

May 7, 2022

City of Goleta Planning Commission
130 Cremona Dr.
Goleta, CA. 93117

Re: Short Term Rentals

Dear Chair and Planning Commission Members:

As a resident of Encina Royale, an independent over 55 community, we have been advised that a State law was passed requiring that we offer a minimum 30-day lease.

The average age in our community is probably in the 70's and many residents have chronic health conditions such as myself as I am 84. We have worked all our lives to raise our families and pay our taxes.

Encina Royale is a generally quiet community of 360 dwelling units on 42 acres off Encina Rd., but I fear that the State law (AB 3182 - codified under Davis Stirling 4741) will make us subject to Short Term Rentals by vacationers enjoying our proximity to the beach, hiking and other nearby recreational areas as well as relatives of UCSB students in town for graduations, etc.

I am in contact with State Senator Monique Limon on the Encina Royale issue, but Short Term Rentals are a threat to the whole city as well as our senior community. Under the updated Housing Element (HE 1.6) the city plans to only monitor the situation before establishing a detailed ordinance to protect against a proliferation which would take more desperately needed affordable housing off the market. The adjacent city of Santa Barbara has addressed this issue and has adopted an ordinance to limit any likely proliferation.

Not only will my senior community likely be negatively affected by Short Term Rentals but the whole city could experience a proliferation impacting the existing motel/hotel businesses, and changing the character of our residential neighborhoods.

When you consider approval of the updated Housing Element you would have an opportunity to address the STR issue. Please take my comments into consideration.

Thank you for your time and attention.

Cordially,

Cheryl Rogers
Goleta resident

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