



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

October 25, 2010

Agenda Date: November 3, 2010

Housing Advisory Commission
701 Ocean Street
Santa Cruz CA 95060

SUBJECT: Vacation rental draft proposed ordinance

Commissioners:

On October 6, your Commission considered a proposed draft vacation rental ordinance for a second time. The Commission directed Planning staff to return to your Commission with a substantially simplified ordinance to include only the following:

1. A registration system by means of a ministerial permit.
2. A requirement for in-county management for vacation rentals.
3. A requirement that the Sheriff's Office be reimbursed for responding to vacation rental complaints.
4. A dispute resolution provision.
5. A requirement for signage for each vacation rental that includes management contact information.

The revised draft proposed ordinance retains language that vacation rentals are allowed in all residential zone districts in the County, that payment of Transient Occupancy Tax is required, that noise regulations must be adhered to and posted inside the vacation rental, and that violations of the ordinance are subject to enforcement.

Staff modified the proposed definition of vacation rental to clarify those structures that may not be used as vacation rentals. The revised draft proposed ordinance is attached as Attachment 1.

Recommendation

Staff therefore **RECOMMENDS** that your Commission consider the revised draft proposed ordinance and direct staff to include it as your Commission's recommendation to the Board of Supervisors.

Sincerely,

Kathleen M Previsich
Planning Director

Attachment: 1. Draft proposed ordinance revised pursuant to HAC direction of October 6, 2010

**ORDINANCE ADDING NEW SECTION 13.10.326 AND ADDING A DEFINITION TO
SECTION 13.10.700-V OF THE SANTA CRUZ COUNTY CODE RELATING TO THE
REGULATION OF VACATION RENTALS**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Section 13.10.326 is hereby added to the Santa Cruz County Code to read as follows:

13.10.326 Vacation rentals

(a) The purpose of this section is to establish a simple permit and registration system for vacation rentals that will allow the County to be able to track the number and location of vacation rentals in order to:

1. Ensure that vacation rentals do not have an adverse effect on existing neighborhoods and on the long-term rental housing stock.
2. Ensure that Transient Occupancy Tax is paid.
3. Facilitate better enforcement of regulations (e.g., noise) applicable to vacation rentals.

(b) Vacation rentals are allowed in all residential zone districts in the County. The use of residentially zoned property as a vacation rental shall comply with the following standards:

1. Applicability. This section applies County wide to legal structures used as vacation rentals. Illegal structures may not be used as vacation rentals.

2. Permit requirements. Ministerial Permit and Transient Occupancy Tax Registration for each residential vacation rental.

3. Transient Occupancy Tax. Each residential vacation rental unit shall meet the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for each residential vacation rental unit.

4. Signs. A sign identifying the structure as a permitted vacation rental and listing a 24 hour, in-county contact responsible for responding to complaints and providing general information shall be placed in a front or other window facing a public street or may be affixed to the exterior of the front of the structure facing a public street. If the structure is more than 20 feet back from the street, the sign shall be affixed to a fence or post or other support at the front property line. The sign may be of any shape, but may not exceed 216 square inches. The view of the sign from the public street shall be unobstructed and the sign shall be maintained with legible information.

5. Noise. All residential vacation rentals shall comply with the standards of Chapter 8.30 of the County Code (Noise) and a copy of that chapter shall be posted in an open and conspicuous place in the unit and shall be readily visible to all tenants and guests. No vacation rental is to involve on-site use of equipment requiring more than standard household electrical current at 110 or 220 volts or that produces noise, dust, odor or vibration detrimental to occupants of adjoining dwellings.

6. Local contact person. All vacation rentals shall designate an in-county property manager. The property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Where a property owner lives within the County the property owner may designate himself or herself as the local contact person. The name, address and telephone number(s) of the local contact person shall be submitted to the Planning Department, the local Sheriff Substation, the main county Sheriff's Office, the local fire agency, and supplied to the property owners within a 300 foot radius. The name, address and telephone number(s) of the local contact person shall be permanently posted in the rental unit in a prominent location(s). Any change in the in-county contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this subsection.

7. Dispute resolution. By accepting a vacation rental permit, all vacation rental owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a vacation rental. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.

8. Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section. The penalties for violation of this section are set forth in Chapter 19.01 of this Title (Enforcement). All costs incurred by the Sheriff's Office when responding to complaints about vacation rentals shall be fully reimbursed by the property owner.

SECTION II

Section 13.10.700-V of the Santa Cruz County Code is hereby amended by adding a definition for "Vacation rental" preceding the definition of "Variance" to read as follows:

Vacation Rental: An ownership dwelling unit, rented for the purpose of overnight lodging for a period of not more than thirty (30) days other than ongoing month-to-month tenancy granted to the same renter for the same unit. Accessory structures, second units, and legally restricted affordable housing units shall not be used as vacation rentals.

SECTION III

This ordinance shall take effect on the 31st day after the date of Final Passage, or upon certification by the California Coastal Commission, whichever date is later.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2010, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

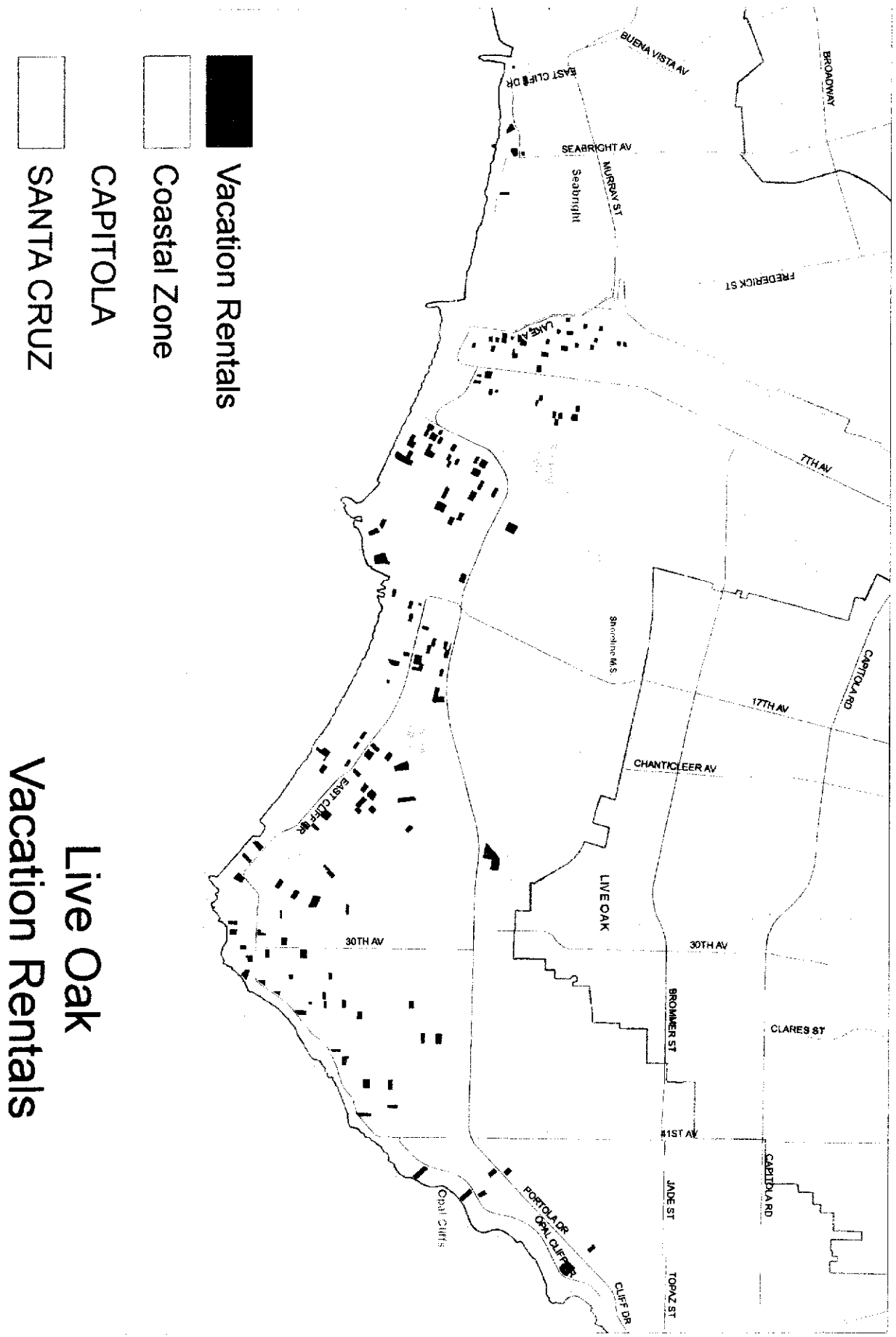
County Counsel

Copies to: Planning
Public Works
County Counsel

**Additional Correspondence
received after 10/6/10 HAC Meeting**

2.94.050 Powers and duties.

The commission shall advise the board of supervisors on housing policy; advise the board of supervisors and the planning commission on matters relating to the housing element of the general plan, developed pursuant to Government Code Section 65302 (c) and Health and Safety Code Section 50459, conduct a continuous study of housing in the county, and may conduct public hearings on housing problems and potential solutions. The commission shall assess the housing needs in this county, and study, prepare, review and make recommendations on public programs designed to meet those needs. The commission may also study, review and make recommendations on private housing programs. (Ord. 3620 § 28, 1985: Ord. 3602 § 18, 1985: prior code § 3.17.020: Ord. 2110, 4/1/75)



Vacation Rentals

Coastal Zone

CAPITOLA

SANTA CRUZ

Live Oak

Vacation Rentals

Summary Of Vacation Rental Properties in Santa Cruz County

(Unincorporated) Santa Cruz:

- 200 total number of vacation rentals in unincorporated Santa Cruz
- Of those, 2 are in Bonny Doon and 1 is within Carbonera Gen. Plan designation. The rest are in Live Oak.
- 40.5% (81 out of 200) pay Transient Occupancy Tax (TOT)
- 19.5% (39 out of 200) are professionally managed
- 52.5% (105 out of 200) of property owners reside out of county
- 99.5% (199 out of 200) are located within the coastal zone

Aptos/Rio del Mar:

- 190 vacation rental properties
- 19% (36 out of 190) pay TOT
- 77% (146 out of 190) are professionally managed
- 79% (150 out of 190) of property owners reside out of county
- 98% (186 out of 190) are located within the coastal zone

Watsonville/La Selva Beach:

- 58 vacation rental properties
- 58% (34 out of 58) pay TOT
- 43% (25 out of 58) are professionally managed
- 58% (34 out of 58) of property owners reside out of county
- 100% are located within the coastal zone

Countywide:

- 448 vacation rentals
- 33.7% (151 out of 448) pay TOT
- 46.8% (210 out of 448) are professionally managed
- 64.5% (289 out of 448) of property owners reside out of county
- 98.8% (443 out of 448) are located within the coastal zone

Please note: an estimated 15-50 additional vacation rental properties were not included in this survey due to unavailability of addresses. Their owners, whose contact info was found on websites such as vrbo.com, did not respond to requests for information.

*Steps
to the
Beach!*

Great ocean view!

Perfect Vacation Rental

Hot Tub on Roof

Views from Master Bedroom

Approx. 2,600 Sq. Ft.

Cozy Fireplace in Living Room

Wet Bar with Dumbwaiter

Built-in Bunkbeds in Hall

Large 2-Car Garage

Walk to Crow's Nest for Dinner

Watch the Sunset

An Entertainer's Delight



*163 12th Street
Santa Cruz*

Offered for \$2,950,000



for private showing call
Bob Henkel

AMERICAN DREAM REALTY

(831) 475-5845

* Yes converted to Vacation Rental
as shown on "Great Place to Stay" Ad














A Great Place To Stay.net

Unique Vacation Rentals in Santa Cruz, California

Welcome!

We are a network of friends who own vacation rental homes in beautiful Santa Cruz for families, friends or corporate retreats. Please explore our beautiful homes below by clicking on their names. All homes have hot tubs and are within a short stroll to the beach, unless otherwise noted. If you have any questions, or if you would like to make a reservation, please call toll-free, 1-888-365-8580.

All rates listed below are weekly, for high season, May 15-September 15. 5-day minimum booking required during season and holidays, 2 nights low season. Call for low-season rates. Click on each property for description and Extra guests may be accommodated with cots if necessary.

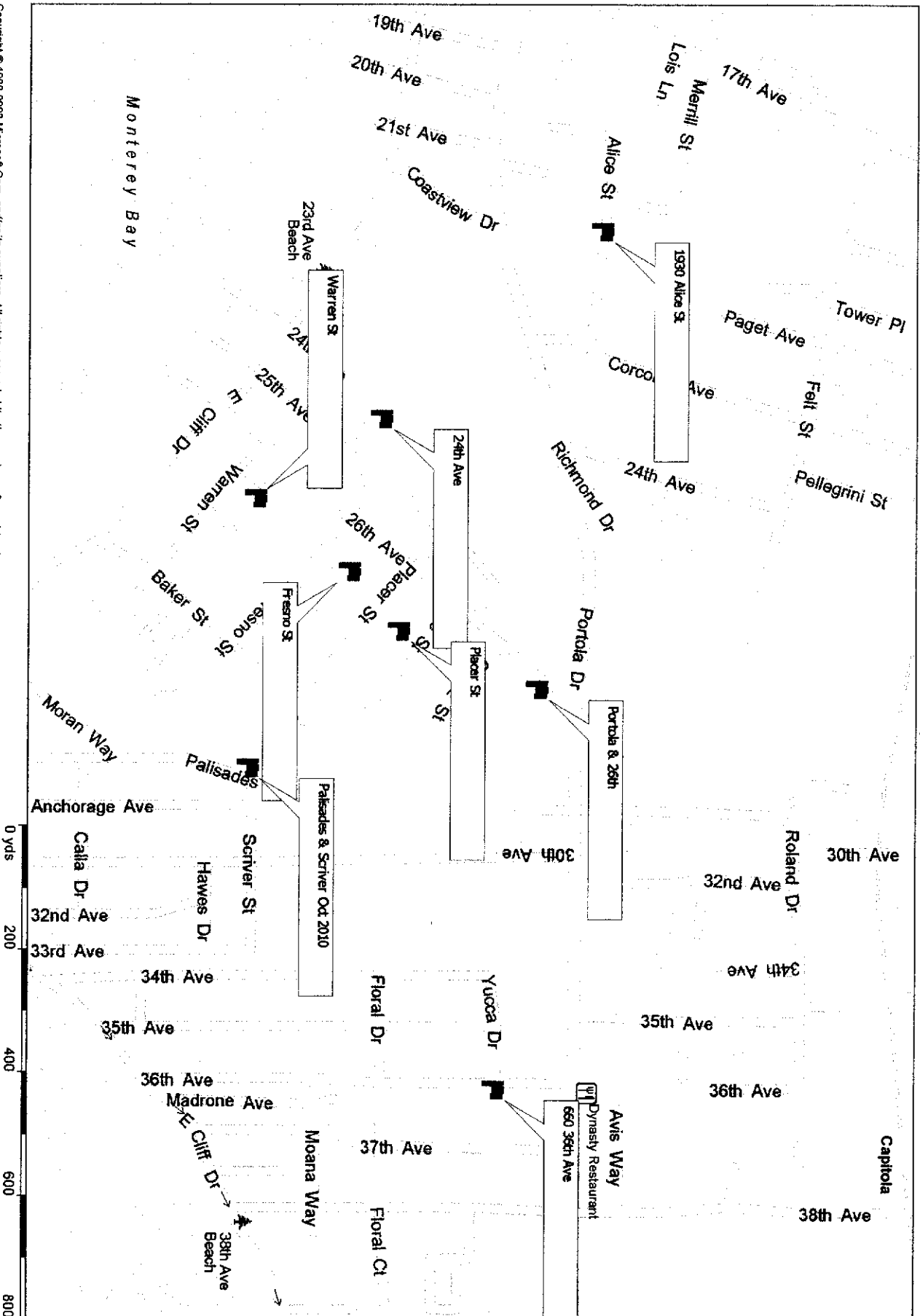
2633 Warren St	 Bucks Beach Bungalow (sleeps 6) \$1700	 Sunset House (Sleeps 4) 321 2464
1930 Alice St	 Beach Park Home (Sleeps 6) \$1700	 Dendera-By-the-Bay (Sleeps 6)
	 Beach Park Cottage (Sleeps 7) \$1700	 Barefoot to the Beach (Sleeps 6) 2770 FMSHO
	 Secret Garden Dollhouse (Sleeps 6) \$1400	 The Pool Home (Sleeps 6, no hot tub, 15 min from beach)
	 Secret Garden Rendezvous (Sleeps 2) \$1400	 Pelican Roost (Sleeps 8)
	 Secret Garden Loft (Sleeps 4) \$1000	 Beach Spa Home (Sleeps 8) \$
	 Secret Garden Cottage (Sleeps 2) \$1000	 Lighthouse View Villa (Sleeps 8) : 12th Ave Bunkbeds 14 Hallway

Be sure to click on each property to view a detailed description, availability calendars and home maps! Also click [here](#) to view additional pictures of many rentals.

[How to Reserve](#) [Rental Contract](#) [Deposit Options](#) [Guest Policy](#) [Pet Policy](#)
[Santa Cruz Tax](#) [Cancellations](#) [About Us](#) [Contact Us](#)

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VacRental map



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 © Copyright 2002 by Geographic Data Technology, Inc. All rights reserved. © 2002 Navigation Technologies. All rights reserved. This data includes information taken with permission from Canadian authorities © 1991-2002 Government of Canada
 (Statistics Canada and/or Geomatics Canada), all rights reserved.



MY HOUSE IS THE BLUE ONE. I HAVE
TO DRIVE THROUGH THE MOTEL PARKING LOT
TO REACH MY GARAGES.



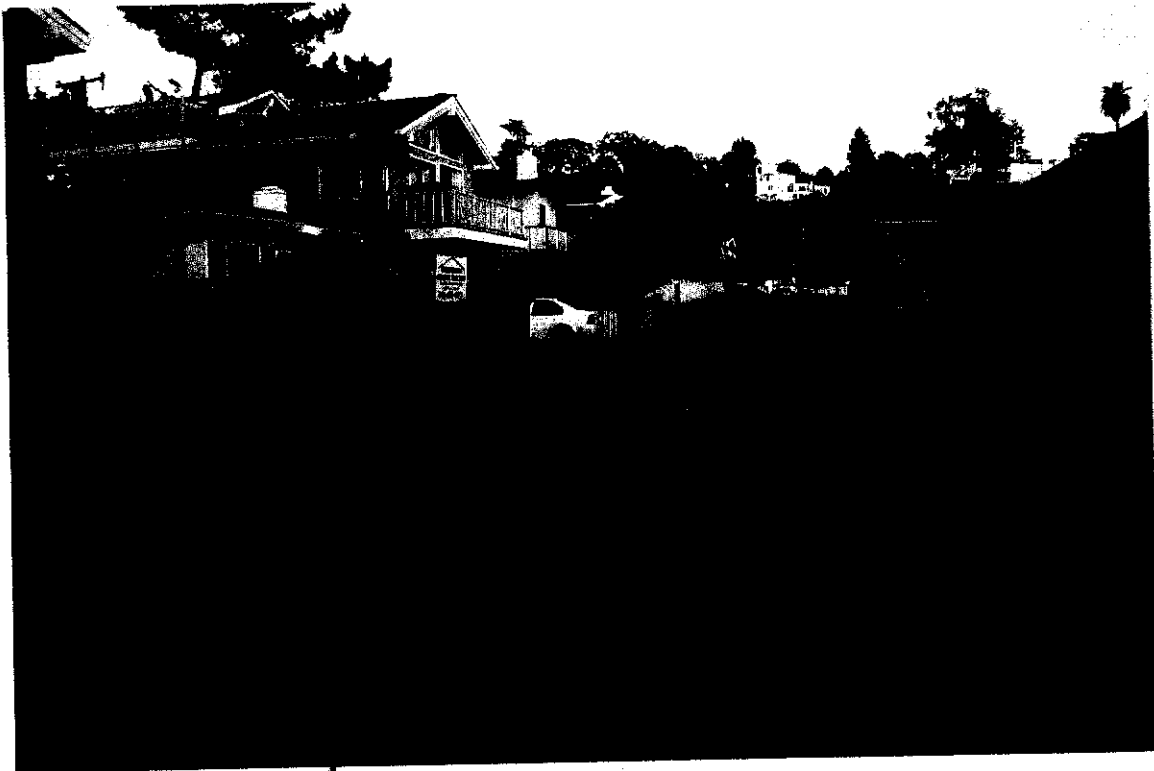
I SHARE PROPERTY LINE WITH THE MOTEL.



MOTEL ↗ HOUSE ↗ ON MARINA AVE.



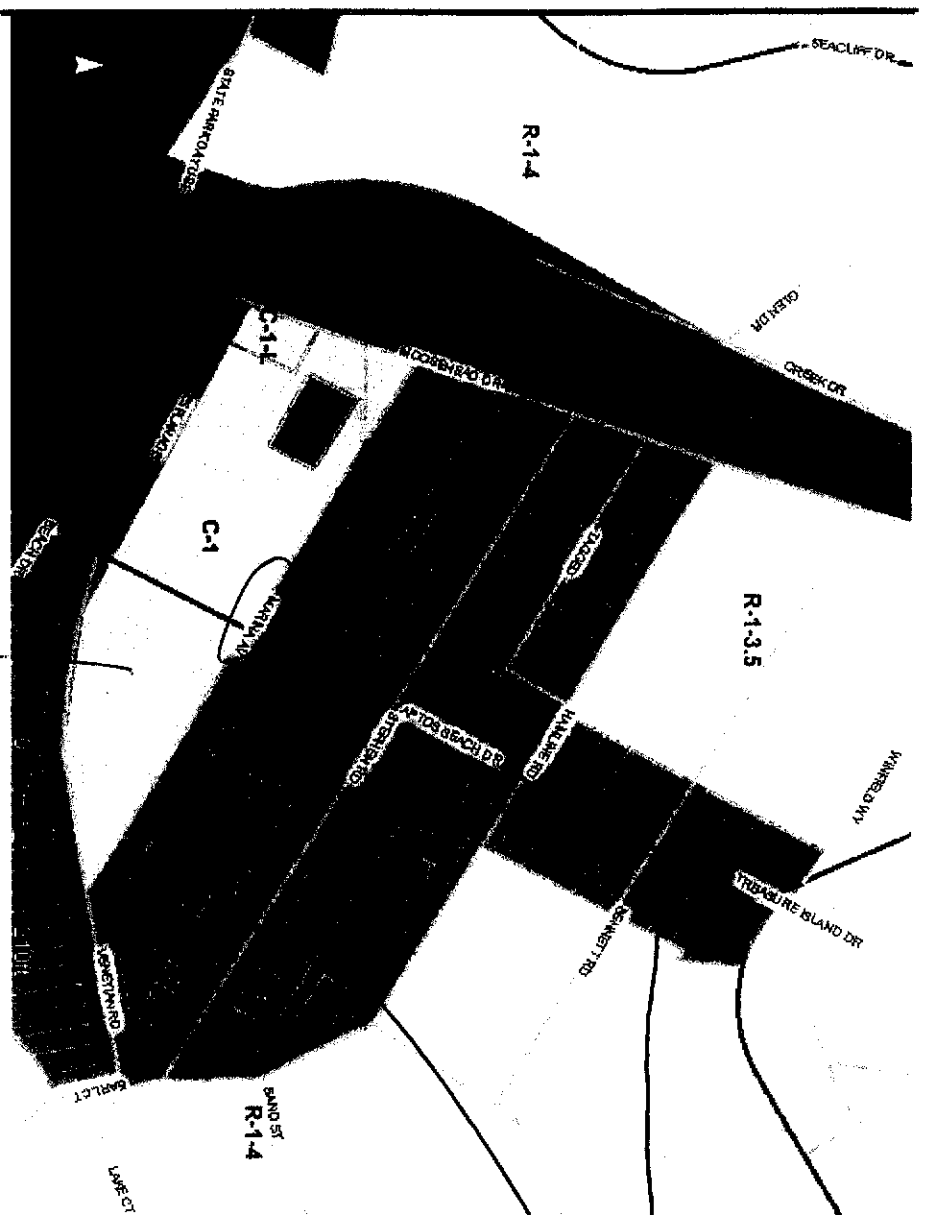
MOTEL ↗ / ↗ HOUSE
1" GAP



STREET IN FRONT OF MOTEL
= Houses



View DOWN MARINA AVE - Lots of Vacation Rentals

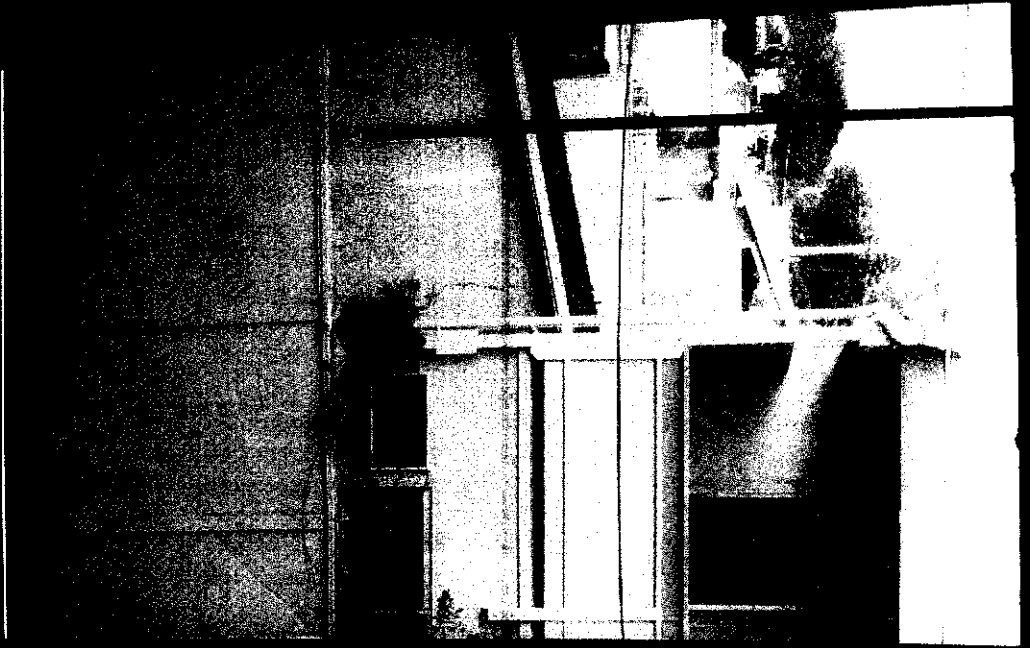


R10 ORK MAR
(Commercial)

MULTI
FAMILY
Residential
WITHIN
COASTAL ZONE
URBAN HIGH
Density
Residential

including Motel -
~~base~~ some zoning
AS Houses

ZONE D
RM-3



VIEW FROM BEDROOM OF MY HOUSE
55 FEET TO MOTEL BALCONIES
Doc, Motel Have Rental Restrictions? No

We the residents and other concerned community members of the Live Oak beach area support the proposed County of Santa Cruz Vacation Rental Ordinance and urge its approval.

Mark E. Hoffman
Doo Johnson
Susan L. Crile
Dorinda C. Crile
Bret P. Hoffman
Charles E. Smith
D.D. Dyer
Gerald W. Green Gray
Guy Andjic
Clayton R. Smith
C.W. Heeter
Chris Heeter
Kore K. Gray
Anna Guthery
R. J. R.
Cheryl Holsman
Katie McBurney

All addresses can be verified, as needed.

Petition in Support of Proposed Vacation Rental Ordinance

We the residents and other concerned community members of the Live Oak beach area support the proposed County of Santa Cruz Vacation Rental Ordinance and urge its approval.

G. 8, 9th Avenue Residents

Steve Burk	135 9th Ave
Idy Murillo	
M. P. M.	371 8th Ave
Josh Adams	461 8th Ave
Clayton Cusley	725 E Eaton St
M Brenkwith	445-6th Ave.
P. Smith	480 Delores
Steve Dyer	295-6th Ave
Al Walker	475-
ROBERT BACKER	265 4th 6th
Bill Denton	2701 EAST CLIFF DRIVE

Date of petitioner's signatures: October 3, 2010
 All addresses can be verified as needed.

Petition in Support of Proposed Vacation Rental Ordinance







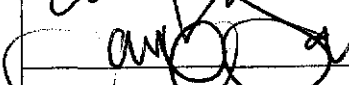
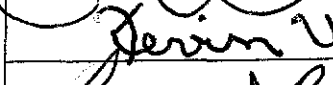
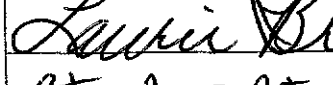



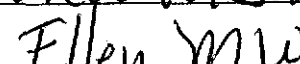
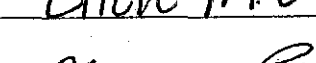
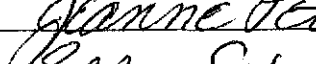

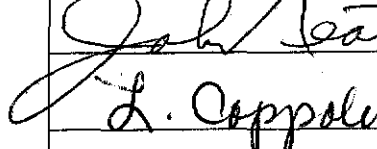
We the residents and other concerned community members of the Live Oak beach area support the proposed County of Santa Cruz Vacation Rental Ordinance and urge its approval.

Marcella Hall	LIVE OAK RESIDENT	10-2-2010
Mark G. Nicklanovich	LIVE OAK RESIDENT	10/2/10
Jolene Nicklanovich	LIVE OAK RESIDENT	10/2/10
Jed [unclear]	14th AVE resident	10/3/10
Diana Thouts	14th Ave resident	10.3.10
Dan Mulhy	Live Oak Residence	10.3.10
Desiree Mulligan	Live Oak Resident	Oct 3, 2010
Marlene Rosburg	Live Oak Resident	Oct 3, 2010
Debbie Thouts	Live Oak Resident	Oct 4, 2010
[unclear]	Live Oak Resident	10-4-10
Puck Bost	14th Ave Resident	10-4-10
Margaret Maclosky	14th Ave Resident	10-4-10
Joanne Wilhelmsen	14th Ave	10-4-10
Kimberly Kelly Dodd	14th Ave	10-5-10
John Bodford	14th Ave	10-5-10
Brigid Landers	Blackpoint Ln. S.C.	10/5/10.
Frank P. [unclear]	212 16th Ave	10/5/10
Joanne Wilhelmsen	212 16th Ave	10/5/10
Betsy Zier	210 16th Ave	10/5/10

Petition in Support of Proposed Vacation Rental Ordinance

We the residents and other concerned community members of the Live Oak beach area support the proposed County of Santa Cruz Vacation Rental Ordinance and urge its approval.

13th Avenue

	Live Oak Resident	10-2-10
	Live Oak Resident	10-2-10
	LIVE OAK RESIDENT	10/2/10
	Live Oak Resident	10/2/2010
	Live oak Resident	10/2/2010
	Live Oak Resident	10/2/2010
	LIVE OAK RESIDENT	10/2/2010
	Live Oak Resident	Oct 3, 2010
	LIVE OAK RESIDENT	10/3/2010
	LIVE OAK RESIDENT	10/3/2010
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	LIVE OAK RESIDENT	10/3/2010
	" "	10/3/2010



ipetitions
YOUR VOICE COUNTS

This petition has collected

302 signatures

using the online tools at iPetitions.com

Printed on 10-07-2010

Save Santa Cruz Tourism

About the petition

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

Signatures

1. 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
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 ordinance would suppresses local business activities and job opportunities; it reduces the income to the County through the TOT by one third of 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 \$\$\$ 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 choose 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 create 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.

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.

51. 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 request 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
-
101. 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.
-
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 got 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
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 Akyanikian-Smith on Sep 29, 2010
Comments: Everyone else's comments have covered it!
-
137. Name: Carolyn Akyanikian-Smith on Sep 29, 2010
Comments: Everyone else's comments have covered it!
-
138. Name: Heidi Breuner on Sep 29, 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.
-
151. Name: Karina Lehmer 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:
-
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 Crehan 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 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 proposed 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....
-
201. 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 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 01, 2010
Comments:
-
216. Name: Bill Hees on Oct 01, 2010
Comments: Live Oak/Opal Cliffs 95062
-
217. Name: Joscelyn Grote on Oct 01, 2010
Comments:
-
218. Name: Peter Kampp on Oct 01, 2010
Comments:
-
219. Name: Joan Ellis on Oct 01, 2010

Comments: Please DO NOT approve this legislation.

My zip code isw 95003.

-
220. Name: Bill Wiseman on Oct 01, 2010
Comments: Don't shoot yourself in the foot. It hurts!
-
221. Name: James Thomas on Oct 01, 2010
Comments: Stop the maddness. All citizens are entitled 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 01, 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 01, 2010
Comments:
-
224. Name: Kevin Delaney on Oct 01, 2010
Comments:
-
225. Name: Diana And Robert Marshall on Oct 01, 2010
Comments:
-
226. Name: Mary Love on Oct 01, 2010
Comments:
-
227. Name: Tana Brinnand on Oct 01, 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 01, 2010
Comments:
-
229. Name: Walter Antoku on Oct 01, 2010
Comments:
-
230. Name: Mike Attolico on Oct 01, 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 01, 2010
Comments:

-
232. Name: Suzanne Pfeil on Oct 01, 2010
Comments:
-
233. Name: Tara Forrest on Oct 01, 2010
Comments: Please work with the community and hear what they are needing!
-
234. Name: Anonymous on Oct 01, 2010
Comments: I absolutely vote for rejecting this potition
-
235. Name: Vivian Gunnerengen on Oct 01, 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 01, 2010
Comments:
-
237. Name: Dan Regan on Oct 01, 2010
Comments: 95062
-
238. Name: Frederick Bensusan on Oct 01, 2010
Comments: 95060
-
239. Name: Katrina Kocher on Oct 01, 2010
Comments:
-
240. Name: Greg Stein on Oct 01, 2010
Comments:
-
241. Name: Ken Pollastrini on Oct 01, 2010
Comments:
-
242. Name: Christina Wiseman on Oct 01, 2010
Comments: Give Santa Cruz a fighting chance to be a thriving beach town.
-
243. Name: Anonymous on Oct 01, 2010
Comments:
-
244. Name: Thomas Quattlebaum on Oct 01, 2010
Comments:
-
245. Name: Beth Weber-Guarino on Oct 02, 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 02, 2010
Comments:
-

247. Name: Anonymous on Oct 02, 2010
Comments:

248. Name: Lisa Boyer on Oct 02, 2010
Comments:

249. Name: Janet Perry on Oct 02, 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 02, 2010
Comments:

251. Name: Alfred C. Brinnand on Oct 02, 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 02, 2010
Comments:

253. Name: Mike Guarino on Oct 02, 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 03, 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 03, 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 03, 2010
Comments:

257. Name: Charles Barry on Oct 03, 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 03, 2010
Comments:

259. Name: Stephanie Parodi on Oct 04, 2010
Comments:

260. Name: Joyce Carroll on Oct 04, 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 04, 2010
Comments: Santa Cruz needs all the help they can get . Leave well enough alone
-
262. Name: Dorothy M Thomas on Oct 04, 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 04, 2010
Comments: This is crazy, keep Santa Cruz as it is!!!
-
264. Name: Dan Whisenhunt on Oct 04, 2010
Comments: Thank you!
- Dan
-
265. Name: Sandy Barker on Oct 04, 2010
Comments:
-
266. Name: Alma D. Donato on Oct 04, 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 04, 2010
Comments:
-
268. Name: Julie Barbin on Oct 05, 2010
Comments:
-
269. Name: Gregg Camp on Oct 05, 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 05, 2010
Comments:

-
271. Name: Mike Bigler on Oct 05, 2010
Comments:
-
272. Name: Bob Henkel on Oct 05, 2010
Comments: I strongly oppose this ordinance
-
273. Name: Mark E. Scranton, Esq. on Oct 05, 2010
Comments:
-
274. Name: Joey Baker on Oct 05, 2010
Comments:
-
275. Name: Charean Marshall on Oct 05, 2010
Comments:
-
276. Name: Dejan Skvorc on Oct 05, 2010
Comments:
-
277. Name: Bruce Leban on Oct 05, 2010
Comments:
-
278. Name: Margaret Trawick on Oct 05, 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 05, 2010
Comments: I oppose this measure. I live in Scotts Valley and I vote.
-
280. Name: Uwe Wessbecher on Oct 05, 2010
Comments:
-
281. Name: Peter Mel on Oct 05, 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 05, 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 05, 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 05, 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 05, 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. Name: Chuck Borsos on Oct 05, 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 05, 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 06, 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 themselves 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 06, 2010

Comments:

290. Name: Laurie Chase-Babula on Oct 06, 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 06, 2010

Comments:

292. Name: Lita Ruble on Oct 06, 2010

Comments:

293. Name: Brian Hoffman on Oct 06, 2010

Comments: Don't be short sighted. Calif needs the tourist dollars.
Brian

294. Name: Loetta Vann on Oct 06, 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 06, 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 whole week near the beach or any where else for a vacation 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 have 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 06, 2010

Comments:

297. Name: Darrel Saperstein on Oct 06, 2010

Comments: Why cut off the hand that feeds you?

298. Name: Debbie Follmar on Oct 06, 2010

Comments:

299. Name: Erin Graham on Oct 06, 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 06, 2010

Comments:

301. Name: Sharon Adams on Oct 06, 2010

Comments:

302. Name: Philip King on Oct 06, 2010

Comments:

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 note 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.

334 12th Ave. Santa Cruz CA. 95062
415-454-9592
BCHROSECOTTAGE@GMAIL.COM

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

334 12th Ave. Santa Cruz CA. 95062

415-454-9592

BCHROSECOTTAGE@GMAIL.COM

Porcila Wilson

Subject: FW: Short term rental data

-----Original Message-----

From: Randy Watson [mailto:randywatson95062@yahoo.com]

Sent: Friday, October 22, 2010 2:17 PM

To: Paia Levine

Subject: Short term rental data

☐ Supervisor Leopold states that vacation homes are changing the character of their neighborhoods and that there is an "invasion" of vacation homes. Really? Besides the fact that there have been vacation homes for over 100 years specifically developed for this purpose lets look at some facts

Over the past 2 years about 70% of ALL home sales between the Harbor and 41st (beach side) are SECOND HOMES. These neighborhoods remain primarily second home areas. Data from MLS past two years and mailing addresses.

Original data from about 10 years ago from BOS showed about 500 homes in the County were vacation rental. This was taken from the BOS meeting in 2002.

Data from BOS shows that there are now 570. Data from planning department

OVER 10 YEARS THE RATE OF VACATION HOMES HAS INCREASED ABOUT 1.5% PER YEAR

Here are two streets, 12th and 14th, that are among his district where the Supervisor says the "problem" has gotten out of hand.

First, a letter from the block captain from 12th Ave:

Dear Supervisor,

I am the 12th Ave. Neighborhood watch captain and have volunteered for this position since the advent in November 2007 which followed a meeting chaired by the previous First District Supervisor.

I perceive as part of my responsibility to the neighbors is to get to know the neighbors. I recently had the opportunity to take an inventory of the housing on the street to assist in keeping my e-mail alerting system data base current and accurate.

I also have now had the opportunity to listen to the radio broadcast of last Saturday attended by you Supervisor Leopold.

Supervisor Leopold you made a very strong and inaccurate statement regarding 12th Ave. to which I must respond. Your comment was "over one half of the dwellings on 12th Ave. are vacation rentals". THIS IS NOT CORRECT INFORMATION!!!

Total dwellings on 12th Ave. 53

Owner Occupied full time 11

Rental units in excess of 30 days 12

Vacation Homes not rented/vacant 18

10/25/2010

Vacation Rentals 12

I find it most important to speak with the facts especially as our representative.

Supervisor says 12th is over 50% vacation rental.

66% of homes on 12th are SECOND homes. The MAJORITY of homeowners on 12th do not live there full time. This is consistent with the rest of the area and consistent with the 100 year history of the area. ONLY 20% of the homes on 12th are currently used as short term rentals. FAR from the 50% quoted by the Supervisor

How about 14th Ave, also at "ground zero".

Data on 14th Ave. (South of East Cliff Drive)

22/34 homes are second homes: 64% are second homes

2/34 are vacation homes: 6%

LESS THAN 10% are vacation homes

Sales data past 10 years (from MLS and mailing address data):

12 homes have sold

8 are second homes (2/3) (2 homes WERE primary residences are now SECOND HOMES)

1 new vacation rental (which was a second home for over 30 years)

FACTS:

14th AVE is MAJORITY SECOND HOMES

IN THE PAST 10 YEARS ONLY ONE NEW VACATION HOME

PRIOR TO BEING A VACATION HOME THIS HOME WAS A SECOND HOME FOR 30 YEARS

OVER THE PAST 10 YEARS 2 PRIMARY RESIDENCES (AT LEAST ONE WITH CHILDREN) WERE CONVERTED TO **SECOND** HOMES

ONLY 6% of 14th AVE IS VACATION HOMES

October 6, 2010

TO: HOUSING ADVISORY COMMISSION

FR: BUD CARNEY

RE: PROPOSED RECOMMENDED CHANGES FOR DISCUSSION

DRAFT PROPOSED VACATION RENTAL ORDINANCE

13.10.326 Vacation Rentals.

The use of residentially zoned property as a vacation rental shall comply with the following standards:

A. Purpose. The purpose of this section is to establish regulations applicable to structures on residentially zoned parcels that are rented as vacation rentals for periods of less than thirty days at a time. These regulations are in addition to all other provisions of this Title. In the adoption of these standards the Board of Supervisors find that residential vacation rentals have the potential to diminish the stock of housing available to long-term residential households and to be incompatible with surrounding residential uses, especially when multiple vacation rentals are concentrated in the same area, thereby having the potential for a deleterious effect on the adjacent full time residents. Special regulation of these uses is necessary to preserve the housing stock and to ensure that they will be compatible with surrounding residential uses and will not harm or alter the neighborhoods in which they are located.

B. Permit requirements. VACATION RENTAL Administrative Use Permit and Transient Occupancy Tax Registration for each residential vacation rental.

C. Location.

1. Except as set forth in (2) below, and in 13.10.327, in all residential zone districts, no new vacation rental shall be located within 200 feet of a parcel on which any other vacation rental is located. This location standard may be modified by an exception if approved by Zoning Administrator.

[Exception criteria and standards to be developed]BY WHOM AND WHEN????

2. For the purposes of this ordinance, Special Consideration Areas are defined as follows: Pajaro Dunes; the portion of Oceanview Drive along the ocean in La Selva; and on Beach Drive, Rio del Mar Boulevard between Aptos Beach Drive and Cliff Court, and Las Olas Drive in Aptos. In these areas there are no limits on location and the minimum separation given in section C 1. does not apply.

D. Vacation rental tenancy.

1. One tenancy per year of 30 days or less is exempt from the requirements of this section.
2. This section does not apply to house trades where there is no monetary compensation.
3. Except as described in 1 and 2, above, and 5, below, rental of a residence shall not exceed one individual tenancy within seven consecutive calendar days. Each individual tenancy may consist of from one to seven days. No additional occupancy (with the exception of the property owner) shall occur within that seven-day period.
4. A vacation rental shall only be used for the purposes of occupancy as a vacation rental or as a full time occupied unit.
5. In the Special Consideration Areas, there are no limits on tenancy or minimum number of days per tenancy.

E. Number of people allowed. The maximum number of tenants allowed in an individual residential vacation rental shall not exceed two people per bedroom plus two additional people, except for celebrations and large gatherings not exceeding 12 hours in duration, during which time the total number of people allowed is twice the allowed number of tenants. Children under 12 are not counted toward the maximums. (Maybe this should be decided by the Zoning Administrator at the time of the public hearing)

F. Signs. A sign identifying the structure as a permitted vacation rental and listing a 24 hour local contact responsible for responding to complaints and providing general information shall be placed in a front or other window facing a public street or may be affixed to the exterior of the front of the structure facing a public street. If the structure is more than 20 feet back from the street, the sign shall be affixed to a fence or post or other support at the front property line. The sign may be of any shape, but may not exceed 246 144 square inches. The view of the sign from the public street shall be unobstructed and the sign shall be maintained with legible information.

G. On-site parking required. Except for pre-existing, non-conforming vacation rentals existing as of the date of the adoption of this ordinance by the Board of Supervisors, which are issued a valid Administrative Use Permit (see section 13.10.327), all parking associated with a Residential Vacation Rental shall be entirely onsite, in the garage, driveway or other on-site parking spaces and all tenants using the vacation rental shall not use on-street parking. All vacation rentals shall provide the minimum on-site parking required at the time the structure was permitted.

H. Noise. All residential vacation rentals shall comply with the standards of Chapter 8.30 of the County Code (Noise) and a copy of that chapter shall be posted in an open and conspicuous place in the unit and shall be readily visible to all tenants and guests. No vacation rental is to involve on-site use of equipment requiring more than standard household electrical current at 110 or 220 volts or that produces noise, dust, odor or vibration detrimental to occupants of adjoining dwellings.

I. Local contact person. All vacation rentals shall designate a property manager within

a 25-mile radius of the particular vacation rental, or one who resides within Santa Cruz County. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Where a property owner lives within the County the property owner may designate himself or herself as the local contact person. The requirements of this section apply to both owners and designated property managers.

1. The name, address and telephone number(s) of the local contact person shall be submitted to the Planning Department, the local Sheriff Substation, the main county Sheriff's Office, the local fire agency, and supplied to the property owners within a 300 500 foot radius. The name, address and telephone number(s) of the local contact person shall be permanently posted in the rental unit in a prominent location(s). Any change in the local contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this subsection.

2. If the local contact person is unavailable or fails to respond, and the complaining party contacts the Sheriff's Office, the Sheriff may attempt to reach the local contact person. In cases where the Sheriff is unable to reach the local contact person the penalties as set forth in Subsection P O may apply.

J. Transient Occupancy Tax. Each residential vacation rental unit shall meet the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for each residential vacation rental unit.

K. Operational measures. Rules about trash management (e.g., trash to be stored in covered containers only), number of tenants, illegal behavior and disturbances shall be listed in the Rental Agreement and shall be posted inside the vacation rental in an open and conspicuous place readily visible to all tenants and guests.

L. Advertising. No vacation rental shall be advertised in any manner as a venue for weddings, receptions, corporate meetings, retreats, or similar functions.

M. Effect on pre-existing, non-conforming residential vacation rentals. See Section 13.10.327.

N. The manager shall maintain a log of rentals to demonstrate compliance with tenancy regulations and shall make the logs available for inspection by the Sheriff and the Planning Department.

O. Violation. It is unlawful for any person to use or allow the use of property in violation of the provisions of this section. The penalties for violation of this section are set forth in Chapter 19.01 of this Title (Enforcement). If more than two documented, significant violations occur within any 12-month period the Administrative Use Permit may be reviewed for possible non-renewal, amendment, or revocation; this may occur before expiration of the subject Administrative Use Permit. Documented, significant violations include, but are not limited to: copies of citations, written warnings, or other documentation filed by law enforcement; copies of Homeowner Association warnings,

reprimands, or other Association actions; written or photographic evidence collected by members of the public or County staff; and documented unavailability of the local contact three or more times within a six month period.

13.10.327 Pre-existing, non-conforming vacation rentals

Notwithstanding any other provisions of this Code to the contrary, including but not limited to Section 13.10.10.260 entitled "Nonconforming uses-Provisions that apply to all uses" and Section 13.10.261 entitled "Residential Nonconforming uses" this section shall apply to existing vacation rentals.

A. The purpose of this section is to provide a process to identify and register those vacation rentals as nonconforming uses which have been in lawful use prior to the adoption of this ordinance by the Board of Supervisors and to allow them to continue subject to obtaining an Administrative Use Permit as provided by this section.

B. The owner, operator or proprietor of any vacation rental that is operating on the effective date of this ordinance, which is upon certification of this ordinance by the Coastal Commission, shall within 180 days after the effective date obtain an VACATION RENTAL Administrative Use Permit for vacation rentals.

C. No Administrative Use Permit shall be issued by the ~~Planning Director~~ ZONING ADMINISTRATOR unless the use as a vacation rental is a legal use under the Zoning Ordinance, and the applicant provides a sworn affidavit and demonstrates to the satisfaction of the ~~Planning Director~~ ZONING ADMINISTRATOR that a dwelling unit was being used as a vacation rental on an on-going basis prior to the adoption of this ordinance by the Board of Supervisors and was in compliance with all State and County land use and planning laws. The ~~Planning Director~~ ZONING ADMINISTRATOR, in making the decision, shall take into consideration, among other things, the following guidelines:

1. The applicant paid County of Santa Cruz Transient Occupancy Tax on the lawful operation of the vacation rental; or
2. That applicant had transient guests occupy the subject property in exchange for compensation prior to the adoption of this ordinance by the Board of Supervisors; and
3. Reliable information, including but not limited to, records of occupancy and tax documents, reservation lists, and receipts showing payment is provided.
4. For those who provide adequate documentation, but have not registered and paid Transient Occupancy Tax, proof of retroactive payment of the amount due to the County for the three prior years shall be submitted.

D. No notice is required as part of the processing of an initial Administrative Use Permit for pre-existing, non-conforming vacation rentals. Renewals shall be subject to public notice.

E. Failure to apply for an Administrative Use Permit within 180 days of the effective date of this Ordinance shall mean that the alleged nonconforming use is not a bona fide

nonconforming use, and it shall be treated as an unlawful use, unless the applicant demonstrates that the alleged vacation rental use meets the all of the criteria under Section 13.10.326.

F. Administrative Use Permits in the Special Consideration Areas shall be renewed every five years. In all other areas, the Administrative Use Permit shall be renewed every two years. During the renewal application process, the Planning Director shall take into consideration compliance with the permit conditions, as well as public complaints related to the loss of quiet enjoyment, record of unlawful activities, as well as non-compliance with all State and County land use or planning laws.

13.10.328 New vacation rentals

A. All new vacation rentals shall be subject to the requirements set forth in Section 13.10.326 and shall obtain an Administrative Use Permit THROUGH THE PUBLIC HEARING PROCESS, WITH NOTICE TO PROPERTY OWNERS, AND RESIDENTS WITHIN 500 FEET. Every application for an Administrative Use Permit for a new vacation rental shall include the following.

1. Completed application form
2. Non-refundable application fee as established by the Board of Supervisors, but no greater than necessary to defer the cost incurred by the County in administering the provisions of this Chapter
3. Plans drawn to scale showing the following:
 - a. Plot plan showing property lines, all existing buildings, and dimensioned parking spaces
 - b. Floor plan showing all rooms with each room labeled as to room type
 - c. Copy of a blank rental/lease agreement with the conditions of approval of the use permit listed in the agreement (i.e., occupancy limits, parking, trash, etc, pursuant to Section 13.10.326.
4. Copy of a County of Santa Cruz Transient Occupancy Registration Certificate for the purpose of the lawful operation of a vacation rental.

B. Notice of the application shall be sent to all owners and residents of properties within 300 500 feet of the exterior boundaries of the parcel on which the new vacation rental is proposed.

~~C. No public hearing shall be required unless a) an exception to the standards for new vacation rentals is requested, in which case the application shall be scheduled for public hearing at the Zoning Administrator, or b) if the Planning Director determines that a public hearing is required based on public responses to the application or for other good cause, in which case the application shall be scheduled for public hearing at the Zoning Administrator or the Planning Commission, at the discretion of the Planning Director.~~

D. Exceptions to the requirements for new vacation rentals shall be requested in writing as part of the application, shall be limited to exceptions to the location and parking standards, and shall be heard by the Zoning Administrator at a noticed public hearing.

[Exception criteria and standards to be developed] BY WHOM, AND WHEN

E. VACATION RENTAL Administrative Use Permits for new vacation rentals in the Special Consideration Areas shall be renewed every five years. In all other areas, the VACATION RENTAL Administrative Use Permit shall be renewed every two years. During the renewal application process, the Planning Director shall take into consideration public complaints related to the loss of quiet enjoyment, record of unlawful activities, as well as non-compliance with all State and County land use or planning laws.

F. Action on an Administrative Use Permit for a new vacation rental may be appealed according to the procedures set forth in Section 18.10.310 et seq.

“V” definitions.

Vacation Rental: One (1) or more ownership dwelling units, rented for the purpose of overnight lodging for a period of not more than thirty (30) days other than ongoing month-to-month tenancy granted to the same renter for the same unit. Accessory structures, second units, and legally restricted affordable housing units shall not be used as vacation rentals.