

From: francis.suzanne@verizon.net
To: [COB - Internet E-Mail](#); [Supervisor Rowe](#)
Cc: [Cozad, Claire](#); tomf@tfranciscpa.com
Subject: :Ongoing/Increasing Short Term Rentals Crisis
Date: Friday, June 18, 2021 1:41:33 PM

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Dear Supervisor Rowe and Members of the Board, San Bernardino County

First, thank you for allowing me to have my voice heard regarding what can only be referred to as an STR "crisis". I am writing for the June 22 council meeting in which the board will be addressing ongoing STR problems for unincorporated Big Bear City. This matter has now become more urgent as Big Bear Lake has just issued a 60-day moratorium and therefore the possibility of even more STRs being pushed into the unincorporated areas of Big Bear. I urge the county to consider immediate and long terms caps, stricter regulations and an immediate moratorium in conjunction with BBL until a resolution can be made to protect the community and bring back balance.

It is extremely alarming how this is negatively impacting Big Bear and the surrounding valley. STR owners do not understand that the residents alone are suffering the negative consequences while owners and hosts reap the financial benefit. I am currently a part time resident with plans to soon retire in Big Bear City in a few years and these STRs are already negatively impacting our peaceful enjoyment of our home. These past few years we watched our once peaceful street turn into a commercial "party" area as more and more STRs are allowed to operate on our street. We went from only 1-2 rentals to at the least 8 which represent over 40% of our street and notices of 2 more in one week! We had our property used as a motorcycle launch, trespassing to sled on our hill and most recently a confetti cannon shot in street that covered our property in rainbow confetti to name a few – all of which have had a financial and stressful impact! It is not right that one should have to worry of property damage, an epic clean-up task (confetti had to be vacuumed off property and took over 3 hours), if tonight is the night I'm going to be kept up and/or woken up by a renter who came up to party and act in a way they would not in their own neighborhoods.

No one is out to eliminate STRs, but to request caps and stricter regulations as STRs are invading and disrupting peoples lives, and at this rate we will soon be outnumbered. The only individuals profiting are not the ones who have to live with the negative effects of what is happening. The residents and part-timers are essentially left with the task of "policing and monitoring" these STRs – not the owners or hosts – or even the county code enforcement (they only come if called). Residents should not have to be burdened with the tasks of monitoring as that is what is essentially happening, these are our homes and we should be able to enjoy them peacefully. Residents should not have to monitor and report violations and noise as these disruptions should not be happening in the first place. These STR owners are essentially being allowed to operate a 24-hour business at our expense and it's already out of control.

Lastly, I would also suggest to include in the stricter regulations, the ability to file a complaint after a violation has occurred. When I first called code about the confetti, I was immediately told they only allow complaints for occurrences as they are happening to allow the owner to respond within an hour! How is this fair? I had to be persistent and only because I had video evidence they ended up issuing a violation, but this incident took away any enjoyment I had planned dealing with clean-up and the overwhelming stress is caused.

Hopefully our home will not soon be located in an unsupervised hotel lobby...

Tom and Suzanne Francis
618 Sugarloaf Blvd.
Big Bear City 909-910-2797

From: [Jim Baugh](#)
To: [Board Meeting Comments](#)
Subject: SB County STR's
Date: Friday, June 18, 2021 4:13:42 PM

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Supervisors

Please accept my input and suggestions on the issues we live with as full time residents of the Big Bear Valley

Issues with STR's in our residential neighborhood.

Running a lodging business in a single family residential zone

Running a lodging business without the training and background in the Industry in health and safety.

Not subject to all the health and safety rules of a lodging business including ADA.

Siphoning business from legal and licensed hotels, motels and resorts in designated commercial zones.

Average occupancy in a single family residential zone in California is 2.94 people

Most STR's I am familiar with have average occupancy above 8 and many are at 16 persons occupancy if they are held to the maximums.

STR owners are not neighbors with an interest in the community. They operate businesses and live 2+ hours out of the area and many live out of the state.

STR owners are not local voters.

STR revenue does not cover the expenses generated in order to provide community services such as police and fire.

Suggestions:

Increase the County STR fees as well as the TOT tax to fully fund Code, Fire, and Police expenses. This is not a tax on the majority of the voting public in the County. It is an occupancy fee for travelers.

Fund infrastructure expenses such as water (tertiary treatment), trash and road maintenance necessary to provide for the actual population along with visitors.

Fully staff County Code for the current level of STR's in the Valley, with roving patrols on weekend days, Friday and Saturday nights. The STR code officers we have worked with, Officer Wild and Officer Mezin have done a great job.

Approve new STR's to commercial zones only with a clearly defined map available to the residents in the area, such as the Big Bear Valley.

Correct the followup from County Services on trash collection and early placement of trash containers at the street. Sunday is not the day to put out trash containers in the entire valley.

Immediate fines for proven noise and trespass on the guests, owners and management companies.

Eliminate all solid fuel fireplaces and BBQ's in STR's in the mountain region.

Delisting of problem properties and loss of county license. \$10K per day for violations on unlicensed properties, no grace period. Rental fees are very high and the fine must get the owner's attention.

Require training and licensing inclusive of physicals for all STR lodging personnel involved in the care of the inside of the residence.

Require unscheduled property inspections by County Health departments as would happen with lodging businesses.

Require the periodic maintenance of the exterior ground and building other than the once a year mandatory weed abatement.

Cap the occupancy at 1 per legal bedroom +1.

The issues are not political in basis. The solutions do not need to be political either. Deal with the solutions already provided in law by calling this business what it really is and stop skirting the issues. For the reduced number of neighbors who still live and work in these communities the issues are quality of life and the lack of implemented solutions from government.

Sincerely,

Jim Baugh
951 313 1222

From: [Kathy Baugh](#)
To: [Board Meeting Comments](#)
Subject: Short-term Vacation Rentals • Big Bear City
Date: Friday, June 18, 2021 4:13:36 PM

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

Dear Board Members:

I am a 13-year full-time resident in upper Moonridge, Big Bear City. When my husband and I bought, there was one vacation rental within a 1-block radius of our house at time of purchase. Currently, there are **20** STRs that allow **212** persons occupancy and **77** vehicles **within that same 1-block radius**, but that's IF the maximums are adhered to. CAN YOU SAY, "**VACATION RENTAL OVER-SATURATION?**" We are now the only full-timers on our block.

Quality of life has drastically changed from wonderful to worst because we are constantly dealing with all of the lack-of-respect issues the STRs bring to what the county has zoned as R-1 single family residential: Noise, music, partying, trespass, trash, target practice (!), graffiti - it just never ends. Rarely are any of the nearby rentals rented by a "single family," and every owner of the STRs in our 1-block radius lives off the mountain; the only interest they have in "their vacation home neighborhood" is how much money they make.

Please support a moratorium on new licenses immediately and then cap the number of active licenses. The County's Code implemented in 2017 and updated in 2019 helped, but if there is no limit on licensed rentals, it can only do so much. By the way, many vacation rental owners and renters scoff at the County even having a code, much less enforcing it.

- Exterior signage as a gentle reminder that there IS code enforcement
- 16 people max occupancy is too high and encourages groups and parties
- Increase the T.O.T. the County collects. SB County has one of the lowest yet offers multiple unique and wonderful vacation venues
- For valid code infractions, issue **steep** fines to renters, STR owners and management companies on the spot; no appeals allowed
- Suspend/revoke rental permits for repeat offenders
- License should NOT be transferrable to new owner if property is sold
- Issue a "sunset date" for all currently licensed STRs to expire. Going forward, limit the number of STRs per neighborhood via a controlled system such as a lottery

Consideration for the residents and second home owners who do not rent but cannot enjoy their own property HAS to be the County's new priority.

Sincerely,

Kathy Baugh

From: [Peggy Defibaugh](#)
To: [COB - Internet E-Mail](#)
Subject: STR in Big Bear
Date: Friday, June 18, 2021 9:26:06 AM

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I'm a full time resident since 2015. I live on Pinewood Ct. off Division. In our culde sac there are 7 homes. 3 are full timers and the rest are rentals.

I think a moratorium should be put in place for future homes. The people that live and work in Big Bear have no homes for them to rent so they can continue to live and work here. It's very sad.

This is a vacation spot but when the tourist housing outnumber the locals. There is a serious problem.

Please help my town of Big Bear by enforcing a permanent limits on private home rentals.

Thank you,
Peggy Defibaugh
508 Pinewood Ct.
BIG Bear City

Sent from my iPhone