

# **Options & Issues for Regulating Short-Term Rentals in Unincorporated Ventura County**

## **Introduction**

The rapid rise in new on-line hosting platforms and other websites has led an increasing number of homeowners to offer short-term rentals (STRs). This growth has raised concerns within California communities and across the country about the community impacts of the growing STR industry. Ventura County is no exception. Numerous residents have expressed an interest in STRs and raised arguments both in favor and against their operation.

Advocates of STRs point to the many perceived benefits of the practice. Among the STR benefits often cited are: (1) their ability to help homeowners defray homeownership costs, and thus be able to remain in a home they might no longer be able to afford; (2) they generate new revenue for local governments; (3) they bring additional visitors to local businesses and thus help the broader economy; and (4) they create unique experiences for both visitors and hosts.

Those opposed to STR's have identified several significant negative impacts upon the neighborhoods and communities where they are located. Those perceived negative impacts include: (1) the noise, parking and trash generated by large groups of short-term renters; (2) the lack of health and safety oversight; (3) the operation of incompatible commercial enterprises within a residential neighborhood; (4) depletion of rental housing stock available for long-term renters; (5) rising purchase and rental prices associated with the reduced inventory; (6) compromising the neighborhood "fabric" because of fewer long-term residents; and (7) unfair competition for properly permitted motels, hotels and B&Bs.

The Ventura County Board of Supervisors took action in December, 2015 directing its staff to prepare a report identifying and evaluating issues and options for regulating short-term rentals (STRs) within the County unincorporated areas. The Board identified the following objectives, in priority order, for such regulations:

1. The quality of life of the neighborhood, and the reasonable expectation of neighbors to enjoy their homes, must be maintained;
2. The supply of housing for purchase and/or long-term rental should not be significantly reduced; and
3. Short-term rental units should enhance the local economy.

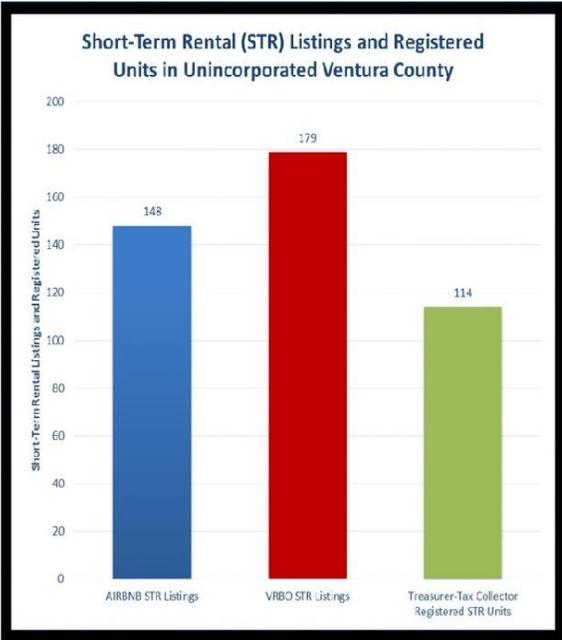
With these objectives as a guide, County staff prepared this report outlining the options available for regulating STRs in the unincorporated areas of Ventura County.

# Background

## Number of STR Units

The Board of Supervisors received a report in December, 2015 that provided a detailed review of STRs located in unincorporated Ventura County. The review was based on information provided by the Treasurer-Tax Collector’s Office as well as information from the two primary STR rental platforms, *Airbnb* and *Vacation Rentals by Owner (VRBO)*. The information available from these three sources illustrated that there are a number of STRs in the unincorporated area of the county. However, the numbers vary depending on the source, as shown in the table below (Chart 1).

Ventura County enacted a Uniform Transient Occupancy Tax Ordinance in 1978 which continues to be implemented by the Office of Treasurer-Tax Collector (TTC). Under the ordinance, a transient visitor is defined as any individual exercising occupancy for a period of 30 consecutive calendar days or less. The TTC collects an 8% transient occupancy tax from all licensed operators. The TTC indicates that short-term rental operators in Ventura County’s unincorporated areas include property management companies, realtors, and property owners.



A recent report from the TTC indicates that 114 STR locations are registered with the TTC and in operation in the unincorporated areas of Ventura County. As illustrated in the table on this page (Chart 1), that number is measurably lower than the number of STRs being offered on either the *Airbnb* or *VRBO* platforms. Although this discrepancy may appear significant, studies have shown that fees and taxes can significantly reduce rates of compliance, sometimes to less than 10%. Clearly, the County’s unincorporated areas suggest a much better compliance rate than the national average.

Within Ventura County’s unincorporated areas, two hubs of short-term rentals stand out as most active. As expected, the County’s beach communities see the highest density of listings; included in this category are not only the “urban” beach areas of Hollywood and Silverstrand Beaches, but also the beach communities north of Ventura and those in the Santa Monica Mountains area. The Ojai Valley is the second area showing a high density of STRs. The map below (Chart 2) shows the current distribution of STRs as reported by

the TTC in its latest report. This distribution is consistent with the information gleaned from the *Airbnb* and *VRBO* website listings. The map illustrates the concentration of STRs in the beach communities, where almost three-quarters of all unincorporated STRs are located.



Chart 2: Locations of Short-Term Rentals reported by the Ventura County Treasurer-Tax Collector's Office

### **Neighborhood Survey Results**

In the spring of this year, the City of Oxnard conducted an informal on-line survey to gather opinions from Oxnard residents regarding STRs within their community. The survey was available for non-City residents to complete as well, and 76 surveys were completed by residents and/or property owners from the Silverstrand and Hollywood Beach unincorporated areas. As these two neighborhoods are home to a significant number of the STRs within the unincorporated area, the survey results are relevant to this report and discussion.

The survey was relatively brief and asked just a handful of questions related to STRs. The survey results for the Silverstrand and Hollywood Beach unincorporated neighborhoods can be summarized as follows:

- 70% of the respondents were homeowners, while 12% were STR operators.
- 64% of the respondents described themselves as full-time residents while 12% described themselves as business owners.
- 95% of the respondents indicated they were aware of short-term rentals operating in their neighborhood, with almost 60% indicating they were aware of at least 6 operating STRs.
- 48% of the respondents believed STRs were having a positive impact on their neighborhood, while 24% believed they were having a negative impact. 20% perceived both positive and negative impacts.
- 68% responded that STRs should be allowed within single-family residences.
- 33% responded that they favored a required minimum-stay greater than 2 nights.
- 72% responded that they believe STRs should be required to obtain a permit in order to operate.
- 67% believe that STRs should obtain a business license and pay taxes just as a hotel would.
- 88% responded that a responsible caretaker/owner should be available at all times to respond to nuisance complaints.

The complete survey results for the Hollywood Beach and Silverstrand neighborhoods are provided in Appendix A. To the extent the survey respondents represent the community, the results suggest that the residents of these two neighborhoods support STR regulations consistent with those typically adopted by local governments in California that elect to allow and regulate those units.

## **Discussion**

The Board of Supervisors heard testimony in December, 2015 from numerous interested individuals. Residents raised a number of the issues and concerns that have been raised across the state and country as the regulation of STRs has been debated. The primary issues of concern were noise, parking, trash, and the damage done to the “fabric” of local neighborhoods. In addition to those negative issues, residents raised a number of benefits that were realized through STRs. Among these benefits were the additional revenue off-setting mortgage costs, and bringing additional tourists into the area. For the most part, the testimony indicated a desire to not prohibit STRs entirely, but to regulate them in a manner that allows the benefits to be realized while in turn avoiding the negative impacts.

### **Potential Regulatory Approaches**

There have been a number of regulatory approaches taken by local governments to address the negative impacts associated with STRs. Before describing some of the approaches and the challenges associated with them, it should be recognized that STRs

have been categorized into two groups. Some STRs are offered by persons who reside on the property and either offer a room within their home or in a separate cottage or studio on the property. These are often referred to as “Home Stays” or “Home Sharers”. The other form of STRs are those where the entire unit is rented out and there is no permanent resident on the property. These are sometimes second homes or vacation homes that are rented out when the owner is not using the unit themselves; others are dwellings purchased for investment purposes.

While no studies have been specifically done for Ventura County, there is information available for other areas to describe the market breakdown for these two types of units. *Inside Airbnb*, a data aggregation website, indicates that of the 17,044 listings currently available in Los Angeles, 60.4% advertise availability for an entire home or apartment.<sup>1</sup> Across other major cities, *Inside Airbnb*<sup>1</sup> illustrates that this trend stays relatively consistent with data collection and visualization for Oakland, San Diego, San Francisco, and Portland showing a range of 57.1% to 64.7% of Airbnb.com listings offering an entire dwelling unit rentals. These percentages are in line with those described in a March 2015 report prepared by the Los Angeles Alliance for A New Economy (LAANE), a non-profit group based in Los Angeles. The LAANE study found the following entire home STR rates: New York City – 59%, Los Angeles – 64% and San Francisco – 62%.

Existing ordinances in cities and counties throughout California rely on a number of mechanisms to regulate short-term rentals in a variety of ways. In general, the primary target of local regulations has been the negative community impacts in the form of visitor nuisances, the primary concerns being noise and parking. A secondary concern has been the change in neighborhood character brought about by the proliferation of STRs. The third primary target of local regulations has been the avoidance of paying proper transient occupancy taxes (TOTs).

Because complaints related to noise, parking and other nuisances are almost entirely related to STRs where the entire unit is rented out, some jurisdictions have taken the approach of simply prohibiting such STRs, and only allowing “Home Stays” where the owner resides on the property. This is the approach taken by the City of Santa Monica and others. In this model, Home Stays are allowed and simply required to register and pay the required TOT. This approach also largely addresses the concerns regarding an owner’s ability to generate revenue to keep their home, the retention of the neighborhood character, and the proper payment of TOTs. This approach is simple and easily understood, and as such is also relatively easy to enforce.

Other local jurisdictions, in an effort to allow all STRs to continue to operate within their communities, have elected to address the issue in essentially one of two ways. First, some areas (the City of Ventura, for example) have established relatively simple regulations and required that all units register with the jurisdiction and obtain a business

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<sup>1</sup> *Inside Airbnb* <http://insideairbnb.com/los-angeles/index.html?neighbourhood=&filterEntireHomes=false&filterHighlyAvailable=false&filterRecentReviews=false&filterMultiListings=false>

license and pay TOTs. These ordinances also often include a variety of other regulations such as minimum stay durations, seasonal limits, and occupancy limits. The primary means of addressing the nuisance complaints is through self-regulation. This is accomplished by 24-hour contact information being provided to neighbors and revocation of licenses when problems are not timely addressed. According to City of Ventura staff, this system has proven effective at reducing nuisance problems and has not raised any significant enforcement issues.

The second approach to allowing STRs to continue to operate is to adopt a more complex set of regulations. In addition to the registration, licensing and TOT payment requirements, there are a number of other standards and requirements included in the ordinance, such as:

- Occupancy limits (typically based on the number of bedrooms)
- On-site parking standards (linked to occupancy)
- Minimum length of stay requirements
- Limits on the number of rental days
- Seasonal limits (e.g. no off-season rentals allowed)
- STRs prohibited in certain zones
- Outdoor and interior signage
- 24-Hour contacts for property management
- STR density limits (e.g. maximum number of STRs per block)
- Prohibitions on events and parties
- Quiet hours
- On-site host requirement
- Neighbor notification requirements
- Health & safety/compliance inspections (initial and/or annual)
- Performance bonds

Where these more complex regulations are put in place, there is often a more robust permitting process that involves, at a minimum, a simple ministerial permit but in many instances requires a discretionary permit such as a conditional use permit.

The following is a summary of a number of regulatory approaches that have been implemented in other local jurisdictions. Listed under each jurisdiction are the key elements of their regulations, not the entire extent or details of their ordinance requirements. The variety of approaches reflects the unique nature of each locality; however, it can be seen that there are significant areas of commonality among the regulations.

City of Malibu - Unit registration  
TOT collection and payment

Santa Cruz County -

Permit required (no time limit)  
Notice mailed to all properties within 300'  
TOT collection and payment  
24-Hour contact/management within 30 miles  
Limited to residentially-zoned properties  
Quiet hours and noise limitations  
Maximum two occupants per bedroom + 2 additional overnight  
Day-time occupancy limit of twice Night-time limit  
On-site parking required

Palm Springs -

Only the owner can rent the property  
Unit registration  
TOT collection and payment  
Administrative fee  
Occupant limits tied to # of bedrooms  
ID local contact person (with a contract)  
Distribution of a "good neighbor brochure"  
City-operated "hot line" – response time requirements

City of Petaluma -

Annual permit and business license required  
Requires notice and contact info to properties within 100'  
Distribution of a "guest manual"  
TOT collection and payment  
Limited to residential, planned unit and mixed use districts  
No more than two occupants per bedroom + 2 additional overnight  
Un-hosted units limited to 120 rental days per year  
Contact/manager must be able to respond in one hour  
Mediation after 3 complaints

Monterey County -  
(Draft)

Ministerial land use permit required  
Residential areas only  
Limited to one unit for every 15 acres (for large parcels)  
Maximum 7 rental days per month  
Events/non-residential uses prohibited  
TOT collection and payment  
24-hour contact/management  
Initial and annual building inspections  
Maximum 2 occupants per bedroom + 2 additional overnight  
No more vehicles than available off-street parking spaces

County of San Luis Obispo -

Zoning Clearance in coastal zone; Minor Use Permit inland  
Notice mailed to all properties within 200' and posted on city web  
Business license and TOT collection and payment  
24-hour contact/management  
Limited to no more than 4 separate tenancies per month  
No other uses allowed (e.g. home occupation)  
Maximum two occupants per bedroom + 2 additional overnight  
Trash containers out of sight  
On-site parking required

Santa Monica -

Allows Home Shares only  
TOT collection and payment  
Business license required

City of Sonoma -

Requires a conditional use permit and a business license  
TOT collection and payment  
Annual fire department inspections

Sonoma County -

Home Stays allowed under a zoning clearance  
STRs allowed with zoning clearance if standards are met  
Maximum 5 bedrooms  
Maximum 2 occupants per bedroom + 2 additional overnight  
Limits on daytime visitors  
One STR per parcel  
No more vehicles than off-street parking spaces  
Quiet hours and noise thresholds  
Outdoor amplified music prohibited  
TOT collection and payment  
24-hour contact/property manager – 30 minute response  
Notice mailed to all properties within 300'  
No STRs in affordable or farmworker units or on LCA contract lands  
STRs not meeting standards require a conditional use permit

When considering regulations for the unincorporated areas of Ventura County, the regulations adopted by the 10 cities within the county are particularly relevant. Wherever possible, it is preferable for County and City regulations to be the same or similar, so as not to create confusion among local residents. Within Ventura County, only three of the cities have adopted regulations regarding STRs. And all three of them are very different. The following is a summary of the regulations for those three cities:

City of Ojai -

STRs, including Home Shares, are entirely prohibited

- City of Ventura - Annual permit/review  
 “Nuisance response plan” mailed to all properties within 300’ and posted on city web  
 Business license and TOT collection and payment  
 Contact/property manager must respond within 45 minutes  
 Renter must acknowledge ordinance requirements  
 2-night minimum stay; 7-night minimum stay during summer peak  
 Maximum 2 occupants per bedroom  
 Trash containers out of sight  
 Quiet hours and “Good Neighbor Guidelines”
- City of Fillmore - Conditional use permit required for any STR  
 Allowed only in single-family dwellings in residentially-zoned areas  
 24-hour contact/property manager  
 Trash containers out of sight  
 Renter must acknowledge ordinance requirements  
 Building inspection prior to permit issuance  
 Business License and TOT collection and payment  
 Home Stays require additional parking space per rented room  
 Maximum 2 occupants per bedroom + 2 additional overnight for whole unit STRs  
 Home Shares limited to two transient occupants

### **Regulatory Components**

As illustrated above in the summary of approaches taken by a variety of local jurisdictions, there are a number of elements associated with the regulation of STRs. These elements include licensing/permitting, fees/taxes, operational limits, property management, public notice, and enforcement. The following is a brief discussion of each of these regulatory components and possible approaches for Ventura County in light of the over-arching objectives outlined by the Board of Supervisors and described in the Introduction.

#### **Licensing/Permitting**

Most cities which are permitting transient rentals are doing so by issuing a revocable and non-transferable permit to the owner of a property rather than granting a land use entitlement to a parcel of land. Moreover, many jurisdictions have established these as annual permits. Also, the permit type is often different for different types of STRs. This approach is more flexible and provides the potential for more local control over the activity. It also appears that every jurisdiction requires STR operators to obtain a business license and pay TOTs.

Based on the above, one potential approach for unincorporated Ventura County would be to: (1) require an annual business license for all STRs; (2) allow Home Stays with no discretionary land use permit such as a conditional use permit; (3) allow entire unit STRs that meet standards with an annual administrative permit; and (4) entire unit STRs that do not meet standards would be prohibited or required to obtain a discretionary land use permit such as a conditional use permit.

### Fees/Taxes

Every local jurisdiction reviewed for this report requires the collection of TOTs. In addition, administrative fees are assessed to cover the cost of permit processing and business license issuance. Given the Board of Supervisor's policy that County services which provide a specific benefit be "fee off-set", it would be appropriate for administrative fees to be charged to STR operators requesting required permits and licenses.

The County currently collects TOTs from those STRs operating in the unincorporated area of Ventura County that have registered with the TTC. The current transient occupancy tax rate assessed in unincorporated Ventura County is 8%. The TOT rate within the 10 Ventura County cities is 10%. An increase in the County Unincorporated Area rate to align with the cities' rate would require voter approval in accordance with Proposition 218.

### Operational Limits

Local jurisdictions have placed operational limits on STRs primarily in an effort to address direct neighborhood impacts, most specifically noise, parking, and trash removal. Some jurisdictions have also placed "locational" and "unit type" limits to address neighborhood character/fabric and rental housing stock concerns. These are issues directly related to the Board-identified objectives to preserve neighborhood quality of life and the preservation and affordability of long-term rental housing stock.

In an effort to address direct neighborhood impacts, STRs in unincorporated Ventura County could be required to meet the following standards: (1) occupancy is limited to two persons per bedroom, maximum 5 bedrooms; (2) events/non-residential uses are prohibited; (3) number of overnight vehicles limited to the number of available off-street spaces; (4) daytime visitors limited to 18; (5) quiet hours from 10:00 p.m. to 8:00 a.m. must be observed; (6) trash picked up and containers kept out of sight; and (7) all standards posted in unit and accepted in writing by the tenants.

In an effort to address neighborhood character and rental housing stock concerns, the following standards could be applied to unincorporated area STRs: (1) only the property owner can rent the property; (2) entire unit STRs limited to maximum number of rental days per month, or maximum number rental days per year; (3) there is a two-night minimum stay, and a minimum night stay during summer peak; and (4) STRs are not allowed in permitted second dwellings, farmworker/animal caretaker dwellings, mobile home parks, or on lands under LCA contract.

## Property Management

For any STR other than Home Stay units, all locally-adopted regulations reviewed by staff require some form of active property oversight, management and response to complaints. These generally take the form of a nearby contact or property manager who can respond promptly to complaints received from neighbors. It also appears that most jurisdictions require the provision of information to tenants and many require some level of inspection to ensure units are safe and meet building code requirements.

To ensure proper and responsive management of STRs, the following could be required of unincorporated area STRs: (1) all tenants are provided a “Good Neighbor” brochure and standards related to occupancy, noise and parking are prominently posted within the unit; (2) a 24-hour contact person must be identified and their phone number provided to the County, neighbors, and tenants; (3) the contact person must be in a position to respond to any complaints within X minutes; (4) all complaints and responses must be documented and reported to the County within 24 hours; and (5) an initial property inspection is required to ensure fire and emergency access standards are met.

Concerned with potential alterations to neighborhood character, homeowner’s associations (HOAs) have, in the past, acted to restrict the ability of a homeowner to rent or lease the property as a short-term rental. While the County cannot delegate its land use permitting authority to HOAs, it is possible for the County to establish a limited role for HOAs. For example, Monterey County requires HOA approval for STRs located within the boundaries of an HOA.

## Public Notice

In most jurisdictions that have adopted regulations governing STRs, they have included public notice requirements for all types of STR units, with the exception of Home Stay units. The public notice requirements serve two primary purposes. First, for those jurisdictions that require a conditional use permit or other discretionary type permit, the requirement is related to the public hearing phase of the permitting process. Second, the public notification is directed toward ensuring neighbors have the 24-hour contact/property management information associated with the STR so that they can readily report problems and have them responded to in a timely manner.

If the Board were to determine that STRs in the unincorporated area can be allowed with a discretionary permit, the County’s current public notice requirements would apply and notices would be sent to all property owners within 300’ prior to the public hearing. However, the noticing requirements associated with public hearings do not serve the dual purpose of providing important contact information regarding operational issues. To ensure proper public notice at all phases, in addition to current noticing requirements for hearings, the following could be required of unincorporated STRs: (1) public notice of pending and/or issued ministerial permits is provided to all neighbors within 300’ of the proposed STR; (2) all STRs and their 24-hour contact information are listed on the

County's web site; and (3) 24-hour contact information is posted on the exterior of the STR in public view.

### Enforcement

As noted above, most of the STR permitting programs implemented at the local level are based on the issuance of short-term permits and licenses (most often one year, but in some cases two). The primary benefit of this approach is that it clearly establishes a regular and routine review of STR operations and, if needed, enforcement of permit conditions and/or standards. In addition, several jurisdictions have established penalties, fees and permit revocation processes specifically to address STRs.

Regardless of the permit type required by the County, if STRs are to be permitted in the unincorporated area, the following enforcement-related requirements could be put in place: (1) permits issued with one-year terms; if no complaints, permits automatically renew for a subsequent one-year term; (2) require a non-refundable compliance deposit to cover the cost of staff investigations of complaints; (3) automatically revoke a permit after three verified complaints; and (4) establish a penalty schedule with fine amounts at a level that discourages violations and the operation of STRs without a permit.

### Coastal Zone Issues

As illustrated in the map in Chart 2, the majority of the known STRs in the unincorporated area are within the County's coastal zone. Therefore, STR regulations that would apply to most of the known units would necessarily have to be adopted within the County's Coastal Zoning Ordinance (CZO). The CZO is part of the County's adopted Local Coastal Program (LCP), which is guided in large part by the State's coastal management goals. One of the State's primary goals is to maximize public access and visitor-serving opportunities within the coastal zone. And one of the Coastal Acts policies states that "Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided." Therefore, any regulations governing coastal STRs that the County might wish to consider will need to be viewed through this "LCP lens" and ultimately reviewed and approved by the California Coastal Commission.

## **SUMMARY**

A number of jurisdictions in California are looking into the regulation of STRs. The central debate over STRs has revolved around nuisance complaints (e.g., noise, parking, trash) from poorly managed STRs, as well as their impact on rental housing availability and cost. Regulatory responses to STRs have ranged from outright prohibition of any STRs, to allowing "Home Share" STRs only, to allowing STRs of all types as long as a variety of permit standards and requirements can be met. In all cases where some type of STR has been permitted, a licensing/permitting process has been established and the collection of TOTs has been required.

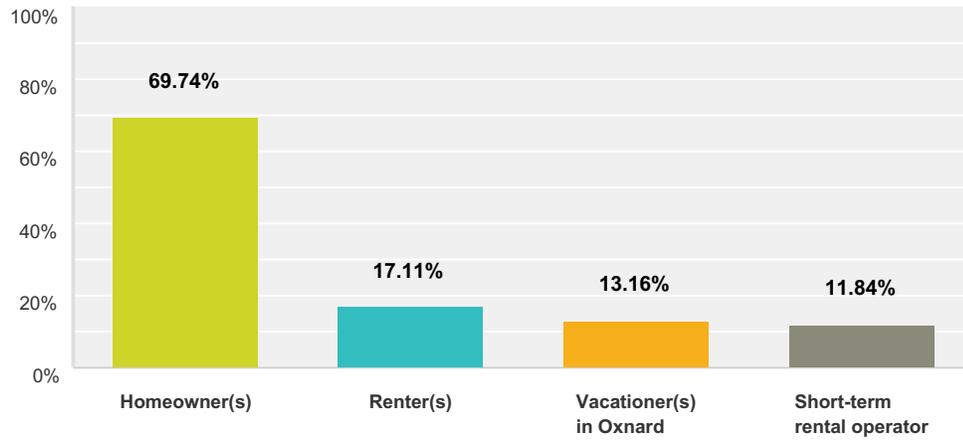
“Home Shares” (STRs where the owner lives on-site) have been generally found to generate few if any nuisance complaints. As such, where there is regulation of those units it is directed toward addressing their impacts on rental unit availability and cost. Where other types of STRs have been allowed, the regulations have also been directed at addressing nuisance issues and complaints. This report summarizes a range of regulatory approaches taken by other jurisdictions and has outlined a series of specific options for consideration by the County in the areas of Licensing/Permitting, Fees/Taxes, Operational Limits, Property Management, and Public Notice.

# APPENDIX A

## City of Oxnard Short-term Rental Survey Results

### Q1 I am a / We are:(choose all that apply)

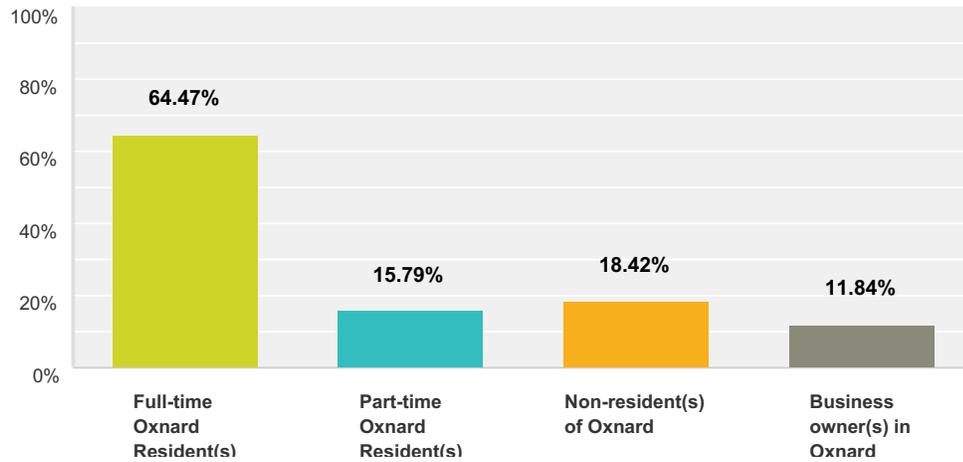
Answered: 76 Skipped: 0



Answer Choices	Responses	Count
Homeowner(s)	69.74%	53
Renter(s)	17.11%	13
Vacationer(s) in Oxnard	13.16%	10
Short-term rental operator	11.84%	9
<b>Total Respondents: 76</b>		

### Q2 I am a / We are:(choose all that apply)

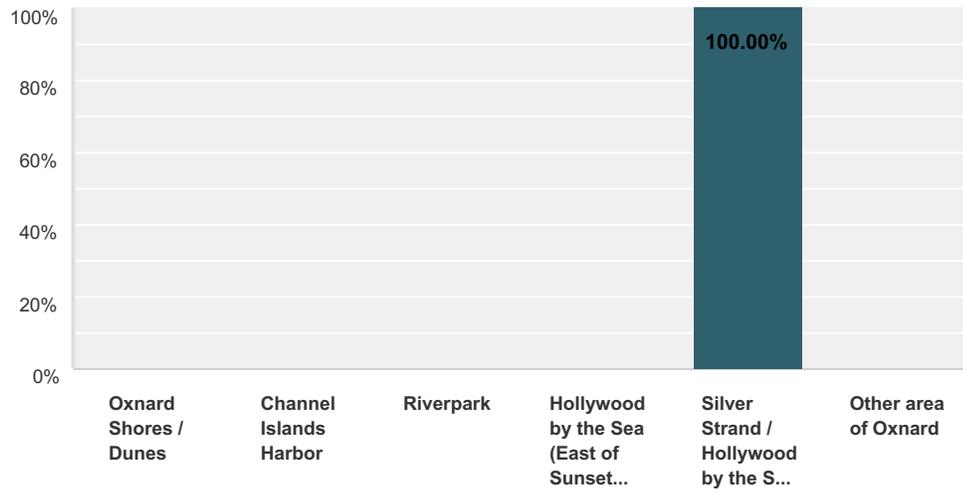
Answered: 76 Skipped: 0



Answer Choices	Responses	
Full-time Oxnard Resident(s)	64.47%	49
Part-time Oxnard Resident(s)	15.79%	12
Non-resident(s) of Oxnard	18.42%	14
Business owner(s) in Oxnard	11.84%	9
<b>Total Respondents: 76</b>		

**Q3 Please identify the area which best describes the neighborhood you live in or where you operate your short-term rental. If you are unsure of the name of your neighborhood a map can be found here: <http://goo.gl/jzYbK7>.**

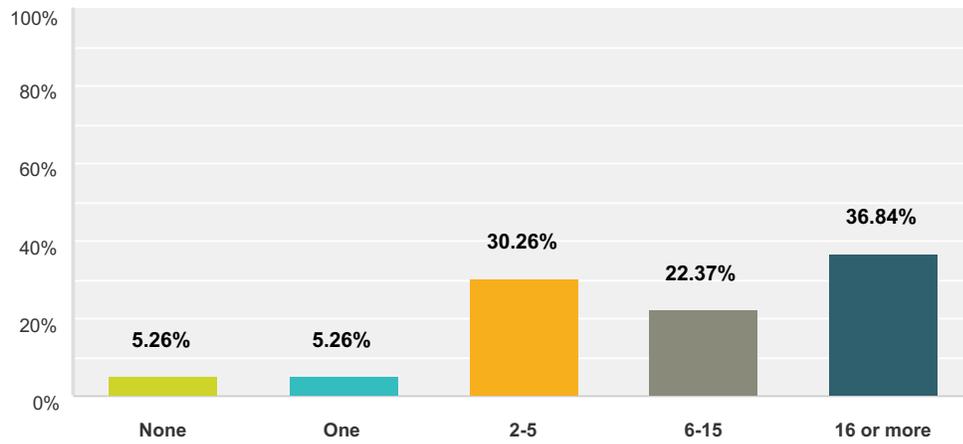
Answered: 76 Skipped: 0



Answer Choices	Responses
Oxnard Shores / Dunes	0.00% 0
Channel Islands Harbor	0.00% 0
Riverpark	0.00% 0
Hollywood by the Sea (East of Sunset Lane)	0.00% 0
Silver Strand / Hollywood by the Sea (West of Sunset Lane)	100.00% 76
Other area of Oxnard	0.00% 0
<b>Total</b>	<b>76</b>

### Q4 How many short-term rentals are you aware of in your neighborhood? (a short-term rental has a term of less than 30 days)

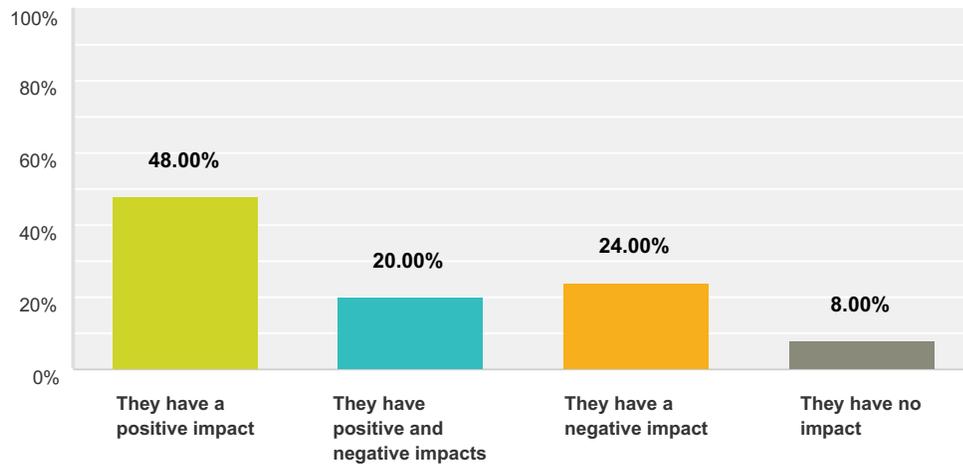
Answered: 76 Skipped: 0



Answer Choices	Responses	
None	5.26%	4
One	5.26%	4
2-5	30.26%	23
6-15	22.37%	17
16 or more	36.84%	28
<b>Total</b>		<b>76</b>

### Q5 How do you perceive the presence of short-term rentals in your neighborhood?

Answered: 75 Skipped: 1



Answer Choices	Responses
They have a positive impact	48.00% 36
They have positive and negative impacts	20.00% 15
They have a negative impact	24.00% 18
They have no impact	8.00% 6
<b>Total</b>	<b>75</b>

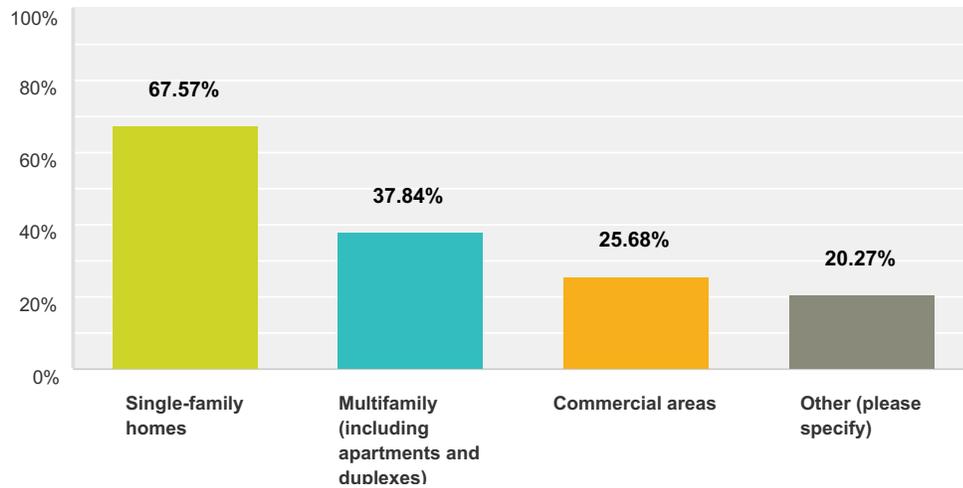
#	Briefly describe examples of how short-term rentals have affected your neighborhood. (180 character max)	Date
1	renters have no skin in the game and consequently seem to show little-to-no respect for full-time residents or the community at large.	3/29/2016 11:26 AM
2	Income for the city County of Ventura Via TOT tax.	3/28/2016 5:07 PM
3	Brings new tourism and money to the local businesses	3/28/2016 5:05 PM
4	Excessive cars, people and noise disrupt the peace we enjoyed prior to the increase in vacation rentals. The partying and noise at all hours of day and night are objectionable. Trash cans are put out days in advance of pick up days.	3/28/2016 5:00 PM
5	Change the character of established street/neighbors. Source of barking dogs disturbances. Disregard for neighbors tranquility. Impact on limited parking. Longer term rentals tend to meld better with longer. Tenants often tend to over populate space,of single family residences.	3/28/2016 2:34 PM
6	You lose the security that comes with homeowner, neighbors. Short Term renters do not have the same investment in the community.	3/28/2016 1:17 PM
7	Short term rentals bring business for area. Residence blame parking and noise on the short term renters when for the most part it is the full time home owners or long term renters.	3/26/2016 1:51 PM
8	The beach has always had a high number of short term rentals, or second homes as many a half that a unoccupied. The short term renter frequents restaurants and supports tourist business. A short term rental next door is better than a bad long term renter. In my area the owners take pride in the properties and they are well maintained/ and responsive it's never been a problem.	3/26/2016 12:10 PM
9	The renters have revitalized the local economy. There is more restaurants, things to do like kayak rentals and whale watching tours etc!	3/26/2016 8:49 AM
10	More cars, noise, people, trash.	3/26/2016 8:10 AM

11	the renters often have many more people staying than the terms allow and there are loud parties late into the night	3/26/2016 7:59 AM
12	Fires on the beach at night, left burnt wood and garbage/alcoholic containers; loud parties; parking in bike lanes and streets in front of fire hydrants	3/25/2016 10:52 PM
13	A lack of respect for the neighbors and neighborhood. Brings commerce to the local business's	3/25/2016 9:45 PM
14	They bring in commerce and are always very pleasant.	3/25/2016 9:27 PM
15	They allow me to live there when I'm working nearby.	3/25/2016 8:38 PM
16	The vacation rentals add to the community and are an important part of the economy.	3/25/2016 5:46 PM
17	I have owned and lived in the area for 35 years. there has always been vacation rentals in the area and the people who rent houses in the area frequent the stores and restaurant purchase food at the grocery stores etc. I believe they enhance the area more than harm	3/25/2016 5:32 PM
18	vacationers/short term renters spend money in the area giving us a much needed boost to the local economy. Airbnb requires renters to be "rated" at the end of each stay so they are always respectful and keep places very clean. We have never had a problem in our neighborhood! Keep them coming!	3/25/2016 3:01 PM
19	People need and want access to our beaches. Almost all of them can't afford a 2-4 million dollar house (or extra house) at the beach. There aren't many hotels at the beach (in our area anyway). So, only the rich should be able to enjoy the beach?...Nah!	3/25/2016 12:41 PM
20	We live and work and play here and are buying a home here. We want to live somewhere that is safe for our kids. Airbnb brings in randoms, we don't even know if they are listed as pedifiles- they are strangers! We live by an Airbnb and last summer was horrible. The renters were aggressive drunk and pooped in the front row houses yard also broke in to it! My friends and family have used Airbnb here but I'd rather everyone just stay in a hotel. We pay a lot to live in a close not safe community. Airbnb doesn't belong here	3/25/2016 11:36 AM
21	Excessive noise at late hours. Parking issues/ too many cars, parking in my driveway, parking in pedestrian/ bike lane areas. Entering my property. Urinating and defecating! in my property (we are on the beach) and they did not want to walk back to their rental to use the restroom! Leaving trash and debris on the beach. Using my trash containers when they have filled up the ones at their rental.	3/25/2016 11:05 AM
22	I have a vacation rental next door and have no issues, individuals are polite and respectful of the neighbors	3/25/2016 10:55 AM
23	My family members rent one often for a visit and have had great experiences. No problems	3/25/2016 10:36 AM
24	They're good for my business, but some of the renters disrespect the neighborhood by littering the beach, being very loud at night, & parking in non-parking spots or on private property.	3/25/2016 9:39 AM
25	loud noise parties	3/25/2016 9:24 AM
26	able to give homeowners flexibility	3/25/2016 9:22 AM
27	I've never personally had a problem with them.	3/25/2016 9:08 AM
28	Brings in interesting people from all over the world. Income helping to pay for sons university tuition.	3/25/2016 8:54 AM
29	It adds color, sometimes good, sometimes not... all in all it is just part of life	3/25/2016 8:36 AM
30	Allowing home owners to utilize and maximize their property in a fashion that they see fit should be and is their right. It is their property after all.	3/25/2016 8:27 AM
31	The majority of them have been respectful and have brought much needed revenue to the area's businesses. Those that are negative can be dealt with by alerting the authorities.	3/25/2016 8:01 AM
32	I own two businesses on Silverstand beach. The short term renter's are very important to the local economy. I would estimate 25% of sales come from short term renters. The small businesses on the beach already have a difficult time making it. Taking away this income could close a lot of them.	3/25/2016 8:00 AM
33	Its fine let the rich pay for the luxury we need Volume in this town it's so needed the Money in this Town!	3/25/2016 7:57 AM
34	They bring visitors from other places to the area and they usually spend money at local establishments. They provide a way for a large group of family and friends to stay at one place and enjoy a residential environment and the beach community which hotels do not offer.	3/25/2016 7:41 AM
35	When there are multiple families or a large group intent on drinking themselves "stupid" having them as neighbors is very difficult living near by. A single or two nice, respectful families make a delightful spark in the week!	3/25/2016 7:35 AM
36	Most are families on vacation at the beach. As a child our family did the same. It was always fun. It is nice to see new faces and helps local business.	3/25/2016 7:19 AM

37	We have had many problems with inconsiderate renters in short term rentals. No one benefits from these short term rentals except for the absent owners of these short term rentals. They are drastically changing the feel of our neighborhood. Some problems have been loud parties, excess cars, trash, disrespect to neighbors. The list goes on. I didn't pay all this money to buy a beach home in Oxnard to be living next to a hotel. I'm trying to raise a family here as this is a single family residential community not a hotel.	3/25/2016 6:56 AM
38	Loud parties, illegal parking, drinking on beach, animal feces on beach, trash on beach, etc	3/25/2016 6:45 AM
39	The constant stream of people staying here for a few nights disrupts our day to day life. People partying into the early hours of the morning when we have to work the next day.	3/25/2016 12:57 AM
40	Homes are maintained	3/24/2016 10:45 PM
41	I wouldn't even notice most of short term rentals if I didn't walk my dog a few times a day & see how often new people are coming & going. It's an active beach community so I don't expect it to be silent. The biggest potential impact on me personally has been a huge increase in long term rental prices. There have been fewer rentals available and I have been priced out. I will be moving to Ventura at the end of the month because I can't afford the rent hike to renew my lease. I don't know if more owners are choosing short term renters over long term tenants, but prices have jumped by several hundred dollars for a small apartment in a multi-unit home in just over 2 years.	3/24/2016 9:55 PM
42	They help keep up on the maintenance of the property. Too many owners that don't come visit their Beachhouse and don't rent it out tend to let it go.	3/24/2016 9:49 PM
43	Noisy parties	3/24/2016 9:03 PM
44	Visitors leave trash, don't curb or leash their dogs, speed, and are loud	3/24/2016 5:55 PM
45	Loud parties and rude people too many vehicles	3/24/2016 1:04 PM
46	Too much traffic. Parties, dogs left barking and unattended, more tenants than house or rental agreement designated!!	3/24/2016 12:37 PM
47	Brings business to the city of Oxnard, vendors such as cleaners acquire more work, and the travelers get to experience Oxnard for what it truly is, like a local.	3/23/2016 9:58 AM
48	Short term renters do not have a stake in the hood. Noise, beach fires, dog feces. On other hand they provide income for prop owners	3/23/2016 9:41 AM
49	Many short-term renters use the homes/condo's to host large numbers of guests and for parties. These parties sometimes last late in the night. The rental property owners are mostly interested in maximizing their income and don't seem to care about the impacts to neighbors.	3/23/2016 7:57 AM
50	I think they are a plus in the neighborhood . The homes are taken care of much more than long term rentals.	3/23/2016 12:17 AM
51	Brought much needed tourist dollars to the area. I do not allow parties or large groups, so noise complaints are non existent. Short term renters are more respectful of my home than when it was a regular rental (who could not afford to eat at the restaurants or buy souvenirs). We are now able to use the home ourselves as well. I have an open relationship with my neighbors of who is coming and going via email-so they are aware who is staying in my home. They are welcome to contact me anytime with any cares or concerns.	3/22/2016 11:54 AM
52	Negatives- Parking- not enough The summer months are getting hotter, people are sitting outside because homes do not have enough air circulation. So noise echoes, all hours of the day especially at night. Positives- brings income to the city of Oxnard, the renters help keep our local business sustainable during the year. Our city and beaches have never been more popular and to bring people to a place that used to be desolate is huge in keeping our community economically viable for the future. The beach is public and should be shared with everyone and to see the memories being created is wonderful. The beach rentals bring families together - we do not live near a college or university to bring college kids to come and party. It is brothers sisters uncles aunts kids grandma and grampa that come together to rent a home. I myself had my girlfriends from DC fly out and we rented a home oceanfront on Hollywood beach and we had the most amazing time. I don't live oceanfront but We were able to create such great memories and all in my own backyard. I didn't have enough room to have them stay at my home and a hotel is not the same experience.	3/21/2016 7:34 PM

### Q6 I believe short-term rentals should be allowed in the following locations: (check all that apply)

Answered: 74 Skipped: 2

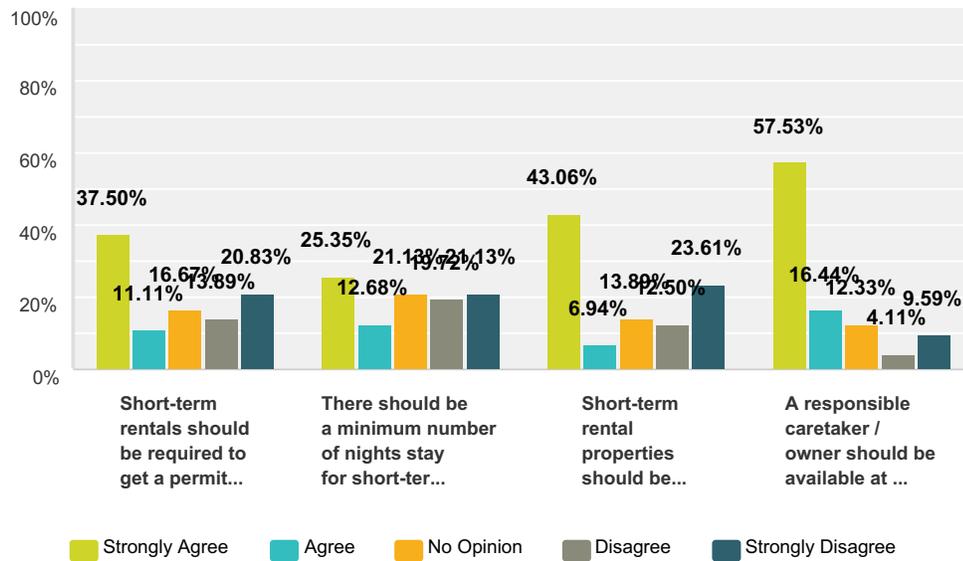


Answer Choices	Responses
Single-family homes	67.57% 50
Multifamily (including apartments and duplexes)	37.84% 28
Commercial areas	25.68% 19
Other (please specify)	20.27% 15
<b>Total Respondents: 74</b>	

#	Other (please specify)	Date
1	where timeshares and hotels are	3/29/2016 3:59 PM
2	There is no decent hotels around this part of Oxnard	3/26/2016 12:10 PM
3	None. Should not be allowed.	3/26/2016 8:10 AM
4	Make a grouping of them in an area down by the jetty instead of throughout all the streets. There is already a cluster of them down there.	3/25/2016 10:52 PM
5	No apts or commercial	3/25/2016 9:45 PM
6	None on our beaches	3/25/2016 11:36 AM
7	not here at all	3/25/2016 10:08 AM
8	Where there is adequate space to handle the a amount of people. (IE - not putting 4 families into a 2 bedroom home!)	3/25/2016 7:35 AM
9	Hotel. Or maybe with the harbor growth they can build a time share condo complex for vacationers	3/25/2016 6:56 AM
10	None	3/25/2016 6:11 AM
11	None	3/25/2016 12:57 AM
12	Boats in the harbors.	3/24/2016 9:55 PM
13	None	3/24/2016 9:03 PM
14	Non-residential	3/24/2016 1:04 PM
15	all	3/21/2016 7:37 PM

### Q7 Please Consider the following statements:

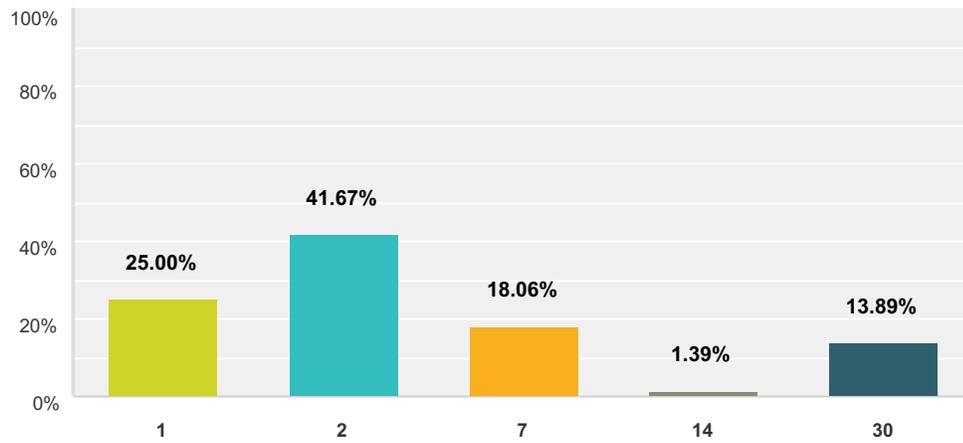
Answered: 73 Skipped: 3



	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Total	Weighted Average
Short-term rentals should be required to get a permit from the City of Oxnard:	37.50% 27	11.11% 8	16.67% 12	13.89% 10	20.83% 15	72	2.69
There should be a minimum number of nights stay for short-term rentals:	25.35% 18	12.68% 9	21.13% 15	19.72% 14	21.13% 15	71	2.99
Short-term rental properties should be required to get a business license and pay taxes to the City, similar to hotels:	43.06% 31	6.94% 5	13.89% 10	12.50% 9	23.61% 17	72	2.67
A responsible caretaker / owner should be available at all times that a short-term rental is rented to respond to nuisances or concerns.	57.53% 42	16.44% 12	12.33% 9	4.11% 3	9.59% 7	73	1.92

### Q8 What is the minimum number of nights a short-term rental should be rented out for?

Answered: 72 Skipped: 4



Answer Choices	Responses
1	25.00% 18
2	41.67% 30
7	18.06% 13
14	1.39% 1
30	13.89% 10
<b>Total</b>	<b>72</b>

## Q9 Please include any additional thoughts or comments here:

Answered: 34 Skipped: 42

#	Responses	Date
1	Our family would not like them here for any amount of time.	3/29/2016 3:59 PM
2	Home owners of vacation rentals maintain there properties more so than a full time rental property.	3/28/2016 5:07 PM
3	As a regular short-term vacationer in the area I have to say the availability of short-term rentals makes it much easier to find a good location along the beach. When I stay here I visit the nearby shops and restaurants and believe that is better for local business than simply keeping the homes vacant. Thanks!	3/26/2016 1:22 PM
4	The income collected by owners defers high taxes and insurance. The owner are taxed and collecting bed tax is double taxing when the use is still the same.	3/26/2016 12:10 PM
5	These vacation rentals are not hotels and should not be treated at such. The owner pay thousands of property tax dollars every year they are not hotels! They take better care of their properties and keep them much nicer as vacation rentals than if they were log term rentals! They are revitalizing the economy there. Most of the owners in the area have there homes as a second home and they are not able to support the local economy because they are only there once in awhile. If they ever do start taxing the vacation rentals that money go back into the beau to extend the bike path so it connects to Hollywood beach, pays life guards for more of the year, fixes the roads, builds a park, maybe make a local area shuttle ! The taxes the people pay in this area already doesn't benefit this part of the county! These vacation rentals have always been apart f the beach and they need to continue! It's a unique experience to go visit a place and stay with your family at a vacation rental. It's more affordable for families to stay together at a vacation rental than at a hotel. Then they spend more money at local small businesses!	3/26/2016 8:49 AM
6	No short term rentals.	3/26/2016 8:10 AM
7	renters should sign an agreement regarding proper behavior and should be followed up on and fined if they do not comply	3/26/2016 7:59 AM
8	I understand that people want to come to the beach for vacation - a quiet family outing following the norm for neighborhoods is great BUT 12 people renting the house for an overnight party or a bachelor party with loud drinking, messing up the beach is not to be put in the neighborhoods. We have babies living around us, people who have to get up for work, kids trying to study - the neighborhood when the vacation folks come and we have 6 of them around us - disrupts the solitude of the area. Many also don't understand the "rules" of how to keep a beach clean.	3/25/2016 10:52 PM
9	Air bnb and renting to unchecked people is not desirable. Having an option for short term furnished beach housing is good for tourism and traveling business worker income to the community.	3/25/2016 8:38 PM
10	Short term rentals benefit the community by going to restaurant, shopping at stores and bring much needed revenue to the small business in the community. They go out on the whale washing boats rent kayaks and anything they can do to help, the businesses. 50%'of the homes on the strand are second homes and do nothing for the economy here.	3/25/2016 5:46 PM
11	A vacation at a beach house is much different than staying in a hotel. vacation houses allow people to get together with family and friends without huge expense. It also allows owners to generate an income to pay the cost of insurance and property taxes or mortgages. many people have purchased dream homes they hope to live in after they retire renting short term allows them to use the property as well as generate rental income. I would never rent my home out long term because I want to be able to use my home. This type of rental is better because a long term renter can cause more damage to the property or disturb the others in the neighbor having a longer term issue to the neighborhood	3/25/2016 5:32 PM
12	See my comments above. Short term rentals are a benefit to the local economy and to home owners. They should be allowed and encouraged.	3/25/2016 3:01 PM
13	I can't answer those because I just don't think they belong here. Live where you buy a home. Stop your excess lifestyle. Stopping ruining our community.	3/25/2016 11:36 AM
14	We love vacation rentals in Oxnard, especially ones with no minimum stay. This works well with our schedule and allows us to get away for a weekend a couple times a year. Minimum stay of 7 days would prevent us from vacationing in California as it would no longer be cost effective. Limiting short term home rentals would negatively impact local economy, and suppress tourism.	3/25/2016 11:08 AM

15	A lot of times travelers need a place to stay for just one night during their travels. A lot of these people have pets and hotels do not allow pets, so this is a great alternative.	3/25/2016 10:55 AM
16	no regulations, minimums etc. Ban them entirely. Build more hotels.	3/25/2016 10:08 AM
17	Sound should be by Decibels as it is heard at the neighbors location. If between 7-10 it exceeds a particular level then they can be cited. if on the other hours it exceeds a certain level it can be cited... In this way it takes out the subjectivity.	3/25/2016 9:22 AM
18	If nuisance occurs, then the owner should be cited. This should be in amount sufficient enough so that the owner will be mindful that the people they are renting to will need to follow the city ordinances for noise and occupancy. Once that is done the owner will pass that cost onto the renters and self regulation will occur. If an owner has too many citations in a year then they are banned for a year from renting to 3rd parties... that will do it.	3/25/2016 8:36 AM
19	the issue is not licensing, permitting or regulating. The issue is nuisance. The property owners should have to comply with occupancy limits as required by fire code and if there are issues in which code violations are occurring, i.e., noise before or after the legal hours then the property owner should be cited and pay a fine... pretty simple	3/25/2016 8:27 AM
20	If you own your property, you should be able to do what you want with it. If you are a renter, you can do what the owner will allow.	3/25/2016 8:09 AM
21	Although there seems to be a lot of controversy on this subject, beach rentals have been around for years and can be dealt with in a more efficient manner if there are more strict parameters. To say they should be outlawed altogether is ludicrous and a violation of the rights of the homeowners to utilize their property in the manner in which they choose.	3/25/2016 8:01 AM
22	I didn't move to a planned community because I didn't want someone to tell me what I can and cannot do with my property. If neighbors have legitimate complaints they should call the police. The owner should then be responsible for any fines.	3/25/2016 8:00 AM
23	People there are no jobs here this brings \$\$\$\$\$\$money to the area of there is no Volume here let the rich spend dammit!	3/25/2016 7:57 AM
24	STRs provide an additional way for people to enjoy the local community. Hotels do not offer the same experience and most of the people that rent these places are families and friends who want to enjoy vacationing in the area. Much of this activity is during the summer months when their kids are out of school. For much of the remaining months of the year these places are either occupied by the owners or vacant. Having people rent STRs provides income to the community and often leaves a lasting fond memory of the time they stayed at a vacation home in Oxnard. We have rented STRs at various times when we had a large family get together and we wanted to stay at a home that could accommodate all of us. These places have always been a most welcome option that we otherwise would not have available. 99.9% of the time the renters are quiet and respectful. It is a waste of taxpayer dollars to consider any kind of regulation of these places. The government controls too much of our lives already which is so contrary to the heritage that this country was founded. Government regulation is destroying our country.	3/25/2016 7:41 AM
25	Need to have a reasonable, yet consistent set of rules/expectations for these renters! Maybe the homeowner/renter should be fined if the police have to be called out for guideline violations?	3/25/2016 7:35 AM
26	Many people make money on the vacation rental business. Property Managers, Handymen, Electricians, Plumbers and Maid Service.	3/25/2016 7:19 AM
27	We would really appreciate your help. Other cities have done a great job in regulating these short term rentals. I hope Oxnard does good as well.	3/25/2016 6:56 AM
28	Vacant houses drive down property values. Don't let the beautiful houses of Oxnard be ruined by lack of maintenance	3/24/2016 9:49 PM
29	We need more long term rentals so the working people have a place to live. Let vacationers stay in a hotel ! Let people stay in hotels.	3/24/2016 9:03 PM
30	Good luck!	3/24/2016 1:04 PM
31	3 strike rule should apply. Should be some due process.	3/23/2016 9:41 AM
32	I do not think the city should dictate to home owners what they can do with their homes as long as the owners allow responsible renters in their homes	3/23/2016 12:17 AM
33	People have been renting homes at the beach since the beginning of the 1900's. Suddenly now it has become an "issue"....very odd?!?	3/22/2016 11:54 AM
34	2 nights in the winter months 7 night min in the summer months	3/21/2016 7:34 PM

**Q10 Thank you for your input! Click “Done” and your survey will be submitted anonymously. Please provide your contact information below if you would like to receive notice of future meetings regarding a short-term rental ordinance:**

Answered: 42 Skipped: 34

Answer Choices	Responses	
Name	97.62%	41
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	97.62%	41
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	90.48%	38
Phone Number	0.00%	0

#	Name	Date
1	george martin	3/28/2016 5:07 PM
2	RichardnRodriguez	3/28/2016 2:34 PM
3	Christina niven	3/27/2016 8:34 AM
4	Candy Johnson	3/27/2016 8:29 AM
5	Wendy	3/26/2016 1:51 PM
6	Vickie	3/26/2016 12:10 PM
7	J.ralstin	3/26/2016 10:19 AM
8	Lauren	3/26/2016 8:49 AM
9	Dennis Meister	3/26/2016 8:10 AM
10	Nancy Fairchild	3/26/2016 7:59 AM
11	S sharp	3/26/2016 7:55 AM
12	Jeff Stark	3/25/2016 9:45 PM
13	Josie Hernande	3/25/2016 8:40 PM
14	Andy Finan	3/25/2016 5:46 PM
15	Vickie Finan	3/25/2016 5:32 PM
16	Heather	3/25/2016 3:01 PM
17	Christina curry	3/25/2016 11:36 AM
18	Seth	3/25/2016 11:08 AM

19	Jeff Bell	3/25/2016 11:05 AM
20	Scott Kinyoun	3/25/2016 10:55 AM
21	bliss page	3/25/2016 10:36 AM
22	Roger Burdette	3/25/2016 9:39 AM
23	George Proussalis	3/25/2016 9:22 AM
24	Kyle Greenwood	3/25/2016 9:08 AM
25	John Simmons	3/25/2016 8:36 AM
26	George Proussalis	3/25/2016 8:27 AM
27	Anna Proussalis	3/25/2016 8:01 AM
28	Bill Stok	3/25/2016 8:00 AM
29	Dina	3/25/2016 7:57 AM
30	Thomas Steinbrenner	3/25/2016 7:41 AM
31	Glenn Corbett	3/25/2016 7:19 AM
32	Dave Tremblay	3/25/2016 6:45 AM
33	John F Boyd	3/25/2016 6:38 AM
34	Nicole Coulson	3/24/2016 9:55 PM
35	m nardin	3/24/2016 9:06 PM
36	Lisa Howard	3/24/2016 8:56 PM
37	Rodriguez	3/24/2016 12:37 PM
38	Robert Slavin	3/23/2016 9:41 AM
39	Nancy Jarvis	3/23/2016 12:17 AM
40	Debra Crownover	3/22/2016 11:54 AM
41	Kristina Brooks	3/21/2016 7:34 PM
<b>#</b>	<b>Company</b>	<b>Date</b>
	There are no responses.	
<b>#</b>	<b>Address</b>	<b>Date</b>
	There are no responses.	
<b>#</b>	<b>Address 2</b>	<b>Date</b>
	There are no responses.	
<b>#</b>	<b>City/Town</b>	<b>Date</b>
1	oxnard	3/28/2016 5:07 PM
2	Oxnard	3/28/2016 2:34 PM
3	Oxnard	3/27/2016 8:34 AM
4	Oxnard	3/27/2016 8:29 AM
5	Oxnard	3/26/2016 1:51 PM
6	Oxnard	3/26/2016 12:10 PM
7	Ventura	3/26/2016 10:19 AM
8	Oxnard	3/26/2016 8:49 AM
9	Oxnard	3/26/2016 8:10 AM
10	Oxnard CA	3/26/2016 7:59 AM
11	Oxnard	3/26/2016 7:55 AM

12	Oxnard	3/25/2016 9:45 PM
13	Silver Strand	3/25/2016 5:46 PM
14	Oxnard	3/25/2016 5:32 PM
15	Silver Strand	3/25/2016 3:01 PM
16	Silver strand beach	3/25/2016 11:36 AM
17	Chandler	3/25/2016 11:08 AM
18	Oxnard	3/25/2016 11:05 AM
19	Silverstrand beach, Oxnard	3/25/2016 10:55 AM
20	oxnard	3/25/2016 10:36 AM
21	Oxnard	3/25/2016 9:39 AM
22	Oxnard	3/25/2016 9:22 AM
23	Oxnard	3/25/2016 9:08 AM
24	Silver Strand	3/25/2016 8:36 AM
25	Oxnard	3/25/2016 8:27 AM
26	Silverstrand Beach	3/25/2016 8:01 AM
27	Silverstrand	3/25/2016 8:00 AM
28	Oxnard	3/25/2016 7:57 AM
29	Oxnard	3/25/2016 7:41 AM
30	Oxnard	3/25/2016 7:19 AM
31	Silverstrand	3/25/2016 6:56 AM
32	Silver Strand	3/25/2016 6:45 AM
33	Oxnard	3/25/2016 6:38 AM
34	Oxnard	3/24/2016 9:55 PM
35	oxnard	3/24/2016 9:06 PM
36	Oxnard	3/24/2016 8:56 PM
37	Oxnard Beach	3/24/2016 12:37 PM
38	Oxnard	3/23/2016 9:41 AM
39	Oxnard	3/23/2016 12:17 AM
40	Oxnard	3/22/2016 11:54 AM
41	Oxnard/ Silverstrand	3/21/2016 7:34 PM
<b>#</b>	<b>State/Province</b>	<b>Date</b>
	There are no responses.	
<b>#</b>	<b>ZIP/Postal Code</b>	<b>Date</b>
	There are no responses.	
<b>#</b>	<b>Country</b>	<b>Date</b>
	There are no responses.	
<b>#</b>	<b>Email Address</b>	<b>Date</b>
1	gmartinrealty@gmail.com	3/28/2016 5:07 PM
2	chiefrod@aol.com	3/28/2016 2:34 PM
3	nivens@verizon.net	3/27/2016 8:34 AM
4	blissessence@aol.com	3/27/2016 8:29 AM

5	firepie78@icloud.com	3/26/2016 1:51 PM
6	rr3owners@gmail.com	3/26/2016 12:10 PM
7	laurenfinan@gmail.com	3/26/2016 8:49 AM
8	dmeist@gmail.com	3/26/2016 8:10 AM
9	nlf.beach@gmail.com	3/26/2016 7:59 AM
10	bigsurf108@roadrunner.com	3/26/2016 7:55 AM
11	jstarkrealty@ail.com	3/25/2016 9:45 PM
12	sslocal21@yahoo.com	3/25/2016 5:46 PM
13	Ocean11.8@gmx.com	3/25/2016 5:32 PM
14	theeaxspot@gmail.com	3/25/2016 11:36 AM
15	sethos79@gmail.com	3/25/2016 11:08 AM
16	jkennethbell@gmail.com	3/25/2016 11:05 AM
17	crazidingo@hotmail.com	3/25/2016 10:55 AM
18	blissy55@gmail.com	3/25/2016 10:36 AM
19	thebeachcombertavern@gmail.com	3/25/2016 9:39 AM
20	talktogeorge90@outlook.com	3/25/2016 9:22 AM
21	kyle9382@gmail.com	3/25/2016 9:08 AM
22	john@theisgroup.net	3/25/2016 8:36 AM
23	talktogeorge90@outlook.com	3/25/2016 8:27 AM
24	aproussalis@gmail.com	3/25/2016 8:01 AM
25	bill_stok@yahoo.com	3/25/2016 8:00 AM
26	dinaortiz@ymail.com	3/25/2016 7:57 AM
27	castei@roadrunner.com	3/25/2016 7:41 AM
28	glenn.corbett@yahoo.com	3/25/2016 7:19 AM
29	kel3095@aol.com	3/25/2016 6:56 AM
30	urchin760@aol.com	3/25/2016 6:38 AM
31	coulson.nicole@gmail.com	3/24/2016 9:55 PM
32	mcritch394@aol.com	3/24/2016 9:06 PM
33	lhoward32@hotmail.com	3/24/2016 8:56 PM
34	dtr133@aol.com	3/24/2016 12:37 PM
35	rslavin@acstax.com	3/23/2016 9:41 AM
36	nancyjarvis@me.com	3/23/2016 12:17 AM
37	crownies@outlook.com	3/22/2016 11:54 AM
38	askkristina@icloud.com	3/21/2016 7:34 PM
<b>#</b>	<b>Phone Number</b>	<b>Date</b>
	There are no responses.	