



March 10, 2025

Jennifer Fullerton, Chair  
Anne Miller, Vice Chair  
Katie Maynard, Commissioner  
Cary Penniman, Commissioner  
Rita Serotkin, Commissioner  
130 Cremona Drive  
Goleta, CA 93117

RE: B.1 Short-Term Vacation Rental and Underused Housing Stock (Implementation of Housing Element Subprograms HE 1.7 and 1.8)

Dear Chair Fullerton and Commissioners,

The Santa Barbara Association of REALTORS® (SBAOR) represents about 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners. As one of the leading organizations on the South Coast primarily focused on housing, we support the staff recommendations for housing priorities for Goleta residents and employees.

We appreciate being able to comment on an issue that we have been an active participant in since its inception. We strongly believe in having a commonsense Short-Term Rental (STR) ordinance which is why in 2017 we partnered with the City of Goleta to mail postcards to every resident informing them about the short-term rental regulations. We have also conveyed the positive aspects of your ordinance with not only the other municipalities in the Santa Barbara South Coast, but also across the state and nation.

Below are our stances and comments on the staff recommendations:

#### **SUPPORT**

- 1.** Update the definition of an STVR and other related uses in the Goleta Municipal Code to better reflect the functional differences between different forms of transient visitor accommodations (such as hosted vs. non-hosted).
- 2.** Collect additional attribute data when issuing licenses in order to collect more information on the types of properties providing tourist accommodations to aid in long-term evaluation of the impact on local housing availability.
- 3.** Update the data collection to provide data that can be used for ongoing monitoring, analysis, and enforcement, such as:
  - o Transient Occupancy Tax (TOT) Remittance. Continue to collect information on TOT remittances in a format that allows authorized staff to identify whether a property and/or unit was actively engaged in visitor accommodations activity (i.e., submitting TOT and for what amount) during a given month.
  - o Availability. Collect information on the number of nights per month that the property was made available for occupancy by short-term visitors.
  - o Occupancy. Continue to collect information on the number of nights per month that the property was booked for occupancy by visitors.
- 4.** Maintain and update annual relicensing procedures to ensure applicable code requirements, such as the fire and safety codes, are met.



5. Create an STVR property search tool, in order to provide greater public transparency, facilitate identification of non-compliant properties, and encourage the prompt resolution of nuisance issues and associated complaints.
8. Implement enhanced enforcement penalties, such as a “three strikes” policy or points system, that would allow the City to revoke STVR licenses from operators that repeatedly violate STVR regulations noted in the GMC, adopted nuisance standards, and/or who fail to demonstrate a good faith attempt to address problems in a timely manner.
9. Limit the total number of STVRs that may be permitted within the City at any given time.
13. Update definitions, see Recommendation 1 above.
17. Consider fewer restrictions on hosted STVRs or consider using differential regulations for hosted and non-hosted STVRs to allow for short-term renting to facilitate homeownership, while limiting the prevalence of absentee landlords and corporate ownership within the STVR market. – *I think we are ok with this?*
18. Market and enforce the “Good Neighbor Guidelines” as noted in the City’s STVR Performance Standards. As noted in GMC subsection 5.08.085(H))(10), these guidelines may include location-specific information, such as neighborhood quiet hours, local speed limits and the prohibition of fires and fireworks in beach areas.
19. Take steps to encourage development of new tourist accommodations other than STVRs that do not impact how the housing stock is utilized, including hotels and motels.
20. Take steps to encourage and facilitate construction of a diversity of housing types that meet the needs of a wide array of workforce households. Note that this recommendation already aligns with programs in the City’s Housing Element 2023- 2031.

## **OPPOSE**

6. Prohibit short-term renting of properties recently subject to a no-fault eviction in order to reduce the incentive for property owners to evict existing tenants in order to convert the property to an STVR.

There are already existing regulations in relation to no-fault evictions and therefore this is superfluous

7. Establish a STVR permit waiting period for new home purchases of at least one year following the purchase of a residential property before that property is eligible to apply for an STVR permit.

If homes are permissibly allowed to be a STR, then creating this “waiting” period could be considered a regulatory taking per *The Gym 24/7 Fitness, LLC v. The State of Michigan*.

10. Create a mechanism to reduce allowed permits and/or discontinue an allowance for STVRs when directed by City Council.

This recommendation seems too vague and does not define what the mechanism would be or when it would be used. Given the ambiguous nature of this recommendation, we request you do not move forward with this recommendation.

11. Apply different standards/allowances within specific geographic subareas that can help to ensure the availability of visitor accommodations in appropriate areas, such as in the Coastal Zone. This approach could also limit STVRs in certain residential zone districts.

If the City moves forward with specific geographic subareas, also known as “overlay zones”, we would want to make sure that a current holder of an allowed STR would be allowed to transfer the Vacation Rental License. This is key to many of the real estate transactions because when buying a property, buyers want to know exactly what they can and cannot do with their property.



**12.** Establish STVR density standards that establish a minimum distance between permitted STVR units, or a maximum share of units within a certain defined area that may be short-term rented. This approach could serve as an alternative, or in addition, to geographic standards in Recommendation 11 above.

We have seen this in other cities and there is a devaluation of the properties that do not have the option to become a STR while those that do have the option increase their property valuation. Any changes to this ordinance need to ensure an even playing field for all property owners within the same zone.

**14.** Establish code provisions regarding fractional ownership and timeshares, limiting the areas where fractional ownership and timeshare uses may be allowed, including both new construction and the acquisition and conversion of existing residential uses.

We understand establishing code provisions for timeshares, but not fractional ownership. Fractional ownership is much different than timeshares in that it has multiple co-owners that use a vehicle like an LLC to divide the partnership. Most fractional ownership properties have HOA-like rules that prohibit the fractional ownership from being rented to anyone outside the partnership. Given the limitations already in place given the very nature of fractional ownerships, we recommend you do not adopt this recommendation.

**15.** Create a registry for leases of 31 to 90 days and consider requiring property owners and managers to declare long-term rentals of 31 to 90 days and to notify the City in the event that the rental is cancelled, or the lease broken, within 30 days of the start date.

We are very concerned with this recommendation because it sounds like a rental registry. A rent registry would open the door to major privacy concerns and major cost. A Rental Registry would require private Tenant and Housing Provider Information to be shared with the City. This raises serious privacy concerns. In an era when even the most sophisticated databases get hacked routinely, this is not a wise policy.

The cost of administering the program would be in the millions of dollars and most certainly be passed onto the housing provider. The City of Goleta partakes in an existing staff level program called the Rental Housing Mediation Program that addresses disputes between tenant and housing provider. This program has been extraordinarily successful in resolving disputes. There really is no need for another level of bureaucracy.

**16.** Establish a maximum number of nights per year that a non-hosted STVR may be rented in certain areas, where full-time resident occupancy is the preferred use. This limitation can reduce the financial incentive to buy second homes to use as STVRs.

We oppose this recommendation at this time because we don't know what the number is and the possibility it would create a slippery slope of increasing the number at a later date.

We look forward to continuing this important conversation while still allowing property owners to exercise their private property rights.

Sincerely,



Summer Knight  
SBAOR 2025 President



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**Short term rental next to me "the hotel next door" sleeps 11 and is way oversized for a residential neighborhood**

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**From** Paul Schaffer <schaffer.chiropractic@gmail.com>

**Date** Mon 3/10/2025 8:11 AM

**To** Nicholas Norman <nnorman@cityofgoleta.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm Paul Schaffer 6003 Paseo Palmilla, Goleta, CA 93117 (805) 886-6203

The property at 6007 Paseo Palmilla is immediately adjacent to my home (there is no 6005 Paseo Palmilla). It sleeps 11 people according to an old air b&b ad. The owner does not live there. It is vulnerable to renters running amok without supervision or known consequence.

Since Nov 2015 it has been a short term rental. Often there will as many as 7 carloads of people there. They park in front of long term residents' homes; preventing actual owners from parking, and party loudly. People who rent it are on vacation and act like they're at club med or some party destination. There is a backyard pool and hot tub. There will be ping pong game noise in bright lights into the night, and water games with loud yelling and noise of hitting an inflatable ball. I have many times knocked on the door to ask for quiet with no answer because everyone is in the outdoor party area. I've then called put my face over the fence and called to get their attention and remind them that this is a residential neighborhood and asked them to quiet down. The bedrooms of my home are on the side closest to 6007 Paseo Palmilla.

In the past, young people have run on the roof of the property and jumped from the roof into the pool. I called the owner, Kirk Evans, Kirk Evans – [kevans2121@gmail.com](mailto:kevans2121@gmail.com) - (805) 455-0668

then called the Sheriffs for safety, then left for a scheduled appointment. Mr. Evans later told me that the "guests" said they'd only once gotten on the roof to retrieve a basketball. A basketball would've rolled off by its self, or certainly be accessible if in a gutter, to knock down with a broom or pool scoop handle.

Neighbors across the street from 6007 Paseo Palmilla hear the noise and can't find parking for their family in front of their home, and often ask me how I can stand it.

I have gone to the City of Goleta with a complaint and was shown that Mr Evans has a plan if there are complaints, which is to call him. He lives in Carpinteria according to the plan. He has asked me to call him if there is disturbance, rather than the Sheriffs. I imagine that is to avoid multiple records of Sheriff Dept calls. In the past when I've done that Mr. Evans cannot reach the renters, as their cell phones may be indoors while they are outside partying.

There is a large volume of trash with food containers left when renters depart. I put containers on the street before collection days, to reduce the rats and mice coming to the food scents. It is for self-protection so that the rats and mice don't invade my property.

To his credit, Mr. Evans did remove the basketball hoop from the front driveway which was a loud boisterous annoyance. He did put in his ad to be quiet after 9 pm, and not have big parties. The renters don't always remember or honor that. They may have booked in advance and not read the requirements before arriving.

I'm respectfully requesting that the "hotel next door" at 6007 Paseo Palmilla be declared unsuitable for our residential area.

Sincerely and respectfully, Paul Schaffer

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## Concerns Regarding Short-Term Rental at 6007 Paseo Palmilla

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**From** Lauren Campbell <lcmatson@gmail.com>

**Date** Mon 3/10/2025 9:53 AM

**To** Nicholas Norman <nnorman@cityofgoleta.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express my concerns regarding the short-term rental property at 6007 Paseo Palmilla, which is directly across the street and diagonal from my home at 6008 Paseo Palmilla. The ongoing issues caused by this rental property have significantly impacted my family's quality of life and the peace of our neighborhood.

The renters at 6007 Paseo Palmilla frequently gather in large numbers and make excessive noise during their stay, particularly in the driveway. This has repeatedly disturbed my family, waking my children at night and causing distress to my dogs. Additionally, guests at the rental often mistake my home for their destination, knocking on my door at all hours. And at times have attempt to open my front door. As you can imagine this is frightening.

Parking has also become a major issue. Guests at 6007 Paseo Palmilla do not park in front of the rental property but instead occupy spaces in front of other residents' homes. Large vehicles are often parked to the left of the property, in front of my neighbor's house (6003) , which makes it difficult for me to back out of my driveway safely.

I urge you to consider stricter regulations to ensure renters do not disrupt the community. Enforcing noise restrictions, parking regulations, and occupancy limits could help mitigate these issues. I am understanding that in some ways these accommodations in Santa Barbara/ Goleta are beneficial for renters as well as the property owner. I just feel that the rules need to be enforced better by the home owner ( in this case Kirk Evans) and not left up to the residents near by. This is a neighborhood filled with quiet neighbors that are kind and very helpful to one another and would love for the rental owner and guests to respect that.

I appreciate your attention to this matter and Thank you for your time and consideration.

Lauren Campbell

805-452-9303

6008 Paseo Palmilla Goleta CA 93117