property as a SFR. On the other hand the world generally does recognize more than 5 residential units as a "commercial" property and does have unique and different rules and business processes for those properties.

5. Banks do not distinguish between short and long term rentals when categorizing for loan underwriting. The property is either owner occupied primary, owner occupied 2nd home, or non-owner occupied. A SFR non-owner occupied property policy simply has additional provisions that cover tenant and income matters. Interestingly, many banks and insurance companies accept that 2nd homes may be rented from time to time on a short term basis and that does not change the categorization from owner occupied. Of course, banks and insurance companies do treat businesses (and more than 5 units) very differently.

6. When the home is being used as a short term rental it is still being used as a single family home. The county has refused (rightfully) to define what a family is.

7. A hotel has permanent signage. Rents individual rooms to unrelated guests on a nightly basis. Tend to have lobbies, restaurants, and other guest related facilities. Single family homes have none of these.

Sarah L Palin
Santa Cruz, CA

#6

Yesterday

Judged:

[Interesting]

2

[Funny]

1

[Brilliant]

1

So let me get this straight, currently if it gets too noisy you call the sheriff and they take care of it.

But you are proposing having somewhere to call if it gets too noisy?

Your histrionics regarding our neighborhoods becoming "commercial strips" is laughable. I can imagine you talking in person. Arms all waving and voice all loud about how much these property owners are making off of their property.

I disagree with your whole premise, and I'm not a property owner, just a little renter here on the west side, and I'm glad people have a place to come rent to enjoy the ocean.

Keep your additional regulations and regulations body and more red tape and more costs and more government and more restrictions. Santa Cruz is fine. I live here every day and - shocker!- enjoy every day. If someone gets out of hand, I call the sheriff.

Beachbum
San Jose, CA

Reply »

#7

Judged:

[Brilliant]

2

[Agree]

2

[Helpful]

2

The proposed ordinance requires every homeowner to apply for a conditional permit. The Planning Director will then send a letter to every home within 300 feet of that home. There will then be a waiting period to allow the neighbors to comment. If any neighbor protests there will then be a public hearing with the Planning Director in charge. What does this mean? Anyone applying for a permit will need the permission of their neighbors. Given the tone of Ms Hall's letter we can assume that many permits will be denied. This is a ban on vacation homes at the whim of the neighbors.

Leslie L
San Jose, CA

#8

Well said Sarah, but you are lucky enough to live next to reasonable neighbors- I unfortunately do not. You actually live in the city of Santa Cruz which has stricter noise complaint laws on the books too. You are luckier than I.

Sarah L Palin wrote:

So let me get this straight, currently if it gets too noisy you call the sheriff and they take care of it.

But you are proposing having somewhere to call if it gets too noisy?

Your histrionics regarding our neighborhoods becoming "commercial strips" is laughable. I can imagine you talking in person. Arms all waving and voice all loud about how much these property owners are making off of their property.

I disagree with your whole premise, and I'm not a property owner, just a little renter here on the west side, and I'm glad people have a place to come rent to enjoy the ocean.

Keep your additional regulations and regulations body and more red tape and more costs and more government and more restrictions. Santa Cruz is fine. I live here every day and - shocker!- enjoy every day. If someone gets out of hand, I call the sheriff.

Righton
San Jose, CA

Reply »

#9

Judged:

[Interesting]

1

[Nuts]

1

Leslie L wrote:

Well said Sarah, but you are lucky enough to live next to reasonable neighbors- I unfortunately do not. You actually live in the city of Santa Cruz which has stricter noise complaint laws on the books too. You are luckier than I. <quoted text>

Leslie I could not agree more. Something needs to be done about unruly neighbors. I live next to a home that is occupied by UCSC Students. They are constantly coming and going. They park 10 cars in their driveway. I have no idea who is staying there on a nightly basis. Sometimes I see new women going in the house at night and I do not see them leave until the morning. I have every right to know exactly who is sleeping the beds next to my home. I have every right to know exactly what they are doing in my neighborhood. I pray that the BOS of passes an ordinance that allows me to shut down this problem long term rental.

Leslie L
San Jose, CA

#10

I wish you were my neighbor! The problem I face it that I have ONE bad apple that the county can't help me deal with, because there are limited zoning restrictions to help protect my rights. I appreciate what all of the respectful vacation rental owners have done to their homes in my neighborhood, but I do not respect the one bad apple-who never communicates with their neighbors, and basically has told one neighbor to move if she didn't like it. This home allows for weddings receptions, retreats etc..all of which occur evenings and weekends(all of which are noisy)when the county is unavailable. This homeowner does not set capacity limits as you have. The county does not address occupancy limits. This homeowner comes to the meetings fighting for no restrictions and has listened to concerns, but continues to rent recklessly. Please trade homes I need a respectful and thoughtful owner to regain perspective as to why I love this area so much:) Setting reasonable occupancy limits is responsible and I commend you for that. And thank you for what you bring to the community.

Shannon wrote:

I am sorry if you live next door to a bad vacation rental, however these comments do not apply to all vacation rentals. I own a vacation rental in Live Oak and I live in Live Oak. I have a six person maximum occupancy and I usually only have four people who stay - very nice families who come to visit Santa Cruz. If there are six people, it is usually Grandma and Grandpa who come and stay one evening to visit their grandkids. My neighbors love our vacationing families and our guests respect our neighborhood and our beaches. I have met several people who also own vacation rentals in Live Oak and the same applies to them. I believe that most people who own and rent vacation rentals are respectful people. The income from our vacation rental also allowed us to "stay afloat" during very challenging economic times for us (we also own a local business in Live Oak). Someday we hope to move back so our children can live closer to the beach, but right now the vacation rental is what allows us to keep and maintain our home. I hope you take into consideration that there are a great number of vacation rental owners who respect their home and neighborhood and who maintain their homes. Thank you.

Reality Check
San Francisco, CA

#11

Judged:

[Agree]

2

Righton wrote:

<quoted text>

...I have every right to know exactly who is sleeping the beds next to my home...

Ok, that's just creepy.

Runner
United States

Reply »

#12

Leslie L wrote:

I wish you were my neighbor! The problem I face it that I have ONE bad apple that the county can't help me deal with, because there are limited zoning restrictions to help protect my rights. I appreciate what all of the respectful vacation rental owners have done to their homes in my neighborhood, but I do not respect the one bad apple-who never communicates with their neighbors, and basically has told one neighbor to move if she didn't like it. This home allows for weddings receptions, retreats etc..all of which occur evenings and weekends(all of which are noisy)when the county is unavailable. This homeowner does not set capacity limits as you have. The county does not address occupancy limits. This homeowner comes to the meetings fighting for no restrictions and has listened to concerns, but continues to rent recklessly. Please trade homes I need a respectful and thoughtful owner to regain perspective as to why I love this area so much:) Setting reasonable occupancy limits is responsible and I commend you for that. And thank you for what you bring to the community.<quoted text>

How does "zoning" help your problem?

Johnnybitchin

#13

Yesterday

Ya Know??? It gets me thinkin bout renting out the old boat..and using it as a vacation rental..bet I could get 2-3 hundred bucks a day for the old bucket...parking right at the Harbor, booze and food at the nest. And the only rules we would have are Maritime rules, get drunk?? walk the plank. Arrrrrrrr Matie...doesnt get any better than that...Johnny at the Harbor, In a daze.

dON
Santa Cruz, CA

#14

Judged:

[Spam]

1

[Nuts]

1

[Mean]

1

Sup. Leopold received \$60,000 for his 2008 election campaign from the (guess WHO???) SEIU!

This ordinance and the NEW County employees it will create are payback from Little Johnnie to his benefactors, the SEIU.

Propose to Outsource the work this new Gov't mandate creates & observe the reaction from the SEIU...

Leopold, with this law, will expand the County Gov't and charge the private sector for it while bestowing the funds on SEIU members.

Is that what you want?

Politicalpayback

United States

#15

Judged:

[Interesting]

1

[Helpful]

1

[Offtopic]

1

What the author of this letter fails to reveal is that her spouse is the district one Democratic Party representative, has officially served in the county with planning issues, and that they are major political supporters of Supervisor Leopold.

Honesty

United States

#16

Judged:

[Brilliant]

1

[Nuts]

1

[Disagree]

1

Look at the truth. Don't be deceived by the distortions of the advocates of the county's proposed Vacation Rental Ordinance like Joe and Marcella Hall. It is a HUGE step in trying to keep the public and families from accessing the PUBLIC BEACHES AND STATE PARKS. These selfish, greedy people are trying everything they can to keep the heighborhoods for themselves.

Relax Folks

Santa Cruz, CA

Reply »

#17

Judged:

[Agree]

1

Relax, folks. The way things are going, NONE of us will be able to afford owning a home near the beach in maybe 20 to 30 years. Then, we will ALL be renters, sharing our decrepit rental cottages with 30 friends who are likewise impoverished. Might as well enjoy it. When you come right down to it, "Vacation Rental" is so much more user-friendly than "Overpriced cubbyhole for you working peons."

Truth

United States

11/9/2010

#18

Once again the supporters of Leopold's (and Hall's) proposed ban on short term vacation rentals ignore truthful statements from the hundreds of people who have written and spoken about the real, and severe consequences the Ban on Rentals will have on their lives. We live, work and raise our families here in Santa Cruz. We are simply trying pay for our home and provide for our families.

Even though they have heard this and know many of the locals who offer short term rentals, Leopold and Joe and Marcella Hall continue to lie about the owners of short term rentals and their intentions. We have the same right to own and use our homes as Leopold and the Halls do. Do not believe their lies and let them take away your dreams for your family.

Hear This
United States

#19

Judged:
[Touching]

1

I own a vacation rental in Live Oak and I live in Live Oak. It is usually Grandma and Grandpa who come and stay a couple of evenings to visit their grandkids. Our guests respect our neighborhood and our beaches. I have met several people who also own vacation rentals in Live Oak and the same applies to them. I believe that most people who own and rent vacation rentals are respectful people. The income from our vacation rental also allowed us to "stay afloat" during very challenging economic times for us (we also own a local business in Live Oak). Someday we hope to move back so our children can live closer to the beach, but right now the vacation rental is what allows us to keep and maintain our home. I hope you take into consideration that there are a great number of vacation rental owners who respect their home and neighborhood and who maintain their homes. Thank you.

Christine Shepard
Aptos, CA

#20

Judged:
[Brilliant]

2

[Agree]

2

[Interesting]

1

Marcella,
Clarification on a few of your statements:

Vacation rentals are not proliferating. The county has figures from 2003 and they have not increased at a significant rate each year.

Rents from vacation rentals have nothing to do with rents for long term housing. Vacation rentals also don't affect the housing supply (per planning department).

If this ordinance was modest, I would support it. But it is not modest. The original proposal you selectively summarized (and currently listed as an option in the staff report) includes a severe restriction on the number of reservations per week. It limits it to one stay per week. This is not "modest". This would shut most rentals down, which is clearly what you want.

Also, the "modest" ordinance you describe bans the use of second units as vacation rentals. Many people have been doing this for years and because the owner is on-site, there are no problems, yet this situation is BANNED in the proposed ordinance. Somehow you forgot to mention this and the one stay per week restriction.

My home sleeps four. We only rent to four. We usually host two families or couples per week because they can't afford a week. Our house has zero impact on our neighborhood. We live next door. People like me who operate responsibly and LIVE in Live Oak have been dragged into this mess by people like you.

If you want everyone to support this effort, try introducing and supporting an ordinance that deals with the problem rentals without punishing those of use who don't cause problems.

11/9/2010

Until then, you don't have my support.
Christine Shepard

Page 2

Bernie Madeoff
Oakland, CA
#21

Judged:
[Brilliant]

2

So Mrs. Hall...

Let me get this straight.

You say plain and simple, vacation rentals in residential neighborhoods were transformed by the internet! Was the internet viable 100 years ago, when they were renting these same beach homes to sweltering Valley folks? Come on, you and your husband Joe are well know Leopold backers, and wasn't Joe appointed by Leopold to the Central Democratic Committee? Isn't your husband the Project Manager with the City of Santa Cruz, helping in the creation of the proposed ordinance?

And aren't you the Marcella Hall that owns three beach area rentals of your own?

Come on, get your facts straight before you try to perpetrate this dribble...what's the difference of you getting the opportunity to rent your beach area homes without scrutiny, but you want to put the onus on vacation home owner's...Shame on you.

Bernie

iveoakneighbor
Redwood City, CA
#22

Sunday

Judged:

[Interesting]

1

Marcella,

Did you try to speak with your neighbor and resolve your problems?

Really
Plano, TX
#23

Sunday

Bernie Madeoff wrote:

So Mrs. Hall...

Let me get this straight.

You say plain and simple, vacation rentals in residential neighborhoods were transformed by the internet! Was the internet viable 100 years ago, when they were renting these same beach homes to sweltering Valley folks? Come on, you and your husband Joe are well know Leopold backers, and wasn't Joe appointed by Leopold to the Central Democratic Committee? Isn't your husband the Project Manager with the City of Santa Cruz, helping in the creation of the proposed ordinance?

And aren't you the Marcella Hall that owns three beach area rentals of your own?

Come on, get your facts straight before you try to perpetrate this dribble...what's the difference of you getting the opportunity to rent your beach area homes without scrutiny, but you want to put the onus on vacation home owner's...Shame on you.

Bernie

This can't be true.

11/9/2010

Retiree
Plano, TX
Reply »
#24

Judged:
[Agree]
2
[Touching]
2

Marcella Hall's attempt to characterize homeowners who rent their homes on a short term basis as out of town investors who are greedy could not be farther from the truth. I am a retired school teacher living in Live Oak trying to hang on to my home during these tough economic times. If I could not rent my home out from time to time, I would not be able to keep it. I love Santa Cruz and all it has to offer. Ms. Hall should stop telling lies and realize the great harm Leopold's ban on short term rentals will have to homeowners with limited incomes.

Read Between The Lines
Santa Cruz, CA
#25

Judged:
[Brilliant]
1
[Agree]
1
[Helpful]
1

Beachbum wrote:

The proposed ordinance requires every homeowner to apply for a conditional permit. The Planning Director will then send a letter to every home within 300 feet of that home. There will then be a waiting period to allow the neighbors to comment. If any neighbor protests there will then be a public hearing with the Planning Director in charge. What does this mean? Anyone applying for a permit will need the permission of their neighbors. Given the tone of Ms Hall's letter we can assume that many permits will be denied. This is a ban on vacation homes at the whim of the neighbors.

Exactly! These selfish, rich homeowners who live on the access streets to our beaches and state parks have always resented the public's use of the beach. For years they have restricted parking, eliminated historical beach access trails and complained about the people using the PUBLIC beaches and parks. Marcella Hall, John Leopold, Ellen Pirie and others are continuing this sad and harmful tradition by attempting to ban homeowners from short term rentals. Do not be fooled - these people want to eliminate public access and all visitor accomodations near he beach so they and their rich friends and neighbors can have the beach to themselves!

Bernie Madeoff
Oakland, CA
Reply »
#26

Judged:
[Brilliant]
1
[Agree]
1
[Helpful]
1

Really wrote:
<quoted text>
This can't be true.

11/9/2010

As Marcella would say, plain and simple, the internet just has the facts...just google

Joe and Macella Hall.

I guess owning long term rentals is just a little bit different than owning vacation rentals? Same residential issues, such as noise, garbage, etc.

Come on, there was much debate, dialogue, and consensus in all the neighborhood meetings with the housing advisory commission. The commissioner's are all bright people, from all areas of the county, and came to the same conclusion as 90% of those involved in this issue. They sent back the original ordinance, and asked it be less draconian and overreaching in its content. To the surprise of many, the planners came back with something everyone seemed to be able to live with. The commissioner's voted

9 to 1 in favor of the new ordinance. Isn't this democracy in action? Public debate, resolution, and consensus people could live with? Then the bombshell hit.

The Planning Commission had secretly come up with additions to the ordinance with many of the items the Housing Commission demanded they take out of the original document.

No discussion, and no input from the public.

The planner's are SEIU members, remember that. They think they can get away with not listening the the consensus of the people, and the housing commission. It was a slap in the face to those commissioner's, and if I was on that board, I'd be furious.

Bernie

Fact Check

Santa Cruz, CA

#27

Marcella Hall statements about the homeowners of short term rentals are simply not true. Marcella Hall has not provided any data to support her inaccurate statements.

A simple search of the pubic property and tax records shows:

1. Nearly two-thirds of homeowners in many of the beach neighborhoods of live oak (from the Harbor to Capitola)are 2nd homeowners;
2. Fifty percent of 2nd homeowners in Santa Cruz County live in Santa Cruz County;
3. Nearly two-thirds of homes sold in the live oak beach areas over the last two years are used as second homes;
4. Short Term rentals have been one of the primary categories of Visitor Accommodations in the live oak beach areas for over 100 years;
5. Short Term rentals have been advertised, taxed and widely available well before the internet exploded in 1999;
6. The number of homeowners who choose to rent short term has been increasing a modest 1-2% per year in the live oak beach neighborhoods;
7. There has been only 1 new short term rental in the last 10 years in Marcella Hall's own 14th Avenue Neighborhood;
8. Marcella Hall and Leopold and others have provided no data that a short term tenant is less respectful of neighbors than long term tenants, or part and full time owner occupants. In fact there has been volumes of public testimony from homeowners who have problems with long term tenants and other owners, than with short term rentals.

Marcella Hall, Leopold, Pirie and the others who want to ban short term rentals should be required to establish with a preponderance of objective data, that a problem exists in the first place. Only then can a reasonable, fair solution that treats all homeowners and members of the public equally be proposed.

Demand facts and data! Do not let the lies and innuendo go unanswered

Liveoaklocal
Santa Clara, CA
#28

Bernie Madeoff wrote:

<quoted text>

As Marcella would say, plain and simple, the internet just has the facts...just google

Joe and Macella Hall.

I guess owning long term rentals is just a little bit different than owning vacation rentals? Same residential issues, such as noise, garbage, etc.

Come on, there was much debate, dialogue, and consensus in all the neighborhood meetings with the housing advisory commission. The commissioner's are all bright people, from all areas of the county, and came to the same conclusion as 90% of those involved in this issue. They sent back the original ordinance, and asked it be less draconian and overreaching in its content. To the surprise of many, the planners came back with something everyone seemed to be able to live with. The commissioner's voted

9 to 1 in favor of the new ordinance. Isn't this democracy in action? Public debate, resolution, and consensus people could live with? Then the bombshell hit.

The Planning Commission had secretly come up with additions to the ordinance with many of the items the Housing Commission demanded they take out of the original document.

No discussion, and no input from the public.

The planner's are SEIU members, remember that. They think they can get away with not listening the the consensus of the people, and the housing commission. It was a slap in the face to those commissioner's, and if I was on that board, I'd be furious.
Bernie

You seem to know what is going on. What is the true reason this is even being considered during this recession?

Liveoaklocal
Santa Clara, CA
#29

Judged:

[Clueless]

1

I am sitting here in Live Oak. Why does the Sentinel say I am in Santa Clara?

One Lie at A Time
Santa Cruz, CA
#30

Judged:

[Agree]

1

Marcella Hall's letter is so full of inaccurate statements that is is best to address each, one at a time-

1. Marcie states that vacation rentals are businesses in residential neighborhood. Short term rentals of single family homes are the same function as long term or seasonal rentals. Each offers the use of a single family home, by a single family (not separate rentals to strangers for differing periods as with a motel/hotel/B&B) for a period of time in exchange for payment. Based on Marcie's illogic anyone who exchanges the use of their home for money is operating a business. The time period rented does has nothing to do with whether an owner is operating a business. If renting a home for money is the definition of a business than one must treat all rentals as businesses - which is exactly how the state and federal government do for tax and accounting purposes.

Could it be that Marcie really wants to ban all rentals? Then only rich people who can afford to live by the beach and leave their homes empty 75% of the time will be her neighbors.....

Reality Check
San Francisco, CA
#31

Liveoaklocal wrote:

I am sitting here in Live Oak. Why does the Sentinel say I am in Santa Clara?

Topix uses your ISP server location as 'your' location. They can change depending on the provider, and day.

One Lie at A Time
Santa Cruz, CA
#32

Judged:
[Brilliant]

1

[Agree]

1

The 2nd inaccurate statement Marcie makes in her letter-

"Before the Internet, people rarely rented out their houses other than weekly or monthly and certainly not by the day. Now the Internet has transformed what were formerly homes into unmanaged mini-motels"

Many other articulate, factual comments have been made already on this point. Let's just say that a simple look at the history of Santa Cruz and Live Oak, the millions of dollars that Santa Cruz spends each year promoting tourism in the area, the 20 or more years of advertising, TOT and property records shows that homeowners in the beach areas have always rented their homes on a short term basis. They advertised in newspapers, signs on their homes and property agents. While the internet certainly offers a new way to advertise a home for rent (both short and long term) or for sale, it's arrival did not cause any increase in the number of short term rentals.

If Marcie's statement and logic were true (internet transformed what were homes into mini motels) wouldn't it be better to ban the internet?

Don't get any new ideas Marcie!

One Lie at A Time 3
Santa Cruz, CA
#33

Judged:
[Brilliant]

1

[Agree]

1

Marcie's next inaccurate statement (Wow! We are only on the third sentence of her letter - 3 sentences, 3 inaccurate statements - Marcie is batting 1000%) is a gross generalization about a few houses (that may or may not exist). In her effort to fool you she implies that most short term rental houses have these characteristics, and that no long term or owner occupied homes have these characteristics. Where is the data Marcie? To which houses are you referring?

"These houses often have groups of 10 or 20 people renting for hundreds of dollars a day with new groups turning over every three or four days. That's 20 to 40 different groups moving in and out each year and no on-site management. Would you want to live next to a home with that kind of turnover of vacationers in "party mode"?"

A rational person wanting to accurately evaluate short term rentals would want to know - the average number of tenants, the average length of stay, the average number of days occupied per year, the average cost of a rental, the percentage of homes that have local contacts and managers, and most importantly, the intent of every tenant when they visit Santa Cruz. Is everyone who visits Santa Cruz in "party mode"? Maybe your friends are always in "party mode" when they visit you (we don't need to know the sordid details, Marcie)but I know of many people who come to Santa Cruz for hundreds of different reasons that have

11/9/2010

nothing to do with partying.

A few examples why people might visit Santa Cruz and rent a home -that everyone can relate to- to visit family, to see the Ocean for the first time, for a religious celebration, to have a family outing at the beach, to tend friends and family in need, to help preserve our natural resources, to listen to music, to have dinner, to shop, to surf, to golf, to hike, to bike, to take a walk, to relax, to sleep, to read a book quietly - all in a comfortable single family home environment.

Long term tenants and owner occupants probably have the same reason's for living in the area as short term tenants do for visiting. Don't long term tenants and owners like to Party as well? Ever been in live oak during the 4th of July? The long term tenants and owners seem to have the biggest parties because they invite all of their friends to visit and stay in their homes.

I don't want to give her any more ideas, but if Marcie believes that there is a problem with people in "party mode", then it is only fair to ban all people who are in "party mode" from residing in Santa Cruz, regardless of how long they stay.

Rodney Santa Cruz
Santa Cruz, CA
#34

Can't we all just get along? Sounds like a bunch of people cannot talk to each other and work out their differences in a friendly way. Instead they have to bring the dispute to the entire Santa Cruz County with potential significant negative effects on all homeowners! Love thy neighbor!

San Lorenzo Dude
San Jose, CA
#35

Judged:
[Agree]

1

I wonder how much this proposed buerocracy will end up costing the rest of us. Why should the rest of the County continue to supplement the beach owners. Did you know the Live Oak Parking Program cost the County \$231,984 last year? Did you know the program only brought in \$112,604? This means the rest of us supplemented private parking for the beach to the tune of \$100,000. How much will this scheme cost the rest of us? Why is it up to us to support these wealthy beach owners?

Length of Stay
Hayward, CA
#36

There is a difference between inhabiting a home for a vacation verses long term rentals. Most people renting long term have to get to work most days in order to pay rent, so in general, are more likely to keep regular hours. They are also more likely to know their neighbors, and may have an incentive to keep a good relationship with them as they have to face their neighbors on a daily basis. Vacationers probably won't.

Obviously, this wouldn't be an issue if people weren't being bothered. I don't have a dog in this fight, since I couldn't afford beach area housing as it's been driven up in price in part by this exact practice. Also, I hope that when I have an upcoming surgery, I hope my doctor wasn't deprived of sleep by the vacation renters next door.

Twin Lakes via 14th ave
San Leandro, CA

11/9/2010

#37

Read Between The Lines wrote:

<quoted text>

Exactly! These selfish, rich homeowners who live on the access streets to our beaches and state parks have always resented the public's use of the beach. For years they have restricted parking, eliminated historical beach access trails and complained about the people using the PUBLIC beaches and parks. Marcella Hall, John Leopold, Ellen Pirie and others are continuing this sad and harmful tradition by attempting to ban homeowners from short term rentals. Do not be fooled - these people want to eliminate public access and all visitor accommodations near the beach so they and their rich friends and neighbors can have the beach to themselves!

I'm sad to hear that this is the sentiment among some beach front owners. Twin Lakes State Park is one of my families favorite beaches (we use the 14th ave street for access - I noticed some comments that Marcella also lives on 14th.... coincidence?) We have two young children who love the beach. We are respectful, clean up our mess, obey parking signs, etc. Have a friend that owns a second home in that area and was floored when I heard this audio clip they sent me from a homeowner in live oak saying that "these beaches should be a resource for people who live in Santa Cruz, NOT FOR TOURISTS:
<http://www.youtube.com/watch...>

Really? Its a STATE PARK! I never thought I would say this but I'm starting to get the feeling that tourists are not welcome in Santa Cruz (or at least not the beaches). If this ordinance passes, could the public's access to Twin Lakes via 14th ave be next??

Doretta
Hayward, CA

#38

Judged:

[Brilliant]

1

[Helpful]

1

Ms Hall,

Not all home owners who short term rent out their home are wealthy. Many of us do this just to keep our homes. We also respect our neighbors and they have our phone number if a problem arises. We have a strict policy regarding disturbances and the number of people in our home.

I disagree that because I short term rent as opposed to long term rent my home that that should be considered a business. If short term rentals are a business then long term rentals should be considered a business as well, both are done to pay the expenses. Renting is renting.

UCSC
Santa Clara, CA

#39

"Length of Stay"

Look up Archer Ave in Santa Cruz. The nightmare homes are long term renters.

Jesus Shekhinah
Santa Cruz, CA

#40

Righton wrote:

<quoted text>

Sometimes I see new women going in the house at night and I do not see them leave until the morning.

Oh boy! The morals police!!

11/9/2010

"Righton", have you nothing better to do with your time than watch someone else's door day and night?

Page 3

Get Real
Santa Clara, CA
#41

Judged:
[Brilliant]

1

People who want to ban short term rentals should be careful what they ask for. Most owners of short term rentals rent them on a part time basis over the course of a year. This enables the homeowner to use their home themselves for family and friends. What this means practically is that people who live next to a 2nd home property will have an empty home next door perhaps as much as 70% of the time, perhaps even more in the fall-winter-and spring months.

So you decide - would you rather have a home next door occupied by students, people with multiple roommates or multiple families 100% of the time or a 2nd home occupied infrequently, by the owner or short term tenants.

Beth Weber-Guarino
San Jose, CA
#42

<http://www.youtube.com/watch...>

Twin Lakes via 14th ave posted as well. Worth a repost to make sure it gets the attention it deserves. Please listen to this recording from the Board of Supervisors meeting in June 2010. Basically says it all. The folks protesting vacation rentals near the beach don't want visitors and guests and yet tourism is the #1 industry. Doesn't compute and wonder how basic services will be paid for with less tourists and lower TOT revenue. In this struggling economy why is this issue even on the table! Oh, that's right, politics...

Jody D
San Francisco, CA
#43

Marcella -

I am not sure which version of the Ordinance you are talking about. Are you talking about the Original Ordinance (proposed by BOS) or the Simplified Version (that HAC has recommended)? There is a major difference between the two. Your readers should be aware of the history.

1) In June this year, the Board of Supervisors (BOS) drafted the original Ordinance and asked the Housing Advisory Commission (HAC) in conjunction with Planning Dept to get public feedback.

2) Following that suggestion HAC (and Planning) had three very well-attended Public Meetings. At the conclusion of their 2nd meeting, they voted 7-2 to get rid of the original Ordinance. They phrase they used was that "this was an Ordinance in search of a problem".

They recommended that Planning Dept should toss out most of the provisions except the following - Signage, Ministerial sign up, Reimbursement to Sheriff Dept for responding to calls, Dispute Resolution, and local management.

3) In their 3rd meeting, they voted 9-1 to approve the much more Simplified Version.

One would think that BOS, would end the matter and take HAC's recommendation to vote. However, BOS (mainly Leopold and Pirie) are bringing back the Original Ordinance albeit under a different name (the same one that HAC voted against).

11/9/2010

The public can decide whether BOS members (Leopold and Pirie) secretly want to deal with the issue or are they beholden to a well-funded minority. Seems to me it is the latter.

Think About It
Castro Valley, CA

#44

Judged:

[Clueless]

1

Sarah L Palin wrote:

So let me get this straight, currently if it gets too noisy you call the sheriff and they take care of it.

But you are proposing having somewhere to call if it gets too noisy?

Your histrionics regarding our neighborhoods becoming "commercial strips" is laughable. I can imagine you talking in person. Arms all waving and voice all loud about how much these property owners are making off of their property.

I disagree with your whole premise, and I'm not a property owner, just a little renter here on the west side, and I'm glad people have a place to come rent to enjoy the ocean.

Keep your additional regulations and regulations body and more red tape and more costs and more government and more restrictions. Santa Cruz is fine. I live here every day and - shocker!- enjoy every day. If someone gets out of hand, I call the sheriff.

There are better uses for the Sheriff than answering complaint calls about vacation home renters/partiers - especially with such short staffing in the Sheriff's office. Since many vacation home owners/landlords/property management companies can't seem to consistently manage their own properties, guess what? Someone else has to, if only for the peace of mind of residents.

Think About It
Castro Valley, CA

#45

Get Real wrote:

People who want to ban short term rentals should be careful what they ask for. Most owners of short term rentals rent them on a part time basis over the course of a year. This enables the homeowner to use their home themselves for family and friends. What this means practically is that people who live next to a 2nd home property will have an empty home next door perhaps as much as 70% of the time, perhaps even more in the fall-winter-and spring months.

So you decide - would you rather have a home next door occupied by students, people with multiple roommates or multiple families 100% of the time or a 2nd home occupied infrequently, by the owner or short term tenants.

People invest their money in buying property in coastal towns with the intention of renting it (part or full time, to family or strangers) out to vacationers to make money on it, either to pay for the property or to profit. Call it what it is. It is a business. When you "rent out your home to make ends meet" you are running a business that contributes income. You said it. Regulate it like all other businesses in town. Require permits.

It is a sound investment precisely because in coastal towns there will ALWAYS be vacationers! Not everyone is lucky enough to live near the shore. There WILL be tourists with or without regulation. All this talk about tourists not renting here if owners are made to abide by a couple rules is silly!

And those of us lucky enough to live by the shore should have our needs considered when it comes to our neighborhoods, and vacation rental policies. It's really common sense.

Live Oak Homeowner
Monterey, CA

#46

Marcella Hall, You refer to "these houses" What houses? What specific area is she talking about? Need a lot more specifics before

11/9/2010

passing a law that affects everyone, devaluing property all through the county. Don't be fooled by the tiny tiny minority with no facts or documented data! Hello you supposed supoorters of this bad piece of legislation, please speak up now, why are you not posting in support? You were the handful who are "intimidated" by our pleas for rationality?? Please read the 14th amendment, (the part where no one shall deprive another of his property or liberty).

Doretta
San Jose, CA
#47

Judged:
[Agree]

1

Think About It wrote:

<quoted text>

People invest their money in buying property in coastal towns with the intention of renting it (part or full time, to family or strangers) out to vacationers to make money on it, either to pay for the property or to profit. Call it what it is. It is a business. When you "rent out your home to make ends meet" you are running a business that contributes income. You said it. Regulate it like all other businesses in town. Require permits.

It is a sound investment precisely because in coastal towns there will ALWAYS be vacationers! Not everyone is lucky enough to live near the shore. There WILL be tourists with or without regulation. All this talk about tourists not renting here if owners are made to abide by a couple rules is silly!

And those of us lucky enough to live by the shore should have our needs considered when it comes to our neighborhoods, and vacation rental policies. It's really common sense.

So using your logic any homeowner that rents out their property whether long term or short term is running a business and therefore require a permit and regulation.

David Schie
Redwood City, CA
#48

Judged:
[Brilliant]

1

[Agree]

1

1. The HAC committee of representatives selected by our supervisors voted 9-2 AGAINST the proposed ordinance. They stated numerous reasons it would be harmful for the community and ill advised.

2. The HAC specifically asked the planners if they had received all information with respect to this ordinance and were told they had. They were surprised to learn last week that a new ordinance had been drafted, in secret, which rejected most of their input.

3. The town of Santa Cruz will lose more than \$1.5M per year in tax paid by vacation rentals as cease to exist in Santa Cruz. Santa Cruz is dropping services including police coverage, and now is throwing away this income unnecessarily.

4. Local businesses including restaurants, stores, cleaning services, and othe service business will lay people off due to this ordinance.

5. The special exclusion zones were drafted politically. For example, the area around the beach hotel, the beach parking lot and business in Aptos are excluded.

6. A professional assessor has stated that an immediate drop in ALL Santa Cruz property values will occur if this ordinance passes.

7. There is no evidence that the noise contentions made by proponents of this ordinance even come from vacation rentals.

11/9/2010

8. A study recently presented shows the growth of vacation rental in the county at 1-2%, not proliferating as claimed.
9. Grandfathering is not being offered to allow continuation of existing vacation rentals as stated. This claim is trojan horse used to simplify passage. In reality, the ordinance includes an allowance for revoking of licenses for vacation rentals based upon ANY complaints even if untrue, or made by organized proponents of the ordinance to shut them down. It is likely these "false" complaints will not take long.
10. Grandfathering even with the risks in 5. does not pass to inheritors or purchasers of real estate. No one lives forever. This means that over time, and likely not much time, vacation rentals will cease to exist.
11. The Grandfathering clause, rather than maintaining existing rules, attempts to limit vacation rental time periods. Our vacation rental never caters to large group of people. It caters to small families, often from the central valley, who can't afford a minimum of a weeks vacation rental. That is why we offer shorter rental periods, but these are banned by the ordinance meaning that families can no longer come to the beach.
12. Attempts are being made not to require a local contract person, but instead to force expensive management agencies on vacation rentals.
13. Our vacation rental loses money. We bought it in good faith, but even with the summer vacation income it does not yet break even. We're hoping eventually the clientele will expand and we can break even, but we're never going to make huge profits as stated in this article.
14. Vacation rentals, including short term rentals, have always occurred in Aptos and other beach communities. In Florida where my family vacationed when I was young they rented in the same way. Local newspapers and agents were used to find customers. There is no evidence the internet is increasing the number of vacation rentals.
15. We've never had big parties or had complaints about our rental.
16. Our unit is across from the Rio Sands beach hotel. This hotel has far more traffic than we could ever represent.
17. The Rio flats around the beach motel itself is not designated as an exclusion zone. It has been suggested the exclusion zones were crafted to favor politically connected owners. This seems likely since the Rio flats includes the beach restaurants, beach motel, beach parking lot, and huge numbers of vacation rentals but yet was not included.

Aptos AI
Location hidden
#49

I am against the proposed ordinance regulating Vacation Rentals. I do not believe that enough homeowners in the area are aware of this proposed ordinance and the impacts it will have on them, now or in the future. I myself heard about it only by chance a short time ago. Why is there such a sudden rush to push through something that can impact so many people?

The Housing Advisory Commission heard hours of public testimony from both sides and recommended a "simpler" version. It is very concerning to hear that the Planning Commission and the Board of Supervisors might want to institute a much more complex version, disregarding the recommendation after all the hours of public input from both sides.

Even the version suggested by the HAC has some items which should not be included in any ordinance, if there is to be one, but they at least had the right idea in making it as simple as possible.

Concerned Homeowner
Santa Maria, CA
#50

I am a homeowner in the Rio Del Mar Beach Flats area. I believe some of these restrictions would have a very negative impact on the Rio Del Mar beach flats area, and I do not think there are homeowners in this beach flats neighborhood who support this ordinance. This area has always been second homes, vacation rentals, and is dominated by a Motel right in the neighborhood. The area is zoned "multifamily residential within coastal zone high density", and is also zoned in parts commercial, with businesses mixed in with duplexes, triplexes, single home and townhomes. The businesses in this and surrounding areas are

supported by vacationers staying here. Many have been coming for generations. There are additional areas in the county with similar areas, such as Seacliff and others, and those areas, and some individual households and families would be greatly impacted also, and not all these people are aware or have had a chance to react to the looming consequences of this proposal. During the summer and on Holidays, there is not enough capacity in area Motels or Hotels or existing Vacation Rentals to accommodate the demand for lodging. Some of these restrictions will ultimately result in less vacation rentals and less TOT being paid, and a drop in property values resulting in less property taxes being paid, in addition to the loss of jobs directly from vacation rental management and upkeep, and loss of tourism dollars to people who will go elsewhere to vacation.

Goodnight
Santa Clara, CA
#51

Goodnight Marcella. Hope you sleep well.

Capt Sal
San Leandro, CA

Reply »
#52

Judged:
[Brilliant]

1

[Agree]

1

[Helpful]

1

Beachbum wrote:

The proposed ordinance requires every homeowner to apply for a conditional permit. The Planning Director will then send a letter to every home within 300 feet of that home. There will then be a waiting period to allow the neighbors to comment. If any neighbor protests there will then be a public hearing with the Planning Director in charge. What does this mean? Anyone applying for a permit will need the permission of their neighbors. Given the tone of Ms Hall's letter we can assume that many permits will be denied. This is a ban on vacation homes at the whim of the neighbors.

You are absolutely correct. I would say there will never be a permit granted - a total "wipe out" of vacation rentals and the character of our neighborhood as it has been for a 100 years for Leopolds friends. Especially along with the 200' restriction in every direction, that is one per sq. block. Lets see, Leopold tried to say there are 10 blocks from Harbor to Capitola (prob. wrong), but even with that rule you would have about 10 vacation rentals in all of Pleasure Point Dist. if carefully positioned correctly. And lets not forget the entire burden of all their planned illegitimate calls will be born by the homeowner renting his/her home...no penalty on the "bad apple" neighbors. Isn't that a perfect set up. Ms. Hall knows the 4 "simple" rules she has stated are not the rules being set forth; intentionally deceiving. ALL the people need to wake up and understand, this will also affect them and their children. They will never be able to rent their homes as a vacation rental should a change in their or their children's circumstances arise. And watch the value of all their homes decline along with it.

Capt Sal
San Leandro, CA
#53

Judged:
[Agree]

2

[Helpful]

1

I have seen comments here and talked with people from both sides that refer to getting along and working problems out. I couldn't agree more. Proponents and opponents have good and reasonable people on both sides and they both have their "bad

11/9/2010

apples". I believe that if a small group of reasonable intentioned people from both sides sat down, they could probably come to agreement. I also believe Leopold does not want that. His proposal was crafted apparently by the proponents, he has denied meeting with opponents except basically the big prop. managers, and is trying to ram this through before many people are even aware. Why? Shall we guess? It is not for the good the County or the neighborhood. When is the election? We need someone who listens to ALL the people. Remind you of someone?

Capt Sal
San Leandro, CA
#54

Judged:
[Agree]

1

[Helpful]

1

Think About It wrote:

<quoted text>

People invest their money in buying property in coastal towns with the intention of renting it (part or full time, to family or strangers) out to vacationers to make money on it, either to pay for the property or to profit. Call it what it is. It is a business. When you "rent out your home to make ends meet" you are running a business that contributes income. You said it. Regulate it like all other businesses in town. Require permits.

It is a sound investment precisely because in coastal towns there will ALWAYS be vacationers! Not everyone is lucky enough to live near the shore. There WILL be tourists with or without regulation. All this talk about tourists not renting here if owners are made to abide by a couple rules is silly!

And those of us lucky enough to live by the shore should have our needs considered when it comes to our neighborhoods, and vacation rental policies. It's really common sense.

It isn't a couple of rules as you apparently believe...it is written and set up to be a ban with neighbors 300' feet in every direction deciding all fates just by complaining they don't want a vacation home around. Homes near the shores of this County, especially in the Pl. Pt. area have been developed and existed as vacation homes long before any of you moved to these areas or before you were born. That is the character of these neighborhoods bordering the shores. Perhaps you have not read two of the ordinances being pushed by Leopold. The only somewhat independent Ordinance came from HAC, much simplified and reasonable.

SaveSantaCruz
San Leandro, CA
#55

Think About It wrote:

<quoted text>

People invest their money in buying property in coastal towns with the intention of renting it (part or full time, to family or strangers) out to vacationers to make money on it, either to pay for the property or to profit. Call it what it is. It is a business. When you "rent out your home to make ends meet" you are running a business that contributes income. You said it. Regulate it like all other businesses in town. Require permits.

It is a sound investment precisely because in coastal towns there will ALWAYS be vacationers! Not everyone is lucky enough to live near the shore. There WILL be tourists with or without regulation. All this talk about tourists not renting here if owners are made to abide by a couple rules is silly!

And those of us lucky enough to live by the shore should have our needs considered when it comes to our neighborhoods, and vacation rental policies. It's really common sense.

Your logic fails. Long term rentals, borders, long term rental of a cottage on your property-all business according to your logic. Why not address those too? What a great place this would be if YOU were in charge. Only YOU could determine how people could make ends meet.

SaveSantaCruz
 San Leandro, CA
 #56

Think About It wrote:

<quoted text>

There are better uses for the Sheriff than answering complaint calls about vacation home renters/partiers - especially with such short staffing in the Sheriff's office. Since many vacation home owners/landlords/property management companies can't seem to consistently manage their own properties, guess what? Someone else has to, if only for the peace of mind of residents.

The Sheriff's job is to respond to complaints. For EVERY house. For EVERY citizen. Short term, long term, resident. Does not matter. Keep believing that long term renters and permanent residents are angels and never do anything wrong. Perhaps you prefer college kids or gangbangers next to you. After all, they would not be short term renters.

Leslie L
 San Jose, CA
 #57

They don't help-they tell me that the vacation rental ordinance is in the works. They tell me they do not address overoccupancy, they tell me that it is very hard for them to prove that receptions, weddings etc.. are being allowed, because the infractions happen during the hours they are unavailable. They do not address the number of bedrooms in a home, because the term "bedroom" is a loose term. So my neighbor can advertise as many bedrooms as they want (eventhough the home is a three bedroom) overload their home, take up the street parking, and the zoning will do nothing about it. Very Frustrating. These homeowners know exactly what they can and can't get away with. It is not just vacation rentals that are the problem here.

Runner wrote:

<quoted text>

How does "zoning" help your problem?

Leslie L
 San Jose, CA
 #58

Christine once again you are right on! This county needs to focus on the problem homes that zoning does not address. Overcrowding is the bottom line for most of these complaints. If occupancy limits are addressed the parking, garbage, noise etc...will decrease. The average home in my neighborhood actually rents to approx. two groups per week so setting a once a week tenancy would really reduce income for these homes. I do feel that there should be more than a one night minimum. I can not stress enough that a radius restriction no matter what size is absolutely the wrong answer for all homeowners. I also feel that the allowance for neighbors to vote to allow for new vacation rentals is ridiculous-the allowance should be based on a percentage of population to allow for adequate housing for all. Second units should absolutely be allowed for as long as there is adequate housing available for longterm renters. Once again thank you for your insight.

Christine Shepard wrote:

Marcella,

Clarification on a few of your statements:

Vacation rentals are not proliferating. The county has figures from 2003 and they have not increased at a significant rate each year.

Rents from vacation rentals have nothing to do with rents for long term housing. Vacation rentals also don't affect the housing supply (per planning department).

If this ordinance was modest, I would support it. But it is not modest. The original proposal you selectively summarized (and currently listed as an option in the staff report) includes a severe restriction on the number of reservations per week. It limits it to one stay per week. This is not "modest". This would shut most rentals down, which is clearly what you want.

Also, the "modest" ordinance you describe bans the use of second units as vacation rentals. Many people have been doing this for years and because the owner is on-site, there are no problems, yet this situation is BANNED in the proposed ordinance. Somehow you forgot to mention this and the one stay per week restriction.

11/9/2010

My home sleeps four. We only rent to four. We usually host two families or couples per week because they can't afford a week. Our house has zero impact on our neighborhood. We live next door. People like me who operate responsibly and LIVE in Live Oak have been dragged into this mess by people like you.

If you want everyone to support this effort, try introducing and supporting an ordinance that deals with the problem rentals without punishing those of use who don't cause problems.

Until then, you don't have my support.

Christine Shepard

Jerry S
United States
#59

There is no grandfathering in! Have you not read what you are writing about! The way that Planning handled HAC's efforts and over-riding them was absolutely rude, unprofessional, and unethical! What a sham our county is to operate as such! Having respect for one's neighbors is one thing but a damaging ordinance is another! The ordinances proposed by Planning and Leopold ARE damaging. You really should read it first before writing an article! Thanks, J.

Mary P
United States
#60

Marcella, if this is so harmless as you put it then why on earth is Pirie trying to get special consideration for all her friends in her area? Have you read what it is you are speaking about anyway? it certainly does not appear so! Much of what you have stated is in-correct/ untruths. There is no grandfathering, etc...

Page 4

tourists are gross
Durham, NC
#61

Judged:

[Nuts]

2

[Brilliant]

1

[Mean]

1

vacation rentals are mini-hotels, it's truth!

why on earth would you want tourists staying in residential areas??

They are loud, dirty, take up all the parking, could care less about anyone nearby.....You all know this!

This unchecked nasty practice has gone on too long.

Get the tourists back in the "real" hotels and campgrounds are here. They have security onsite to deal with unruly "patrons". Neighbors should not have to put up with this anymore.

These selfish owners have ruined the area!

You bought a home in a residential area, either live in the house full or part time, rent it out long term, or sell it!

11/9/2010

Your business is hurting others! Get some respect for others who live here full time!

Jim in Live Oak

Location hidden

Reply »

#62

Judged:

[Funny]

1

[Spam]

1

[Brilliant]

1

tourists are gross wrote:

vacation rentals are mini-hotels, it's truth!

why on earth would you want tourists staying in residential areas??

They are loud, dirty, take up all the parking, could care less about anyone nearby.....You all know this!

This unchecked nasty practice has gone on too long.

Get the tourists back in the "real" hotels and campgrounds are here. They have security onsite to deal with unruly "patrons".

Neighbors should not have to put up with this anymore.

These selfish owners have ruined the area!

You bought a home in a residential area, either live in the house full or part time, rent it out long term, or sell it!

Your business is hurting others! Get some respect for others who live here full time!

Thanks for your comment Mr Leopold, now go take your Prozac and try to gather ANY valid data to support your wild, unsubstantiated assertions.

NotSpecial

Oakland, CA

#63

Mary P wrote:

Marcella, if this is so harmless as you put it then why on earth is Pirie trying to get special consideration for all her friends in her area? Have you read what it is you are speaking about anyway? it certainly does not appear so! Much of what you have stated is in-correct/ untruths. There is no grandfathering, etc...

Plain and Simple (to quote Marcella): Special consideration is an admission by Planning and the BOS that the ordinance is burdensome and that some people (Pierie's friends) need to be exempt from it. Can it be any clearer than this?

Think About It

Castro Valley, CA

#64

Judged:

[Clueless]

1

Doretta wrote:

<quoted text>So using your logic any homeowner that rents out their property whether long term or short term is running a business and therefore require a permit and regulation.

Absolutely.

11/9/2010

Think About It
Castro Valley, CA
#65

SaveSantaCruz wrote:
<quoted text>

The Sheriff's job is to respond to complaints. For EVERY house. For EVERY citizen. Short term, long term, resident. Does not matter. Keep believing that long term renters and permanent residents are angels and never do anything wrong. Perhaps you prefer college kids or gangbangers next to you. After all, they would not be short term renters.

No, that's silly. My point was that owners who rent their homes should take care to see that their renters are considerate. And that the Sheriff's office should be free to respond to, well, you said it, gangbangers and others who are violent!

Think About It
Castro Valley, CA
#66

Judged:
[Clueless]

1

[Disagree]

1

Capt Sal wrote:

<quoted text>It isn't a couple of rules as you apparently believe...it is written and set up to be a ban with neighbors 300' feet in every direction deciding all fates just by complaining they don't want a vacation home around. Homes near the shores of this County, especially in the Pl. Pt. area have been developed and existed as vacation homes long before any of you moved to these areas or before you were born. That is the character of these neighborhoods bordering the shores. Perhaps you have not read two of the ordinances being pushed by Leopold. The only somewhat independent Ordinance came from HAC, much simplified and reasonable.

Well then perhaps I shall reread the info, thank you. I have lived in Pleasure Point for 35 years and it is not true that homes here were "developed as beach homes." Absolutely not true. The influx of these vacation homes began in the Mid 1990's and peaked with the run on SC property in the late 90's.

History
Oakland, CA
#67

Think About It wrote:
<quoted text>

Well then perhaps I shall reread the info, thank you. I have lived in Pleasure Point for 35 years and it is not true that homes here were "developed as beach homes." Absolutely not true. The influx of these vacation homes began in the Mid 1990's and peaked with the run on SC property in the late 90's.

<http://books.google.com/books...>

SaveSantaCruz
San Leandro, CA
#68

Think About It wrote:
<quoted text>

11/9/2010

Well then perhaps I shall reread the info, thank you. I have lived in Pleasure Point for 35 years and it is not true that homes here were "developed as beach homes." Absolutely not true. The influx of these vacation homes began in the Mid 1990's and peaked with the run on SC property in the late 90's.

You need to brush up on your history. Nearly the entire area from Twin Lakes to Capitola was vacation homes, mostly for religious retreats. I guess there must be something about the ocean that inspires people and calls them. Thank God for the Coastal Commission. They preserve coastal access us for us inland folk and prevent people like you from robbing us of our rights. If we allow this type of legislation to pass statewide we will no longer be able to visit the beach.

Rose Marie McNair REALTOR

Pinole, CA

#69

Without calculated, verified numbers for complaints, the entire community must now be subjected to the hyperbole and over-zealous mandate of a few, disgruntled folks who have complained to their Supervisor, and hatched an unconstitutional, ultimate property devaluation that would curl the toes of John Adams and Thomas Jefferson! And the huge majority of the public, who had attended and spoke at the hearings was, simply ignored! And, have the proponents recognized that the very history of Santa Cruz identifies the vacation rental as an icon of visiting families since the early 1800s? To hear them speak, a vacation rental is a recent virus permeating residential neighborhoods. History says NOT!

IF in fact the accusations can be verified by police reports (I'm saying valid, not retaliatory from neighbors who don't like one another) then why haven't the existing laws been ENFORCED?!! Where are the hundreds of police reports identifying raucous vacation rental behavior? Why haven't the media been flooded with the hideous actions of a 90th Birthday party or a family reunion? Show us proof positive of the pervasive umbrage to your neighborhoods!

The foregoing commentary suggests that vacation rentals are a hodge-podge of noise, chaos and corruption...and that their increase is encompassing neighborhoods. Again, WHERE ARE THE NUMBERS?!

It is also appalling that two public hearings were held before the Housing Advisory Commission, and a somewhat palatable registration process was put forth for review by the Planning Commission and ultimate adoption by the Supervisors. But, instead, out of nowhere (nowhere being somewhere within the deep crevasses of the County building) two more ordinance versions were born! One very detailed with requirements for permit applications for vacation rental status, the other described as a PHASE-IN, looming vacation rental premise. So here we are, awaiting an already decided decision that will affect our property and its value forever!

Somehow, we must get our elected officials, who appointed the Housing Advisory Commission, who appointed the Planning Commission, and now will decide--TO LISTEN TO THE MAJORITY, NOT A SELECT FEW.

Terry Dorsey

From: Tom Jenson [tomjenson853@hotmail.com]
Sent: Tuesday, November 09, 2010 10:09 AM
To: Terry Dorsey
Subject: Fwd: A petition from Santa Cruz residents opposed to restricting and eliminating vacation rentals (Leopold's Law)

Terry,

Below is an updated version of the petition that I earlier sent to the Supervisors. In the past week, nearly twenty more people have signed the petition opposing the elimination of Vacation Rentals. The community of Santa Cruz does not support Supervisor Leopold's attempt to further cripple the economy of Santa Cruz and hopefully, the other Supervisors will choose to support the people of Santa Cruz and not John Leopold and his special friends that want the beach for themselves.

For enter into the public record:

A petition from Santa Cruz residents opposed to restricting and eliminating vacation rentals (Leopold's Law)

Dear HAC, Planning department and Board of Supervisors members,

Along with 404 others listed below, I oppose the ill-timed and unreasonable restrictions that Supervisor Leopold is trying to put onto a vibrant part of our community – tourism.

Vacation rentals have been part of Santa Cruz for probably as long as Santa Cruz has been around itself. Despite Supervisor Leopold's instance that vacation rentals are a major problem, neither he, the HAC, nor the Planning Department representatives at the HAC meetings were able to show even one complaint made to the Sheriff that was directly related to a vacation rental. Do you think that the Sheriff's department can pinpoint specific long-term rentals with UCSC students that have complaints against them? Yes, so do I.

In fact, there is a database maintained by the city or county that shows this on a friendly website.

Why is Supervisor Leopold rushing these restrictive new laws into place absent any evidence of a need?

Below you will find the petition that has been on the website of Good Neighbors of Santa Cruz and the 386 people that also oppose this needless new law that will probably only serve to grow the staff of the planning department (which I read is larger than the planning department in Los Angeles – could this be true?). I urge all of you to oppose Leopold's Law and save Santa Cruz from destroying its best economic recourse – tourism.

Without tourism, many business will fail, many people that work in these businesses will lose their jobs and probably because of this, their homes. This will in turn will create more foreclosures with will only prolong the amount of time Santa Cruz suffers economically, damaging our people and our city.

Turning away tourists and driving out our residents does not seem like a good course of action for the Board of Supervisors to take. Please oppose this restrictive and damaging law.

I am sending this to you for your information and it enter it into the public record.

Thank you for your time and consideration.

Tom Jenson

11/9/2010

Petition from The Good Neighbors of Santa Cruz

The Board of Supervisors is proposing severe restrictions on vacation rentals in Santa Cruz County. Also proposed is the forced shutdown of all vacation rentals on multi-unit lots, including second units and accessory structures. Tourism is the lifeblood of Santa Cruz County and all residents depend upon services paid for by people visiting our beautiful County.

Fact: Tourism ranks, alongside agriculture, as one of the top employers and revenue-producing industries in Santa Cruz County, generating over \$500 million in direct travel expenditures annually.

Fact: Visitor dollars help to support Santa Cruz County by providing business and tax revenues which contribute to local employment, vast expanses of open space, beaches and parks, and small businesses which are largely locally owned.

Fact: Tourism generates over \$14 million in taxes for local government, which helps to pay for police and fire protection, road repairs, park maintenance and social services.

Fact: In addition to the above tax revenue (and property taxes), vacation home owners pay a 10% transient occupancy tax. The TOT brings in nearly \$ 2 MILLION a year into the County General fund.

Fact: The Santa Cruz Board of Supervisors, under the influence of a small minority of homeowners who live near the beach, is getting ready to pass legislation that will threaten home owners in the County and potentially violate the use of private property.

Fact: If passed, this legislation will lead to a decrease in tourism dollars and a decrease in TOT revenue.

Fact: The County currently has a 12.9 MILLION DOLLAR deficit

Fact: This legislation will benefit a small group of homeowners to the detriment of the rest of the county.

Fact: There are already laws in Santa Cruz County that protect fellow citizens from nuisance and noise.

Fact: There is no objective data (police citations etc) pointing to a problem with short term rentals or vacation homes.

Given the current economic crisis and the huge budget deficit in the County should we really be considering legislation that benefits so few and hurts so many.

The proposed legislation can be found here: http://sccounty01.co.santa-cruz.ca.us/bds/Govstream/BDSvData/non_legacy/agendas/2010/20100622/PDF/081.pdf and here <http://sccounty01.co.santa-cruz.ca.us/planning/plnmeetings/PLNSupMaterial/Housing/agendas/2010/20100921/007.pdf>

Many homeowners have stated that if this ordinance is passed by the Board of Supervisors, they will have to sell their home or go into foreclosure.

This will directly affect property values and property tax revenue in the County.

The current proposal allows only one tenancy within a seven day period. This will force vacation rental owners to turnaway those looking to rent a home for 2-3 nights only. Two major studies by the Santa Cruz County Tourist Board show that the vast majority of overnight stays are less than 3 days. A 7 night minimum will turn thousands of tourists (and their money) away.

The current proposal will affect beach access, especially for families. We need to stand up for the right of people to access the coast.

By signing this petition you are telling the Board of Supervisors that you are a voter in Santa Cruz County and/or that you are

against the current legislation as it is proposed.

By signing this petition you are reminding your representative that they represent the ENTIRE district/county and not just a small group who live near the beaches.

By signing this petition you are telling your representative that you want them to consider the needs of the rest of the county and that you do not want to lose a single dollar of transient occupancy tax or tourism money.

If you are a business owner, especially one that serves the tourist population, you are expressing your concern over the potential loss of business.

Please feel free to add comments, including your zip code or district you vote in.

Thank you,

www.goodneighborsofsantacruz.org

Signed: 386 people have signed and commented below

Name: Adam Sah on Sep 26, 2010

Comments: I completely agree-- it's incredibly dangerous to discourage visitors now, or frankly ever. Santa Cruz has been a middle class beach town destination for 100 years and it's risky to think we can change this.

2

Name: Christine Shepard on Sep 26, 2010

Comments: I vote in district 1 and I am 100% opposed to this ordinance. There are existing laws to ensure our neighbors peaceful enjoyment of their properties. We don't need a new law that targets Santa Cruz homeowners who chose to share their homes with the thousands of visitors that support our local economy.

3

Name: Doretta Goudge on Sep 26, 2010

Comments:

4

Name: Anthony Gairnese on Sep 26, 2010

Comments: PLEASE STOP THIS FOOLISH, DESTRUCTIVE LAW!!

5

Name: Anonymous on Sep 26, 2010

Comments: I am the co-owner of two homes in Santa Cruz and I do not support the proposed vacation rental ordinance.

6

Name: Shannon Demma on Sep 26, 2010

Comments: We live in Live Oak, vote in Live Oak and own a vacation rental in Live Oak where my mother lives (it would be considered multi-family as it has a house and cottage). Please consider the impact this will have on homeowners, businesses, and visitors. We are small business owners in Live Oak and our vacation rental helped us survive during difficult economic times. We have also hosted wonderful families at our home-my mother has thoroughly enjoyed sharing her neighborhood with our guests. They not only pay a hefty Transient Occupancy Tax, they spend an enormous amount in our communities eating, shopping and enjoying our beautiful area.

7

Name: Tony Demma on Sep 26, 2010

Comments: I am strongly opposed to this ordinance - I live in Live Oak and own a vacation rental in Live Oak. I feel this ordinance benefits very few people and will have a negative impact on homeowners, local businesses, tourism, and general neighborhood vitality.

8

Name: Monica Bowman on Sep 26, 2010

Comments: How well everything is stated in this petition. I hope everyone realizes the gravity of this matter and lets their supervisors know how damaging this ordinance will be to our entire county's income. Unemployment will increase& business income, TOT & TMD tax will decrease.

9

Name: John Shepard on Sep 26, 2010

11/9/2010

Comments: Voter in district 1 and 100% opposed to the vacation rental ordinance. This law is not needed and will have tremendous economic implications for my family and this county.

10

Name: Joyce Guan on Sep 26, 2010

Comments: Santa Cruz is heavily supported by tourists spending money in the county; discouraging them from visiting will severely impact the already fragile economy.

11

Name: William Buck Hoelscher on Sep 26, 2010

Comments: This Ordinance is revolting, discriminatory, and an insult to American democracy. It's unconstitutional, and a violation of home owner property rights. This type of government bullying and abuse must be stopped. Supervisors should be advised they will never be re-elected again, anywhere, if they push this ordinance down our throats. They need to understand this is extremely politically unpopular, and will hurt our local economy, and the majority of our fellow citizens.

12

Name: Lorraine Heng on Sep 26, 2010

Comments: It is an unreasonable burden placed upon selected property owners, specifically those who own "multi family units" to try and ameliorate the county's perceived need to provide affordable housing for the many residents of diverse income by imposing the current proposed vacation rental ordinance. This proposed ordinance seems to constitute a governmental "take" of personal property, without compensation, to fix a growing socio-economic problem in the community. The Bill of Rights prohibits government from depriving any person of life, liberty, or property, without due process of law. I think our property rights are being trampled!

13

Name: Jeffrey Randolph on Sep 26, 2010

Comments: I am an Owner of a home in Live Oak. I am vehemently opposed to this flawed ordinance. We have been successfully renting our home off an on over the last two years and all of our neighbors are very supportive.

14

Name: Tina Koch on Sep 26, 2010

Comments: There is already laws to address the problem of nuisance and noise for both residents and vacation rental guests. This ordinance doesn't explain how the enforcement of the current laws will improve and the problem solved. I don't see how this ordinance does anything except create more complicated and likely more violations due to the extreme micro-mandated controls. Worst case scenario is that our area will lose tax dollars that we need and tourism will decline.

15

Name: L Vann on Sep 26, 2010

Comments: I am strongly opposed to restricting multi-unit housing from being "grandfathered into the permit process". And I would much prefer a licensing regulation and enforcement of already existing laws to new rules that will bring so many unintended consequences to many people in our community. Is it capricious and arbitrary to restrict the use of your property and not that your neighbor. Is this an unreasonable burden placed upon selected property owners to sooth the woes of the counties failure to encourage the development of affordable housing for the many residents of diverse income. Does this proposed ordinance constitute a governmental "take" of your property without compensation. If you take a look at the constitution how many more signers put protection of individual property rights a ahead of liberty. We don't want our rural property to be excluded from being "grandfathered" into the permit process. The size and and environmental setting of our Quail Hollow property make us appropriate for for the occasional family retreat in between our more common longer corporate rentals. The proposed ordinance would deprive our past guest families of their brief country experience. Located near the park, the lake, and the redwoods we offer a great alternative to the beach. As proposed the ordnance would suppresses local business activities and job opportunities; it reduces the income to the County through the TOT by one third ofe the lodging revenue collected; and it negatively impacts owners who purchased and improved property based upon long standing public policy and current laws. As a long time, local property owner that has already been penalized by changes in zoning, inclusion of endangered species habitat area, and environmental niche regulations, I request the proposed restrictions should be looked at in terms of federal environmental justice regulations under section 104 of the EPA regulations. The need to take away my current legal use of property that I have owned since the late 1970 can not possibly be justified as a public benefit. Please help us keep Santa Cruz great.

16

Name: Jim Goudge - Live Oak 95062 on Sep 26, 2010

Comments: The SC Board of Supervisors have been asked to provide evidence or data of "nuisance vacation rentals" - they have yet to do so. The Board of Supervisors have an obligation and a duty to base their decisions and new laws on facts before passing any ordinance that would adversely affect so many of the residents and tourism \$\$'s here. Some basic questions and verifiable data are needed before proceeding. At the very least the BOS should be asking the following: 1. What is the percentage of complaints for vacation rentals vs. other rental properties? 2. Is there a particular street or area that is perceived by neighbors to be a problem? 3. What specific data and/or percentage of residents are driving this ordinance forward? 4. What data suggests that any of these controls will have the desired effect, or if indeed any of these new rules are

enforceable, warranted or even necessary SIMPLE QUESTIONS! Which SPECIFIC rentals are causing problems? Which streets have the most complaints? Are there any truly verifiable problem rentals? Where is the evidence? How many vacation rentals have a documented and substantiated history of being a nuisance rental (actual sheriff documentation)? The answer is ZERO according to the Sheriff. So, um, where is this fuss coming from? If people are "SCARED" that the houses around them are turning into vacation rentals, it is worse to have them foreclosed or falling apart, it is a recession folks! Many of the rentals will only be temporary in the long run. Relax, all you complaining NIMBYs! Go live in a gated community if you want privacy, Santa Cruz is, and always will be, a tourist town, DEAL WITH IT!

17

Name: Michelle Schwartz on Sep 26, 2010

Comments:

18

Name: Monica Bowman on Sep 26, 2010

Comments: So many people & businesses in our community will experience less income and more depreciation of their properties. When properties come w/ only half their rights they depreciate. When one property in a neighborhood depreciates most like properties within a 1 mile radius depreciate.

19

Name: Lindley Vann on Sep 27, 2010

Comments:

20

Name: Cathy Pieratt on Sep 27, 2010

Comments:

21

Name: B Dennis Hickey on Sep 27, 2010

Comments:

22

Name: Anthony Abene on Sep 27, 2010

Comments: I am against the proposed ordinance in its entirety. The reasoning for this law is flawed and the proposed solutions not only fail to address the supposed problems, but overstep the government's role in the lives of its citizens and violate property rights, freedom of choice, and freedom of speech. I am especially concerned with the County trying to define, through law, the character of a neighborhood. The role of the government in terms of zoning residential is to produce an area with specific type of structures. Residential zoning creates areas concentrated with single family homes. These structures are characterized by bedrooms and a single kitchen. Single family zoning prevents commercial type structures from being built. What homeowners do with a SFR after they purchase should not be the business of government. Surely we are not talking about illegal uses (a brothel or drug dealing) or an obvious commercial use such as a restaurant. These are, and should be, prohibited from residential areas. But there is a myriad of uses that an owner can consider with their home. They can chose to live in it on a full time basis. They can choose to live in it on a part time basis. They can choose to not live in it at all. They can long term rent it one year and choose not to do so the following year. They can lend it to friends and family. The point is, what they choose to do with their home is their business, not the government's. Consider this example of "residential" use. It is legal for a contractor to buy a SFR in Santa Cruz County with the sole goal of knocking that home down, building a new home, and selling that home for profit. Did this contractor ever reside or intend to reside in the home? No. In addition, their primary motive for owning this home was profit. Would the County begrudge this owner his right to use the property in this manner? Could not one argue that this is purely a commercial enterprise? By the logic applied by the County, why should the neighborhood deal with a myriad of contractors, trucks, and porta-potties that come this endeavor? Surely, this would creates noise, dust, and nuisance. The Supervisors also take about preserving the "character" of the neighborhoods. On its surface this sounds admirable. But in practice this would by definition restrict freedom of choice and speech. The composition and character of a neighborhood is defined by the choices of individuals not the government. The County has every right to set the "foundation" of a neighborhood by regulating the type of structures, but after that it should allow individual freedom and individual decisions to define the character. If owners choose to purchase a home and raise their family, it is their choice. If people purchase a home as an investment and rent it long term, it is their choice. If they choose to keep the house empty and not raise children, it is their choice. It is interesting that it is against the law for a Real Estate agent to "define" the character of the neighborhood. For example, they can not place an advertisement describing a neighborhood as "kid friendly" or "perfect for families". Why then would it be OK for the government to do exactly this?. Are we really suggesting that the County define the character of the neighborhood? What is next? Will the County decide a neighborhood is too Hispanic? Would the County prevent a Mosque from being built because it does not fit in with the 'Catholic character' of a specific neighborhood? Would the County target second homeowners and tell them they must raise children in the home or face fines? Perhaps the County should create an incentive program that would encourage single families to purchase homes and raise their children. A program could reduce property taxes by 25% for owners who raise their family for five years in a SFR. This would be a positive way to achieve the same goal. But, it would still be discriminatory. I would imagine that if the County created such a program you would see lawsuits from unmarried people or people without children. They would state that the government has violated their rights and discriminated against them.

11/9/2010

23

Name: Devin Guluzzo on Sep 27, 2010

Comments:

24

Name: Lorrie Gafford on Sep 28, 2010

Comments:

25

Name: Marylou Forrest on Sep 28, 2010

Comments: We have never had an issue with our vacation rental. We pay our TOT and we live on the property. Please stop the nonsense and leave us alone.

26

Name: Robert Kadesh on Sep 28, 2010

Comments:

27

Name: Joseph L. Scola on Sep 28, 2010

Comments:

28

Name: Nancy Sweatt on Sep 28, 2010

Comments: Reg. Voter Live Oak Dist. Every coastal community has been carved out now by Pirie, and the rest of the coastal access areas are controlled by City of SC or Capitola, also carved out. Leopold's District has been indiscriminately and unreasonably left to bear almost the entire burden of his proposed restrictions, a heavily accessed beach area. This is a VR area and has been for many generations.

29

Name: Bob Correa Correa on Sep 28, 2010

Comments:

30

Name: Edward Bachand on Sep 28, 2010

Comments: I own a vacation rental in Santa Cruz. My guests and I are respectful of my neighbors and I do not rent out to large groups. In fact, I interview each guest before sending them a contract. I pay the transient occupancy tax on all rental income. In addition, I employ local businesses to continually upgrade my property, make repairs and clean after each guest. My guests, who are mostly families, contribute to the Santa Cruz economy by shopping and dining out. The proposed ordinance is redundant with current law, and discriminates against vacation rental owners. I hope the County will redirect its efforts to more pressing issues, and avoid spending further time and money on this issue.

31

Name: Dianne Swank on Sep 28, 2010

Comments:

32

Name: D. Carroll on Sep 28, 2010

Comments: I have owned property and lived in Santa Cruz since 1993. Many vacation rentals are located in my neighborhood and we have enjoyed those visitors in our neighborhood. The only noise problems we have had were from long term rental UCSC students. Even so none of our neighborhoods signed a petition to reduce the number of student long term rentals.

33

Name: Dan Stryker on Sep 28, 2010

Comments: The timing for restricting vacation rentals is completely off base. The region definitely needs the extra tourism income right now and the last thing the local home owners need is to have their property values depressed.

34

Name: Anonymous on Sep 28, 2010

Comments:

35

Name: Candace R. Rogers on Sep 28, 2010

Comments:

36

Name: Paul Waters on Sep 28, 2010

Comments: There are already ways to track houses that bother neighbors, no need for another costly program.

37

Name: Linda Waters on Sep 28, 2010

Comments: Please don't drive tourists out of town, we need them to keep spending during these tough economic times.

38

Name: Joyce Harrington on Sep 28, 2010

Comments: I have owned and managed my vacation rental in Santa Cruz for 10 years. I also have other vacation rentals in Del Mar, Santa Barbara, Tahoe and British Columbia. I am very sensitive to the neighbors privacy and peace and manage my homes responsibly. I am opposed to this regulation as written. I am in favor of responsible home management.

39

Name: Shyamal Chaudhury on Sep 28, 2010

Comments: I don't see any benefits from the proposed ordinance, instead, it will have terrible effect on the housing and economic market. I vote in the District 1, Live Oak (Zip 95062)

40

Name: Anonymous on Sep 28, 2010

Comments:

41

Name: Joanna Davidson on Sep 28, 2010

Comments: Why Santa Cruz County is spending money and time on an activity that provides NO economic benefit to its citizens? Please act sensibly!!! Aptos CA 95003

42

Name: Brian Harris on Sep 28, 2010

Comments:

43

Name: Michael M. McMahon on Sep 28, 2010

Comments:

44

Name: Michael M. McMahon on Sep 28, 2010

Comments:

45

Name: Marie Medvednik on Sep 28, 2010

Comments: I am happy to support saving Santa Cruz vacation rentals.

46

Name: Allen Jebian on Sep 28, 2010

Comments: I am a home owner in santa cruz since 1985. Banning vacation rentals sounds like just another effort to make Santa Cruz boring.

47

Name: Ella Morales on Sep 28, 2010

Comments: ABSOLUTELY RIDICULOUS. Ella Aptos

48

Name: Jessica Strickland on Sep 28, 2010

Comments: Fuck this law! People in SC need to worry about bigger issues.

49

Name: Judy MacDonald on Sep 28, 2010

Comments: I have read and I am opposed to the Proposed Vacation Rental Legislation. This legislation severely restricts the rights of Santa Cruz County property owners. I am a registered voter and long time resident of Santa Cruz County. I have lived in the county for over 50 years, pay taxes and vote in every local election. I am now aware of the misguided use of power that our board of Supervisors intend to inflict on Property Owners and will do all in my power as a citizen to watch over the actions of our Supervisors and defend against their draconian behavior.

50

Name: Michael Whelpley on Sep 28, 2010

Comments: I have thoroughly enjoyed visiting Santa Cruz over the years, and it would be a shame if there was no longer any place I could stay during my visits - quite frankly, I would plan to visit other locales during my free time instead.

Name: Julie Schuler on Sep 28, 2010

Comments: I live near Natural Bridges and oppose this 100%. There are far more problems with students from UCSC than tourists. Let's not forget, these tourists are the lifeblood of this city. Neal Coonerty I vote and will vote against you next election if you approve this.

52

Name: Bill Mahoney on Sep 28, 2010

Comments: I am shocked that John Leopold is trying to ram this through when there is no need for it. Mr. Leopold, the Santa Cruz already had a method for tracking houses that are noisy or otherwise bother their neighbors. Looking through this list, one sees student housing, not vacation rentals as the problem. I live in Live Oak and have never experienced any troubles with the vacation rentals that are in my neighborhood. Rather, instead of being empty and inviting someone to break into them, they are full of wonderful visitors that are not only deterring crime, they are spending their hard earned money in my neighborhood - probably keeping several restaurants and stores in business.

53

Name: Rhonda Simmons on Sep 28, 2010

Comments: All the trouble that I've experienced on the beaches in Live Oak is from teenagers from out of town that think they can do whatever they want. From drinking on the beach and leaving behind the bottles to blocking driveways while they are on the beach, these are the people we should be concerned about. We should encourage the people staying in vacation rentals, not chase them out of town, otherwise we'll only be left with these hoodlums that don't bring any value or money to our neighborhood.

54

Name: Ted Burke on Sep 28, 2010

Comments:

55

Name: Steve West on Sep 28, 2010

Comments: Several years ago we had a problem with crime on our street. We had several houses on the street that were 2nd houses and consequently, empty most of the time. Since they were empty, a bad element thought they could hang out, drink, smoke, make noise, litter and get away with it because there was nobody around to call the cops on them. I'm guessing due to the economy these 2nd homes turned over and several of them are now vacation rentals. You know what? No more problems with the bad guys hanging out on the street. Instead, we've got families that are staying in these houses and also serving as another set of eyes to help the rest of us keep our street safe. Wanna know something else? These same renters are spending money in our city and paying taxes. As for noise or other problems these vacation rentals have created? None. Rather, these vacation rentals have been a tremendous asset to our neighborhood and I would hate to lose them. If this regulation goes into affect, the street will once again become dark and inviting to those bad guys and our neighborhood will become less safe. Worse, due to the lost taxes these visitors pay, we'll have less police protection as well. This ordinance is a lose-lose for everyone.

56

Name: Judy Gelwicks on Sep 28, 2010

Comments: I frequent the Santa Cruz area for business and stay in vacation homes at those times. It would be a great inconvenience and hardship if I was not allowed to use those homes for my stays. A hotel would not provide the right conveniences. Besides I love the feeling of staying in a home while I am there.

57

Name: Kate Hudson on Sep 28, 2010

Comments:

58

Name: Elaine & Roland Maitland on Sep 28, 2010

Comments:

59

Name: Anonymous on Sep 28, 2010

Comments: We have visited Santa Cruz and stayed in one of the vacation rentals that would be affected by this proposal. It was a peaceful and comfortable weekend stay and I am shocked and saddened that this rash and unnecessary idea is even under consideration as it would make me much less likely to visit Santa Cruz again.

60

Name: Tara Sweatt on Sep 28, 2010

Comments: I handle a handful of VR's, I have not had a problem with noise, etc, but I have had to reimburse tenants because of noise from permanent residents next door.

61

Name: Anonymous on Sep 28, 2010

Comments:

62

Name: Jim Munro on Sep 28, 2010

Comments: I am against this complete waste of tax payers money. The beach neighborhoods are inevitably busier and noisier than normal 'residential' areas. People are here in the summer to have fun and enjoy the beach. These so called nuisances are just as likely to be caused by a permanent resident or second home owner as a vacation renter. This ordinance will not change a thing except cause people to lose critical income and possibly their home. The beach has always been this way and will continue to be this way. The provision to make vacation renters park off street is especially ludicrous and shows the lack of critical thinking behind this ordinance. It will not be possible to prevent vacation renters from parking on the street since it is PUBLIC parking and absolutely anyone can park here regardless of their rental status. Who will hand out the parking tickets? Certainly not the Highway Patrol or Sheriff. This whole thing is an example of blatant discrimination against beach goers. Next it will be day visitors!

63

Name: Dale Davis on Sep 28, 2010

Comments: I strongly oppose this ordinance as I will never support an ordinance that limits people's property rights! That is not

the function of a Democratic government! This will lower property values and we already have enough damage with property values. Many people will be negatively affected!

64

Name: Dale Davis on Sep 28, 2010

Comments: I strongly oppose this ordinance as i will never support an ordinance that limits people's property rights! That is not the function of a Democratic government! This will lower property values and we already have enough damage with property values. Many people will be negatively affected!

65

Name: Heather Wilbur on Sep 28, 2010

Comments: I oppose this ordinance as I am yet to see a need for it! I can not be in favor of more government and less property rights! Turning away Tourism in a Tourist destination town is financial suicide.

66

Name: Rachel Carroll on Sep 28, 2010

Comments: I oppose this ordinance fully! Why is it we are not put these limitaitons on long term rentals or owner occupied homes! Fair is fair is it not? Or maybe it's not! Limiting Tourism is not the most intelligent thing I've heard of!

67

Name: William Buck Hoelscher on Sep 28, 2010

Comments: Stop the vacation rental ordinance - NOW!

68

Name: Danny Whiting on Sep 28, 2010

Comments: I oppose this ordinance in it's entirety! Limiting tourism in a tourist destination lacks common sense and business sense!

69

Name: Anonymous on Sep 28, 2010

Comments: I will lose my job if this ordinance passes and bans vacation rentals in Santa Cruz. I have lived here my whole life and make all my income working for vacation rental owners doing their bookkeeping, marketing, and arrange for cleaning in between guests. I know that most people come to Santa Cruz to stay in vacation rentals instead of hotels due to the SAFE locations and for the feeling of "home away from home".

70

Name: Doug Urbanus on Sep 28, 2010

Comments: Discouraging tourism by the shackling power of the proposed rules is bad for the County as a whole. The County has enough problem raising funds for services without this additional and unnecessary meddling.

71

Name: Kalika Bowman on Sep 28, 2010

Comments: I oppose this ordinance as I do not see any benefit from limiting our county's income and I certainly see much damage resulting from limiting tourism dollars in our county. Please take this seriously enough as you will be affecting many people's lives.

72

Name: Warren Claiborne on Sep 28, 2010

Comments: I oppose this ordinance as lowering the need for my services means less income for me. I am working very hard to put myself through college. What benefit do you get from creating less income for us?

73

Name: Nick Claiborne on Sep 28, 2010

Comments: I oppose this ordinance as my family already struggles due to the lowered housing prices. You will only be magnifying this problem. Thank you.

74

Name: Susan Bagby on Sep 28, 2010

Comments: I have considered many times to turn my home into a vacation rental during the summer since it is expensive living here as it is all year round. If this ordinance to ban vacation rentals passes then there will be no way for me to make extra income in order for me to keep my home. It does not make sense for me to turn my home into a rental for UCSC students since that will lower the value on my home when I could be living in it part time and staying with my daughters when I have vacationers.

75

Name: Carrie Walton on Sep 28, 2010

Comments: I can not believe that Supervisor Leopold is trying push an ordinance through that would hurt tourism and take away tax revenue from Santa Cruz. That fact that this is even being considered during the worst economic time since the Great Depression is unfathomable. Noise, disturbances, parking, etc. can all be resolved with existing ordinances. Supervisor Leopold is trying to appease a few beach front home owners at the expense of the rest of Santa Cruz county and its neighbors, why?

76

Name: Travis Wilbur on Sep 28, 2010

Comments: I oppose this ordinance as housing values have already declined radically. Limiting people's property rights and limiting tourism only creates more financial hardships in an already difficult economic climate.

77

Name: John Frazer on Sep 28, 2010

Comments: This is not a good idea to restrict the rights of vacation rental owners in this town during this economic depression, we are in dire need of increasing tourism. Santa Cruz needs better enforcement and regulation of the rules and ordinances already in place. We wouldn't have this problem if the City and County were more organized with residents in their efforts of keeping this town functional and running smoothly.

78

Name: Don Loeb on Sep 28, 2010

Comments: love renting in santa cruz. it's a great place for a parents with a young family.

79

Name: Anonymous on Sep 29, 2010

Comments:

80

Name: Debbie Craven on Sep 29, 2010

Comments: I want my grandson to stay in his home!

81

Name: Bill Craven on Sep 29, 2010

Comments:

82

Name: Denise And Dan Hall on Sep 29, 2010

Comments: We have a home in Aptos that we specifically purchased to rent part time to off set the cost. We wouldn't have bought it if we couldn't. We are responsible renters, charge and pay our taxes, screen our guests and try to make it as transparent to our neighbors out of respect. This new legislature will hurt people like me, but also cut down on tourism because it would cut off a new growing market of people wanting to have an alternative to traditional hotels. Especially nice quiet family renters! They would otherwise just go somewhere else for their beach vacation where they could be more comfortable to relax with their kids. Bad idea for many reasons!!!!

83

Name: Charlene Ureta on Sep 29, 2010

Comments:

84

Name: Kathleen Fouquier on Sep 29, 2010

Comments: Are these supervisors out of their ever lovin minds? Are they even property owners themselves? Nothing like cutting off your nose to spite yourself! I oppose this completely!!! I feel like this is George Orwells "Animal Farm " in the making. This opens the floodgates for other unsounded restrictions. The California Coastal Commission repealed a similar ordinance for a coastal San Diego community. What a waste of time that these supervisors have chosen when there are so many more issues that affect our community. Shame on them and the few Nimbys. They should have gotten all the facts before pushing this one through. And, what about the back door meetings? I think the City of Bell is a testament to covert meetings. I don't complain about the maxed out property rentals around my home that are overloaded with students living in one house. Give me a break supervisors. I will be happy to sign any petitions for recall should this go through.

85

Name: Anonymous on Sep 29, 2010

Comments:

86

Name: John Hjelmstad on Sep 29, 2010

Comments:

87

Name: Michael Costa on Sep 29, 2010

Comments: A 7 night minimum stay requirement will guarantee that I take my family and my tourism dollars elsewhere.

88

Name: Anonymous on Sep 29, 2010

Comments:

89

Name: Phyllis Lanini on Sep 29, 2010

Comments:

90

Name: Jewlia Sparks on Sep 29, 2010

Comments:

91

Name: Jonathan Degeneres on Sep 29, 2010

Comments: It will hurt So bad the local than help!

92

Name: Scott Correa-Mickel on Sep 29, 2010

Comments: My wife and I have worked all our lives to get a lovely home near the beach. I want to leave this as a beach home for my children when we pass away. They could only keep it if they can share it as a family and also as a vacation rental. This would be a good thing for my family, for the neighborhood and for the county. The ordinance by its very structure would mean that my family would not be able to do this (other homes in my neighborhood do so now). You would force us out of our home. Also how can you expect people to not have the same uses for their property (i.e. weddings, parties, guests for one night etc.) as others based on the occupancy (owner, rental, vacation)? This seems so discriminatory. This is a BAD idea. Please take this off the table. Scotty Correa-Mickel 119 32nd Ave. Santa Cruz 95062

93

Name: Lillian Howard on Sep 29, 2010

Comments:

94

Name: RICHARD ALVES on Sep 29, 2010

Comments:

95

Name: Anonymous on Sep 29, 2010

Comments: The beaches are OUR public land (and water). They are part of our COMMONwealth. These wild / natural places are for EVERYone. We all share this EARTH - and the air and the water!

96

Name: Richard Dawson on Sep 29, 2010

Comments: I disagree with restrictions on vacation rentals. Before passing this legislation, ensure that the proponents want to collectively make up the county's deficit out of their own pockets.

97

Name: Melissa Fritchle on Sep 29, 2010

Comments:

98

Name: Jeanell Martin on Sep 29, 2010

Comments:

99

Name: John Wilkins on Sep 29, 2010

Comments:

100

Name: Jim Wasko on Sep 29, 2010

Comments: Is Santa Cruz county going communists??? It sounds like something Joseph Stalin would do....."Tourists stay out and stay off my beaches". This is alarming to think that our rights are be determined by a small group of small thinkers. JW

Name: Linda Swope on Sep 29, 2010

Comments: We use to spend many summers in Sanat Cruz but between murders, crime and now this restrictions on vacation rentals in Santa Cruz County. Well Monterey here we come.....

102

Name: Daniel Pham on Sep 29, 2010

Comments: Santa Cruz needs to worry more about their deficit than a few local tax payers.

103

Name: Ros Munro on Sep 29, 2010

Comments:

104

Name: Anne Fox on Sep 29, 2010

Comments: It would be a terrible shame if this passed and would further devastate many in Santa Cruz County. How possibly could the Board see that empty homes due to foreclosure is a better solution than tourists enjoying time in Santa Cruz county?

105

Name: Eileen Goudge on Sep 29, 2010

Comments:

106

Name: SHIRLEY RISHER on Sep 29, 2010

Comments: Beaches should be open to the public.

11/9/2010

107

Name: Pamela Denner on Sep 29, 2010

Comments:

108

Name: Scott Randles on Sep 29, 2010

Comments: I often come over to Santa Cruz to enjoy the scenery of the coast, forests, food, wine and especially the beaches. Not sure what you folks are thinking about in these economic times. I enjoy 2 to 3 night stays. This will restrict me and my family from coming to Santa Cruz. Although if you do not want my business I can always go to else ware. Scott Randles

109

Name: Suzi Sutherland on Sep 29, 2010

Comments: Stop punishing the tax paying citizens of your city. Your proposal is out of touch with reality and business. Wake up and realize that tourism is what paves the roads in Santa Cruz and funds the fire fighters and police officers. Use your head for crissake.

110

Name: Marcie Kirby on Sep 29, 2010

Comments: I am a homeowner and am interested in buying a second home at some point in the not so distant future. I strongly disagree with the restrictions in this proposal!

111

Name: Paula Sweatt on Sep 29, 2010

Comments:

112

Name: Marcie Kirby on Sep 29, 2010

Comments: I am a homeowner and am interested in buying a second home at some point in the not so distant future. I strongly disagree with the restrictions in this proposal!

113

Name: Greg Sweatt on Sep 29, 2010

Comments:

114

Name: Caryn Owen on Sep 29, 2010

Comments:

115

Name: Meadow And Corey Davis on Sep 29, 2010

Comments: We live in one of the heaviest areas of vacation home rentals and have honestly never had any problem with these rentals. Most owners are extremely careful about who they rent to and extremely careful about being respectful to neighbors and community. This is a very difficult area to be able to afford to buy a home and I support those who have been creative enough to figure out a way to rent part of their property in order to be able to afford to live here!

116

Name: Sherie Gallo on Sep 29, 2010

Comments: I am against the vacation rental restrictions. It is short-sighted and there already exists other noise nuisances, etc. to help support the quality of life.

117

Name: Quinton Jay on Sep 29, 2010

Comments: A ban on rentals in Santa Cruz would hurt the local economies and businesses that benefit from the tourism dollars ranging from pizza shops to fine dining.

118

Name: Thomas J. Owens on Sep 29, 2010

Comments: Must be really nice to have so much time and money to be so trivial. How will I be able to enjoy Santa Cruz beaches?

119

Name: Robert Weaver on Sep 29, 2010

Comments:

120

Name: David Cook on Sep 29, 2010

Comments:

121

Name: Terri Morgan on Sep 29, 2010

Comments: Rather than restrict vacation rentals, it makes much more sense to just enforce noise codes, etc. on the handful of incidents that occur within the county.

122

Name: Jan McGirk on Sep 29, 2010

11/9/2010

Comments:

123

Name: Sally Munro on Sep 29, 2010

Comments:

124

Name: Haley Clegg on Sep 29, 2010

Comments:

125

Name: Peter Michael Higgins on Sep 29, 2010

Comments:

126

Name: Judith Buck on Sep 29, 2010

Comments: One Supervisor in Santa Cruz County has made up arbitrary rules that he thinks will solve all the problem of Noise, Excess Trash, and Lack of Parking in all Neigh-borhoods with Vacation Rentals. If he persuades two more Supervisors to vote with him, his rules will be made law on Tuesday, Nov 16, 2010 and be enforced from Jan 1, 2011 on. These rules will make it impossible for Owners of Vacation Rentals to offer their homes at their current prices as they are going to NOT going to be allowed to offer more than one rental per week. Most Guests prefer shorter than 7-day rentals, so we Owners have split our weeks up into 2, 3, 4, 5 or 6 night stays, where 2 or 3 sets of Guests share a different part of a week. We cannot pay our mortgages and property taxes on just one short rental per week & so will be forced out of existence. If you care about staying in a comfortable and safe home environment with your friends, children & pets, please sign and send our petition located at: <http://www.ipetitions.com/petition/santacruztourism/> to your friends!

127

Name: Rob Munro on Sep 29, 2010

Comments: This is crazy. People and residents who have lived in Santa Cruz for many years and call it home are looking at an attack on the abilities to earn income. If there are unruly rental persons, then deal with them on an individual basis. Santa Cruz is a holiday destination and to attack traditional routes of accommodation for many is just plain stupid. There are already too many laws in SC and this reduces the rights of the many as opposed to good policing the few.

128

Name: Kari Cosentino on Sep 29, 2010

Comments:

129

Name: Corbin Bennett on Sep 29, 2010

Comments: California beaches are for everyone. Simple, and true.

130

Name: Sabrina Ritchie on Sep 29, 2010

Comments:

131

Name: Gina Earle on Sep 29, 2010

Comments: as above

132

Name: Anonymous on Sep 29, 2010

Comments:

133

Name: Brian Chapman on Sep 29, 2010

Comments: Although I am not involved in vacation rentals myself, I support this petition. I am a homeowner in Aptos. BNC

134

Name: MRs. Gary Morris (Joy Morris) on Sep 29, 2010

Comments: This new proposal does not make any sense. A person should be able to rent his own personal property.

135

Name: Anonymous on Sep 29, 2010

Comments:

136

Name: Carolyn Alyanakian-Smith on Sep 29, 2010

Comments: Everyone else's comments have covered it!

137

Name: Carolyn Alyanakian-Smith on Sep 29, 2010

Comments: Everyone else's comments have covered it!

138

Name: Heidi Breuner on Sep 29, 2010

11/9/2010

Comments:

139

Name: Audra Reiswig on Sep 29, 2010

Comments: Loved the vacation rental in Santa Cruz County.

140

Name: Robin Cross on Sep 29, 2010

Comments:

141

Name: Jenni Deeter on Sep 29, 2010

Comments: My zip code is 95062

142

Name: Michael Carlton on Sep 29, 2010

Comments:

143

Name: David Love on Sep 29, 2010

Comments: we should all have a viable concern to maximize tourism and maintain property values, which will both be jeopardized with this new ordinance

144

Name: Michael Carlton on Sep 29, 2010

Comments:

145

Name: Nancy Wolosyn on Sep 29, 2010

Comments: Don't we have more pressing matters to attend to? This town and county started as a vacation destination. This is how we came into existence!

146

Name: George Medved, Natalie Medved on Sep 29, 2010

Comments: Stayed three unforgettable days in Adams house, Thank you.

147

Name: Betsy Ayres on Sep 29, 2010

Comments: If there is going to be regulation of short term rentals, then all existing rentals should be grandfathered in. There are local families who would be unfairly treated if the rules of the game change after they've owned their homes/property. Thank you

148

Name: Susann J Kahan on Sep 29, 2010

Comments:

149

Name: Glen Horsfield on Sep 29, 2010

Comments:

150

Name: Gloria C. Kollmann on Sep 29, 2010

Comments: Not fair to people who love Santa Cruz but can't afford to buy. If there are misbehavers call the police.

Name: Karina Lehrner on Sep 29, 2010

Comments:

152

Name: Marjorie Way on Sep 29, 2010

Comments: I agree wholeheartedly. There are not enough hotels in this area to house the number of vacationers who come here yearly as it is and vacation rentals provide a wonderful way for people to visit our community. I am a voter in Santa Cruz City and do not support this legislation for vacation rentals.

153

Name: Doris Massa on Sep 29, 2010

Comments:

154

Name: Walt Ader on Sep 29, 2010

Comments:

155

Name: Aislinn Emirzian on Sep 29, 2010

Comments:

156

Name: Alice Sweatt on Sep 29, 2010

Comments:

11/9/2010

157

Name: Boyd Hingle on Sep 29, 2010

Comments: It would be a travesty of unfairness to keep the beauty of those beaches and access closed to people.

158

Name: Maya Crelan on Sep 29, 2010

Comments:

159

Name: Catherine Clark on Sep 29, 2010

Comments: It's a shame that a few wealthy landowners can be so greedy as to not want to share "their" beach. The reality of life in 2010 is that people should be allowed to make a fair living any legal way that they can. If renting a few rooms pays for a child's college education, or helps to pay a mortgage, or takes care of an ill parent, then what is the harm? Oh of course, I forgot that the few greedy landowners don't want anybody on THEIR beach. Good luck in your quest for reasonable legislation.

160

Name: Lee Broughton on Sep 29, 2010

Comments: I oppose this ordinance as it makes zero business sense and you will damage our community in a huge financial way.

161

Name: Karen Linthicum on Sep 29, 2010

Comments: I am disappointed that the city of San Jose is looking to implement this law. It's very elitist of the city. I love to visit Santa Cruz, but can't afford a home. We have to rent a house when we visit and are very respectful of the neighbors. We visit not only the beaches, but frequent the shops and restaurants, bringing revenue into the city. I hope the city of Santa Cruz reconsiders!

162

Name: Anonymous on Sep 29, 2010

Comments:

163

Name: Rosanna Davidson-McMahon on Sep 29, 2010

Comments:

164

Name: Erika Schuman-Fitch on Sep 29, 2010

Comments: Why in the world would anyone in Santa Cruz want this to pass? Tourism has to be a main source of income for this city. Implement some other rules to mitigate the annoyance of renters, don't bite the hand that feeds you.

165

Name: Anonymous on Sep 29, 2010

Comments:

166

Name: Judy Vroege on Sep 30, 2010

Comments:

167

Name: Josephine Thomas on Sep 30, 2010

Comments: This will not be good for business nor is it fair for anyone who lives in a city because of work and wants to be able to enjoy the shore on the weekends!

168

Name: Wendi Thomas on Sep 30, 2010

Comments:

169

Name: Tammy Ostrowski on Sep 30, 2010

Comments: Horrible idea. All of the homeowners and local business that rely on this income would be devastated and those of us who have respectfully enjoyed the use of these rental homes and your lovely beaches and communities would be extremely saddened. Tourism brings so much money to your community. It would be cutting your nose off to spite your face as the saying goes. Hope you make the right decision and vote against this craziness. My zip code is 95973

170

Name: Mark Giannousopoulos on Sep 30, 2010

Comments: The beach should be for everyone.

171

Name: Mary Benham on Sep 30, 2010

Comments: We live and work in the bay area. We like to spend weekends in Santa Cruz, where our children surf. It is nice to be able to rent a house for 2-3 days over a weekend, so we don't have to drive back and forth each day. If we could only rent for a 7 day period, our children would just drive over for the day to surf, and we would then use our weeks vacation to head south to surf (where we are from) where it is warmer. I think if you hold people to a one week minimum, people will chose other cities to

11/9/2010

visit. I can't believe you would consider losing revenue for your city and your home owners by restricting visitors. We are not all fortunate enough to be able to live at the beach, but if Santa Cruz wants to make their beach exclusive, then I think people will go to other beach towns, we have miles of them here in California. And the last time I checked, not one can own the beach here in California. I hope you reconsider.

172

Name: Gail Thomas on Sep 30, 2010

Comments:

173

Name: Janey Ly on Sep 30, 2010

Comments:

174

Name: Jonathan Greenblatt on Sep 30, 2010

Comments: hey there - I want to bring me and my family up to Santa Cruz so I hope that these restrictions fail and that all of us can enjoy the community in a respectful manner

175

Name: Roy Burman on Sep 30, 2010

Comments:

176

Name: Agota Jonas on Sep 30, 2010

Comments: I am a voter in area 95003.

177

Name: Steve Carter on Sep 30, 2010

Comments: This prposed ordinance sounds like a bad idea to me.

178

Name: Melissa Herceg on Sep 30, 2010

Comments: I hope this Does not pass!

179

Name: Alayna Nathe on Sep 30, 2010

Comments:

180

Name: Katherine Upshur on Sep 30, 2010

Comments:

181

Name: Murielle Antoku on Sep 30, 2010

Comments:

182

Name: Marjorie Miller on Sep 30, 2010

Comments:

183

Name: Carol Sun on Sep 30, 2010

Comments:

184

Name: Sandra Gresham on Sep 30, 2010

Comments:

185

Name: Alan Mosley on Sep 30, 2010

Comments:

186

Name: Anonymous on Sep 30, 2010

Comments: are you guys kidding?!

187

Name: Rima Dunton on Sep 30, 2010

Comments:

188

Name: Laura Archer on Sep 30, 2010

Comments: There is a serious lack of hotels in the city. Tourists rely on the vacation rentals to visit Santa Cruz. Us owners rely on the income to pay our mortgages. Banning vacation rentals will hurt everyone.

189

Name: Patricia Boe on Sep 30, 2010

Comments:

190

Name: Jeanne Lance on Sep 30, 2010

Comments:

191

Name: Jerry Thomas on Sep 30, 2010

Comments:

192

Name: Juniper Nichols on Sep 30, 2010

Comments: I live in Live Oak and have enjoyed visiting the 100-year old house of a family friend, located on 3rd St near Seabright. It has been in the family since they constructed it all that time ago, a real vintage gem peppered with memorabilia of the generations coming and going over the last century. They even have growth charts cut in the door jam. I doubt they would be able to keep the house if their vacation rental rights were restricted in the manner proposed. It would be a great shame to sell for this reason, it's more than just a "property" for them. Vacation rentals aren't just about money-making opportunism. This is the only way some families have of holding on to their own treasured vacation homes.

193

Name: Eric Lamascus on Sep 30, 2010

Comments:

194

Name: Amanda Bermudes on Sep 30, 2010

Comments:

195

Name: Nathan York on Sep 30, 2010

Comments: As a resident and homeowner in Santa Cruz County, even though I do not own a vacation rental, I'm strongly opposed to this proposed ordinance. Please stop this nonsense and focus on bringing economic growth to SCC instead of driving it away!

196

Name: Dr Jay And Annette Pennock on Sep 30, 2010

Comments: This is the most ridiculous proposal I have ever heard of. Please, Board of Supervisors, come to your senses! This will kill our economy!

197

Name: Mardi Brown on Sep 30, 2010

Comments: Our tourist dollars and interest in Santa Cruz is vital for our economy.

198

Name: Dustin Macdonald on Sep 30, 2010

Comments: Please don't injure the already limping housing market.

199

Name: Ann Ostermann on Sep 30, 2010

Comments:

200

Name: Judy M. Brose on Sep 30, 2010

Comments: Please don't destroy our S.C. economy....

Name: John Griffith on Sep 30, 2010

Comments:

202

Name: Laura Bishop on Sep 30, 2010

Comments: I am a voter in Santa Cruz County and am strongly against this current legislation as it is proposed. The ENTIRE County of Santa Cruz benefits from tourism and vacationers. This proposal would be devastating to our county's economic base during a time when the national economy is already in crisis. As our representative, you need to remember that you represent the ENTIRE district/county and not just a small group who live near the beaches. Please consider the needs of the rest of the county.

203

Name: Deb Hiner on Sep 30, 2010

Comments:

204

Name: Anonymous on Sep 30, 2010

Comments:

205

Name: Watonka Addison on Sep 30, 2010

Comments: There could not be a worse time to consider this ill-advised proposal! The economy in this county is already in a

11/9/2010

tailspin, and we need to focus our efforts on improving profitability of the tourist industry in Santa Cruz county. Please consider carefully--my families' jobs depend on it!

206

Name: George Gigarjian on Sep 30, 2010

Comments:

207

Name: Scott Shaffer / North Bay PT on Sep 30, 2010

Comments:

208

Name: Eric Schneider on Sep 30, 2010

Comments: This law would hurt Santa Cruz and many of The wonderful people i know and love. Anyone who votes for this will lose my support and vote. Thanks for your consideration.

209

Name: Jaisan on Sep 30, 2010

Comments:

210

Name: Anonymous on Sep 30, 2010

Comments:

211

Name: Julie Morgan on Sep 30, 2010

Comments: Our family loves to rent a beach house/condo for short vacations throughout the year. Please don't make that an impossibility in the future. Beaches are not private property to be controlled by a few wealthy homeowners... how arrogant of them to think so.

212

Name: Jeane Mackenzie on Sep 30, 2010

Comments:

213

Name: Kathy Fischer on Sep 30, 2010

Comments: I can't beleive someone is trying to take more of our rights away. Wake up people! Every day we Americans are losing our rights!

214

Name: Anonymous on Sep 30, 2010

Comments:

215

Name: Gino Rinaldi Jr on Oct 1, 2010

Comments:

216

Name: Bill Hees on Oct 1, 2010

Comments: Live Oak/Opal Cliffs 95062

217

Name: Joscelyn Grote on Oct 1, 2010

Comments:

218

Name: Peter Kampp on Oct 1, 2010

Comments:

219

Name: Joan Ellis on Oct 1, 2010

Comments: Please DO NOT approve this legislation. My zip code isw 95003.

220

Name: Bill Wiseman on Oct 1, 2010

Comments: Don't shoot yourself in the foot. It hurts!

221

Name: James Thomas on Oct 1, 2010

Comments: Stop the maddness. All citizens are entilted to the beach areas. My family has enjoyed many of their best times together at over 25 different beach rentals the last 40 years.

222

Name: Raoul Ortiz on Oct 1, 2010

Comments: Get out of my house. Who stays at my house, for how long and for what amount should never be the Governments concern. Private residences stay private. Lets agree to vote out Supervisor Leopold.

223

Name: Anonymous on Oct 1, 2010

Comments:

224

Name: Kevin Delaney on Oct 1, 2010

Comments:

225

Name: Diana And Robert Marshall on Oct 1, 2010

Comments:

226

Name: Mary Love on Oct 1, 2010

Comments:

227

Name: Tana Brinnand on Oct 1, 2010

Comments: NO! NO! NO! NO! NO! NO! NO! NO! NO! NO! NO! Are you insane? In this economy, income from vacation rentals are the only thing keeping many of us in our homes. Without tourism this county is dead in the water. Do you want to completely sink Santa Cruz? Everyone is scrambling just to make ends meet, and you are actually considering banning vacation rentals. What are you thinking?! Or did you have some other great idea about job creation? oh... I thought not. Felton, CA 95018 – AND I VOTE!

228

Name: Anonymous on Oct 1, 2010

Comments:

229

Name: Walter Antoku on Oct 1, 2010

Comments:

230

Name: Mike Attolico on Oct 1, 2010

Comments: The county has no right to restrict the people's ability to rent out their property. This is crazy. Who does this benefit, a few people living next to a couple vacation rentals?

231

Name: Michael Croghan on Oct 1, 2010

Comments:

232

Name: Suzanne Pfeil on Oct 1, 2010

Comments:

233

Name: Tara Forrest on Oct 1, 2010

Comments: Please work with the community and hear what they are needing!

234

Name: Anonymous on Oct 1, 2010

Comments: I absolutely vote for rejecting this potition

235

Name: Vivian Gunnerengen on Oct 1, 2010

Comments: I am concerned about the proposed regulation on vacation properties in Live Oak. Why only Live Oak? All vacation home properties in Santa Cruz County should be treated equal. How about enforcing the current laws before the Board waste more time finding new ideas on more control and restrictions.

236

Name: Janae Kirby on Oct 1, 2010

Comments:

237

Name: Dan Regan on Oct 1, 2010

Comments: 95062

238

Name: Frederick Bensusan on Oct 1, 2010

Comments: 95060

239

Name: Katrina Kocher on Oct 1, 2010

Comments:

240

11/9/2010

Name: Greg Stein on Oct 1, 2010

Comments:

241

Name: Ken Pollastrini on Oct 1, 2010

Comments:

242

Name: Christina Wiseman on Oct 1, 2010

Comments: Give Santa Cruz a fighting chance to be a thriving beach town.

243

Name: Anonymous on Oct 1, 2010

Comments:

244

Name: Thomas Quattlebaum on Oct 1, 2010

Comments:

245

Name: Beth Weber-Guarino on Oct 2, 2010

Comments: When there are noise and trash complaints, there are methods in place today to deal with these issues. To implement an ordinance that then has to be monitored to be effective will be a HUGE cost to the county and is a violation of property rights for 2nd home/vacation homeowners.

246

Name: Mohita Tandon on Oct 2, 2010

Comments:

247

Name: Anonymous on Oct 2, 2010

Comments:

248

Name: Lisa Boyer on Oct 2, 2010

Comments:

249

Name: Janet Perry on Oct 2, 2010

Comments: It is so sad that our ability to manage our own property is being taken from us. This is only one example.

250

Name: Anonymous on Oct 2, 2010

Comments:

Name: Alfred C. Brinnand on Oct 2, 2010

Comments: Tourism is the lifeblood of Santa Cruz County and all residents depend upon services paid for by people visiting our beautiful County.

252

Name: Darlene Olivo on Oct 2, 2010

Comments:

253

Name: Mike Guarino on Oct 2, 2010

Comments: This proposed ordinance violates my property rights as an owner of a 2nd home which I also use as a vacation rental. To the BOS, focus your energy elsewhere.

254

Name: NICK IULIANO on Oct 3, 2010

Comments: I don't think it is necessary to impose an ordinance every time there is a disagreement between property owners or for that matter anything else in our neighborhood. I think if there is a problem it should be worked out among the people rather than have the government get involved. Are we afraid of confronting our neighbors ourselves. The government is involved enough in our day to day lives, we do not need more regulations but less. Lets have a block get together and work out the problems our selves.

255

Name: Akemi Chee on Oct 3, 2010

Comments: This ordinance will do more harm to Santa Cruz. Look at what is happening to Big Bear when they passed a similiar ordinance a couple of years ago. Half the town is for sell or in foreclosure. The restrictions of the ordinance discourages new buyers. Now oversea businessmen are starting to come in negotiating purchases below value to desperate sellers. Has anyone done any studies on how this ordinance will affect Santa Cruz? It will affect everyone. Once this ball gets rolling it'll be harder to take it back.

256

Name: Anonymous on Oct 3, 2010

Comments:

257

Name: Charles Barry on Oct 3, 2010

Comments: I own a home in Santa Cruz and although I do not rent it, nor do I plan on renting it out, I am against the notion that the County is limited what I can and can't do with respect to renting my home. This appears to be a plan by hotels and motels, whose business is suffering, to artificially reduce supply so that they can maintain occupancy and rental levels. Let them compete fairly. Charles Barry, Santa Cruz 95062

258

Name: Marilyn Kuksht on Oct 3, 2010

Comments:

259

Name: Stephanie Parodi on Oct 4, 2010

Comments:

260

Name: Joyce Carroll on Oct 4, 2010

Comments: I oppose this ordinance as Tourism is the only industry we have left and stopping or slowing down the flow of money from outside counties will not help our un-employment rate or all of our property values! Thank you.

261

Name: Alfred C. Brinnand on Oct 4, 2010

Comments: Santa Cruz needs all the help they can get . Leave well enough alone

262

Name: Dorothy M Thomas on Oct 4, 2010

Comments: Our family with 9 children have rented beach houses in Aptos, Rio Del Mar for over 40 years. Our children and grand children have continued this tradition spending thousands of dollars on meals, golf and entertainment twice a year for summer and winter vacations. This legislation is absurd and a disservice to the people of Santa Cruz County. Because of the recent restrictions enacted, our most recent vacation rentals have been in Monterey. The beaches are for all economic levels of our community and not only for the rich. Property owners have the right to rent their homes as they wish and we will not support Santa Cruz County if you pass this legislation. Mrs. Eli Thomas.

263

Name: Jeffrey Westman on Oct 4, 2010

Comments: This is crazy, keep Santa Cruz as it is!!!

264

Name: Dan Whisenhunt on Oct 4, 2010

Comments: Thank you! Dan

265

Name: Sandy Barker on Oct 4, 2010

Comments:

266

Name: Alma D. Donato on Oct 4, 2010

Comments: We live in a Community that has prospered by bringing in tourism from around the world, this potential new legislation would have an extremely negative affect on every business owner in the County of Santa Cruz especially the businesses that thrive on tourism. With the state of our economy we should be working towards bringing in more Tourism. Not only will it affect business, it will also trickle down to our Schools, parks, recreation, etc. People forget that when our local businesses are thriving, they are the ones who donate money towards, scholarships, sports, schools, the arts, cancer you name it. Let's support our Community and remember that we do live in one of the most sought after tourist destinations in the world. So lets keep it friendly for the hardworking business owners that depend on tourism.

267

Name: Anonymous on Oct 4, 2010

Comments:

268

Name: Julie Barbin on Oct 5, 2010

Comments:

269

Name: Gregg Camp on Oct 5, 2010

Comments: Government needs to be reigned in and taking property rights in an expensive area is foolish. Let's not start rent control either.

270

Name: Anonymous on Oct 5, 2010

Comments:

271

Name: Mike Bigler on Oct 5, 2010

Comments:

272

Name: Bob Henkel on Oct 5, 2010

Comments: I strongly oppose this ordinance

273

Name: Mark E. Scranton, Esq. on Oct 5, 2010

Comments:

274

Name: Joey Baker on Oct 5, 2010

Comments:

275

Name: Charean Marshall on Oct 5, 2010

Comments:

276

Name: Dejan Skvorc on Oct 5, 2010

Comments:

277

Name: Bruce Leban on Oct 5, 2010

Comments:

278

Name: Margaret Trawick on Oct 5, 2010

Comments: I love Santa Cruz and hope to visit as often as possible. I can't afford a home there. Why would you ban me from coming to visit?

279

Name: Tim Wheeler on Oct 5, 2010

Comments: I oppose this measure. I live in Scotts Valley and I vote.

280

Name: Uwe Wessbecher on Oct 5, 2010

Comments:

281

Name: Peter Mel on Oct 5, 2010

Comments: I do not support the proposed ordinance. It limits vacation rentals and will eventually negatively affect property values. This will certainly negatively affect local shops and businesses sales hence increasing lay offs. We need to increase the flow of cash to our local businesses not decrease it!

282

Name: Tara Mel on Oct 5, 2010

Comments: I do not support the proposed ordinance. Taking away people's property rights is not exactly what our country was built on! Limiting tourism by making it impossible or difficult to rent one's home out on a short term basis vs. long term is discrimination. Where is the fairness? Thank you.

283

Name: Allyn Johnson on Oct 5, 2010

Comments: Rio Del Mar was built as a vacation area, as were many other beach communities. Does the Motel have a restriction to one stay per week? No. Does it have more than one unit? I think so. No one is complaining about that, and it has plenty of neighbors. It contributes to the local economy, just like the vacation rentals do. Another problem with this proposal is you could have a neighbor who doesn't like you and unjustifiably complain and have your permit revoked. There are too many problems with this proposal and it should be scrapped.

284

Name: Hugh Forrest on Oct 5, 2010

Comments: I've lived in the county since 1973, and in Live Oak since 1981. There is no vacation rental problem worthy of this draconian ordinance, and it would significantly reduce the county's tax income. It would be a huge mistake for the board of supervisors to pass this.

285

Name: Carol Shwery on Oct 5, 2010

Comments: This is absurd. You will highly damage our community. Last i checked this was/is a beach/tourist town! Where have you been!

286

11/9/2010

Name: Chuck Borsos on Oct 5, 2010

Comments: Are you purposely trying to ruin our community and businesses? think about this before you act and it's too late! This sounds like a bunch of rich people who don't care about anyone but themselves.

287

Name: Tommy James Munro on Oct 5, 2010

Comments: My grandparents have lived on 12th avenue for over 25 years, since before I was born. Now they are retired. If you ban vacation rentals they will not be able to afford to keep our home. Don't get to pushy with local legislation, and don't tell S.C. loc's what to do.

288

Name: Tara Mel on Oct 6, 2010

Comments: I own a home in the zone affected by this proposal. We vacation rent our home to pay our mortgage. Long term rentals would not off set the payments so vacation renting is the only way we are able to keep it. My husband and I grew up in Santa Cruz and bought our home to retire in. We use a legitimate rental agency to screen our clients and pride ourselves keeping a peaceful family atmosphere in our home. In addition, my family owns a local Surf Shop established over 40 years ago in the area of this proposed ordinance. It will be negatively affected by the direct loss of tourism if this ordinance is approved. I am highly against this proposed ordinance.

289

Name: Bruce Keiser on Oct 6, 2010

Comments:

290

Name: Laurie Chase-Babula on Oct 6, 2010

Comments: As a vacation rental owner and real estate broker who sells these VR properties, I find this to be yet another "cause-du-jour" for the BOS. As said by others, you can not fully understand the financial ramifications to the SC economy this ridiculous ordinance will create. If implemented, you will surely find out the hard way with an even more distressed micro-economy. The next outcry will then be from local businesses who will be adversely affected by this ordinance in a way that will take some businesses down. If you think VR owners and supporters are vocal, wait until you start messing with the businesses and people we support. Santa Cruz is a proud destination spot for people all over the world and our intentions should be to keep it that way. Don't bite the hands that feed your local economy.

291

Name: Vera Nedeau on Oct 6, 2010

Comments:

292

Name: Lita Ruble on Oct 6, 2010

Comments:

293

Name: Brian Hoffman on Oct 6, 2010

Comments: Don't be short sighted. Calif needs the tourist dollars. Brian

294

Name: Loetta Vann on Oct 6, 2010

Comments: I do not own property near the beach but come to Santa Cruz every year to visit family, friends, the ocean and I bring people with me every year for their first visit. We spend lots of money in local area restaurants and produce stands. We never stay for a for a whole week near the beach or any where else for r and r because it is difficult to take that much time. Some of the proposals I am reading would stop me and my friends from coming to Santa Cruz. We would instead take our money and spend it in a different community. I photos of my great grandmother and her sister in their rented beach home circa 1900. Why in the world would you pick this particular time to stop such an established tradition. This plan will hurt the property owners the visitors and the county budget. It seems like it will reduce taxes collected and raised fixed costs for enforcement and processing.

295

Name: Loetta Vann on Oct 6, 2010

Comments: I do not own property near the beach but come to Santa Cruz every year to visit family, friends, the ocean and I bring people with me every year for their first visit. We spend lots of money in local area restaurants and produce stands. We never stay for a for a whole week near the beach or any where else for r and r because it is difficult to take that much time. Some of the proposals I am reading would stop me and my friends from coming to Santa Cruz. We would instead take our money and spend it in a different community. I photos of my great grandmother and her sister in their rented beach home circa 1900. Why in the world would you pick this particular time to stop such an established tradition. This plan will hurt the property owners the visitors and the county budget. It seems like it will reduce taxes collected and raised fixed costs for enforcement and processing.

296

Name: Sacha Arts on Oct 6, 2010

Comments:

297

Name: Darrel Saperstein on Oct 6, 2010

Comments: Why cut off the hand that feeds you?

298

Name: Debbie Follmar on Oct 6, 2010

Comments:

299

Name: Erin Graham on Oct 6, 2010

Comments: My family has visited Santa Cruz during the summer for the past five years, staying in several different homes by the beach for a week each year. During the past four years, my parents have joined us, bringing the total to four adults and three children. This year, my Brother and his family also joined us, requiring that we work with our rental agent to find two houses within a few doors of each other. With the addition of my Brother and his family, we now have six adults and five children in our group. During our week in Santa Cruz we've enjoyed the beach, the Boardwalk and walking in Capitola. We've shopped downtown and enjoyed many of the restaurants, especially Gilda's on the wharf. Something new we did this year was a sunset cruise on the Chardonnay, which was magical. I was informed of this pending regulation by the rental agent we have worked with to find these houses and my family is shocked and saddened by this proposal. Shocked, that Santa Cruz would want to make it more difficult for our family to visit. Saddened, because it will reduce the number of rentals available for us and increase the price, two factors that will probably cause us to look elsewhere to vacation. Even if we could afford the price increase, this limitation about houses being separated by 200 feet will destroy my family's ability to vacation together as we did this past year. If this passes, my family will probably look for a more inviting city to visit. Being from Sacramento, there are many choices for us that are roughly the same distance away, such as Lake Tahoe, Lake Shasta Lake or Mendocino. We enjoy vacationing in Santa Cruz and would like to continue this family tradition, please do not pass this restrictive measure.

300

Name: Claudia Coto on Oct 6, 2010

Comments:

Name: Sharon Adams on Oct 6, 2010

Comments:

302

Name: Philip King on Oct 6, 2010

Comments:

303

Name: Diana DuPre on Oct 7, 2010

Comments:

304

Name: Craig Springbett on Oct 7, 2010

Comments: This a classic example of a very vocal minority trying to push an unpopular ordinance through. This will help erode property values in our county and further add to the poor economic climate we are experiencing. If you want your property values to go down, support this ordinance.

305

Name: Karen Bezerra on Oct 7, 2010

Comments: This action will cost jobs and ruin our county.

306

Name: Jeff Whiting on Oct 7, 2010

Comments: What would Santa Cruz be with out Tourism. The tourism industry has existed here since the 1870's. This ordinance is highly flawed!

307

Name: Summer Doty on Oct 7, 2010

Comments:

308

Name: Hiram Chee on Oct 7, 2010

Comments:

309

Name: Kimberly Perez on Oct 7, 2010

Comments: I am a local with a large family. We enjoy spending our money locally, but we would not be able to rent for seven days nor do we want to leave anyone out. Renting two houses is out of the question. Please consider how many people would be left out.

310

Name: Jean Farasat on Oct 7, 2010

Comments: Santa Cruz IS and always has been a tourist destination. It makes no sense at all to make comments such as " trying not to change the town" by limiting tourism! This town would be a ghost town with no out of towners visiting! THINK!

311

Name: Julie Sizelove on Oct 7, 2010

Comments:

312

Name: Noushin Farasat on Oct 7, 2010

Comments: So are you saying we are not welcome to come visit Santa Cruz where we have friends and spend lots of money on each visit? Are you going to make it hard for us to come? Then we can not and will not visit under those circumstances. We will spend our money elsewhere where we are welcome!

313

Name: R. D. De La Rosa on Oct 8, 2010

Comments: I am the owner of an 85 acre ranch in Santa Cruz and I do not support the proposed vacation rental ordinance. The basic rules in building a guest house requires that it be within a very short distance to the main house so in essence this law would eliminate everyone except the very rich with large parcels properly zoned from having a rental. This is a law obviously written by some very selfish power hungry people. I also wish to reduce the power of the planning commission and not increase it. There is already too much flagrant misuse of power in this county.

314

Name: Erin Thompson on Oct 8, 2010

Comments: I grew up in a neighborhood that was full of vacation rentals and we never had any problems with the people in the rentals. Most of the time they were families with small children and they wanted to spend sometime by the shore.

315

Name: Stephanie on Oct 8, 2010

Comments:

316

Name: Tiffany Zachmeier on Oct 8, 2010

Comments: I cannot believe that such ideas would be proposed in this area. You have my support to NOT support these unreasonable restrictions.

317

Name: Anonymous on Oct 8, 2010

Comments:

318

Name: Christopher Jones on Oct 8, 2010

Comments:

319

Name: Craig Veteran on Oct 8, 2010

Comments:

320

Name: Todd Graham on Oct 8, 2010

Comments: I own a vacation rental as well, it's a legal ADU that was built in 2008 within close proximity to the beach. We market to families that want to come to Santa Cruz and enjoy all that it has to offer, being on the property pretty much negates the possibility of loud parties that would disturb my neighbors. All of the revenue generated from this vacation rental goes directly to property taxes, take that away and we would be forced to sell at a loss.

321

Name: Constantin Gerhiger on Oct 8, 2010

Comments: I have been living in Santa Cruz since 1988 and I am totally opposed to this ban.

322

Name: Anonymous on Oct 8, 2010

Comments:

323

Name: Climbing Sun on Oct 8, 2010

Comments:

324

Name: Kelly Dale on Oct 8, 2010

Comments:

325

Name: Anonymous on Oct 8, 2010

Comments:

326

Name: Lori Price on Oct 8, 2010

Comments: I have lots of friends and family that come to Santa Cruz to visit. I think it's a bonus to be able to rent a vacation

11/9/2010

rental. It for one is nice that these home owners open there homes to rent. It helps home owners pay down there mortgages and it is much easier to rent a home when you have small children. You do not have the room next to you compaining about the noise your children are making or the room next to you banging on the wall letting you know they don't appreciate the noise. Most vacation rentals have a place for your children to play weather it be a extra room or a yard.

327

Name: Peggy Humphries on Oct 8, 2010

Comments:

328

Name: Jack Western on Oct 8, 2010

Comments: This proposal is completely arbitrary as well as very short sighted. Aside from the tremendous loss of revenue, the power of the head of the planning department would be very destructive to homeowners. He would be the "Czar" of vacation rentals. The whole idea is a violation of the rights of property owners to utilize their properties as they see fit. It truly smacks of communism, where we would have neighbors spying on neighbors. Calling the Czar to report violations. Imagine if you have a wacko neighbor!!!!

329

Name: Kelsey Schwind on Oct 8, 2010

Comments: This is exactly the wrong time to be reducing funds for public safety.

330

Name: Jennifer Graham on Oct 8, 2010

Comments: We own a legal ADU situated on our home's property which we use for visits by family and friends and also offer it for vacation rentals. Our presence on the property ensures responsible behavior by both paying and non-paying guests. The revenue we receive helps pay our property taxes, and, without such would necessitate our moving. The value of our property will be negatively impacted if this proposed ordinance passes. In addition the city and county will lose valuable income in both TOT and income tax and there will be an appreciable loss of income to local businesses. Lastly, we purchased this property knowing that a vacation rental was allowed and to change the rules now violates not only our rights as property owners, but could be considered a taking requiring compensation.

331

Name: Candi Jackson Moise on Oct 8, 2010

Comments:

332

Name: Anonymous on Oct 8, 2010

Comments: You'll keep more tax dollars in Santa Cruz as people will have more to spend on other goods and services. Also - think about where the money goes - to citizens of SC that should be encouraged to spend locally.

333

Name: Alison Grace Maupin on Oct 9, 2010

Comments: Vacation Rentals are good for Santa Cruz. Let's keep them around!!

334

Name: Anonymous on Oct 9, 2010

Comments:

335

Name: Zpqejrf on Oct 9, 2010

Comments: hNGBIh igeqlokrysv, [url=http://ycfrikcxggwu.com/]ycfrikcxggwu[/url], [link=http://knuhndzivtub.com/]knuhndzivtub[/link], http://rtblwhnfnmlg.com/

336

Name: Anonymous on Oct 11, 2010

Comments:

337

Name: Anonymous on Oct 11, 2010

Comments:

338

Name: Michele Wright on Oct 12, 2010

Comments:

339

Name: Teresa Vu on Oct 13, 2010

Comments:

340

Name: Kristan M. Fischer-Hanlock on Oct 13, 2010

Comments:

341

Name: Anonymous on Oct 13, 2010

Comments:

342

Name: Gary Benito on Oct 13, 2010

Comments:

343

Name: GARY LARSON on Oct 14, 2010

Comments:

344

Name: Jennell Shaw on Oct 15, 2010

Comments: I live in the 95062 zip code and work directly with vacation rentals cleaning them. My livelihood would be hindered and those that I work with as well if this passes. Please do not pass this. Thank you

345

Name: Meaghan Campbell on Oct 15, 2010

Comments:

346

Name: Sharon And Mike Hadley on Oct 16, 2010

Comments: Please get rid of the keep Santa Cruz Weird signs, that just what this amounts too. Help protect us small business and individuals from legislation like this!!! We do make up the good part of what our country is all about!!

347

Name: John Herbig on Oct 17, 2010

Comments: Guests love staying at Santa Cruz County vacation homes. Do not make it more difficult for local tourism to prosper - all residents will indirectly. -95062-

348

Name: Jeff Killitz on Oct 17, 2010

Comments: stop this ordinance now. It has no business sense. Thank you.

349

Name: Lynn Killitz on Oct 17, 2010

Comments: Please reconsider the negative impact of this ordinance. This is a dangerous measure. Thank you.

350

Name: Adja Reid on Oct 18, 2010

Comments: I really hope this ordinance is not passed because my livelihood (as a member of the hospitality industry) and the livelihood of this entire town will be negatively affected if it is. Santa Cruz NEEDS vacation rentals to bring in tourists and boost this town's economy. I hope Leopold realizes this.

Name: Patrick Crowe on Oct 18, 2010

Comments:

352

Name: Carol Nakamoto on Oct 18, 2010

Comments: I strongly disagree with this proposed ordinance. It is the damaging to the local economy as well as it be would be detrimental to our ability to afford our home.

353

Name: Chuck Coleman on Oct 18, 2010

Comments: I oppose this ordinance. This will affect my ability to be able to pay our property tax and the mortgage payment. Please do not lower our property values by taking our property rights away.

354

Name: Rosemary Coleman on Oct 18, 2010

Comments: I oppose this ordinance. This will affect my ability to be able to pay our property tax and the mortgage payment. Please do not lower our property values by taking our property rights away.

355

Name: Ronni Maestas on Oct 19, 2010

Comments:

356

Name: Anonymous on Oct 20, 2010

Comments:

357

Name: Lily Porlaris Kephart on Oct 26, 2010

Comments:

358

Name: HUAN KEPHART on Oct 26, 2010

11/9/2010

Comments:

359

Name: Lisa Caliouette on Oct 26, 2010

Comments: I work for a vacation rental company in Santa Cruz and I've seen it from ALL sides, as a vacation reservationist and as a neighbor. I have also spoken to and met countless guests. The bottom line is: The out of town guests are VERY respectful and responsible. I live behind one of the largest vacation rental homes in Aptos that hosts numerous corporate and family events. In the six years we have lived here I have never heard excessive noise beyond 10:00 pm or seen trash in the streets or anything untoward happening. We enjoy hearing the laughter and people have fun! That's why we moved here from the "valley" and chose to live in a neighborhood where we have neighbors in close proximity because we are in a real community that cares about it's neighbors. We look forward to possibly renting our home to help us with finances especially since we've lost our retirement funds. Let's be reasonable about this proposed ordinance, surely we can meet in the middle so everyone can be happy. Thank you.

360

Name: Andrew MacBride on Oct 27, 2010

Comments: My family has been renting vacation homes in Santa Cruz County continuously since 1956. I think this is a short-sighted measure, and makes no sense economically.

361

Name: Denise Hickey on Oct 27, 2010

Comments: My parents own a vacation home in Santa Cruz County that I am fortunate enough to get to enjoy now and then, often only for short periods of time - a weekend, for example. When I visit, I treat the property and neighborhood as if they were my own - with respect, and I have never experienced anything but the same sort of behavior from other "transient occupants." My parents are likewise very conscientious of their neighbors - making sure that each knows how to reach them should there ever be a concern about a renter and ensuring that their renters, whether renting for a weekend or a week, understand what their responsibilities are while visiting the neighborhood. It is silly and short-sighted to punish an entire community for the misdeeds of a few. There is no evidence that this ordinance is necessary or would even contribute to the solution of the perceived problem. There is ample evidence that the ordinance would cost the County and its residents a significant amount of money. I urge each of the Board members to vote against this proposal.

362

Name: Betty Cintas on Oct 27, 2010

Comments:

363

Name: Cindi Hernandez on Oct 28, 2010

Comments:

364

Name: B. Kevin Hickey on Oct 28, 2010

Comments: This is unnecessary. Your proposal unfairly punishes homeowners and WILL damage the tourism industry we rely upon. We already have laws concerning nuisance and noise. If there is a need to amend those regulations, that can be done without focusing on tourists. One example, according to this proposal, my family cannot rent our house to a friend to celebrate their wedding unless their celebration is limited to no more than twice the max. capacity of the rental. But if I have them over to my house, where I live, the number of visitors is not limited in this way. How do you really expect to enforce that? Much of this proposed legislation cannot be enforced. If this passes, you are going to be tossed out in the next election. THAT you can count on.

365

Name: Tammy Schultz on Oct 29, 2010

Comments: Please don't restrict me from renting a vacation home for less than a week. I am a teacher and usually cannot afford long stays in a beach house, but a few nights is just right for me and my family. A hotel is not the same. I fear this restriction benefits only the well off and not the common woman like myself. I feel I should have the freedom to responsibly rent property for a duration of my choosing.

366

Name: Heidi Jensen on Oct 30, 2010

Comments:

367

Name: Christine Portney on Oct 30, 2010

Comments: I am one of those people who enjoys visiting Santa Cruz, and I would be negatively affected by the ordinance.

368

Name: Paul Butler on Oct 31, 2010

Comments:

369

Name: Nancy Owens on Oct 31, 2010

Comments:

11/9/2010

370

Name: Janel Garvin on Oct 31, 2010

Comments:

371

Name: Kathryn James on Oct 31, 2010

Comments: Please stop the erosion of private property rights. Don't regulate all because of the irresponsibility of a few. Use the energy to get funding for a bigger police force and call them when the problems happen....Better yet, if there is a continual problem with a particular property, gather the neighbors and take those owners to small claims court or file a class action suit against the problem owners. and leave the rest of us alone.

372

Name: Denise Shaffer on Nov 1, 2010

Comments:

373

Name: Anonymous on Nov 1, 2010

Comments:

374

Name: Anonymous on Nov 1, 2010

Comments:

375

Name: Douglas & Margaret Dilfer on Nov 1, 2010

Comments:

376

Name: Sand Dollar Beach Owner on Nov 1, 2010

Comments: This is a travesty. You create rules for the 'special' areas and then don't even apply them fairly and equally to all areas. How can you be trusted to apply this very lopsided ordinance fairly? I'm glad it is going back to the drawing board for reconsideration. Keep trying and please - try to be fair.

377

Name: Patricia Shipley on Nov 1, 2010

Comments:

378

Name: NANCY B SHEPARD on Nov 2, 2010

Comments:

379

Name: Dale C Shepard on Nov 2, 2010

Comments:

380

Name: Loetta Vann on Nov 2, 2010

Comments: Noise and problems from group homes and student homes that are reported in the police records should not be confused with vacation and short term corporate housing. In fact law enforcement officials report they are not aware of problem vacation rental properties. Existing code enforcement and noise laws are already sufficient to control bad behavior – should the county be willing to enforce them. The creation of yet new even more difficult to enforce regulations will not only be costly to property owners and the county government but it will drive away the opportunity for middle class families to make short getaways to Santa Cruz County. Day visitors to Santa Cruz, often arrive with gas already in their car and lunches in their coolers. Vacation renters, not only rent homes, but they buy groceries, eat out, buy collectables, and they prop up the local construction economy. Vacation rental properties tend to be better improved and better maintained than long-term rental property. This proposed regulation is a bad idea that is especially bad during these tough economic times.

381

Name: Dean Dubbe on Nov 2, 2010

Comments: I oppose this type of blanket regulation that sets up arbitrary limitations on use of property. It would negatively affect tourism in the area and property values. Address the real issues of noise and nuisance through education, cooperative efforts, and enforcement of existing ordinances. Make sure lodging/property taxes are collected on rentals to help fund education and enforcement and improvements to tourist areas.

382

Name: Jim Vaudagna on Nov 2, 2010

Comments: I cannot think of a worse time to punish those who provide lodging for people that come to Santa Cruz County to vacation and spend money here.

383

Name: CYNTHIA SAMMET on Nov 3, 2010

Comments: I strongly reject the unfair limitations on the use of my property with the imposition of arbitrary constraints on the

11/9/2010

renting of my property as a vacation rental. There is no proven reason to limit only vacation properties as a response to conduct, crowding, and noise issues. Long term renters and private owners can be as noisy and messy (if not more so - since you can not rent a poorly maintained property). This effort is unfair and will damage the health of our local economy in a time of record high economic challenges.

384

Name: Candace R Rogers on Nov 3, 2010

Comments: I vehemently oppose this ordinance. Please refer to our letter to Board of Supervisors dated 8/5/10.

385

Name: Cliff Sammet on Nov 3, 2010

Comments:

386

Name: Nancy Rideout on Nov 3, 2010

Comments:

#387

Name: Chris Crawley on Nov 3, 2010

Comments: It is HARD for me to believe in these down economic times that you beaurocrates are trying to pass a bill that will DRIVE TOURISTS DOLLARS AWAY FROM SANTA CRUZ thus hurting the Santa Cruz Economy that is on shakey legs anyway, people are loosing their homes by being foreclosed upon, people are loosing their jobs, people are losing their small business, unemployment is everywhere, the Great State of California is hurting for money. Yet you want to make it MORE DIFFICULT in these already difficult times. Something is VERY WRONG with this system!

388

Name: Diane LoVerde on Nov 3, 2010

Comments: I am a vacation rental owner and I oppose the new ordinance. My rights as a property owner are being violated by this ordinance. The supervisors for this ordinance will be causing financial distress to many people. I will not be able afford to keep my home if I do not rent my property as a vacation rental. I have owned this home for over 4yrs and have never had a problem with any of my guests. I am very careful on screening the guests and have strict rules that they must sign & understand before booking. My neighbors have never complained and they do have my number just in case. To date they have never called me with a problem. I urge you to oppose this ordinance.

389

Name: Leslie Dumas on Nov 4, 2010

Comments: This ordinance is a misguided mistake. It would put many vacation rentals at risk and force sales into a depressed real estate market that is already flooded with more sellers than buyers. How does that help the community? We want to manage our rental in accordance with all the laws and rules that affect homeowners - no less.

390

Name: Barbara Townend on Nov 4, 2010

Comments: I am dismayed at how our County managers think. Or do they think? The vacation Rental Ordinance is poorly written and does not make sense. I live in a vacation rental neighborhood and it isn't the VR's that are the problem. It's a handful of owners and I would like to add that applies to monthly rentals as well. Owners should be held accountable - don't punish tourism, small business and land values. The way the ordinance is written is complicated and does not make sense.

391

Name: Marjorie Way on Nov 4, 2010

Comments: Vacationers can no longer afford 7 day travel plans and will be forced to stay home. In Santa Cruz, we have a shortage of places to stay for the weekend already and everyone needs a weekend away from home from time to time. This regulation makes no sense. Isn't tourism our main business here? I think the 10% tax we pay should be plenty of reason to let people come to our homes and stay. I have felt good about supporting our local economy. Please vote against this legislation. Sincerely, Marjorie Way

392

Name: Jeremy Turpen on Nov 4, 2010

Comments: I am a local. I live here and have always lived here. I rent out our home for long weekends in the summer to help pay for my expensive mortgage. I probably couldn't afford to live here any other way.

393

Name: Don Alvarado on Nov 4, 2010

Comments: our house on 13th ave has a long term rental on either side, a house for sale across the street along with a asphalt parking lot, across east cliff are two motels and 3 businesses. we have never had a neighbor complain and have paid thousands of dollars in transiency taxes. this proposal is discriminatory and ludicrous.

394

Name: Karen Grellas on Nov 5, 2010

Comments: I am against this proposed ordinance on restricting vacation rentals in neighborhoods in coastal areas of the County. This will adversely impact our tourist revenue as well as reduce property values-all of which is devastating to an already

depressed economy here. The problems identified in selected vacation rentals in Live Oak can be mitigated in other ways than in costly, cumbersome, county-wide regulation. Vote NO!!

395

Name: Marlene Alvarado on Nov 6, 2010

Comments:

396

Name: Ben Strock on Nov 6, 2010

Comments:

397

Name: Henry And Anne Greiner on Nov 6, 2010

Comments:

398

Name: Erik Claus on Nov 6, 2010

Comments:

399

Name: Jean C Gelbart on Nov 7, 2010

Comments: I am opposed to restrictive reactive ordinances that take property rights away from its citizens and is detrimental to the community in which is meant to serve. I would not be opposed to a common sense ordinance that supports the vacation rentals and also provides a vehicle by which both Vacation Rental landlords and local residence can resolve their differences and create solutions to the challenges that arise. Remember you can't fix a problem if you don't know what it is. Let's make this a win-win for all. And not a winner takes all at the expense of many., i.e., Vacation Rental Owners, Visitors, The Santa Cruz Tourist Industry, janitorial services, local business and restaurants, and the hundreds of people that rely on the Transient Occupancy Tax for their jobs, the infrastructure of the community and the other organizations that it supports. Thank you for reading my comment. Jeannie

400

Name: Tamara Sager on Nov 8, 2010

Comments: we have several houses in our community who rely on tourism to survive, and also through their services, the tourists provide local businesses with support they may not get if these homes/businesses go down. Please know that good neighbors choose good tourists for all of us in santa cruz county.

#401

Name: David Bernstein on Nov 8, 2010

Comments: With tourism as Santa Cruz's most important industry, crippling the tax and revenue base that flow into the county with this ordinance is simply not smart government. It also has a negative effect on property values and attractiveness for economic vitality of the county. This is an ordinance with special interests in mind and poorly thought through consequences. It also does not follow the philosophy of freedom of responsible actions and non oppressive government which I would expect from Santa Cruz . As a owner of multiple properties in Santa Cruz, and as a 30+ year resident, I strongly oppose this measure, it is simply wrong both economically and ethically.

402

Name: Diana Schillerstrom on Nov 9, 2010

Comments: Great! Let our local restaurants & businesses who are barely surviving go out of business, let's decrease property values, let properties dependent on rental income fall into foreclosure, and strain our local county services even further. And on top of that the only noise complaints we've had in our area have come from long-term renters, not vacation renters.

403

Name: Rebecca Searles on Nov 9, 2010

Comments: We've had the pleasure of coming to Santa Cruz and seeing friends and enjoying get-togethers at a large house. Preparing meals together, having private outdoor areas for barbeques and other gatherings and great beds all added to our enjoyment in ways that would not have been the same at a hotel. Please do not restrict this opportunity for us.

404

Name: Jill And Roger Milton on Nov 9, 2010

Comments:

Terry Dorsey

From: Brendan Finn [brendanmfinn@gmail.com]
Sent: Monday, November 08, 2010 5:49 PM
To: Terry Dorsey
Subject: Fwd: Vacation Rental Ordinance.

----- Forwarded message -----

From: **Brendan Finn** <brendanmfinn@gmail.com>
Date: Mon, Nov 8, 2010 at 2:34 PM
Subject: Vacation Rental Ordinance.
To: bds031@co.santa-cruz.ca.us, mark.stone@co.santa-cruz.ca.us, john.leopold@co.santa-cruz.ca.us, ellen.pirie@co.santa-cruz.ca.us, tony.campos@co.santa-cruz.ca.us, PLN001@co.santa-cruz.ca.us, Steven Guiney <PLN950@co.santa-cruz.ca.us>, Porcila Wilson <PLN110@co.santa-cruz.ca.us>

I was just speaking with a friend via e-mail over the weekend regarding the proposed ordinance in Santa Cruz. He has for a number of years owned a house in Maui and has no connection to Santa Cruz, no agenda in Santa Cruz and visits Santa Cruz as a guest in our residence on 334 12th ave.

His response to the proposed ordinance was and is; "I didn't know SC was trying that. Maui put in a vacation rental ordinance and now they're sorry. It really hurts their tourism market during the downturn. Visitors began to feel unwelcome, so they went elsewhere."

I share this with you in the hopes you will heed the words of an individual from Maui. Has anyone spoken with the Maui tourist bureau?

Again--I would also like to express my general objection to the proposed ordinance. The SCCO Planning.com home web page lists an "Environmental Review Initial Study for Vacation Rentals." This document lists three alternative ordinance wordings. The first worded version is closer to being acceptable when compared to the second and third worded alternative ordinance wording. The second and third worded alternatives are not acceptable.

I again attach my letter of October 20, 2010 in which I object to the disallowing of what I term a "Hybrid" rental unit.

Regards,

Brendan M. Finn
Owner
334 12th Ave.
260 12th Ave.

BEACH ROSE COTTAGE

October 20, 2010

SENT VIA E-MAIL

Santa Cruz County
Housing Advisory Commission

RE: Vacation Rental Ordinance
Vacation Rental: 260 12th Ave. Santa Cruz CA

Dear Members of the Commission,

I am the owner of the above noted vacation rental and reside at 334 12th Ave. 6 months of the year.

I am not in favor of the ordinance as previously proposed and I applaud you for suggesting the Planning Commission return to the drawing board as a result of your most recent public hearing directing them to come up with a less restrictive proposed ordinance.

You may recall, I spoke during the 9/21/10 meeting and addressed the void in the old proposed ordinance specifically being Article D. 4." *A vacation rental shall only be used for the purpose of occupancy as a vacation rental or as a full time occupied unit*"

My vacation rental hosts 4-5 summer weekly vacation rentals. All summer vacation renters are repeat clients. If the clients were a problem (which they are not) in the summer they would not be solicited to return the next summer. The remainder of the year from September until June for the past 5 years, the same senior citizen returns for his winter stay. My winter tenant does not want to own what he terms "stuff" other than his few personal belongings. He travels for his business during the summer months so he and I have what we term a win win situation. A single senior citizen tenant is quieter than the mouse in your basement and leaves a much lighter foot print on a house than other potential tenants.

The above suggested term and condition under the old drafted ordinance D.4. eliminates what I will term "hybrid" rental situations. My senior citizen tenant will no longer be able to reside in the house he has come to call home for the past 5 years. I will be forced to have the house become a 12 month vacation rental should this situation not be properly remedied. This senior citizen will be eliminated from being able to rent based upon the Planning departments old proposed term and condition. The long term rental stock of Santa Cruz County will be forced to be reduced by one.

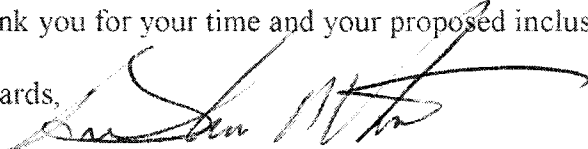
BEACH ROSE COTTAGE

I strongly suggest the reference to "*A vacation rental shall only be used for the purpose of occupancy as a vacation rental or as a full time occupied unit*" be re-worked to allow situations as I have shared with you concerning the "hybrid" renter.

I understand there may some concern by the Planning Department on this matter as it relates to college students. I believe the Planning Department rational for the proposed term and condition as quoted above, is that students will not be able to afford the summer weekly rates therefore eliminating the "hybrid" rental unit and a vacation rental unit. This proposed wording making a rental unit either black or white (vacation rental or full time occupied) is **punitive and discriminatory**. "Hybrid" rental situations are not strictly related to students even though that may be the predominate situation in Santa Cruz county. Just think this senior citizen who rents in the off season may be your parent, child or relative.

Thank you for your time and your proposed inclusion of the "hybrid" rental scenario.

Regards,



Brendan M. Finn

Owner
260 12th Ave.
334 12th Ave.

c.c. Santa Cruz County Planning Department (Kathleen M. Previsich, Steve Guiney,)
Santa Cruz County Board of Supervisors (Tony Campos, John Leopold, Ellen Pirie,
Neal Connerty, Mark. W. Stone