

## Nicholas Brown

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**From:** Steve Bush <stevenleroybush@yahoo.com>  
**Sent:** Thursday, June 4, 2026 4:27 PM  
**To:** Nicholas Brown  
**Subject:** Fwd: AirBnB

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Sent from my iPhone

Begin forwarded message:

**From:** Steve Bush <stevenleroybush@yahoo.com>  
**Date:** June 1, 2026 at 12:34:12 PM CDT  
**To:** Nicholas.Brown@santacruzcountycalifornia.gov  
**Cc:** Steve Bush <stevenleroybush@yahoo.com>, Julie Bush <julieabush@yahoo.com>  
**Subject:** AirBnB

Dear Mr. Brown:

This email is in response to the proposed AirBnB at 4453 Rancho Drive.

My wife (Julie Bush) and I live directly behind this home. We reside at 4448 Cortez Drive. We are adamantly opposed to any short term rental arrangement in the Hilltop neighborhood and wish to convey our sincerest concerns.

AirBnB Short-term rentals (STRs) like VRBOs and Airbnbs are frequently detrimental to older, established affluent neighborhoods. While they can boost local tourism revenue, they consistently disrupt the community fabric, housing stability, and security of these specific types of enclaves.

### **Disruption of Community Fabric**

- **Transience vs. Permanence:** Affluent, older neighborhoods typically thrive on established, long-term social ties, a sense of familiarity, and neighborly trust. A high turnover of vacationers introduces a constant stream of strangers, eroding this community cohesion.
- **Absentee Landlords:** Investors often live out-of-town, relying on third-party management companies. This results in poor responsiveness to neighborhood complaints like noise, trash, or parking violations.

### **Threats to Security and Privacy**

- **Safety Concerns:** Older, affluent areas often prioritize exclusivity and privacy. STR guests bypass the traditional screening processes that permanent residents or

long-term leaseholders undergo, leading to an increased risk of property crime, loud parties, and unauthorized events.

- **Home Values:** The presence of a short-term rental can deter prospective long-term buyers who are looking to establish roots in a quiet, strictly residential enclave, occasionally putting downward pressure on home values directly adjacent to the STR.

#### **Architectural & Neighborhood Character**

- **"Party House" Syndrome:** Large, luxurious homes are prime targets for large group rentals and bachelor/bachelorette parties, which fundamentally clashes with the quiet, residential character of affluent historical districts.
- **Commercialization:** The proliferation of STRs effectively turns residential blocks into de facto hotels, shifting the atmosphere of a carefully planned, exclusive neighborhood into a commercialized tourist zone.

#### **Real Estate Market Distortion**

- **Loss of Housing Stock:** When homes are purchased solely as income-generating investments, it removes housing inventory from families who would otherwise invest in the long-term upkeep of the community.
- **Tax and Valuation Increases:** Concentrated short-term rentals artificially inflate nearby property assessments and local taxes, which can burden older, retired residents on fixed incomes who wish to remain in their family homes.

In closing Mr Brown, I would like to ask for your assistance in preventing this nightmare from occurring in our family community. We have shared values and look out for one another. It is our hope that this will continue to be the case for us and the Santa Cruz community well into the future.

Thanks for your time and consideration.

Yours truly,

Steve and Julie Bush

Sent from my iPhone