

2022-2032



SANTA BARBARA SOUTH COAST TOURISM BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

*Prepared pursuant to the Property and Business Improvement District Law of
1994, Streets and Highways Code section 36600 et seq.*

March 3, 2022

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I. OVERVIEW

Developed by Visit Santa Barbara (VSB), a non-profit public benefit corporation whose members are individuals and entities with an interest in promoting convention and visitor businesses in Santa Barbara County, and Santa Barbara South Coast lodging businesses, the Santa Barbara South Coast Tourism Business Improvement District (SBSTBID) is an assessment district proposed to continue providing specific benefits to payors, by funding programs that specifically benefit assessed businesses. The SBSTBID was created in 2011 and renewed in 2014 and 2019; lodging businesses now wish to renew it for an additional ten (10) years.

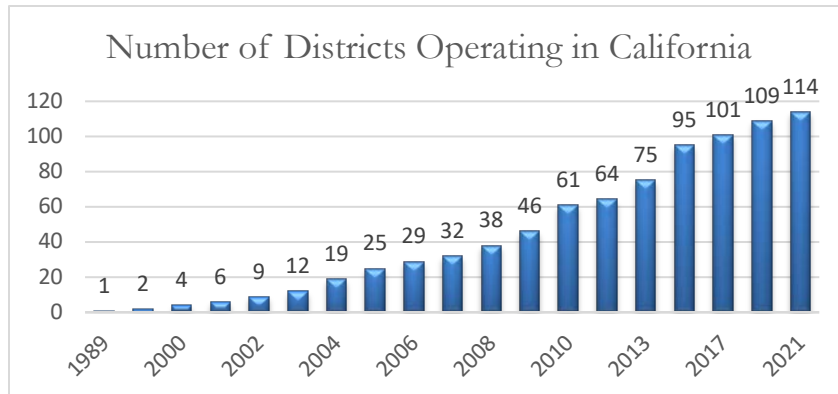
- Location:** The SBSTBID includes the cities of Santa Barbara and Goleta, and portions of unincorporated southern Santa Barbara County, as shown on the map in Section III. Only lodging businesses within the SBSTBID boundary will be subject to the SBSTBID assessment.
- Services:** The SBSTBID is designed to provide specific benefits directly to payors by increasing room night sales. Destination marketing, sales and destination improvement programs and related administration and policy development programs will increase room night sales.
- Budget:** The total SBSTBID annual assessment budget for the first twelve months of its ten (10) year operation is anticipated to be approximately \$8,239,702. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as room sales do, and if the assessment rate is increased pursuant to this plan.
- Cost:** The initial assessment rate is two percent (2%) of gross short term room rental revenue. The assessment rate may be subject to increases during the ten (10) year term if initiated by the TBID Committee and approved by assessees who pay more than fifty percent (50%) of the total annual assessment. If the TBID Committee wishes to increase the assessment rate, VSB shall provide a notice and ballot to assessed lodging businesses of the proposed increase. The assessment rate may be increased up to a maximum rate of three percent (3%) of gross short-term room rental revenue. Any increase authorized by the TBID Committee and weighted vote of the payors based on how much they pay in assessment, shall be reflected in the annual report described in Section V. Assessments pursuant to the SBSTBID shall not include prepaid contracts executed prior to June 30, 2022.
- Collection:** The cities and County will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the SBSTBID, within their respective jurisdictions. The cities and County will take all reasonable efforts to collect the assessments from each assessed lodging business subject to reimbursement of collection costs by SBSTBID..
- Duration:** The SBSTBID will have a ten (10) year renewal period, beginning July 1, 2022 or as soon as possible thereafter, and end ten (10) years from its start date. Once per year, beginning on the anniversary of SBSTBID renewal, there is a thirty (30) day period

in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a Santa Barbara City Council hearing on SBSCTBID termination.

Management: Visit Santa Barbara will continue to serve as the SBSCTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan and must provide annual reports to the Santa Barbara City Council.

II. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over 110 California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California's TBIDs collectively raise over \$300 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Santa Barbara South Coast lodging businesses continue to invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow lodging business owners to organize their efforts to increase demand for room night sales. Lodging business owners within the TBID pay an assessment and those funds are used to provide services that increase demand for room night sales.

In California, most TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBIDs:

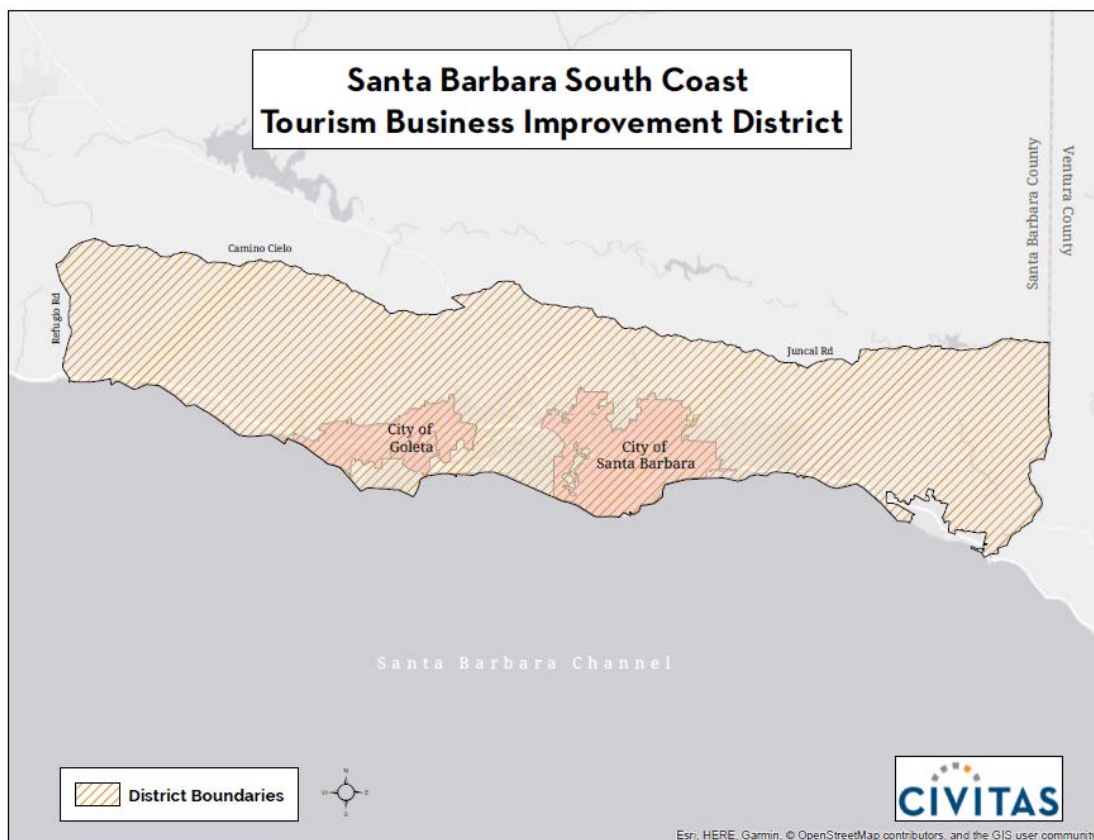
- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

III. BOUNDARY

The SBSCTBID encompasses all territory within the boundaries of cities of Santa Barbara and Goleta, and portions of unincorporated southern Santa Barbara County. In connection with the SBSCTBID, an assessment is levied against all lodging businesses, including both existing lodging businesses and lodging businesses that open during the existence of the SBSCTBID.

Lodging business means: any structure, or any portion of any structure, which is occupied or intended for occupancy by transients for dwelling, lodging, or sleeping purposes, and includes and hotel, inn, tourist home or house, short term vacation rental, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof. As used herein, the term “transient” means: any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. Any such person so occupying space in a lodging business will be deemed a transient until the period of thirty (30) days has expired unless there is an agreement in writing between the lodging business operator and the occupant providing for a longer period of occupancy; provided that the occupant of an apartment unit, constructed under a building permit as such, or in building which have been legally converted into apartments, will not be deemed to be a transient if his or her occupancy is for a period of more than thirty (30) days and with or without such written agreement.

The boundary, as shown in the map below, currently includes 343 lodging businesses. A complete listing of lodging businesses within the SBSCTBID can be found in Appendix 2.

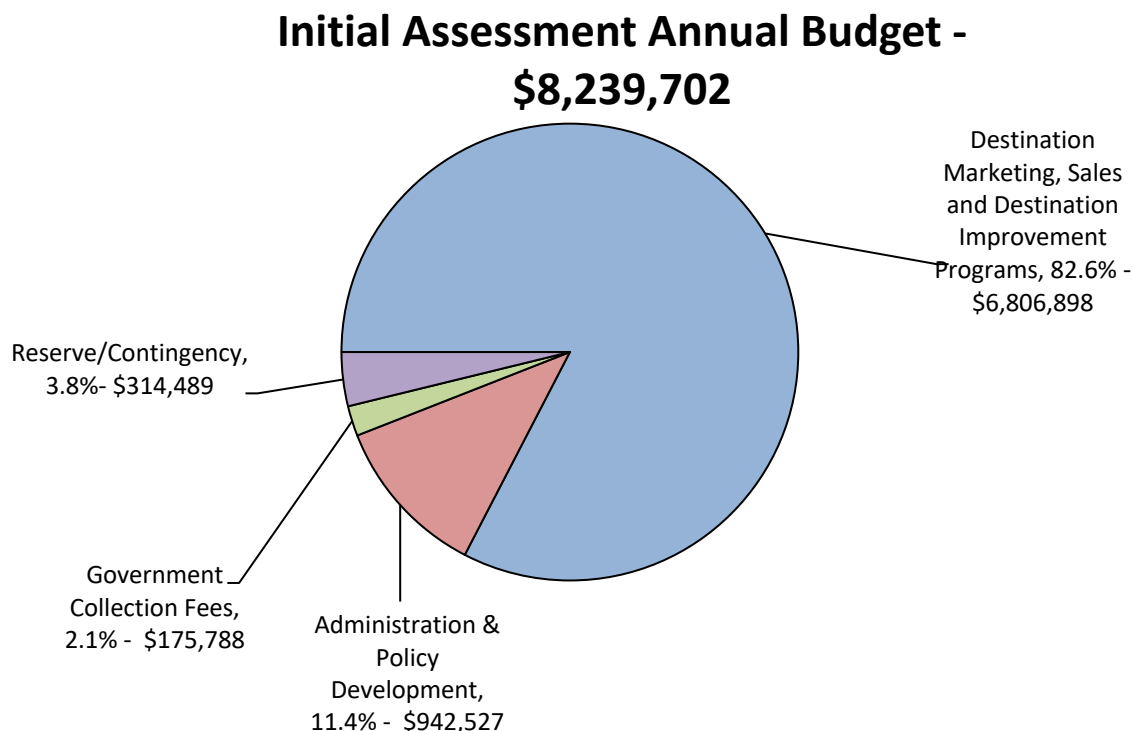


IV. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred, and services provided, directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits. The services provided with the SBSCTBID funds are destination marketing, sales and destination improvement programs and related administration and policy development programs available only to assessed businesses. These expenditures generate the specific benefit of increased room night bookings at assessed lodging businesses.

A service plan budget, set forth below, has been developed to deliver services that benefit the assessed businesses. A detailed annual budget will be developed and approved by VSB. The table below illustrates the initial annual assessment budget allocations. The total initial assessment budget is \$8,239,702.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget will remain the same. However, the VSB Board of Directors will have the authority to adjust budget allocations between the categories by no more than twenty-five percent (25%) of the total budget per year. For example if the total budget was \$8,239,702, then up to \$2,059,925.50 can be moved between service categories after the initial year of the district ($0.25 \times \$8,239,702 = \$2,059,925.50$). A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the SBSCTBID, all assessment funds may be used for the costs of defending the SBSCTBID.

Each budget category includes all costs related to providing that service. For example, the sales budget includes the cost of staff time dedicated to overseeing and implementing the sales program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The

costs of an individual staff member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by VSB on an as-needed basis.

DESTINATION MARKETING, SALES, AND DESTINATION IMPROVEMENT PROGRAMS

Develop an annual destination marketing, sales and management programs strategy to generate demand for the assessed businesses targeting leisure, meetings and events. Develop marketing programs to attract overnight visitors. The destination marketing, sales and management programs may include, with limitation, the following activities:

Marketing & Public Relations

Marketing promotes Santa Barbara South Coast lodging businesses through paid media including digital and print. This includes paid brand marketing campaigns, retail promotions that highlight special offers, co-op marketing campaigns between VSB and local lodging businesses, air carriers that service Santa Barbara and/or tour operators that promote Santa Barbara, and direct response marketing that generate requests for visitor magazines and email newsletter subscriptions.

Content marketing amplifies lodging businesses through storytelling on owned media channels including SantaBarbaraCA.com, social media accounts, consumer databases and third-party websites. This includes the production of our website, visitor magazine, social media content and community management, consumer newsletters and cooperative partnerships.

Public relations generate earned media coverage that excites and inspires travelers to choose the Santa Barbara South Coast over other competing destinations, while elevating lodging business awareness and reinforcing key motivators for overnight travel to the Santa Barbara South Coast.

The marketing and public relations program will build greater awareness of assessed lodging businesses in an effort to drive room night sales. The following list includes examples of the marketing and public relations activities that may be provided:

- Hosting journalist familiarization trips, bringing key media influencers in-market to experience the Santa Barbara South Coast first-hand in an effort to generate overnight visitation and room sales to assessed businesses.
- Managing SantaBarbaraCA.com, and Visit Santa Barbara social media channels to showcase the breadth of reasons to visit the destination to generate overnight visitation and room sales to assessed businesses.
- Conducting research to drive overnight visitation and room sales to assessed businesses.
- Media programs providing targeted reach of growth markets to generate overnight visitation and room sales to assessed businesses.
- Maintaining a robust library of fresh photos, videos other digital assets to be used by VSB and assessed businesses to generate overnight visitation and room sales to assessed businesses.
- Local destination marketing may be used for programs which drive room night sales to assessed lodging businesses in Santa Barbara, Goleta, Montecito and/or Summerland. Programs included in this service may include content marketing via specialized websites and visitor magazines, visitor centers, and support for community events that generate overnight visitation and room sales to assessed businesses. These services do not preclude assessed businesses from the benefits conveyed through their inclusion within programs promoting the broader Santa Barbara brand. These activities may be conducted directly by VSB, or through

grants from VSB to other organizations such as the Santa Barbara South Coast Chamber of Commerce, or others.

Sales

Group sales strategies convert leads to hotel contracts from clients looking to hold conferences, meetings, retreats and other programs in the Santa Barbara South Coast. Leads are converted from meeting planners in corporate, incentive, social, wedding, regional, state, and national association markets. Sales efforts are direct and indirect through research, sales call prospecting, in-person client appointments, tradeshow, organized client events, local site inspections, and destination familiarization tours. Separately, travel trade sales generate individual and group bookings through selling Santa Barbara South Coast lodging businesses to domestic and international travel agents, wholesaler operators, receptive operators, and tour operators.

The sales program will promote the Santa Barbara South Coast area as a destination and will work to attract overnight groups and individual travelers. The following list includes examples of the sales activities that may be provided:

- Maintaining an experienced sales staff to target the meeting and conference market to generate overnight visitation and room sales to assessed businesses.
- Maximizing alliances with professional organizations that target group business, or database services that track group opportunities to develop new leads for assessed businesses.
- Incentivizing conferences and meetings to book at Santa Barbara South Coast.

Destination Improvement

In order to maximize the benefit of VSB's marketing, public relations and sales programs, funds may be used in limited ways to increase the appeal and accessibility of the destination for overnight visitors. Such services, if budgeted by the TBID Committee and VSB Board of Directors, will focus on items that are critical to the local lodging industry. These services are not intended to supplant government services or provide direct benefit to the general public or to non-assessed businesses. Programs may include, but are not limited to:

- Visitors center operations that provide visitors with information designed to improve the visitor experience and encourage overnight visitation and future room sales to assessed businesses.
- Incentives to attract and promote new air service to increase inbound visitation and room sales to assessed businesses.
- Developing a cruise itinerary program designed to attract repeat visitation at assessed businesses.
- Local workforce development that positions the hospitality industry as an attractive career option for residents and local students. Service may include job fairs, outreach to improve vocational instruction/internships through high schools and colleges, local marketing and public relations campaigns to encourage job seekers to consider professions in the lodging industry and relevant industry employment research.
- Services to improve the visitor's experience.
- Hospitality education and training support aimed at improving the visitor experience leading to increased demand for overnight visitation and room sales to assessed businesses.

ADMINISTRATION AND POLICY DEVELOPMENT

The administrative and operations portion of the budget will be utilized for administrative staffing costs, all office costs, board and committee meeting support, policy development, and other general administrative costs such as telecommunications, information technology, insurance, legal and accounting fees.

RESERVE/CONTINGENCY

Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund will be set by the VSB Board of Directors. Policies relating to the contributions to the reserve fund, the target amount of the reserve fund, and expenditures of monies from the reserve fund shall be set by the VSB Board. The reserve fund may also be used for the costs of renewing the TBID or debt service.

COLLECTION COSTS

The County of Santa Barbara and the City of Goleta, if they collect District assessments, will each be paid one percent (1%) of the amount collected in their respective jurisdictions to cover the costs of collection and administration. The City of Santa Barbara will be paid three percent (3%) of the amount collected to cover the costs of collection and administration. The City of Santa Barbara shall have the right to audit the SBSCTBID.

B. Annual Assessment Budget

The total ten (10) years) improvement and service plan assessment budget is projected at approximately \$8,239,702 annually, or \$137,568,573 through 2032 if the maximum assessment rate increases are implemented. This amount may fluctuate as sales increase or decrease at assessed businesses and if assessment rate increases are implemented. If the maximum assessment rate increases are implemented, the annual assessment budget will increase as estimated in the following table. The table below demonstrates the estimated maximum budget with the assumption that the assessment rates will be increased in 2022 as it is a required disclosure, it is not the anticipated course of action. Additionally, a three percent (3%) annual increase in the total budget is shown to account for anticipated room rate inflation.

Estimated Annual Budget if Maximum Assessment Rates are Implemented 2022-2032

Year	Destination Marketing, Sales and Destination Improvement Programs	Administration & Policy Development	Government Collection Fees	Contingency/ Reserve	Total
2022-23	\$6,806,898	\$942,527	\$175,788	\$314,489	\$8,239,702
2023-24	\$ 10,516,657	\$1,456,204	\$271,593	\$485,885	\$12,730,340
2024-25	\$ 10,832,157	\$1,499,890	\$279,740	\$500,462	\$13,112,250
2025-26	\$ 11,157,122	\$1,544,887	\$288,132	\$515,476	\$13,505,617
2026-27	\$ 11,491,835	\$1,591,234	\$296,776	\$530,940	\$13,910,786

2027-28	\$ 11,836,591	\$1,638,971	\$305,680	\$546,868	\$14,328,109
2028-29	\$ 12,191,688	\$1,688,140	\$314,850	\$563,274	\$14,757,953
2029-30	\$ 12,557,439	\$1,738,784	\$324,296	\$580,173	\$15,200,691
2030-31	\$ 12,934,162	\$1,790,947	\$334,025	\$597,578	\$15,656,712
2031-32	\$ 13,322,187	\$1,844,676	\$344,045	\$615,505	\$16,126,413
Total	\$ 113,646,737	\$15,736,260	\$2,934,925	\$5,250,651	\$137,568,573

The table below demonstrates the annual improvement and service plan budget with the assumption that the rates will not be increased during the SBSCTBID's ten (10) year term. Additionally, a three percent (3%) annual increase in the total budget is shown, to account for estimated increased room night sales as a result of SBSCTBID efforts.

**Estimated Annual Budget If Maximum Assessment Rates Are Not Adopted
2023-2032**

Year	Destination Marketing, Sales and Destination Improvement Programs	Administration & Policy Development	Government Collection Fees	Contingency/ Reserve	Total
2022-23	\$6,806,898	\$942,527	\$175,788	\$314,489	\$8,239,702
2023-24	\$7,011,105	\$970,803	\$181,062	\$323,924	\$8,486,893
2024-25	\$7,221,438	\$999,927	\$186,494	\$333,641	\$8,741,500
2025-26	\$7,438,081	\$1,029,925	\$192,088	\$343,651	\$9,003,745
2026-27	\$7,661,224	\$1,060,822	\$197,851	\$353,960	\$9,273,857
2027-28	\$7,891,060	\$1,092,647	\$203,787	\$364,579	\$9,552,073
2028-29	\$8,127,792	\$1,125,427	\$209,900	\$375,516	\$9,838,635
2029-30	\$8,371,626	\$1,159,189	\$216,197	\$386,782	\$ 10,133,794
2030-31	\$8,622,775	\$1,193,965	\$222,683	\$398,385	\$ 10,437,808
2031-32	\$8,881,458	\$1,229,784	\$229,364	\$410,337	\$ 10,750,942
Total	\$ 78,033,457	\$10,805,016	\$2,015,213	\$3,605,264	\$94,458,949

C. California Constitutional Compliance

The SBSCTBID assessment is not a property-based assessment subject to the requirements of Proposition 218. Rather, the SBSCTBID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 levies are taxes unless they fit one of seven exceptions. Two of these exceptions apply to the SBSCTBID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the City of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 permits that assessment funds be expended on "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the

privilege.”¹ The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are designed and intended not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific assessed lodging businesses within the SBSCTBID. The activities described in this Plan are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the SBSCTBID. SBSCTBID funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assessed lodging businesses. Assessment funds will not be used to feature non-assessed lodging businesses in SBSCTBID programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are services to businesses that constitute and provide specific benefits to the assessed businesses.

The assessment imposed by this SBSCTBID is for a specific benefit conferred to the payors that is not provided to those not charged. The specific benefit conferred to the payors is an increase in room night sales. The specific benefit of an increase in room night sales for assessed lodging businesses will be provided only to lodging businesses paying the SBSCTBID assessment, with SBSCTBID programs promoting lodging businesses paying the SBSCTBID assessment. The SBSCTBID programs will be designed to increase room night sales at each assessed lodging business. Because they are necessary to provide the destination marketing, sales and destination improvement programs that specifically benefit the assessed lodging businesses, the administration and policy development and contingency / reserve services also provide the specific benefit of increased room night sales to the assessed lodging businesses.

Although the SBSCTBID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, “A specific benefit is not excluded from classification as a ‘specific benefit’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor.”²

2. Specific Government Service

Pursuant to Proposition 26, an assessment may also be utilized to provide, “a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.”³ SBSCTBID destination marketing, sales and destination improvement programs are designed and intended to increase overnight stays and direct visitors to assessed lodging businesses, sales programs are designed and intended to attract group businesses to assessed lodging businesses, and local destination marketing programs are designed and intended to increase overnight visitation and direct visitors to assessed lodging businesses. The legislature has recognized that marketing and promotions services like those to be provided by the SBSCTBID are government services within the meaning of Proposition 26⁴. Further, the legislature has determined that “a specific government service is not excluded from classification as a ‘specific government service’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor.”⁵

¹ Cal. Const. art XIII C § 1(e)(1)

² Government Code § 53758(a)

³ Cal. Const. art XIII C § 1(e)(2)

⁴ Government Code § 53758(b)

⁵ Government Code § 53758(b)

3. Reasonable Cost

SBSCTBID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by VSB, and reports submitted on an annual basis to the City of Santa Barbara pursuant to a contract between VSB and the City of Santa Barbara. Only assessed lodging businesses will be featured in marketing materials, receive sales leads generated from SBSCTBID-funded activities, be featured in destination marketing and sales campaigns, and benefit from other SBSCTBID-funded services. Non-assessed lodging businesses will not receive these, nor any other, SBSCTBID-funded services and benefits.

The TBID-funded programs are all targeted directly at, and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-TBID funds. TBID funds shall only be spent to benefit the assessed businesses and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

D. Assessment

The initial assessment rate is two percent (2%) of gross short term room rental revenue. The assessment rate may be subject to increases during the ten (10) year term if initiated by the TBID Committee and approved by assessees who pay more than fifty percent (50%) of the total annual assessment. If the TBID Committee wishes to increase the assessment rate, VSB shall provide a notice and ballot to assessed lodging businesses of the proposed increase. The assessment rate may be increased up to a maximum rate of three percent (3%) of gross short-term room rental revenue. Any increase authorized by the TBID Committee and weighted vote of the payors based on how much they pay in assessment, shall be reflected in the annual report described in Section V. Assessments pursuant to the SBSCTBID shall not include prepaid contracts executed prior to June 30, 2022.

The term “gross short-term rental revenue” as used herein means: the consideration charged, whether or not received, for the occupancy of space in a lodging business valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction therefrom whatsoever.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, will be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient will receive a receipt for payment from the business. If the SBSCTBID assessment is identified separately it will be disclosed as the “SBSCTBID Assessment.” As an alternative, the disclosure may include the amount of the SBSCTBID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and will be disclosed as the “Tourism Assessment.” The assessment is imposed solely upon and is the sole obligation of the assessed lodging business even if it is passed on to transients. The assessment will not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds will not be issued.

E. Penalties and Interest

The SBSCTBID will reimburse the cities and County for any costs associated with collecting unpaid assessments. If other delinquent obligations owed to the cities and County are sought to be recovered in the same collection action by the cities or County, the SBSCTBID will bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment will be responsible for paying:

1. *Original Delinquency:* Any assessed lodging business that fails to remit any assessment imposed within the time required will pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.
2. *Continued Delinquency:* Any assessed lodging business that fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent will pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.
3. *Fraud:* If the cities or County determines that the non-payment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment will be added thereto in addition to the penalties stated in subparagraphs 1 and 2 of this subsection E.
4. *Interest:* In addition to the penalties imposed, any assessed lodging business that fails to remit any assessment imposed will pay interest at the rate of one-half of one percent (0.5%) per month, or fraction thereof, on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.
5. *Penalties and Interest Merged with Assessment:* Every penalty imposed and such interest as accrues under the provisions of this subsection E will become part of the assessment herein required to be paid.

F. Time and Manner for Collecting Assessments

The SBSCTBID assessment will be implemented beginning July 1, 2022, or as soon as possible thereafter, and end ten (10) years from its start date. The cities and County will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the SBSCTBID, within their respective jurisdictions. The cities and County will forward the assessments collected to the Owners' Association pursuant to contracts between VSB and the cities and County. The cities and County may retain penalties and interest collected on delinquent assessments to cover their actual costs associated with collecting the delinquent assessments.

V. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that will implement the proposed program, which will be the Owners' Association of the SBSCTBID as defined in Streets and Highways Code §36612. Funds will be paid by the cities and County to VSB as a contractor, and only pursuant to agreements between VSB and the cities and County.

Within the SBSCTBID, the President and CEO of VSB will continue to be charged with the day-to-day operations of the SBSCTBID. The VSB TBID committee will continue to be charged with developing budgets and priorities for the SBSCTBID. The TBID committee will continue to be

comprised of a diverse group taking into consideration the size of lodging businesses and geographic area. Members of the TBID committee are selected by the vote of assessed lodging businesses in accordance with VSB's bylaws. The criteria for the membership of the TBID committee, as set forth in the VSB bylaws, is shown in the table below. The TBID committee criteria may be revised during the SBSCTBID's term, as modified by an amendment to the VSB bylaws. These classifications will be based on hotel class as defined by STR, a division of CoStar Group Inc.⁶

<u>Representation</u>	<u>Number of Seats</u>
Short Term Rentals Economy Class Midscale Class Upper Midscale Class Upscale Class Upper Upscale Class	9-11 Seats
Luxury Class	6-8 Seats

B. Brown Act and California Public Records Act Compliance

VSB is a private entity. Under state law, an Owner's Association is not "considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. [However], an owners' association shall comply with the Ralph M. Brown Act [regarding open meetings], at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act, for all records relating to activities of the district."

C. Annual Report

VSB will present an annual report at the end of each year of operation to the Santa Barbara City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). A copy of the annual report will also be provided to the City of Goleta and the County of Santa Barbara. The annual report will include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

⁶ Class Segments

Hotels are categorized by STR, a division of CoStar, Inc. into the following class segments: Luxury, Upper Upscale, Upscale, Upper Midscale, Midscale and Economy. Short-term vacation rentals are classified as short term rentals class for the purpose of this plan. The the most current class segment assigned will be used for new hotels, rebranded hotels or hotels otherwise reclassified by STR/CoStar Inc. for the duration of this plan.

- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2022 SUPPLEMENT ***
(ALL 2021 LEGISLATION)

STREETS AND HIGHWAYS CODE DIVISION 18. PARKING PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
 - (2) Job creation.
 - (3) Business attraction.
 - (4) Business retention.
 - (5) Economic growth.
 - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
 - (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed.

Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners’ association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. “Property”

“Property” means real property situated within a district.

36614.5. “Property and business improvement district”; “District”

“Property and business improvement district,” or “district,” means a property and business improvement district established pursuant to this part.

36614.6. “Property-based assessment”

“Property-based assessment” means any assessment made pursuant to this part upon real property.

36614.7. “Property-based district”

“Property-based district” means any district in which a city levies a property-based assessment.

36615. “Property owner”; “Business owner”; “Owner”

“Property owner” means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. “Business owner” means any person recognized by the city as the owner of the business. “Owner” means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. “Special benefit”

“Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. “Tenant”

“Tenant” means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

- (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
- (b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
 - (1) A map showing the boundaries of the district.
 - (2) Information specifying where the complete management district plan can be obtained.
 - (3) Information specifying that the complete management district plan shall be furnished upon request.
- (c) The resolution of intention described in subdivision (a) shall contain all of the following:
 - (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
 - (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
- (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a

statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k)

(1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records

of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.
- (2) The number, date of adoption, and title of the resolution of intention.
- (3) The time and place where the public hearing was held concerning the establishment of the district.
- (4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.
- (5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.
- (6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.
- (7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

- (8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.
- (b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

- (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may

classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

- (1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.
- (2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted

pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

- (a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
- (b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
- (c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

- (a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:
 - (1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
 - (2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.
- (b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

- (a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
- (b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Name of Establishment	Jurisdiction	Class	Mailing Address	City/State/Zip
The Leta	City of Goleta	Upper Upscale Class	5650 Calle Real	Goleta, CA 93117
1005 Monte Cristo	County Of Santa Barbara	Short Term Rental	1005 Monte Cristo Lane	Santa Barbara CA 93108
Gretchen Zee	City Of Goleta	Short Term Rental	1011 Via Bolzano	Goleta, CA 93124
The Palace	County Of Santa Barbara	Short Term Rental	1015 Debra Drive	Santa Barbara CA 93110
Ala Mar Motel	City Of Santa Barbara	Midscale Class	102 W Cabrillo Blvd	Santa Barbara, CA 93101-3505
Alamar Motel	City Of Santa Barbara	Midscale Class	102 W Cabrillo Blvd	Santa Barbara, CA 93101-3505
1508 Miramar Beach	County Of Santa Barbara	Short Term Rental	10250 Constellation Blvd 5th Fl	Los Angeles CA 90067
Harbor House Inn	City Of Santa Barbara	Midscale Class	104 Bath St	Santa Barbara, CA 93101-3805
Gledhill, David	County Of Santa Barbara	Short Term Rental	1040 Mission Canyon Road	Santa Barbara CA 93105
Casa Del Sol	County Of Santa Barbara	Short Term Rental	1043 Via Chaparral	Santa Barbara CA 93105
David & Janette Delorie	City Of Santa Barbara	Short Term Rental	1052 Vereda Del Ciervo	Goleta, CA 93117-5304
Damron, Bonnie	County Of Santa Barbara	Short Term Rental	1076 Fairway Rd	Santa Barbara CA 93108
Coastal Properties	County Of Santa Barbara	Short Term Rental	1086 Coast Village Rd	Santa Barbara CA 93108
Franciscan Inn & Suites	City Of Santa Barbara	Upscale Class	109 Bath St	Santa Barbara, CA 93101-3804
Bb Pacific Llc	City Of Santa Barbara	Short Term Rental	1103 Portesuello Av	Santa Barbara, CA 93105
Christine Chavez	City Of Santa Barbara	Short Term Rental	1107 5th St	Davis, CA 95616-3920
Duris, Maureen	County Of Santa Barbara	Short Term Rental	111 Crestview Lane	Santa Barbara CA 93108
Young, David & Kristen	County Of Santa Barbara	Short Term Rental	1110 Oriole Rd	Santa Barbara CA 93108
Mar Monte Hotel (Formerly Hyatt Centric)	City Of Santa Barbara	Luxury Class	1111 E Cabrillo Blvd	Santa Barbara, CA 93103-3701

Santa Barbara House	City Of Santa Barbara	Luxury Class	1111 E Cabrillo Blvd	Santa Barbara, CA 93103-3701
Riven Rock Management, LLC	County Of Santa Barbara	Short Term Rental	1114 State St, Ste 250	Santa Barbara CA 93101
La Maison Santa Barbara	City Of Santa Barbara	Short Term Rental	112 E Ortega St Ste 301	Santa Barbara, CA 93101-1631
Tres Perros Beach House	County Of Santa Barbara	Short Term Rental	1130 Iliff St	Pacific Palisades CA 90272
Butterfly Homestay	County Of Santa Barbara	Short Term Rental	1132 Hill Rd	Santa Barbara CA 93108
Brace, Kyle	County Of Santa Barbara	Short Term Rental	116 Hermosillo Rd	Santa Barbara CA 93108
Bryan R Smith	City Of Santa Barbara	Short Term Rental	116 San Rafael Ave	Santa Barbara, CA 93109-2077
Donald Campbell/Joy Kelly	City Of Santa Barbara	Short Term Rental	118 Chapala St Apt 1	Santa Barbara, CA 93101-5224
Dominic, Andrea	County Of Santa Barbara	Short Term Rental	1187 Coast Village Rd #413	Santa Barbara CA 93108
Inn On Summer Hill & Spa	County Of Santa Barbara	Upper Midscale Class	1187 Coast Village Rd #508	Santa Barbara, CA 93108
Coast Village Inn	City Of Santa Barbara	Upper Midscale Class	1188 Coast Village Rd	Santa Barbara, CA 93108-2717
The Wayfarer	City Of Santa Barbara	Upper Midscale Class	12 E Montecito St	Santa Barbara, CA 93101-2323
Loon Point Cottages	County Of Santa Barbara	Short Term Rental	120 Morgan Lane	Carpinteria CA 93013
Simpson House Inn	City Of Santa Barbara	Luxury Class	121 E Arrellaga St	Santa Barbara, CA 93101-1903
Riviera Beach House (Formerly Hotel Indigo Santa Barbara)	City Of Santa Barbara	Upper Upscale Class	121 State St	Santa Barbara, CA 93101-3529
Sapphire Land & Development	County Of Santa Barbara	Short Term Rental	1212 Mark Ave	Carpinteria CA 93013
Mission Canyon Peace	County Of Santa Barbara	Short Term Rental	1220 Mission Canyon Pl	Santa Barbara CA 93105
124 Rincon Point Road	County Of Santa Barbara	Short Term Rental	124 Rincon Point	Carpinteria CA 93013
De La Vina Inn	City Of Santa Barbara	Upper Upscale Class	1246 Hoover St	Menlo Park, CA 94025-4217
Rincon Seaside Retreat	County Of Santa Barbara	Short Term Rental	126 Montecello Ave	Piedmont CA 94611
Four Seasons Resort The Biltmore Santa Barbara	County Of Santa Barbara	Luxury Class	1260 Channel Drive	Santa Barbara, CA 93108

Montecito Inn	City Of Santa Barbara	Upscale Class	1295 Coast Village Rd	Santa Barbara, CA 93108-2748
Presidio Motel	City Of Santa Barbara	Economy Class	1304 Portesuello Ave	Santa Barbara, CA 93105-4623
Palm Tree Properties	County Of Santa Barbara	Short Term Rental	131 Hermosillo Rd	Santa Barbara CA 93108
3081 Via Real Llc	County Of Santa Barbara	Short Term Rental	1310 San Antonio Creek Rd	Santa Barbara CA 93111
Kimberly & John Bianchi	City Of Santa Barbara	Short Term Rental	1311 Suffield Ln	Bakersfield, CA 93312-4681
Mike Rosie Rental	City Of Santa Barbara	Short Term Rental	1333 Cliff Dr	Santa Barbara, CA 93109-1729
Pape, Nancy	County Of Santa Barbara	Short Term Rental	1335 40th Street	Sacramento CA 95819
Peterson Rentals	County Of Santa Barbara	Short Term Rental	1342 Virginia Rd	Santa Barbara CA 93108
Arneson, Pamela & Eric	County Of Santa Barbara	Short Term Rental	1345 Virginia Rd	Santa Barbara CA 93108
Montecito Cottage	County Of Santa Barbara	Short Term Rental	1355 Danielson Rd	Santa Barbara CA 93108
Sea Steppe	County Of Santa Barbara	Short Term Rental	1363 Danielson Rd	Santa Barbara CA 93108
The Beach Loft	County Of Santa Barbara	Short Term Rental	1371 Santa Clara Way	Santa Barbara CA 93108
The Beach Cottage	County Of Santa Barbara	Short Term Rental	1371 Santa Clara Way	Santa Barbara CA 93108
Montecito Vacation Home	County Of Santa Barbara	Short Term Rental	1371 Santa Clara Way	Santa Barbara CA 93108
Rutherford, John & Lynn	County Of Santa Barbara	Short Term Rental	1374 Danielson Rd #B	Santa Barbara CA 93108
Cottage By The Sea	County Of Santa Barbara	Short Term Rental	1390 Virginia Road	Santa Barbara CA 93108
Upham Hotel	City Of Santa Barbara	Upper Upscale Class	1404 De La Vina St	Santa Barbara, CA 93101-3027
Montecito, LLC	County Of Santa Barbara	Short Term Rental	1410 N Jameson Lane	Santa Barbara CA 93108
East Beach Cottages	City Of Santa Barbara	Short Term Rental	1415 Cantera Ave	Santa Barbara, CA 93110-2402
Mid-Century Hideaway	County Of Santa Barbara	Short Term Rental	1418 N Jameson Lane	Santa Barbara CA 93108
Eric & Amy Ryan	City Of Santa Barbara	Short Term Rental	1424 San Miguel Ave	Santa Barbara, CA 93109-2045

Chambers Homestay	County Of Santa Barbara	Short Term Rental	145 Walnut St	Santa Barbara CA 93111
Connors Properties LLC	City Of Santa Barbara	Short Term Rental	1475 Cougar Ridge Rd	Buellton, CA 93427-9414
Epstein, Seth & Monica	County Of Santa Barbara	Short Term Rental	1482 E Valley Rd Suite #234	Santa Barbara CA 93108
Dealy, Catherine & Peter	County Of Santa Barbara	Short Term Rental	1482 East Valley Rd #245	Santa Barbara CA 93108
Scott C Boydston Trust	County Of Santa Barbara	Short Term Rental	1485 S Jameson Lane	Santa Barbara CA 93108
Cota Lane Properties	County Of Santa Barbara	Short Term Rental	1490 Wyant Road	Santa Barbara CA 93108
Villa Rosa	City Of Santa Barbara	Upper Midscale Class	15 Chapala St	Santa Barbara, CA 93101-3507
Hyatt Place Santa Barbara	County Of Santa Barbara	Upscale Class	150 W Harris Ave	South San Francisco, CA 94030
7490 Magnolia, LLC	County Of Santa Barbara	Short Term Rental	151 Kalmus Dr, M-4	Costa Mesa CA 92626
Hamilton, Justine	County Of Santa Barbara	Short Term Rental	1521 Sinaloa Dr	Santa Barbara CA 93108
Patricia Woodruff	City Of Santa Barbara	Short Term Rental	1529 San Miguel Ave	Santa Barbara, CA 93109-2046
Signature Rentals - California, Inc	County Of Santa Barbara	Short Term Rental	15475 N Greenway Hayden Loop Ste B2	Scottsdale AZ 85260
Casa Valerio	City Of Santa Barbara	Short Term Rental	1550 Tiburon Blvd # G-343	Tiburon, CA 94920-2564
Villa Malaga	City Of Santa Barbara	Short Term Rental	1557 La Cresta Cir	Santa Barbara, CA 93109-1741
Villa Flora	County Of Santa Barbara	Short Term Rental	1581 Green Lane	Santa Barbara CA 93108
Paradise Retreats	County Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara CA 93101
Breakaway Retreat	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-0000
Sea Glass Cottage	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Cottages At West Beach	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Mesa Bliss	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502

The Sea Captain's House	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Tropical Retreat	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Mesa Life	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Sandwaves	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Downtown Villa	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Happy Place	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
West Beach Oasis	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
East Beach Sophisticate	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Bluewater Retreat	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Harbor Retreat	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Surfer's Paradise	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Sea Change	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
Juniper Cottage	City Of Santa Barbara	Short Term Rental	16 E Arrellaga St	Santa Barbara, CA 93101-2502
1608 Bath St Vacation Rental	City Of Santa Barbara	Short Term Rental	1608 Bath St	Santa Barbara, CA 93101-2908
Blaser Living Trust	County Of Santa Barbara	Short Term Rental	1639 Posilipo Lane	Santa Barbara CA 93108
Rh Management Inc	City Of Santa Barbara	Short Term Rental	1650 Veteran Ave Apt 307	Los Angeles, CA 90024-5555
David Sullins	City Of Santa Barbara	Short Term Rental	1683 Manor Rd	Englewood, FL 34223-4929
David Sullins Vacation Rental	City Of Santa Barbara	Short Term Rental	1683 Manor Rd	Englewood, FL 34223-4929
Holiday Inn Express Santa Barbara	City Of Santa Barbara	Upper Midscale Class	17 W Haley St	Santa Barbara, CA 93101-3428
Holiday Inn Express Hotel Virginia	City Of Santa Barbara	Upper Midscale Class	17 W Haley St	Santa Barbara, CA 93101-3428
Magic Retreat Home	County Of Santa Barbara	Short Term Rental	1705 San Marcos Pass Rd	Santa Barbara CA 93105
Perfect Surf	City Of Santa Barbara	Short Term Rental	1717 Sunset Ave	Santa Monica, CA 90405-5919

Alex & Erik Funke	City Of Santa Barbara	Short Term Rental	1718 Se Mulberry Ave	Portland, Or 97214-4764
Sunset Inn	City Of Santa Barbara	Economy Class	1787 E Thompson Blvd	Ventura, CA 93001-3326
Casa Del Mar Inn	City Of Santa Barbara	Upper Midscale Class	18 Bath St	Santa Barbara, CA 93101-3803
Circle Bar B	County Of Santa Barbara	Upper Upscale Class	1800 Refugio Rd	Goleta, CA 93117
718 Castillo Street LLC	City Of Santa Barbara	Short Term Rental	1815 State St Ste A	Santa Barbara, CA 93101-8405
Stan Krome	City Of Santa Barbara	Short Term Rental	1843 El Camino De La Luz	Santa Barbara, CA 93109-1924
Winthrop, Stuart & Elizabeth	County Of Santa Barbara	Short Term Rental	1959 Las Tunas Rd	Santa Barbara CA 93103
The Whale House	County Of Santa Barbara	Short Term Rental	1979 N Refugio Rd	Santa Ynez CA 93460
Strand Hus Unit A	County Of Santa Barbara	Short Term Rental	2 Desilva Island Ct	Mill Valley CA 94941
8 Rincon Point, LLC	County Of Santa Barbara	Short Term Rental	2006 Palisades Dr	Pacific Palisades CA 90272
Crawford Wilson Rentals	City Of Santa Barbara	Short Term Rental	2016 Edgewater Way	Santa Barbara, CA 93109-1917
Ocean View Cottage	County Of Santa Barbara	Short Term Rental	2018 Foothill Rd	Santa Barbara CA 93105
Fiesta Inn And Suites	City Of Santa Barbara	Economy Class	2019 State St	Santa Barbara, CA 93105-3553
A J & Stephanie Castagnola	City Of Santa Barbara	Short Term Rental	206 Bath St	Santa Barbara, CA 93101-3807
Lavender Inn By The Sea	City Of Santa Barbara	Upper Upscale Class	206 Castillo St	Santa Barbara, CA 93101-3812
Marina Beach Motel	City Of Santa Barbara	Upper Midscale Class	21 Bath St	Santa Barbara, CA 93101-3802
Wimberly, Ed & Joan	County Of Santa Barbara	Short Term Rental	211 Ocean View Rd	Carpinteria CA 93013
Goena-Welch, Mina	County Of Santa Barbara	Short Term Rental	2115 Anacapa Street	Santa Barbara CA 93105
Eberwein, Kristin & William	County Of Santa Barbara	Short Term Rental	2121 Manzanita Ave	Menlo Park CA 94025
Castillo Inn	City Of Santa Barbara	Economy Class	22 Castillo St	Santa Barbara, CA 93101-3809
1031 Del Sol LLC	City Of Santa Barbara	Short Term Rental	22046 Martinez St	Woodland Hills, CA 91364-1611

Best Western Plus Santa Barbara (Formerly Bw Encina)	City Of Santa Barbara	Upper Midscale Class	2220 Bath St	Santa Barbara, CA 93105-4322
Stay Sb Luxury Vacation Rentals	County Of Santa Barbara	Short Term Rental	2229 State St	Santa Barbara CA 93105
Brisas Del Mar Inn At The Beach	City Of Santa Barbara	Upper Upscale Class	223 Castillo St	Santa Barbara, CA 93101-3811
Inn By The Harbor	City Of Santa Barbara	Upscale Class	223 Castillo St	Santa Barbara, CA 93101-3811
Dolphin Inn Vacation Rentals	City Of Santa Barbara	Short Term Rental	223 W Mason St	Santa Barbara, CA 93101-3598
Anderson, Michael & Hilary	County Of Santa Barbara	Short Term Rental	2255 Las Canoas Road	Santa Barbara CA 93105
The Hill House, By The Sea	County Of Santa Barbara	Short Term Rental	2274 Whitney Ave	Summerland CA 93067
The Eagle Inn	City Of Santa Barbara	Upper Upscale Class	232 Natoma Ave	Santa Barbara, CA 93101-3522
La Quinta Inns & Suites Santa Barbara Downtown	City Of Santa Barbara	Upper Midscale Class	2333 Nw Vaughn St	Portland, OR 97210-2311
Calle Culebra	County Of Santa Barbara	Short Term Rental	23460 Camino Hermoso	Los Altos Hills CA 94024
1350 Virginia Road	County Of Santa Barbara	Short Term Rental	23460 Camino Hermoso Dr	Los Altos Hills CA 94024
Bingham, Wendy	County Of Santa Barbara	Short Term Rental	238 Toro Canyon Rd	Carpinteria CA 93013
Gottlieb, Susan	County Of Santa Barbara	Short Term Rental	240 Toro Canyon Rd	Carpinteria CA 93013
Bryce, Frank & Ian Anderson	City Of Santa Barbara	Short Term Rental	2410 State St	Santa Barbara, CA 93105-3562
Wanderlust Luxury Rentals	County Of Santa Barbara	Short Term Rental	2429 Bath St	Santa Barbara CA 93105
Ron & Dana Macksoud	City Of Santa Barbara	Short Term Rental	2507 Honolulu Ave	Montrose, CA 91020-1805
Stephen Thompson	City Of Goleta	Short Term Rental	253 Calle Serrento	Goleta, CA 93125
Haley Hotel	City Of Santa Barbara	Upscale Class	26 E Haley St	Santa Barbara, CA 93101-2316
Grand Welcome	County Of Santa Barbara	Short Term Rental	2601 Airport Dr, Suite 270	Torrance CA 90505
Hudson, David Lamont	County Of Santa Barbara	Short Term Rental	2620 Dorking Pl	Santa Barbara CA 93105
Pied-A-Terre	County Of Santa Barbara	Short Term Rental	2660 Dorking Pl	Santa Barbara CA 93105

Nelson, Thomas	County Of Santa Barbara	Short Term Rental	2676 Glendessary Lane	Santa Barbara CA 93105
103 Chapala LLC	City Of Santa Barbara	Short Term Rental	27 W Anapamu St # 228	Santa Barbara, CA 93101-3107
Adventures At Arroyo Burro	City Of Santa Barbara	Short Term Rental	27 W Anapamu St # 228	Santa Barbara, CA 93101-3107
Villa Portofino LLC	City Of Santa Barbara	Short Term Rental	27 W Anapamu St # 228	Santa Barbara, CA 93101-3107
Santa Barbara Vacation Rentals, LLC	County Of Santa Barbara	Short Term Rental	27 W Anapamu St #228	Santa Barbara CA 93101
Rosenblatt, Mindy	County Of Santa Barbara	Short Term Rental	2709 Foothill Rd	Santa Barbara CA 93105
Under The Oaks Homestay	County Of Santa Barbara	Short Term Rental	2720 Puesta Del Sol	Santa Barbara CA 93105
Sun El Capitan Canyon	County Of Santa Barbara	Luxury Class	27777 Franklin Rd Ste 200	Southfield MI 48034
El Capitan Canyon	County Of Santa Barbara	Luxury Class	27777 Franklin Rd Ste 200	Southfield, MI 48034
Harbor View Inn	City Of Santa Barbara	Upscale Class	28 W Cabrillo Blvd	Santa Barbara, CA 93101-3504
Town & Country Inn	City Of Santa Barbara	Economy Class	2800 State St	Santa Barbara, CA 93105-3416
Lemon Tree Inn	City Of Santa Barbara	Upscale Class	2819 State St	Santa Barbara, CA 93105-3415
Secret Garden Inn	City Of Santa Barbara	Upper Upscale Class	2821 Ben Lomond Dr	Santa Barbara, CA 93105-2204
Holiday Lodge	City Of Santa Barbara	Economy Class	2825 State St	Santa Barbara, CA 93105-3424
Humphreys, Crystal	County Of Santa Barbara	Short Term Rental	2835 Ivory Ave	Simi Valley CA 93063
Weisbart, Harry & Judith	County Of Santa Barbara	Short Term Rental	2879 Exeter Place	Santa Barbara CA 93105
Brown Credit Trust	City Of Santa Barbara	Short Term Rental	2973 Glen Albyn Dr	Santa Barbara, CA 93105-2219
Pacific Time Management LLC	City Of Santa Barbara	Short Term Rental	30 W Quinto St	Santa Barbara, CA 93105-3923
Blue Sands Inn	City Of Santa Barbara	Upper Upscale Class	301 N Canon Dr Ste 302	Beverly Hills, CA 90210-4724
Hideaway Santa Barbara	City Of Santa Barbara	Luxury Class	301 N Canon Dr Ste 302	Beverly Hills, CA 90210-4724
Best Western Plus Pepper Tree Inn	City Of Santa Barbara	Upper Midscale Class	301 N Canon Dr Ste 305	Beverly Hills, CA 90210-4726

Quality Inn Santa Barbara	City Of Santa Barbara	Midscale Class	3055 De La Vina St	Santa Barbara, CA 93105-3351
Canary Hotel	City Of Santa Barbara	Upper Upscale Class	31 W Carrillo St	Santa Barbara, CA 93101-3212
John Sharkey	City Of Goleta	Short Term Rental	312 Pebble Beach Dr	Goleta, CA 93126
Perry, Rosario	County Of Santa Barbara	Short Term Rental	312 Pico Blvd	Santa Monica CA 90405
Caird Family Revocable Trust	City Of Santa Barbara	Short Term Rental	315 Meigs Rd # A284	Santa Barbara, CA 93109-1900
Caird Family Trust	City Of Santa Barbara	Short Term Rental	315 Meigs Rd # A284	Santa Barbara, CA 93109-1900
Caird Family Revocable Trust	City Of Santa Barbara	Short Term Rental	315 Meigs Rd # A284	Santa Barbara, CA 93109-1900
Humphrey Road Retreat	County Of Santa Barbara	Short Term Rental	315 Meigs Rd #A284	Santa Barbara CA 93109
228 W Yanonali St	City Of Santa Barbara	Short Term Rental	315 Meigs Rd Ste A284	Santa Barbara, CA 93109-1900
Kurt & Amy Chambliss	City Of Santa Barbara	Short Term Rental	315 Meigs Rd Ste A284	Santa Barbara, CA 93109-1900
Dorwin Lane Rental	County Of Santa Barbara	Short Term Rental	315 Meigs Rd Suite A284	Santa Barbara CA 93109
Theilmann, Theodore & Mary Anne	County Of Santa Barbara	Short Term Rental	3198 Via Real	Carpinteria CA 93013
Linker, Gary & Victoria	County Of Santa Barbara	Short Term Rental	320 Malaga Drive	Santa Barbara CA 93108
Bath Street Inn Bed & Breakfast	City Of Santa Barbara	Upper Upscale Class	3222 State St	Santa Barbara, CA 93105-3329
Agave Inn	City Of Santa Barbara	Economy Class	3222 State St # 13	Santa Barbara, CA 93105-3329
Levet, Benoit & Vinita Srinivas	County Of Santa Barbara	Short Term Rental	3238 Balboa - A	San Francisco CA 94121
Mason Beach Inn	City Of Santa Barbara	Upscale Class	324 W Mason St	Santa Barbara, CA 93101-3822
Santa Barbara Classic	City Of Santa Barbara	Short Term Rental	330 N Jefferson St Apt 2301	Chicago, IL 60661-1220
Oasis Inn & Suites	City Of Santa Barbara	Economy Class	3344 State St	Santa Barbara, CA 93105-2624
Beachside Inn	City Of Santa Barbara	Upper Upscale Class	336 W Cabrillo Blvd	Santa Barbara, CA 93101-3855
Poolside Home	County Of Santa Barbara	Short Term Rental	3463 State St #531	Santa Barbara CA 93105
Gerlach, Kari Ann	County Of Santa Barbara	Short Term Rental	3475 W Oak Trail Rd #B	Santa Ynez CA 93460

Sandpiper Lodge	City Of Santa Barbara	Economy Class	3525 State St	Santa Barbara, CA 93105-2627
Pure Vida Casas	County Of Santa Barbara	Short Term Rental	3588 La Entrada	Santa Barbara CA 93105
Hotel Californian	City Of Santa Barbara	Luxury Class	36 State St	Santa Barbara, CA 93101-4983
Cheshire Cat Inn	City Of Santa Barbara	Upper Midscale Class	36 W Valerio St	Santa Barbara, CA 93101-2524
Rose Garden Inn	City Of Santa Barbara	Economy Class	3643 State St	Santa Barbara, CA 93105-2521
Ross, Jan	County Of Santa Barbara	Short Term Rental	3671 Berry Dr	Studio City CA 91604
Amy Bankoff	City Of Goleta	Short Term Rental	37 Colusa Dr.	Goleta, CA 93127
Hope Hacienda	County Of Santa Barbara	Short Term Rental	370 N La Cumbre	Santa Barbara CA 93110
Beachin Santa Barbara, LLC	County Of Santa Barbara	Short Term Rental	3719 Santa Claus Ln, Ste C	Carpinteria CA 93013
The Summerland Nest	County Of Santa Barbara	Short Term Rental	3785 Santa Claus Lane	Carpinteria CA 93013
Courtyard Santa Barbara Goleta	City Of Goleta	Upscale Class	401 Stork Rd	Goleta, CA 93118
Jeff & Leann Crosby	City Of Santa Barbara	Short Term Rental	4055 Lake Washington Blvd Ne Ste 200	Kirkland, WA 98033-7871
Pool, Harry	County Of Santa Barbara	Short Term Rental	4138 Vista Clara Rd	Santa Barbara CA 93110
Pierce, Monique	County Of Santa Barbara	Short Term Rental	4156 Vista Clara Rd	Santa Barbara CA 93110
The 3 Dux	City Of Santa Barbara	Short Term Rental	417 Alta Loma Ln	Santa Cruz, CA 95062-3917
Pacific Crest Santa Barbara	City Of Santa Barbara	Upper Midscale Class	433 Corona Del Mar	Santa Barbara, CA 93103-3601
Carlos Noa	City Of Goleta	Short Term Rental	433 Ellwood Beach	Goleta, CA 93128
Yarolsav Prykhitko	City Of Goleta	Short Term Rental	435 Rex Place	Goleta, CA 93129
Hotel Milo	City Of Santa Barbara	Luxury Class	44 Hersha Dr	Harrisburg, PA 17102-2241
Carter Casa	City Of Santa Barbara	Short Term Rental	4449 Hill Ct	Santa Maria, CA 93455-6669
Inn At East Beach	City Of Santa Barbara	Upscale Class	4562 El Captain Pl	Camarillo, CA 93012-0000

Country Getaway	County Of Santa Barbara	Short Term Rental	4610 Vista Buena Rd	Santa Barbara CA 93110
Sollenne, Gregory & Denise	County Of Santa Barbara	Short Term Rental	4643 Puente Plaza	Santa Barbara CA 93110
Ramada Santa Barbara	County Of Santa Barbara	Midscale Class	4770 Calle Real	Santa Barbara, CA 93110
Kalia Rork	City Of Goleta	Short Term Rental	479 N. Kellogg Ave	Goleta, CA 93130
Natures Retreat	County Of Santa Barbara	Short Term Rental	4862 Vieja Dr	Santa Barbara CA 93110
Montecito Beach House	County Of Santa Barbara	Short Term Rental	49 Humphrey Rd	Santa Barbara CA 93108
The Lillie House	County Of Santa Barbara	Short Term Rental	52 Calle Capistrano	Santa Barbara CA 93105
Naumu, Levi & Natalie	County Of Santa Barbara	Short Term Rental	5215 San Vicente Dr	Santa Barbara CA 93111
Drift Hotel	City Of Santa Barbara	Tbd Once Operating	524 State St	Santa Barbara, CA 93101-1602
Uhler, Carey	County Of Santa Barbara	Short Term Rental	5245 James Road	Santa Barbara CA 93111
Hotel Santa Barbara	City Of Santa Barbara	Upper Midscale Class	525 3rd St	Beloit, WI 53511-6221
Private Patio-Master Bedroom Suite	County Of Santa Barbara	Short Term Rental	5250 Califia Court	Santa Barbara CA 93111
Gilkeson, Annette	County Of Santa Barbara	Short Term Rental	5292 Austin Road	Santa Barbara CA 93111
Nimmer Beach House	County Of Santa Barbara	Short Term Rental	5296 El Carro Lane	Carpinteria CA 93013
Pacifica Suites	City Of Goleta	Upper Upscale Class	5490 Hollister Ave	Goleta, CA 93131
Turnkey Vacation Rentals	County Of Santa Barbara	Short Term Rental	5508 Us Hwy 290 West, Ste 300	Austin TX 78735
White, Kristine Mainland	County Of Santa Barbara	Short Term Rental	555 El Sueno Road	Santa Barbara CA 93110
Cul-De-Sac Family Retreat	County Of Santa Barbara	Short Term Rental	557 Dentro Drive	Santa Barbara CA 93111
Best Western Plus South Coast Inn	City Of Goleta	Upper Midscale Class	5620 Calle Real	Goleta, CA 93132
Lizbeth Savage	City Of Goleta	Short Term Rental	5628 Berkeley	Goleta, CA 93133
Rbh Prooperty	County Of Santa Barbara	Short Term Rental	563 Stoney Peak Ct	Simi Valley CA 93065

Hampton By Hilton Inn Santa Barbara/Goleta	City Of Goleta	Upper Midscale Class	5665 Hollister Ave	Goleta, CA 93121
Trysten Mertens	City Of Goleta	Short Term Rental	5670 Cielo Ave.	Goleta, CA 93134
Blackrock Beach House	County Of Santa Barbara	Short Term Rental	5736 Thornwood Dr	Goleta CA 93117
Laxman Perera	City Of Goleta	Short Term Rental	5762 Aguila Ave	Goleta, CA 93135
Motel 6 Santa Barbara - Goleta	City Of Goleta	Economy Class	5897 Calle Real	Goleta, CA 93122
Butterfly Beach House	County Of Santa Barbara	Short Term Rental	60 Butterfly Lane	Santa Barbara CA 93108
West Beach Inn A Coast Hotel	City Of Santa Barbara	Upscale Class	600 Stewart St Ste 1920	Seattle, WA 98101-1238
Mark Lewis	City Of Goleta	Short Term Rental	6004 Berkeley	Goleta, CA 93136
Kirk Evans	City Of Goleta	Short Term Rental	6007 Paseo Palmilla	Goleta, CA 93137
Super 8 Santa Barbara/Goleta	City Of Goleta	Economy Class	6021 Hollister Ave	Goleta, CA 93123
Palihouse Santa Barbara (Formerly Spanish Garden Inn)	City Of Santa Barbara	Luxury Class	615 Hampton Dr Unit A101	Venice, CA 90291-2791
Pali House Santa Barbara	City Of Santa Barbara	Luxury Class	615 Hampton Dr Unit A101	Venice, CA 90291-2791
Sarah Douglas	City Of Goleta	Short Term Rental	6241 Stow Cyn Rd	Goleta, CA 93138
Private Garden Retreat	County Of Santa Barbara	Short Term Rental	626 Tabor Lane	Santa Barbara CA 93108
Hilton Santa Barbara Beachfront Resort	City Of Santa Barbara	Upper Upscale Class	633 E Cabrillo Blvd	Santa Barbara, CA 93103-3611
Residence Inn Santa Barbara Goleta	City Of Goleta	Upscale Class	6350 Hollister Ave	Goleta, CA 93120
John Dematteo	City Of Goleta	Short Term Rental	6526 Calle Koral	Goleta, CA 93139
Hima Sharma	City Of Goleta	Short Term Rental	6536 Camino Venturoso	Goleta, CA 93140
Kevin Ahlers	City Of Goleta	Short Term Rental	655 Windsor Ave	Goleta, CA 93141
Avania Inn	City Of Santa Barbara	Economy Class	656 N Mount Juliet Rd	Mount Juliet, TN 37122-3323
Tropicana Gardens	City Of Goleta	N/A	6585 El Colegio	Goleta CA 93117
Villas At Tropicana	City Of Goleta	N/A	6585 El Colegio Rd	Goleta CA 93117

Tropicana Del Norte	City Of Goleta	N/A	6585 El Colegio Rd	Goleta CA 93117
Jacob & Deborah Atkinson	City Of Goleta	Short Term Rental	6588 Calle Koral	Goleta, CA 93142
Rosewood Miramar Beach	County Of Santa Barbara	Luxury Class	66 Eucalyptus Lane	Montecito CA 93108
Joel Bozekowski	City Of Goleta	Short Term Rental	6607 Calle Koral	Goleta, CA 93143
Mojdeh Sensamici	City Of Goleta	Short Term Rental	6651 Calle Koral	Goleta, CA 93144
Hilton Garden Inn Santa Barbara Goleta	City Of Goleta	Upscale Class	6878 Hollister Ave	Goleta, CA 93119
Thost, Erika	County Of Santa Barbara	Short Term Rental	6895 Sabado Tarde Rd	Goleta CA 93117
Gabriela Ferreria	City Of Goleta	Short Term Rental	71 Cardinal Ave	Goleta, CA 93145
Snellen-Jackson, Judith	County Of Santa Barbara	Short Term Rental	7105 Gobernador Cyn Rd	Carpentaria CA 93013
Beatriz Leon	City Of Goleta	Short Term Rental	7120 Alameda	Goleta, CA 93146
Verano Del Mar	County Of Santa Barbara	Short Term Rental	720 East Mountain Dr	Santa Barbara CA 93108
Santa Claus Lane	County Of Santa Barbara	Short Term Rental	720 East Mountain Dr	Santa Barbara CA 93108
Moriarty, Kerry	County Of Santa Barbara	Short Term Rental	74 Olive Mill Rd	Santa Barbara CA 93108
Designer Perfect	County Of Santa Barbara	Short Term Rental	751 N Fairfax Ave #4	Los Angeles CA 90046
Stever, Virginia	County Of Santa Barbara	Short Term Rental	760 S Orange Grove Blvd	Pasadena CA 91105
Leslie Stephens	City Of Goleta	Short Term Rental	77 Alpine Dr.	Goleta, CA 93147
El Zapato	City Of Santa Barbara	Short Term Rental	77 Spruce Cove Rd	Harpwell, ME 04079-4335
Belmond Hotels El Encanto	City Of Santa Barbara	Luxury Class	800 Alvarado Pl	Santa Barbara, CA 93103-2176
Hiller-Adams, C Page	County Of Santa Barbara	Short Term Rental	811 Poinsettia Way	Santa Barbara CA 93111
Bourbon, Rita & Montino	County Of Santa Barbara	Short Term Rental	825 Rockbridge Road	Santa Barbara CA 93108
Ritz-Carlton Bacara Santa Barbara	City Of Goleta	Luxury Class	8301 Hollister Ave	Goleta, CA 93117

Jeffus, Monica	County Of Santa Barbara	Short Term Rental	854 Cheltenham Rd	Santa Barbara CA 93105
Donahue, Joseph	County Of Santa Barbara	Short Term Rental	89 Lassen Drive	Santa Barbara CA 93111
Chan, Christine	County Of Santa Barbara	Short Term Rental	897 San Antonio Creek Rd	Santa Barbara CA 93111
Montecito Secluded Serene Retreat	County Of Santa Barbara	Short Term Rental	900 Chelham Way	Santa Barbara CA 93108
San Ysidro Ranch	County Of Santa Barbara	Luxury Class	900 San Ysidro Lane	Montecito CA 93108
Santa Barbara Inn	City Of Santa Barbara	Luxury Class	901 E Cabrillo Blvd	Santa Barbara, CA 93103-3642
205 Natoma LLC	City Of Santa Barbara	Short Term Rental	9206 W Lake Highlands Dr	Dallas, TX 75218-2725
Vacation Rentals Of Santa Barbara	County Of Santa Barbara	Short Term Rental	924 Laguna #B	Santa Barbara CA 93101
Friedman Vacation Rental	City Of Santa Barbara	Short Term Rental	924 Laguna St # B	Santa Barbara, CA 93101-1405
El Jardin	City Of Santa Barbara	Short Term Rental	924 Laguna St Ste B	Santa Barbara, CA 93101-1405
Cabrillo At The Beach	City Of Santa Barbara	Economy Class	931 E Cabrillo Blvd	Santa Barbara, CA 93103-3642
Walk To The More Mesa Beach	County Of Santa Barbara	Short Term Rental	935 Via Nieto	Santa Barbara CA 93110
Montesano, Arlene	County Of Santa Barbara	Short Term Rental	937 Cima Linda Lane	Santa Barbara CA 93108
Vasek, Jeff	County Of Santa Barbara	Short Term Rental	948 Debra Dr	Santa Barbara CA 93110
Westmont College	County Of Santa Barbara	N/A	955 La Paz Rd	Santa Barbara CA 93108
Yanover House	County Of Santa Barbara	Short Term Rental	9563 Lime Orchard Rd	Beverly Hills CA 91210
Raging Tide Exchange, LLC	County Of Santa Barbara	Short Term Rental	9595 Wilshire Blvd Ste 700	Beverly Hills CA 90212
Durelle, Shawn & Dena	County Of Santa Barbara	Short Term Rental	9626 W Electra Lane	Peoria AZ 85383
Mariposa	City Of Santa Barbara	Short Term Rental	980 Debra Dr	Santa Barbara, CA 93110-1261
Gaurav Sharma	City Of Goleta	Short Term Rental	985 Mangrove Ave Apt. A	Sunnyvale, CA 94086
Noel Hughes	City Of Goleta	Short Term Rental	99 Manchester Place	Goleta, CA 93117
Sunny's Santa Barbara	City Of Santa Barbara	Short Term Rental	999 W Main St Ste 300	Boise, ID 83702-9012

Vacasa	County Of Santa Barbara	Short Term Rental	PO Box 10130	Portland OR 97296
Gault, Tim Sr	County Of Santa Barbara	Short Term Rental	PO Box 1019	Summerland CA 93067
La Playa Inn	City Of Santa Barbara	Upscale Class	PO Box 1092	Santa Barbara, CA 93102-1092
Skyview Beach Cottage	County Of Santa Barbara	Short Term Rental	PO Box 1181	Summerland CA 93067
Herschorn Family Trust	County Of Santa Barbara	Short Term Rental	PO Box 1198	Summerland CA 93067
Poppy's Cottage	County Of Santa Barbara	Short Term Rental	PO Box 1312	Summerland CA 93067
Adama	County Of Santa Barbara	Short Term Rental	PO Box 1346	Summerland CA 93067
Parker, Gail	County Of Santa Barbara	Short Term Rental	PO Box 1384	Summerland CA 93067
Christine Sieburg	City Of Santa Barbara	Short Term Rental	PO Box 1388	Boise, ID 83701-1388
Garde House	County Of Santa Barbara	Short Term Rental	PO Box 1392	Summerland CA 93067
Lomonaco, Crescent	County Of Santa Barbara	Short Term Rental	PO Box 1428	Summerland CA 93067
Paradise Cottage	County Of Santa Barbara	Short Term Rental	PO Box 1608	Summerland CA 93067
Cottages At Polo Run	County Of Santa Barbara	Short Term Rental	PO Box 20357	Santa Barbara CA 93120
Summerland Studio 2	County Of Santa Barbara	Short Term Rental	PO Box 205	Summerland CA 93067
Peppers	County Of Santa Barbara	Short Term Rental	PO Box 23101	Santa Barbara CA 93121
La Petite Maison Blanche	City Of Santa Barbara	Short Term Rental	PO Box 23634	Santa Barbara, CA 93121-3634
2225 Lillie	County Of Santa Barbara	Short Term Rental	PO Box 237	Summerland CA 93067
Summerland Studio	County Of Santa Barbara	Short Term Rental	PO Box 294	Summerland CA 93067
Tunberg, Thomas	County Of Santa Barbara	Short Term Rental	PO Box 3089	Greenwood CO 80155
Best Of 52, LLC	County Of Santa Barbara	Short Term Rental	PO Box 3089	Greenwood Village CO 80155
Curry, Jessica Hoyt	County Of Santa Barbara	Short Term Rental	PO Box 3089	Greenwood Village CO 80155
Stalcup, Alan	County Of Santa Barbara	Short Term Rental	PO Box 3089	Greenwood Village CO 80155

Shapiro, Michael	County Of Santa Barbara	Short Term Rental	PO Box 3089	Greenwood Village CO 80155
Summerland Beach House	County Of Santa Barbara	Short Term Rental	PO Box 381	Summerland CA 93067
Phillips, Jacqueline	County Of Santa Barbara	Short Term Rental	PO Box 40238	Santa Barbara CA 93140
Craig, Patricia	County Of Santa Barbara	Short Term Rental	PO Box 413	Summerland CA 93067
Millworks	City Of Santa Barbara	Short Term Rental	PO Box 41459	Santa Barbara, CA 93140-1459
The Beach House Inn	City Of Santa Barbara	Upscale Class	PO Box 427	Summerland, CA 93067-0427
Villa Elegante	City Of Santa Barbara	Short Term Rental	PO Box 4836	Santa Barbara, CA 93140-4836
Extended Stay America Santa Barbara - Calle Real	County Of Santa Barbara	Economy Class	PO Box 49550	Charlotte, NC 28277
Cabana Las Floras	County Of Santa Barbara	Short Term Rental	PO Box 50132	Santa Barbara CA 93150
Wilkinson, Chris	County Of Santa Barbara	Short Term Rental	PO Box 50516	Santa Barbara CA 93150
Petite Retreat	County Of Santa Barbara	Short Term Rental	PO Box 50715	Santa Barbara CA 93150
Toro Canyon	County Of Santa Barbara	Short Term Rental	PO Box 539	Summerland CA 93067
Mainstay Luxury Estates	County Of Santa Barbara	Short Term Rental	PO Box 544	Santa Ynez CA 93460
201 Bath LLC (12 Units)	City Of Santa Barbara	Short Term Rental	PO Box 5457	Santa Barbara, CA 93150-5457
2942 Torito Road	County Of Santa Barbara	Short Term Rental	PO Box 5464	Santa Barbara CA 93150
Babcock Vintner's House	County Of Santa Barbara	Short Term Rental	PO Box 637	Lompoc CA 93438
Casa Tropical Summerland	County Of Santa Barbara	Short Term Rental	PO Box 644	Summerland CA 93067
2280 Varley Street	County Of Santa Barbara	Short Term Rental	PO Box 646	Summerland CA 93067
Mediterranean Guest Quarters	County Of Santa Barbara	Short Term Rental	PO Box 663	Summerland CA 93067
Miller, Jody & Ben	County Of Santa Barbara	Short Term Rental	PO Box 695	Carpinteria CA 93014
2305 Golden Gate	County Of Santa Barbara	Short Term Rental	PO Box 733	Summerland CA 93067

Motel 6 Santa Barbara - Beach	City Of Santa Barbara	Economy Class	PO Box 8000	Monsey, NY 10952-8505
Motel 6 Santa Barbara - State Street	City Of Santa Barbara	Economy Class	PO Box 8000	Monsey, NY 10952-8505
Summer House	County Of Santa Barbara	Short Term Rental	PO Box 811	Summerland CA 93067
Summerland Inn	County Of Santa Barbara	Upper Upscale Class	PO Box 845	Summerland CA 93067
Summerland Double Dolphin	County Of Santa Barbara	Short Term Rental	PO Box 933	Summerland CA 93067