

Thomas P. Byrne

255 W. Napa Street, Suite L
Sonoma, CA 95476
Telephone: (415) 533-3636
E-mail: thomas_byrne_98@yahoo.com

March 13, 2023

Gary Helfrich, Project Planner
2550 Ventura Ave
Santa Rosa CA 95403

Via email: gary.helfrich@sonoma-county.org

Re: Notice of a Sonoma County Planning Commission
Public Hearing to Consider adding and Amending the Vacation
Rental Exclusion
Hearing Date: March 16, 2023

Dear Mr. Helfrich:

This letter is to urge the commission to vote **NO** for the rezoning of various parcels at this time. My wife and I have lived in the City of Sonoma for 30 years. We also own a Sonoma County parcel on Birch Road directly outside the boundary of the City of Sonoma. In our area, just south of City limits of Sonoma, including, Birch Road, David St., and Palmer Ave. a ban on short term rentals is not wanted or needed.

My first point is an objection to the lack of time to respond to your above-described Notice and the lack of specificity of the Notice. The Notice is dated March 3, 2023, posted marked March 6, 2023, and received March 8, 2023. The Notice states that written comments need to be received 10 days prior to the hearing to be in the staff report. With the hearing March 16, 2023, this Notice effectively is no timely notice at all, or at the very least, this Notice discourages fair public comment. Further, it is impossible to interpret from the face of this Notice whether the rezoning affects, or how it affects, any given parcel. A parcel owner will have one's address and parcel number, but from that one cannot tell whether one's property is subject to a cap, or a complete exclusion or affected at all. (I was told that my parcel on Birch Road falls under the exclusion of Palmer Ave. but I am not entirely sure.) On the Notice there is no link to a map or list of parcels affected. For these reasons, the notice lacks procedural due process.

My second point is only a comment. The commission will not get a fair sampling of public comment because of the lack of time and clarity of the Notice. Further, property owners with existing permits are unlikely to respond as they are unaffected.

My third point is that this new law, if passed, can have unwanted consequences. Finding a hotel room within the City of Sonoma can be tough and very expensive. (The hotel across from my property at the corner of Leveroni and Broadway starts with charges over \$600 a night.) Short-term rentals on Birch Road provide a check and balance to high priced hotels and promote tourism. Short-term rentals are already ban in the City of Sonoma and a further ban here just outside the city limits is not necessary. As

March 13, 2023

Page Two

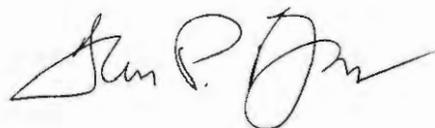
a side note, I am happy with the existing short-term rentals on Birch Road and surrounding area because the owners are responsible.

My fourth comment is that there should be a fairer way to regulate short-term rentals rather than rezoning a broad brush of parcels to cap or exclude short-term rentals. Blanket exclusionary zones on property parcels are unfair by nature when there are existing permits for short-term rentals already. This down-zoning law will create “the haves” and the “have nots” and create resentment among neighbors. Some owners purchased in this area because short term rentals were allowed rather than in the City of Sonoma. They also paid a premium to be outside of the City of Sonoma where a ban was in effect. Some owners in this area plan to use their house for retirement income from short-term rentals or at least have this option available in the future. Cap Restrictions, which may be better than blanket exclusions, have similar fairness problems. The county can use existing laws concerning noise, nuisance, and occupancy laws to curtail bad actors.

In closing, I feel that there is a rush to get this rezoning law passed without adequate public comment. There is little time for a meaningful response with this Notice. There is no urgency with the current temporary moratorium. An exclusionary zone just south of Sonoma to prevent short-term rentals is unnecessary and unwanted.

If there are any questions, then please contact me. You may reach me on my cellular telephone at (415) 533-3636, email, or the address noted above.

Sincerely

A handwritten signature in black ink, appearing to read "Tom P. Byrne", written in a cursive style.

Thomas P. Byrne

From: [Susan Collopy](#)
To: [PlanningAgency](#)
Subject: ZCE23-0001, Vacation Rental Rezone - Questions & Comment
Date: Saturday, March 11, 2023 10:43:50 AM

EXTERNAL

Hi,

My name is Susan Collopy, I own a house in the Austin Creek area, that has been in my family since 1999. Prior to that my family had a house in Rio Nido since the 1950's that was demolished following the 1998 landslide. We are currently working through a lot of deferred maintenance, and were planning to set up the house as a vacation rental later this year or in 2024. This house has not previously been a rental so we will need to apply for a new permit, license etc.

I have one comment about the proposed rezoning:

Please consider a 10% cap in the Austin Creek area, rather than a 5% cap. I have not personally seen any negative impacts from the current existing vacation rentals in the area, which I think is currently closer to 10%. There is one across the street from us and we have never had any issues with the occupants.

I have the following questions:

How will waiting lists and applications for the zoning permit and the business license be handled? What level of information is required? It would be inefficient to have to complete all the work at the location and get a property manager lined up for an application that may sit for years.

Thanks,

Susan Collopy

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From: Bart Deamer
To: Gary Helfrich
Subject: Re: Vacation rental proposal, file ZCE23-0001
Date: Wednesday, March 08, 2023 5:51:44 PM

EXTERNAL

Many thanks, Gary, very helpful. I favor applying a cap in Northwood.

Bart

On Mar 7, 2023, at 4:37 PM, Gary Helfrich <Gary.Helfrich@sonoma-county.org> wrote:

Hi Bart,

The Board of Supervisors has directed Permit Sonoma to is to rezone certain areas of the County as Vacation Rental exclusion or cap zones, consistent with Sonoma County Code Section 26-79 (attached). The most important thing to know about this section is that it is **not** retroactive and will have no effect on existing Vacation Rentals. Additionally, it will have no effect on additional development or use of your property other than restricting Vacation Rentals. This rezoning is at the direction of the Board of Supervisors.

In the case of Northwood, the proposed zone change is to add the 5% cap on vacation rentals. This means that the total number of Vacation Rentals is limited to 5% of the total number of single family homes. Based on Tax Assessor data, Northwood has 111 single family homes and there are 17 Vacation Rental permits issued, so the current concentration is a bit over 15%. If the Board of Supervisors adopts a 5% cap, this would effectively ban new Vacation Rentals.

We are presenting each area to the Planning Commission as a separate action. This would allow the Commission to revise or even reject the initial recommendations but allow the rezoning to proceed to the Board in areas where it is supported.

Northwood is a unique area in the lower Russian River as it's the only "new" second home community. "New" is relative to surrounding areas that were developed as vacation homes almost 100 years ago, so the circumstances and owner expectations could different than in Monte Rio or Guerneville. If there is strong opposition or support for regulating Vacation Rentals in Northwood, it's important that the community provide input to the Planning Commission as soon as possible. Comment letter can be sent directly to my email and I'll make sure they are provided to the Commission on April 16.

Gary

Gary Helfrich

Planner III

www.PermitSonoma.org

County of Sonoma
Planning Division | Comprehensive Planning
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-2404 | Office: 707-565-1900

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.jpg>](#)

Access Permit Sonoma's extensive online services at www.PermitsSonoma.org
Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Bart Deamer <bart@thedeamers.com>
Sent: Tuesday, March 07, 2023 3:42 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Vacation rental proposal, file ZCE23-0001

EXTERNAL

Hello, Mr. Helfrich-

My wife and I own a weekend cabin in the Northwood area (19431 Redwood Drive), and are interested in the details of the pending vacation rental proposal. Could you send me the text of the proposal?

Thanks,
Bart Deamer

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<Article_79 X_Vacation_Rental_Exclusion_and_Cap_Combining_District.pdf>

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From: [gillian quarle](#)
To: [Gary Helfrich](#)
Cc: [PlanningAgency](#); [PlanningAgency](#); [Patricia Ramirez](#)
Subject: Planning Commission 3/16/23- no notice received
Date: Tuesday, March 07, 2023 4:07:18 PM

EXTERNAL

Gary,

I have a Vacation rental on Drake Rd in Guerneville and two properties in Kenwood and one in Forestville. we did NOT receive notices for this planning commission meeting from any of our properties! A person posted the notice on Facebook! in addition, Holding a PC meeting mid day on this vacation rental ordinance without offering a zoom link is problematic for those of us who own a rental but have a real job as well! I request notices be sent and a zoom link be offered so we all have access to the meeting. It is unfair that other county meetings are via zoom but these are not.

I would like to get a copy of the Guerneville Drake road zoning map and the Kenwood zoning map to compare my properties to.

Patricia, please forward to County Counsel staff that oversees Land Use specifically planning commission so they are aware that my 5 properties were not noticed of this meeting by the required 10 day time period for rezoning/ordinance notices and all properties are within these areas. Last meeting I did receive notices, this one I got zero.

thanks,

Gillian Hayes

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From: 2rf1964@comcast.net
To: PlanningAgency
Subject: ZCE23-0001, Vacation Rental Rezone
Date: Monday, March 13, 2023 10:55:50 AM

EXTERNAL

Sonoma County c/o Gary Helfrich:

All:

I am writing in regard to Item One at Commission meeting 03/16/23.

As an owner of a single family house in rural District 5, I am pleased to see a discussion of short term rental issues in Sonoma County, and possible changed to zoning and use ordinances which govern this topic:

I have the following questions and comments.

Sonoma County is a well-recognized vacation destination, and adjacent to one of the most thriving urban areas in the nation.

Vacationers in the 1920's used to come to the Russian River on the train, for a month.

Now, it's a 3-day weekend booked on-line and everyone drives. Needless to say, things have changed and will continue to change.

I see little account of increasing traffic and parking issues, water treatment, emergency services, etc.

We saw the pinch point of emergency notification to short-term renters during the recent fire storms and it is a very relevant health and safety concern.

Has Sonoma County looked at parallel regions for innovative management of this issue? How does rural Virginia, or upstate New York handle this? What can we learn from the beach towns on the Gulf Coast?

How much will the added management and enforcement of short-term rental ordinances cost Sonoma County in the coming decade? Just maintaining the waiting list for permits will likely take a full time effort. I bet County and city staff on the Jersey shore could supply some staff hours for such work.

Does a permit fee for a short-term rental account for any funding towards these issues? If not the tax paying, full time residents of Sonoma County are subsidizing short-term renters and the owners of these units.

Is there any lever in use permits and ordinance changes to get property owners to update or meet current building standards? Many properties purchased for use as short-term rentals are marginal at best when it comes to electrical, sewer and building safety.

I have been in units with failing stairs and rails, persistent mold, overgrown walks and drives, unpermitted bathrooms, and sprawling decks and sleeping porches that have no regard for setbacks or environmental standards.

A pre-sale building inspection could be a critical method for keeping sub-standard units from being purchased and used as short-term rentals. I have watched questionable steps taken at recent short-term rentals, such as installing a spa on existing deck after a home sale, and have no idea if this was inspected or engineered.

Any thought on forbidding the construction of ADU solely for use as short-term rental? On larger parcels, I already see this happening, greatly increasing density at otherwise rural districts.

Only stating that 5% or 10% of an area is permitted for short-term rentals does not address rising density due to recent changes in State of California housing law.

A variable noise ordinance (9 pm for rentals, 10 pm for full time residents) is un-enforceable, especially in remote locations. It is almost impossible, even now, for us to determine the source of evening noise - as often as not, full time residents and their NON-RENTAL guests are the cause.

Noise is a real conflict point with many neighbors, long-term or not.

If excessive noise becomes a recurring problem at a short term rental (party house), I would propose that be a condition to REVOKE a rental permit. Don't produce a tiered, unenforceable noise ordinance, put clarity and real teeth into the revised ordinance.

I am not against short term rentals, or vacationers and have little to say about larger demographic or economic issues facing Sonoma County; however Sonoma County has to be tough and sophisticated in planning for this part of our regional lifestyle.

I look forward to seeing emerging policy that will wisely manage this issue. Feel free to condense or paraphrase the above.

Thanks,

Scott Volmer

32 Silvia, Cazadero CA 95421

From: Nathan + Co.
To: Gary Helfrich
Cc: PlanningAgency; patricia.ramriez@sonoma-county.org
Subject: Planning Commission 3.16.23 - no notice recieved
Date: Tuesday, March 7, 2023 7:15:25 PM

EXTERNAL

Dear Mr. Helfrich,

I own a property at 9204 Mesa Way in Monte Rio that I list on Airbnb when I am not living there. I am also the volunteer co-leader of the Sonoma Airbnb Host Community Group.

I did not receive notice for this 3.16.23 planning commission meeting. One of the members of our Facebook Airbnb Host Community Group posted it. Immediately I found out many our hosts have NOT been notified.

I find it interesting to hold a Planning Commision mid day on the vacation rental ordinance without offering a zoom link. It's an issue for those of us that own a vacation rental and have day jobs. Most other meetings from the county are available via Zoom. I also just learned this morning the River MAC meeting on Thursday with the vacation rental ordinance on the agenda is also not available via Zoom when all meetings have been.

I would also like to receive a copy of the zoning map for Mesa Way in Monte Rio.

Please help me make sure all short term rental owners are notified and a Zoom link is provided. I am happy to help facilitate this by posting the information on our Sonoma County Airbnb Host Group Facebook page.

Thank you and kind regards,
Nathan Waldon
Volunteer Co-Leader
Sonoma County Airbnb Host Community Group

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Re:upcoming vacation rental...community input
Date: Wednesday, March 15, 2023 10:43:29 AM

-----Original Message-----

From: Angelina Fusco <noniangelina@hotmail.com>
Sent: Tuesday, March 14, 2023 6:51 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Re:upcoming vacation rental...community input

EXTERNAL

Not sure my first message was received so resending it to assure that it got to you...

As a member of the Hacienda community in Forestville, I am very much against any vacation rentals in my little hamlet. 5% is a lofty amount of vacation homes when a community is as small as mine. Some of us seniors here struggle just to stay in our homes. At a time when housing is so precious and so scarce, I don't understand how you can allow the frivolity of vacation homes at all. How do vacation rental owners secure homeowners insurance when permanent homeowners are denied? This is considered a high fire area.

I live on Sunnyside Ave. which is a privately owned road...my road is gravel and dirt (mud presently). It is narrow, winding, steep, and has one way in and one way out. Vacation renters are a danger to permanent residents. They have no clue of fire dangers, nor do they know how to navigate these narrow roads. They have two speeds...fast and reckless. I want Sunnyside to be placed in an exclusion zone. You owe us safety. Don't destroy what little we have left here. Don't force us out because of county greed. No one here wants vacation rentals at all. It is being forced upon us. Exclude Sunnyside from the vacation rental business. Zero vacation homes on Sunnyside. Don't ruin it here. We all know what these places do to a neighborhood. Can we please not pretend they enhance ...the only thing they enhance is the wallet of the owner. If they cannot afford to own a second or third home without renting it to make payments, they should not purchase it in the first place. Don't throw us under the vacation rental bus.

Sincerely,
A.L. Fusco
11479 Sunnyside Ave.
Forestville , Ca. 95436

Sent from my iPad

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From: Alex Cvetkov
To: PlanningAgency
Cc: BOS
Subject: Comment In Relations to Sonoma County Planning Commission Meeting March 16th, 1PM - Staff Proposal for rezoning developed parcels
Date: Wednesday, March 15, 2023 2:09:46 PM

EXTERNAL

Hello!

My partner and I own property in Sonoma County. We have a vacation rental permit and we rent the property part time as a short term rental. The extra income has been a huge help provided the economic situation in the Bay Area. We are good neighbors and support reasonable performance standards.

As an STR and property owners we are **APPALLED** by the recent action and direction provided by the Sonoma Board of Supervisors to Permit Sonoma Staff and The Planning Commission. **STOP THIS NONSENSE! DO YOUR JOB AND DO PROPER COMMUNITY OUTREACH!**

1. Why is the meeting on March 16th **only in person** when other meetings are not? Seems shady and seems like you are restricting access to the public. The tax paying public has jobs! We pay your salaries, btw. **CANCEL the meeting** and fix the technical issues OR at least reschedule to 5PM so that folks that matter can attend!
2. Supervisor Hopkins voted yes for the August 2nd 2022 ordinance "on the condition" that inclusion zones be created in Guerneville. There is no mention of inclusion zones in this latest proposal. Instead all I see is exclusion zones. Luckily the meeting on August 2nd was recorded so that we can **keep our elected officials accountable!**
3. 5% (or even 10%) cap = a ban for 10+ years. You were supposed to look at HISTORICAL concentration and neighborhood character, not pick a politically convenient number of 5%. This is bullcrap and you know it!
4. You think you are doing the right thing but you are ruining the character of Sonoma and specifically the Guerneville area. The sad part is - you will all be gone when the region falls into disarray again and we - property owners, 2nd home owners and business owners will need to clean your mess - again! **THINK TWICE** before you enact any of these proposed changes! They are **BAD POLICY and DO NOT REPRESENT THE ACTUAL VOICE OF THE COMMUNITY!**

Best,
Alex C.

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March 15, 2023

RE: Opposition to X Zone in Chicken Colony and Palmer Ave

To Supervisor Susan Gorin and Planner Gary Helfrich:

This letter is in response to the upcoming meeting looking to ban vacation rental homes in the Chicken Colony and Palmer Avenue and I am opposed to this proposal. We actively vacation rent our home and have been doing so since 2019 in Chicken Colony. We also have a home on Palmer, which we purchased in 2021 to have a home closer to town and have additional dwellings for when we have our large family in town. We have a professional management company who is very proactive in assuring our guests are respectful and aware of our neighbors in proximity who have sensitivities to this issue. We were married in Sonoma, at Cornerstone Gardens, and the community is very important to us. We frequently stay at our homes, sometimes multiple times a month or at minimum every other month. We have two small children that love the farmhouses and lifestyle of slowing down.

Our property managers are extremely quick to respond to any complaint and we are typically remediating this in advance, as we have cameras that we monitor to ensure that there is not late night activity that would disturb our neighbors. We also meet all guests in person and make it very clear about the quiet hours in person, with signs and all communications assuring guests are just as respectful as we would be. We have gone as far as performed walk throughs with our property manager and the Palmer neighbor to assure them we are doing everything to be sure our guests are respectful and aware of the Sonoma County regulations. We have also implemented the 9pm vacation rental quiet hours early, since August 2022, following the recommendation of earlier hours out of respect for our neighbors. We screen all guests and ask why they are traveling to steer away from any possible parties or loud groups. While you can't always deter bachelorette parties and loud groups, you can do your best to communicate the rules as best as possible up front to prevent, which we feel our property managers have done a fantastic job of.

We are a very close community in Chicken Colony constantly having get-togethers with almost everyone in the neighborhood during holidays with Easter Egg Hunts, Halloween trick-or-treating, New Years and weekend strolls around the neighborhood and pool fun in the summers. Ironically the two homes that are complaining and have targeted our peaceful community are the ones that are not included in these neighborhood get togethers and have been the catalyst of spreading untrue information about our family and our homes. The neighborhood, with the exception of two neighbors, one who currently rents out her home as a vacation rental and the other who have active rentals, seem to cling on to any little thing that a neighbor could solely because we vacation rent our home. We have received very rude emails rather than a neighborly call that we would be quick to remedy, as things as small as one of our trash cans may not have made it in on time.

Ironically, it seems the one neighbor complaining on Palmer is also the one neighbor that doesn't have a relationship with the community of their street. We have been invited to parties, happy hours, events at neighbor's homes on Palmer, yet there is only one neighbor that is absent from these get togethers. We've been told this neighbor doesn't waive or engage with the community, which we have felt in full force when they have written lies about us and our property managers in public published articles and forums.

Bottom line, these neighbors at both properties have constantly badgered and harassed our family, written lies about us in a public forum and harassed/badgered our property managers so much in that one of our property managers quit working at our management company. These are the only people complaining about this and wanting to punish other neighbors in the community by not giving them the right to obtain a rental permit.

We know these neighbors use us as the reason but the truth is, we follow all of the rules, we go above and beyond to make sure we are respectful and its apparent these are people that have nothing better to do than sit around and come up with problems, as we can assure, from the cameras we monitor every day, there are very little, if any, problems to complain about. We have spent hundreds of thousands of dollars on our homes, improve them constantly and assure that they are well taken care of. It saddens us that these people are trying to make us a bad example, a family that have done nothing but go above and beyond to be considerate and assure everyone is happy. But they don't just complain about us, they complain about other neighbors as well. This doesn't seem to be a vacation rental issue, just a neighbor issue and we hope you make the right decision and do not ban this in our neighborhoods to give other neighbors the ability to share their homes too.

Thank you,

Amber and John Wright

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Vacation Rental Planning Commission
Date: Wednesday, March 15, 2023 11:03:20 AM

From: Ann Iverson <anniverson55@gmail.com>
Sent: Tuesday, March 14, 2023 12:13 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Re: Vacation Rental Planning Commission

EXTERNAL

Hi Gary,

Thanks so much for the link to the materials for Thursday's meeting. We have a collective public comment for the Planning Commission:

On behalf of 27 residents of Theodor Lane, Falcon Lane, Bacchus Ct and Eveton Lane,
Our neighborhood has been greatly impacted by the previous exclusion zone application and has resulted in the highest concentration of vacation rentals in Sonoma County. We strongly support your recommendation to add Theodor and Falcon Lanes to the vacation Rental Exclusion (X) Combining District to prevent further local over concentration.

Diane Barbera and Terry Tenopir, 165 Theodor Lane
Greg Holzer and Rosie Castro, 140 Theodor Lane
Leigh Cavalier and John Krzos, 289 Theodor Lane
Dr. Jennifer Karns, 164 Theodor Lane
Dr. Jerome C. Smith, MD and Jose Luciano, 150 Theodor Lane
Bobby and Jill O'Gorman, 255 Theodor Lane
Marilyn Benedetti, 16890 Bacchus Court
Bill Devaughn and Rita McCabe, 16898 Bacchus Court
Greg and Michelle Gonzales, 16965 Falcon Lane
Margaret and Jean Bidegainberry, 16948 Falcon Lane
Gary Saperstein, 16926 Eveton Lane
Ann Iverson and Dan Bell, 16910 Eveton Lane
Leslie and Darell Choate, 16901 Eveton Lane
Alfred Chircop, Maureen Burns and Shean Burcop, 16923 Eveton Lane
Michael and Tim Stansfield-Church, 16947 Eveton Lane

Ann Iverson
Metaphor Artworks

650-766-9303
anniverson55@gmail.com
metaphorartworks.com

On Mar 13, 2023, at 3:22 PM, Gary Helfrich <Gary.Helfrich@sonoma-county.org> wrote:

Hi Ann,

Materials have been updated. See <https://share.sonoma-county.org/link/GamJs6DxIwE/>

Gary

From: Ann Iverson <anniverson55@gmail.com>
Sent: Sunday, March 12, 2023 2:41 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Cc: Dan Bell <dan.martin.bell@gmail.com>
Subject: Re: BOS Vacation Rental agenda item

EXTERNAL

One question, we have reviewed the agenda but don't find the staff report available.

Just public comments.

Is there a regular time for posting the report?

Thank again,

Ann

Ann Iverson
Metaphor Artworks
<[image001.jpg](#)>
650-766-9303
anniverson55@gmail.com
metaphorartworks.com

On Mar 12, 2023, at 2:02 PM, Ann Iverson <anniverson55@gmail.com> wrote:

Thank you so much, Gary, this makes perfect sense.

We will look over the material and let you know if we have any specific questions.

Thanks for offering to present those.

Ann

Ann Iverson
Metaphor Artworks
<WEB IMAGE - A IVERSON copy.jpg>
650-766-9303
anniverson55@gmail.com
metaphorartworks.com

On Mar 12, 2023, at 1:31 PM, Gary Helfrich
<Gary.Helfrich@sonoma-county.org> wrote:

Hi Ann,

Land use decisions generally have to be heard by the Planning Commission and then recommended to the Board of Supervisors. The hearing on Thursday, March 16 is the Planning Commission hearing to consider rezoning specific areas of the County for either Vacation Rental Exclusion or a cap on Vacation Rentals. The legal notice that was published in the Press Democrat is attached, and all 4,906 affected property owners received a letter. The Board of Supervisors hearing is not anticipated until Monday (yes, Monday), April 24, 2023.

If you have comments that you would like the Planning Commission to consider, please sent them to me and I will be sure they are included in the Commission packet.

Gary

From: Ann Iverson <anniverson55@gmail.com>
Sent: Sunday, March 12, 2023 12:50 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Cc: Dan Bell <dan.martin.bell@gmail.com>; Diane Barbera <dianebarbera@comcast.net>
Subject: BOS Vacation Rental agenda item

EXTERNAL

Hi Gary,

At the recent Springs MAC meeting, Susan Gorin mentioned

that the BOS would be discussing Vacation Rentals on March 16 - possibly the new updates to the ordinance?

We are confused as we don't see anything on the meeting list scheduled for that day except a closed meeting. We also don't see this on Tuesday's agenda.

Do you know when they will be discussing VRs and exactly what the topic is?

Thanks so much,
Ann

Ann Iverson
Metaphor Artworks
<image001.jpg>
650-766-9303
anniverson55@gmail.com
metaphorartworks.com

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: NO on RRD inclusion of VACATION RENTAL EXCLUSION ZONE
Date: Wednesday, March 15, 2023 5:40:50 PM

From: Aida Gray <gray.aida@gmail.com>
Sent: Wednesday, March 15, 2023 5:11 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; brad gray <BRADEGRAY@gmail.com>
Subject: Fwd: NO on RRD inclusion of VACATION RENTAL EXCLUSION ZONE

EXTERNAL

Hi Gary,

I am including our information:

Business Name: Hilltop Vista Villa
Certificate Number: 3367N
Business Address: 2806 HILLTOP RD HEALDSBURG, CA 95448-4505
Account Number: 3352

Regards, Aida

----- Forwarded message -----

From: **brad gray** <bradegrays@gmail.com>
Date: Wed, Mar 15, 2023 at 4:52 PM
Subject: NO on RRD inclusion of VACATION RENTAL EXCLUSION ZONE
To: <gary.helfrich@sonoma-county.org>
Cc: Aida Gray <gray.aida@gmail.com>

To Sonoma County Planning Commission and project planner Gary Helfrich.

We understand the problem.

We are against the inclusion of RDD zoning in the vacation rental exclusion for fitch mountain area.

Our property is the only house zoned RRD on fitch mountain and this clause specifically singles us out. Our zoning was not previously included and this topic was not discussed at the january 19th meeting.

We do not face the majority of problems that impact the rest of fitch mountain residential area.

1. We have abundant off street parking and access is not an issue as we have plenty of turn around. (sonoma fire access preserve trough our gates)
2. We do not negatively impact residential area as we are isolated. separated by two gates on one acer surrounded by 200 acres of preserve, we have no immediate neighbors.
3. The house was a vacation rental when we bought it so inclusion does nothing for the numbers
4. Our fire risk is no worse then the rest of the county in fact its arguably better as large scale fire prevention is done by the city of healdsburg and sonoma fire on a regular base
5. Our place does more to preserve and benift the character as it is a single house on one acre surrounded by the preserve. With only 2 bedrooms it is extremely low density impact.
6. We purchased property explicitly for the zoning and to do vacation rental part time when we are not using the property and this will negatively impact us.

Thank you for your careful consideration on this matter.

Best regards,

Brad Gray

Mobile: 707 322 6390

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From: Bry Sarte
To: PlanningAgency
Subject: Vacation Rental Rezoning - 3 alternative ideas for Armstrong Woods Area
Date: Tuesday, March 14, 2023 8:57:30 AM

EXTERNAL

Dear Planning Commissioners,

I am a Sonoma County native that has worked for years to maintain a toehold in Sonoma County in the **Armstrong Woods area** and this proposed rezoning dashes our family dream! We took over my father's family-run property that has been used as a gathering by four generations of my family. The only way we can afford it is to keep it running as a vacation rental. When the property was passed to us by my father (following my father's terminal cancer diagnosis and his home burning to the ground in a Sonoma Wildfire); we were notified that we were also losing our vacation rental permit by the County because vacation rentals can't change hands, even from father to son!

Not only has this property been treasured by our family for years, we have operated it as a hybrid second home and vacation rental for 15 years to afford it. It has also been a cherished destination for many Sonoma County and Bay Area families looking for an affordable place to gather in the Russian River area. We have many repeat guests who have made our home their family annual tradition. Losing this property from the vacation pool would drive them from the region. It is such a unique property, there is no substitute in our price point. It will be a loss of tax revenue (we have paid over \$140,000 to the county for TOT) and a loss of the dollars from guests spending time in the region.

For 200 days of the year, this Armstrong Valley is a refuge for our family and has been key for our health and the mental health of our kids. We are not trying to rent the house 365 days a year. Can there be some middle-ground so that **properties that have operated as vacation rentals for over a decade can be rented out for income with a limited occupancy of say 120 days per year?** That would help families like mine who are trying to hold on to family property in an age of ever increasing costs. It would also be much less intrusive to the full time property owners if some of the properties had limits on the number of days for the vacation rental activity. Allowing **the proposed "all or nothing" approach really only benefits those who buy property for the sole purpose of renting it out all the time.** Please consider a change so that there are some vacation rental permits that allow the property to be rented out for 120 days per year. This is better for all of the full time people living there too.

There are very few affordable getaway options for families in West Sonoma County and vacation rentals are one of the only ways ordinary people can afford to vacation with their relatives in this area. Making this a more elitist and exclusive area is not in the public interest. Please help to **keep West Sonoma open to all visitors** rather than force it into a more exclusive restricted environment like Healdsburg or Kenwood. We stepped in so that it could be used and enjoyed by generations of Californians.

Furthermore we believe the **Armstrong Woods area should be removed from the rezoning map.** This is a unique area that supports **sustainability** goals for the County, being positioned to allow biking and pedestrian access to Guerneville and Armstrong Woods - getting more people out of cars. Furthermore, its is the only year-round sunny location in the lower Russian River, not in the shadows of the wooded river banks or the forest making it uniquely accessible year-round. The RR zoning is a relaxed area that is low enough density that it makes it conducive to a variety of uses. Please do not include the RR lots in the rezoning in this area.

Alternatively, we ask you to consider **adjusting the cap to 15% in this area.** That would allow legacy property owners like us to maintain our family home.

I really appreciate your help on this.

Thank you,
Bry Sarte

Property Owner in Armstrong proposed rezoning area

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Strongly against bans/further restrictions on vacation rentals (Schellville resident)
Date: Wednesday, March 15, 2023 10:41:12 AM

From: Bryan Morris <bryanjmorris@gmail.com>
Sent: Tuesday, March 14, 2023 8:41 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Strongly against bans/further restrictions on vacation rentals (Schellville resident)

EXTERNAL

Dear Supervisor Susan Goren and County Project Planner Gary Helfrich:

I am a property owner at 2789 Dale Ave, Sonoma CA. My property is in Schellville and I've been a proud owner and member of this community for over 2 years now.

I'm very concerned to hear that the Sonoma County Planning Commission is considering banning vacation rentals in much of Sonoma County. As you know, we're already in the midst of a [moratorium](#) on vacation rental permits, which has been frustrating and provided much financial stress for homeowners like me. I kindly request you to do the right thing and not further restrict vacation rentals.

Over the past 2+ years, I've put hundreds of thousands of dollars of improvements and fixes to work on my property. I love my community and plan to be part of it indefinitely. Beyond the improvements already made, I have plans to do even more and am on file with the county for related permits. Much of my investment in Sonoma is predicated on my ability to ultimately apply and be granted a vacation rental permit. I live in a community with lovely neighbors -- many of them rent their house out from time to time, while some do not. Those that rent their house abide by the rules and I've never had one complaint about vacation rentals.

In Schellville, there is certainly ample space (most parcels are 2.5 acres), parking, and fire access for all. While I can't attend the hearing this Thursday, I'm happy to be part of any follow-up from the county. I'm looking forward to applying for a permit when the moratorium is over. Thank you.

Sincerely,
Bryan Morris

--

m: 415.425.8400

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Hearing on Vacation Rentals in Schellville Chicken Colony
Date: Wednesday, March 15, 2023 5:41:29 PM

From: Carlos Rivas <rivasvivas@gmail.com>
Sent: Wednesday, March 15, 2023 4:49 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>
Cc: Yasmine Coupal <ycoupal@gmail.com>; Carlos Rivas <rivasvivas@gmail.com>
Subject: Hearing on Vacation Rentals in Schellville Chicken Colony

EXTERNAL

Dear Mr. Helfrich and Ms. Gorin,

My name is Carlos Rivas. My wife (Yasmine Coupal) and I have a property in the Schellville Colony (2530 Acacia Avenue). My understanding is that there will be a public hearing to discuss whether or not to ban vacation rentals (i.e., AirBnB, Vrbo) in our neighborhood (Schellville Chicken Colony) tomorrow, March 16th. We are not planning on renting our property or part of our property in the near future but would like to keep this option open. We do not see any real issues with letting property owners rent their properties in this neighborhood for vacation purposes. In fact, our neighbors across the street AirBnb their property on a regular basis and we do not have a problem with this. This neighborhood is situated on a flat land with access to highway 12 (carneros highway) and ramal road. It is 10 minutes away from Downtown Sonoma and many well known wineries. This is a fabulous location for tourists visiting Sonoma to stay and have quick access to restaurants, local shops and wineries, all less than an hour away from San Francisco. We understand that there are other neighborhoods in Sonoma County that prohibit this type of rentals because of safety conditions or parking issues. As far as we are concerned, none of these are issues in the Schellville Chicken Colony.

We will not be able to attend the public hearing tomorrow but we would greatly appreciate it if our thoughts and views are taken into account.

We would be more than happy to further discuss if you have any questions. Thank you.

Best regards,
Carlos Rivas and Yasmine Coupal

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Hughes Chicken Colony short term rentals
Date: Wednesday, March 15, 2023 3:36:04 PM

From: Carrie G <carriebgoodman@gmail.com>
Sent: Wednesday, March 15, 2023 2:31 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Cc: John Goodman <goodmanj23@gmail.com>
Subject: Hughes Chicken Colony short term rentals

EXTERNAL

Gary - I am writing on behalf of my husband, John Goodman, and myself. We have a home in the Hughes Chicken Colony. Although we have not rented out home out - I am not sure why this area would be an exclusion zone. I am very much against this. We have a few rentals in the neighborhood but they have never been a problem and I know it has been a terrific benefit for those homeowners who may not be able to use their home at any given time or need additional income.

It's nice as a property owner to have the ability to do what you want with your own home and this is a fundamental right of property owners. Given the uncertainty in the economy this is not the time to limit options.

Carrie & John Goodman

2900 Dale Ave
Carrie Goodman
carriebgoodman@gmail.com
cell 415.624.4166

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From: Cathleen Leonard
To: PlanningAgency; Trina Oliver
Subject: Warm Springs Road exclusion zone
Date: Wednesday, March 15, 2023 3:07:18 PM

EXTERNAL

I have reviewed the agenda of the next meeting and am concerned that there is an exclusion on one side of my road (Warm Springs) but not on the other (creekside) of the road. The exclusion should apply to both sides of the road. Just because the vacation rental is across the street does not make it less intrusive. We live in rural zone, not a commercial zone. There is no one to monitor what happens at these vacation rentals.

These are businesses being run in a non business area. There are now 4 vacation rentals across the road from us.

Please consider making both sides of warm springs road an exclusion zone, banning the on both sides.

Best, ban them in all rural/residential areas of Glen Ellen.

Cathleen and Thomas Leonard
2460 Warm Springs Rd, Glen Ellen, CA 95442

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March 14, 2023

To: SONOMA COUNTY PLANNING COMMISSION
575 Administration Drive – Room 102-A
Santa Rosa, California 95403

Regarding File ZCE23-0001

To whom it may concern

Thank you for sending me the notice of a Sonoma County Planning Commission Public Hearing regarding the Vacation Rental regulations of our area – the Hugues Chicken Colony bordered by Highway 121, Burndale Road, Dale Avenue and Ramal Road.

Unfortunately, I am unable to leave my place and I will not be able to attend the public hearing on Thursday March 16th. I asked my close neighbors, Shelley and Norman Arrowsmith, who live on Acacia Avenue and are planning to be present at the hearing, to provide you with this letter.

We are living in a very small rural/residential zoning area, where people either work on their farms, their vineyards, or come back home to their residences to rest after work. Vacation rentals, such as AIRB&B, some new commercial businesses, etc. can be a source of very loud parties late at night and, unfortunately, that does not fit at all the life style and needs of our small community.

This happened in the past with harmful consequences for my family and my small home business. **I strongly support the adoption of a vacation rental exclusion zone for the Hugues Chicken Colony as proposed by the County Staff.**

I thank you for your attention to this matter.

Sincerely,

Cecile Mouraux
2555 Fremont Drive
Sonoma, CA 95476
(707) 939-1919

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Thank you for your commitment to Palmer Ave vacation rental situation
Date: Monday, March 13, 2023 2:10:12 PM

From: celia@ecovertex.com <celia@ecovertex.com>
Sent: Monday, March 13, 2023 1:30 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Thank you for your commitment to Palmer Ave vacation rental situation

EXTERNAL

Gary,

We thank you for taking the time to research what is happening on Palmer Ave, adjacent to the town of Sonoma but in the county. We appreciate your recent recommendation in your proposal regarding Palmer Ave and Harrington in Sonoma, though the 2 streets are not adjacent, they both are just steps away from the town of Sonoma and have become hot investment areas for short term vacation rental investors who are not part of the Sonoma community. Your number of 17% of the homes on the **two streets** will continue to expand because of its location to Sonoma downtown. However, the numbers are even more egregious when you isolate Palmer Ave.

Of the 15 properties in our cul de sac, 6 of them have PRMD permits to house vacationers (40%). And the total number of people they can accommodate is 38 strangers at full capacity in a night. I can assure you that on any day in the summer there are more people who are vacationers than the number of locals who live full time in houses on the street.

With 2 homes abutting our property as vacation rentals, we have often times have had to contend with about 30+ strangers a week who are enjoying their vacations literally 12 ft. away from our property line. We don't know who they are, whether they are meant to be in the yards next door. As they go about the enjoyment of their vacation, we hear them coming and going with no regard for the fact that it is still a neighborhood and/or a work day for the people who live there.

All of the homes on Palmer are on wells and we have worried constantly about how the aquifer that feeds our wells is faring. Yes, we have them measured and have seen some issues. The creation of small hotels in the area certainly puts much more strain on the use of water for the 38 vacationers a day that require more showers and laundry than a normal size family would use and most of the investors who have the homes seem unmotivated by water conservation since they are not part of our community.

Since we are a cul de sac and our property is at one end of the street closest to the exit, we watch cars and limousines and vacation vans turn around in our driveway as they miss the driveway to a rental home. It's not the life we imagined as we invested in a retirement home in the county because we wanted to raise vegetables and have a few chickens. Now we have become the "go to" location for vacationers who can walk to the town of Sonoma, but also enjoy a country setting.

While an (X) rating won't change the current 40% saturation in our cul de sac, it will keep Palmer Ave, Sonoma from deteriorating into a full-time vacation rental paradise for investors and short term vacation renters seeking the country experience while also being just steps away from downtown Sonoma.

Thank you for taking notice of our situation and we look forward to the passage of this recommendation.

Celia Canfield

"Women are the real architects of society." **Harriet Beecher Stowe**

celia@ecovortex.com

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Vacation Rental Exclusion (X) Combining Zone
Date: Tuesday, March 14, 2023 9:39:15 AM

From: Pamela Vetrano <pamvetrano@gmail.com>
Sent: Monday, March 13, 2023 5:57 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Vacation Rental Exclusion (X) Combining Zone

EXTERNAL

Sonoma Planning Commission,

Our property is zoned Agricultural Residential and is one of fifteen houses on a cul de sac. There are at least six vacation rentals here. One of the rentals sleeps twelve people and another sleeps eight people. The influx of vacationers is impacting our neighborhood. There is noise from frequent parties and vastly increased traffic, as well.

Gone is the quiet street of rural Sonoma, now replaced by a commercial corridor. What were single family homes are now businesses in the form of inns.

Vacation rentals remove the availability of long-term housing, and upset the balance of our community.

We urge you to vote for the Vacation Rental Exclusion (X) Combining Zone to help maintain the integrity of Sonoma County.

Thank you for your attention to this matter.

Sincerely,

Charles and Pamela Vetrano
Palmer Avenue, Sonoma, CA

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Rezoning Vacation Rentals - Please don't do it!
Date: Tuesday, March 14, 2023 3:06:01 PM

From: Chuck Ganeless-Levine <cjlevine@sonic.net>
Sent: Tuesday, March 14, 2023 3:04 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Rezoning Vacation Rentals - Please don't do it!

EXTERNAL

Dear Gary Helfrich,

As a former vacation rental owner, I remember going through a similar action by the county to restrict vacation rentals around 10 years ago. I don't think those proposed changes went through for the same reasons I don't think they should go through today.

The Russian River/Armstrong Woods area draws people from all over the country. This enriches the county, not only by bringing dollars in, but in so many ways by providing employment for the whole support structure of vacation rentals. Taking that away would hurt many people in the county.

There is very little alternative to vacation rentals in the Russian River area, as there is very limited hotel space. Also people greatly prefer to gather family and friends together under one roof where they can have more privacy and share meals together.

I agree that more housing is needed in the county, but this is not a good area for that. Whatever housing created here creates many gas miles for people to access shopping and healthcare. People shouldn't have to drive that far to take care of the important things in their life.

Also it should be understood that for many of us vacation rental owners this was OUR vacation home as well and not just a business. Many of us had to share our home with vacationers to help us be able to afford this vacation home for us.

Chuck Ganeless Levine

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Vacation Rental Ordinance meeting input to be included
Date: Wednesday, March 15, 2023 1:53:22 PM

From: Daniel Srna <danisr8@cs.com>
Sent: Wednesday, March 15, 2023 11:46 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Vacation Rental Ordinance meeting input to be included

EXTERNAL

Dear Gary,

My name is Daniel Srna. My parcel number is 085-050-021 and address is 11682 Our Peak Road, Forestville, CA 95436.

I have owned my parcel for over 40 years. It is situated near the top of the ridge near the end of a 1.9 mile steep, narrow, privately owned gravel road with road numerous switchbacks and a locked gate for security. It is challenging and unsafe to unfamiliar drivers as it does not adhere to current public road standards because it is a long-established private road.

Our private road originates from the beginning of the public road off McPeak Road in the Hacienda area near the river and starts out as Sunnyside Road. It winds up the hill to near the top and is accessed by a gate where it becomes Our Peak Road (formally called just McPeak Road).

My neighbors are supportive of making our private road an Exclusion Zone to allowing short-term vacation rentals under the newly revised ordinance. We have previously collectively signed a neighborhood petition and worked with the County to prohibit short-term rentals; vacation-like Airbnbs or Vrbo rentals on our private road. Vehicles

associated with vacation rentals traverse our private access road through up to 18 privately-owned parcels and do not make the distinction that they are on private property. They tend to have little appreciation for the neighborhood and lack respect for other's property. They have been disruptive in the past which includes speeding, noise, dust, property damage and drunken altercations.

Traffic has become excessive due to development and has taxed the capacity of our road. It can be hazardous if one is unfamiliar with where the limited turnouts are located as it is just a one-lane gravel road. In addition to vehicle congestion, people tend to drive too fast and cause safety issues due to dust and limited pullouts which is only exacerbated by adding more vehicles of people unfamiliar with the terrain and the fact that they are driving through other's personal private property to reach their destination. From a fire protection standpoint, our road presents some serious logistical problems and adding additional traffic creates new concerns and exacerbates the already existing situation.

Please include our private roads Our Peak Road, Sunnyside Road and Wasson Mountain Road into the new ordinance as an Exclusion Zone. I welcome discussing our concerns and working with you to help prevent further degradation of the quality of life in our neighborhood.

Thank you kindly for your consideration.

Please feel free to email or call so that my neighbors and I are able to follow up on any future developments.

Kind regards.

Daniel Srna

danisr8@cs.com

(707) 887-0548 after 10 am by prior arrangement

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Exclusion Zone Proposal for Guernewood Park in Sonoma County Planning Commission Meeting - March 16, 2023
Date: Wednesday, March 15, 2023 5:39:45 PM

From: Old Cazadero Cabin <info@oldcazaderocabin.com>
Sent: Wednesday, March 15, 2023 4:44 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Sonoma County Coalition of Hosts <sonomacountycoalitionofhosts@gmail.com>; district5 <district5@sonoma-county.org>; mags@russianriver.com; Eric Koenigshofer <Eric.Koenigshofer@sonoma-county.org>
Subject: Exclusion Zone Proposal for Guernewood Park in Sonoma County Planning Commission Meeting - March 16, 2023

EXTERNAL

Gary Helfrich
Planner, Sonoma County Planning Department

CC:
Lynda Hopkins, Supervisor, District 5
Mags Van Der Veet, President, Russian River Chamber of Commerce
Eric Koenigshofer, Commissioner, District 5

March 15, 2023

Gary.

I recently received your letter regarding the proposal to create an X zone that over time would eliminate vacation rentals in Guernewood Park and Monte Rosa as well as for Neely Road and Armstrong Woods Road.

As you know, I'm the host of the [Old Cazadero Cabin](#), an 1960's cedar cabin that is an Airbnb Plus vacation rental with over 300 reviews.

I've been operating the rental and self managing it for several years with a licensed vacation rental permit and TOT certificate generating thousands of dollars of TOT revenue for Sonoma County, and contributing wages to several local workers and businesses to help me maintain the cabin.

During that time, I've made significant improvements to the cabin to preserve our neighborhood character and pass along to a future owner including painting, roofing maintenance, pest fumigation, new septic, new windows, new green heating/cooling system, and landscaping improvements.

The preservation and improvement of my cabin has been a welcome part of our neighborhood, **adds to** not detracts from the neighborhood character and has helped improve the overall value of the property and the property of my neighbor's.

I disagree with the planning department's statement that vacation rentals detract from the character of the neighborhood. As you know Guerneville has been for decades a visitor destination and visitors are an integral part of our community character.

My guests are also quiet, thoughtful and contribute to the local merchants and economy, so I was disheartened to hear that your department is recommending an exclusion zone for Guerneville Park.

I have included [a link to an estimate](#) model using my conservative averages from my own business with 50% occupancy for a small cabin of the economic impact to the community if an X zone would have on the local economy if you include all the housekeeping wages, landscaping wages and contribution to the local economy that these visitors have.

Guerneville relies upon these visitors to help us maintain our economy through good and bad, so eliminating just these few rentals would have a devastating impact to our community.

My estimate shows an impact on TOT of \$2.8M over 6 years and an overall economic impact of \$8M.

While I understand this X zone will not revoke my permit, I beg you not to implement an X zone and destroy the Guerneville economy, but take a more nuanced approach and maintain the current level of permitting at 14%, 19% and 11% or some lower number such as 10% which would be a middle way as opposed to an outright ban.

I also think allowing a current vacation rental permit holder to sell to a new owner and transfer their license to a new owner would be a welcome addition to the ordinance. Why have we not considered this option? All business owners hope someday to pass along their business to their family or at least receive a benefit from their hard work.

I am also an active member of the Sonoma County Coalition of Hosts which has worked with the Planning department on the new ordinance.

The membership of the coalition opposes this X zone, and as the Treasurer of the Russian River Chamber of Commerce I can tell you that the business community in the lower Russian River area is very concerned about this draconian approach. However, my views also only represent my own and not the Chamber of Commerce as an organization.

I respectfully ask you to refrain from implementing an X zone in Guerneville that would devastate the workers and businesses in an economically disadvantaged area that needs help.

I look forward to hearing from you on the future of the Vacation Rental Ordinance that is balanced

and takes into account all voices.

Regards,

David Wabel
Owner, The Old Cazadero Cabin - oldcazaderocabin.com
Treasurer, Russian River Chamber of Commerce

CC:
Lynda Hopkins, Supervisor, District 5
Mags Van Der Veet, President, Russian River Chamber of Commerce
Eric Koenigshofer, Commissioner, District 5

	Total Guerneville	Impact of X Zone in Guernewood Park and Monte Rosa	Neely Road	Armstrong Woods
All Parcels	528	321	96	111
% VRs	14%	14%	19%	11%
# VRs	76	45	18	12
Average Daily Rate	\$250	\$250	\$250	\$250
50% Occupancy (Annual Room Nights)	180	180	180	180
Annual Revenue for 1 VR	\$135,000	\$45,000	\$45,000	\$45,000
Annual TOT	\$18,900.00	\$6,300.00	\$6,300.00	\$6,300.00
Annual Housekeeping	\$21,600	\$7,200	\$7,200	\$7,200
Annual Landscaping	\$5,400	\$1,800	\$1,800	\$1,800
Annual Local Other Spend	\$27,000	\$9,000	\$9,000	\$9,000
Total Economic Impact	\$54,000	\$18,000	\$18,000	\$18,000
1 Year TOT	\$476,167	\$283,122	\$116,122	\$76,923
6 Year TOT	\$2,857,000	\$1,698,732	\$696,730	\$461,538
1 Year Economic Impact	\$1,360,476	\$808,920	\$331,776	\$219,780
6 Year Economic Impact	\$8,162,856	\$4,853,520	\$1,990,656	\$1,318,680

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Planning Commission Meeting on Vacation Rentals
Date: Wednesday, March 15, 2023 10:39:06 AM

From: Derek Drennan <derekdrennan@gmail.com>
Sent: Tuesday, March 14, 2023 9:45 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Planning Commission Meeting on Vacation Rentals

EXTERNAL

Hi Gary/Susan, I am the owner of 2650 Acacia Ave in Sonoma.

I will not be able to attend the planning commission in person so I wanted to send my thoughts via email.

I love Sonoma. It is my happy place. My wife and I bought a small dilapidated farm house in 2017 and have lovingly revitalized it over the past couple of years. We have spent hundreds of thousands of dollars building our dream and plan to retire there in a few years. We share our happy place with select families looking to experience Sonoma's great food, wine, and community via short term rentals via our TOT permit.

I was concerned to hear that the planning commission is considering banning vacation rentals and the transfer of permits upon sale. Given the moratorium is already in place, are these measure really needed?

I love this community and request that you not move forward with the plan in schellville. We have plenty of space for parking and fire access. I would be happy to make myself available if the commission has any questions for me.

Thanks,
Derek Drennan

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: March 16th meeting comment, ZCE23-0001, Vacation Rental Rezone
Date: Wednesday, March 15, 2023 10:18:54 AM

From: Eleanor Hanson Wise <eleanorhanson@gmail.com>
Sent: Wednesday, March 15, 2023 7:49 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: March 16th meeting comment, ZCE23-0001, Vacation Rental Rezone

EXTERNAL

Dear Mr. Helfrich,
My comment/letter below.
Thank you!
Eleanor Hanson

To all those concerned,

I am writing to oppose the rezoning of parcels within the Hacienda district to a 5% cap of vacation rentals. I am an owner of a home there which I run as a vacation rental when we are not using it, but have also spent quite a bit of time as a resident there - some years, four days out of 7, some years, 3-4 months at a time.

We just got through a lengthy revision process of the vacation rental code which attempted to strike a balance between residents' needs, business leaders' desires, and homeowners rights in the area. Now I have just received notice in the mail with only two days notice of a meeting to occur only in person to revise the new law while the first process has not even had a chance to even go into effect as vacation rentals are still not even open to new applications after the moratorium. This feels like 1. There is not enough notice or fair and equitable access to this meeting. 2. This also feels like a way for a small number of individuals to undercut the extended and balanced review of the code that concluded in the past year and has not had time to go into effect.

One of the reasons this area, especially the Forest Hills area, was built originally as summer homes, was because it was recognized that this was a flood plain. The houses are small and some, like ours, are made out of cinderblock, so that in the event of a flood, you can wash it out easily. This also makes it unable to be raised (so I have been told by the county) so floods are part of owning there. Vacation rental use make the most sense in a flood disaster because visitors can be canceled when there is flood risk, material losses are reduced, and traffic/congestion is reduced, providing increased access for emergency vehicles. Vacation homes have less damage, less

trash, less loss of material possessions, less need for help or residential/relocation services in the case of a flood. The proximity to the river and the swampy floodplain ground also reduces fire risk for the immediate neighborhood.

The Forest Hills area as well as much of the area marked for reduction in the percentage does not have evacuation route strangleholds as there are multiple close access points to River Rd. I also find it odd that the higher elevations of Summerhome Park or Hacienda, with their tiny and winding roads that do have access and parking issues are excluded from this resolution if this is a main concern.

The Forest Hills area does not have a lack of parking for residents or renters, either off street or on street. The only problems with parking are from non resident or non vacation renters in the area who are visiting Mom's Beach in the summertime. This could be somewhat relieved by the county in adding more parking, perhaps a small lot under the Hacienda bridge.

While I understand I would not be affected by this resolution, as my permit will be "grandfathered," I do not think this change is necessary for the area. I think it is unfair in the balance leaning heavily towards specific homeowners in the area who do not like vacationers in any form, while not taking into account the historical and specific context of the neighborhood, business leaders needs and desires, nor homeowners who have specifically purchased homes and acquired loans with the intent of renting them out at least some of the time. While an increase in vacation rentals could slightly reduce housing stock, the petitioners are asking for an effective reduction in vacation rentals in the area. So this is not about preserving residential character, this is about increasing permanent residents in an area originally intended for and well suited for summer vacationers.

I would also like to point out the benefits of bringing people to the area. While the added business to restaurants and shops is well known, introducing people to this beautiful area has many added benefits as well. We first found the Russian River valley through staying at a vacation rental home. We immediately fell in love and found a home to fix up soon after. We focus on attracting small families to our vacation rental and have had many comments about how it is such a magical wonderful place. Some of these people return year after year and even go on to join the community themselves.

Thank you for taking the time to read and consider my perspective.

Best,
Eleanor Hanson

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Information Regarding Vacation Rental Exclusion and Cap
Date: Wednesday, March 15, 2023 10:07:56 AM
Attachments: [Planning Commission Hearing Statement_FBenjamin Homeowner_3.15.2023.pdf](#)

From: Fran Benjamin <fran.benjamin@gmail.com>
Sent: Wednesday, March 15, 2023 9:48 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: RE: Information Regarding Vacation Rental Exclusion and Cap

EXTERNAL

Hi Gary,

Thank you again. I am submitting the attached written comments to be made available to decision makers. However, I understand that in order for written comments to be included in the Staff Report they needed to be received 10 days prior to the hearing. However, my notice was postmarked March 6 (exactly 10 days prior to the hearing), so I had no ability to submit this in time. As such, I'm hoping you can include this in the Staff Report regardless.

Thanks,
Fran

On Tue, Mar 14, 2023 at 4:42 PM, Fran Benjamin <fran.benjamin@gmail.com> wrote:

Hi Gary,

Thanks so much.

Fran

On Tue, Mar 14, 2023 at 1:50 PM, Gary Helfrich <Gary.Helfrich@sonoma-county.org> wrote:

Hi Fran,

We just posted the maps, and I've attached a copy. A 5% Cap means that within a specific area as shown on the attached map, only one vacation rental is allowed for every 20 parcels that are residentially developed. For example, the Austin Creek area shown on the map has 329

residentially developed parcels, so a 5% cap would allow 16 Vacation Rentals in this area. There are currently 47 Vacation Rentals in this area, giving a concentration of 14.3%.

Gary

From: Fran Benjamin <fran.benjamin@gmail.com>

Sent: Tuesday, March 14, 2023 10:00 AM

To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>

Subject: Information Regarding Vacation Rental Exclusion and Cap

EXTERNAL

Hi Gary,

I hope this email finds you well. I just received my written notice about this upcoming hearing and rezoning project. I'm hoping you might be the right person to help me learn more :)/

Where can I find more information about what these changes would entail? Specifically, I want to understand #4 Vacation Rental 5% Cap, and which "certain parcels" it would be applied to? What is a 5% cap? And is there a map to understand to which parcels it would effect?

Thank you very much.

Fran
(homeowner in Caz)

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Fran Benjamin
Resident, Homeowner
1455 Cazadero Highway
Cazadero, CA 95421

March 15, 2023

County of Sonoma
Board of Supervisors
Planning Commission

Dear Supervisors, and anyone else to whom this may concern:

I wish I could be there in person with you for this hearing, but I have a newborn baby and also only received notice of the hearing by mail yesterday (Mar 14). I so appreciate you all for taking the matter of short term rentals so seriously, as it does indeed affect us all in the community. Thank you.

I am a resident of Cazadero and have been for nearly one year (mere weeks before the moratorium was put in place), and am so grateful to call it home. Due to sensitive family matters, I also have to spend some time in Minnesota with limited regularity. As my family considers this unexpected pressure of attending to family matters, the primary relief from this pressure has come from envisioning the possibility of short term rental income during our trips out of state (assuming of course the moratorium is lifted and our permit is approved). Without this, we will likely be forced to move; it's just a reality.

However, I am a proponent of strict, deliberate, and thoughtful short term rental regulations that protect the community and residents; but I believe these should be handled through different restrictions and not through re-zoning and the type of permit quantity limitations proposed.

I ask that you consider the following factors in your decision:

- **Supporting Families, Encouraging Residence, Promoting the Economy:** There are many individuals and families like ours (I can give you a long list of folks in our network and more who are considering moving to Sonoma Co.) who, given recent changes to economic conditions and flexible work-dynamics, have the ability to move to and live in beautiful Sonoma County, creating economic influx for the community as well as stabilizing residential housing. However, in these new conditions, many of these people may also be required to spend limited time away from home to travel to their employer (say, a week here and there to Seattle, San Francisco, LA, etc.), to family (like our situation), and more. Yet, our hearts are in Sonoma County. Enabling *limited* short term rentals makes this viable for these families, and encourages consistent occupancy of homes and therefore consistent contribution to the economy.

- **Apply Different (Equitable), Enforceable Restrictions that Protect the Community:** Rather than restricting the homeowner’s right to rent their property, please consider other (potentially more easily enforced) restrictions that truly protect the community. Excellent examples of this appear in other areas such as Palm Springs, where they have limited the total number of short rentals (i.e. contracts) that can be issued in one year for any home. This would enable more *equitable* use of short term rentals among community members, making it available to all members of the community who contribute to taxes and to the community wellbeing, rather than just those that have been grandfathered in (those with existing permits). I’d love for Sonoma to consider more restrictions such as:
 - **Limiting the number of contracts per home per year:** Cities across the country have seen limitations on total number of rentals (12-34 seems average from my research) in a given year.
 - **Require a rental contract be submitted to the County for each short-term rental:** Palm Springs has successfully instituted a contract requirement for each rental, which I understand is easily enforced and creates its own limiting effect
 - **Make More Strict the 3-Strikes Rule:** whereby a permit is automatically revoked for a number of years in the event the County 3 (substantiated) complaints about a property within a certain time frame (i.e. perhaps consider a 36 month period vs. the current 24 month period)
 - **Verify Residence:** adopt a formal permit requirement and make it a condition that the permit holder verifies residency on an annual basis based on the property type. This also protects long-term renters by preventing absentee landlords from converting long-term rental properties into short-term rentals.
 - **Escalating Fines:** Implement escalating fines (and don’t be shy about the amount! Palm Springs just doubled their fines) for violations of existing or new permit or regulation requirements.

All of these examples of restrictions will protect the community while also allowing the benefits of *some* short term rentals to advance the community. These also can be applied *equitably* such that newer homeowners can also participate. Lastly, they’re largely more enforceable (rather than assigning someone to look up rentals across many many online platforms looking for permit numbers--many of which aren’t provided) and can bring money to the county.

- **Police Power vs. Zoning Code:** As has been contentious across the state, and across the country, I ask that you please consider means other than *new* zoning to regulate short term rentals. Particularly given this would be a re-zoning activity for homeowners that purchased property in the current zoning context. “Zoning deals with land use, not the owner, operator, or occupant of the land.” Zoning inherently pertains to land rather than to the landowner, or user—it “deals basically with land use and not with the person who owns or occupies it.” (RATHKOPF’S THE LAW OF ZONING AND PLANNING § 2:16; FGL & L Prop. Corp. v. City of Rye). This proposed re-zoning focuses not on the use of land, but on the form of one’s interest in property (i.e., owner or renter) and the

duration of the occupancy (e.g., short-term vs. long-term). I of course understand that zoning in Sonoma County already pertains to short-term rentals, but given this would be re-zoning in a context in which some homeowners purchased under current zoning expectations, I respectfully and kindly ask that the County use other means to restrict and regulate.

Again, I can't emphasize enough how much I support regulations that protect the community from the downsides of short term rentals. I hope, however, that you'll also consider the benefits, and allowing equitable access to those benefits across all homeowners in the County.

Lastly, I'll just make mention that in order for written comments to be included in the Staff Report they needed to be received 10 days prior to the hearing. However, my notice was postmarked March 6 (exactly 10 days prior to the hearing), so I had no ability to submit this in time. As such, I'm hoping you can include this in the Staff Report regardless.

With respect and gratitude,

Fran Benjamin

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Information Regarding Vacation Rental Exclusion and Cap
Date: Wednesday, March 15, 2023 10:07:56 AM
Attachments: [Planning Commission Hearing Statement_FBenjamin Homeowner_3.15.2023.pdf](#)

This morning's Vacation Rental mail begins...

Gary

From: Fran Benjamin <fran.benjamin@gmail.com>
Sent: Wednesday, March 15, 2023 9:48 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: RE: Information Regarding Vacation Rental Exclusion and Cap

EXTERNAL

Hi Gary,

Thank you again. I am submitting the attached written comments to be made available to decision makers. However, I understand that in order for written comments to be included in the Staff Report they needed to be received 10 days prior to the hearing. However, my notice was postmarked March 6 (exactly 10 days prior to the hearing), so I had no ability to submit this in time. As such, I'm hoping you can include this in the Staff Report regardless.

Thanks,
Fran

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Hi Gary,

Thanks so much.

Fran

On Tue, Mar 14, 2023 at 1:50 PM, Gary Helfrich <Gary.Helfrich@sonoma-county.org> wrote:

Hi Fran,

We just posted the maps, and I've attached a copy. A 5% Cap means that within a specific area as shown on the attached map, only one vacation rental is allowed for every 20 parcels that are residentially developed. For example, the Austin Creek area shown on the map has 329

residentially developed parcels, so a 5% cap would allow 16 Vacation Rentals in this area. There are currently 47 Vacation Rentals in this area, giving a concentration of 14.3%.

Gary

From: Fran Benjamin <fran.benjamin@gmail.com>

Sent: Tuesday, March 14, 2023 10:00 AM

To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>

Subject: Information Regarding Vacation Rental Exclusion and Cap

EXTERNAL

Hi Gary,

I hope this email finds you well. I just received my written notice about this upcoming hearing and rezoning project. I'm hoping you might be the right person to help me learn more :)/

Where can I find more information about what these changes would entail? Specifically, I want to understand #4 Vacation Rental 5% Cap, and which "certain parcels" it would be applied to? What is a 5% cap? And is there a map to understand to which parcels it would effect?

Thank you very much.

Fran
(homeowner in Caz)

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Hughes Chicken Colony Short Term Rentals
Date: Wednesday, March 15, 2023 1:47:13 PM

From: gian cervone <giancervone@live.com>
Sent: Wednesday, March 15, 2023 11:31 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Hughes Chicken Colony Short Term Rentals

EXTERNAL

Greetings,

I am a resident in District 1 - Hughes Chicken Colony and have lived here since I purchased my property as my primary residence since 2013. Since my wife and I moved here in 2013, the neighborhood has experienced a lot of changes as many properties have changed hands over the last 10 years. The majority of the property owners that have purchased property in our neighborhood within the last 10 years have been folks that live out of town and use the properties as weekend homes. Naturally, having the majority all of the property purchased as second homes has impacted the dynamics of the neighborhood and community of Sonoma. Buyers from outside of Sonoma have been a major cause for real estate prices to be inflated which further contributes to the affordability challenges of home ownership for the citizens which work in our community. It is rather unfortunate when our community's local peace officers, small businesses owners, nurses, post office workers etc. cannot live in the town in which they work due to the cost of housing. To be clear, I hold nothing against the property owners which purchased second homes here; I hold the County of Sonoma and state of California's leadership completely responsible for creating more incentives for investors and remote property owners than they have for families looking to laydown roots and grow their families in a primary resident.

Many of the property owners which own these properties as weekend homes have also received permits to utilize their properties as short-term rentals. So as my wife and I raise our family in this neighborhood, there is the constant presence of strangers (people on vacation renting homes here) walking around, coming and going, and partying. Having strangers constantly around and neighbors that visit their second homes infrequently creates a rather unconventional environment and not necessarily the most ideal environment for a family with young children living here full time.

After living with the circumstances which I have described, my wife and I have been considering relocating to a community which may be a better fit for our state in life with young children. If we were to relocate, we would be interested in keeping our property here and rent it out as a vacation rental as this would allow us to have a place to stay when we returned to visit friends and family and take care of business in the area (appointments, legal, medical, funerals etc.), and provide us an option to return full time should that be what we felt would be the best decision for our family. Now the County of Sonoma is trying to restrict our ability to obtain a short-term rental permit after having issued many of these permits to property owners in our neighborhood that don't even live here? Does this seem at all fair to any unbiased individual that is looking at these circumstances objectively? Allowing short-term rental permits for some property owners and not others does not strike me as fair nor legal. I am not supportive of making the Hughes Chicken Colony an "Exclusion Zone" for short-term rentals. Perhaps I would have supported this 10 years ago when there were very few vacation rentals in our neighborhood, but now that the County has allowed things unfold as they have, I reject the unequal treatment of property owners which the County is seeking.

Thanks,
Gian Cervone

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: CAPS on Vacation Rentals and Exclusion Zones Proposed - Public Comment
Date: Tuesday, March 14, 2023 9:41:34 AM

From: Office Wilkerson <office.wilkerson@gmail.com>
Sent: Monday, March 13, 2023 6:12 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: CAPS on Vacation Rentals and Exclusion Zones Proposed - Public Comment

EXTERNAL

Dear Gary Helfrich,

I am writing with concern regarding your consideration to put CAPS on Vacation Rentals. I am a Sonoma County Resident and native. I grew up here. I've run my businesses here and my wife birthed our children here.

We would like to request that you do not put CAPS on vacation rentals. It just is not fair practice and it is a CAP on our economy. We bought our property and as property owners we should have the right to use our home to help us generate income that is essential to our livelihood and supporting our children.

We rely heavily on being able to vacate our home strategically throughout the year and to be able to rent it out to short term renters when we're away. We would experience financial strain and possibly the inability to afford making our mortgage payments and rising costs if we don't preserve the right and ability to rent it out to short term renters. While we may already have a permit, I can't imagine the strain if we were a family who needed this option but were denied it due to a new CAP.

We urge you to please consider not enacting any CAPS on vacation rentals.

Ian Wilkerson
Center for Healing and Expression, Inc.
208-960-0368
Bay Area Music Therapy
707-595-0995

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From: Jeff Lemelin
To: PlanningAgency
Cc: Claudette Diaz; Gary Helfrich
Subject: Item No: 1. ZCE23-0001, Vacation Rental Rezone 3/16 Public Comment
Date: Monday, March 13, 2023 4:23:42 PM
Attachments: SCFD Patch.png

EXTERNAL

Hello,

My name is Jeff Lemelin and I am a Battalion Chief with the Sonoma County Fire District and former Mountain Volunteer Fire Chief, I am responsible for the emergency response as a first responder in the Gates Road community. This area is being considered for an X overlay during this meeting. I am writing to encourage the Planning Commission and the Sonoma County Board of Supervisors to institute an X overlay in Gates Canyon for the following reasons.

1. The high percentage of vacation rentals already in our small community.
2. One way in and one way out with over grown vegetation.
3. History of 2 recent fires impacting our neighborhood and the Hanley fire of 1964.
4. Limited access for fire equipment due to steep roads, blind turns, no turnouts, and a bridge that Santa Rosa Fire won't cross due to weight limits.
5. No water supplies in neighborhood when there is a fire.
6. During red flag conditions and PSPS we loose all communication due to no internet and poor land lines.

I also have first hand experience having to evacuate intoxicated VR residents during life threatening fires bearing down on them, they usually don't know what to do or which direction to travel. This obviously puts myself and my team in harms way as its another liability we have to navigate during life threatening situations.

I am begging the Planning commission and Sonoma County Board of Supervisors to help protect the lives of first responders and uneducated vacationers in the Gates Road Community by declaring Gates Road an X overlay in Phase 1. This area is deemed a Critical Fire Hazard due to the extreme vegetation, narrow canyons, and limited access.

Thanks for your attention.

Jeff Lemelin | Volunteer Battalion Chief

Sonoma County Fire District
Honesty Respect Integrity

5198 Sharp Road
Calistoga Ca. 94515
Cell 707-217-1914
jlemelin@sonomacountyfd.org
<http://www.sonomacountyfd.org>

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From: Jen Cogliandro
To: PlanningAgency
Subject: Vacation Rentals
Date: Wednesday, March 15, 2023 11:13:47 PM

EXTERNAL

Hello Supervisors,

My name is Jennifer Cogliandro of Home Sweet Host Property Management and I stand here in front of you to represent Property Managers and Hosts alike.

I used to be mad at short term rentals, I thought they were all greedy property owners. But I quickly realized after working for over 100 hosts, that most property owners (I'd say $\frac{3}{4}$ of them) want to keep their homes and they don't want them empty! Some need to go live with family for 3, 6 or 12 months to help out a sick family member or to visit a new grandchild. Some have jobs where they need to travel for months at a time. Some just want to see the world while they still can and why not earn money while traveling!

On the flip side, the nice thing about someone being able to rent out a home, they have a kitchen to make meals because maybe they can't eat out due to allergies or budgets. Maybe they have a budget but renting out several hotel rooms won't cut it. Besides, most hotels/motels are in unsafe neighborhoods. Who wants to have a girls weekend... and everyone has their own separate motel room and no sofa's to watch TV or dining tables to enjoy a meal together!?

My friends and I go up to Sea Ranch every NYE. We get away from the rest of the world and into nature where we can relax and enjoy each other's company.

Some people aren't short term rental fans and that's OK, they can stay at their hotels or motels.

According to the [2020 Census](#) for Santa Rosa there were just under 67,000 households and you're only allowing 250 vacation rentals? That's .004%

I disagree with the small number of units that you're allowing and that they have to be a certain distance from another short term rental. Take a look at the San Francisco short term rental laws. As long as you live in your home a certain number of days per year, you can rent it out a certain number of days per year. And that goes for anyone, in any neighborhood, any distance apart from each other.

I honestly believe that if there were more short term rentals, the Sonoma County economy and small businesses owners would benefit greatly from more visitors up here in turn

creating more jobs that are sustainable for living up here and not in poverty. Sonoma county has a lot to offer but people don't see it as a destination yet. Lets boost up our fellow small and big businesses alike and make it a destination for the future.

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From: Joe Rogoff
To: PlanningAgency; Eric Koenigshofer
Cc: Lynda Hopkins
Subject: RE: ZCE23-0001, Vacation Rental Rezone
Date: Monday, March 13, 2023 4:44:28 PM

EXTERNAL

Planning Commission.

I think that by anyone's standards, our vacation rental ordinances are incomplete and unenforced. Those who do not pay their fees are still allowed to operate. Those who claim to be hosted are frequently not hosted. There is no diligence in ensuring that parking is adequate for guests of the renters, and no diligence that the sewer or septic systems in the houses are adequate for all the potential guests. And the scant moderate income housing that workers can afford in the River area have sometimes been taken to accommodate vacation rentals. The County and its agencies have not seemed at all interested in confronting these issues, despite residents' attempts.

We here in West County have already seen the results of unregulated vacation rentals - they are responsible for the shuttering of our high school and at least partially responsible for housing and rental costs skyrocketing in an area that has long been the one affordable place to live in Sonoma County.

It is admirable that the agency is considering more restrictions on vacation rentals, and I support moratoriums and exclusions enthusiastically.

I hope that included in this change will be an exclusion of properties in the pipeline for approval. The last change that I'm aware of grandfathered these in, and that is unwarranted. The time to stop is now.

My question is: how are the "certain parcels" in various parts of the county chosen, and why would the exclusions be limited in this way? I live off Armstrong Woods Road, and there are certainly more than enough vacation rentals for people to choose from around here as it stands.

In summary:

- I support this effort
- I'd like to see it expanded to eliminate the "certain parcels" provision
- I want you to do better due diligence when permitting vacation rentals
- You need enforcement, and to take permits from those who don't pay their fees, violate the hosted provision, or illegally take spaces from working residents.
- You should not grandfather in anyone in the application pipeline

All of the above represent many of the residents of Guerneville that have approached me on this topic.

Thank you for your attention,
Joe Rogoff

LRRMAC rep for Guerneville

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Requesting Vacation Rental Exclusion Zone for our road
Date: Tuesday, March 14, 2023 11:35:37 AM

From: Judith Weller <wellerjudith@hotmail.com>
Sent: Tuesday, March 14, 2023 10:56 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; district5 <district5@sonoma-county.org>
Subject: Requesting Vacation Rental Exclusion Zone for our road

EXTERNAL

Dear Gary Helfrich, Supervisor Hopkins, and everyone to whom this may concern,

My name is Judith L. Farina, property owner of 11540 Sunnyside Ave Forestville CA 95436, parcel #081-080-033-000.

I have owned this property for 20+ years. This is our home and our only residence. **I request that you place our road, Sunnyside, in an exclusion zone when drafting the new ordinance for vacation rentals.**

Sunnyside is a narrow, steep, private, dead end, dirt road. There is a sign at the entry to the road which says, 'Private Road, No Trespassing'. There is no room for parking on the road. This is not a public thoroughfare. It is not County maintained. There are no visitor services.

Sunnyside is our only evacuation route in the event of fire. As you know, our fire season coincides with the height of tourist season. This narrow road is the only access for all emergency vehicles for our neighborhood.

I am concerned about the possibility that my rights to peace, quiet and safety may be violated to accommodate the vague rights of someone who may purchase a house to use as an income generating property, a vacation rental.

Please do what you can to protect the rights, sanity, and safety of us folks who live and make our home here.

Thank you, Judith Farina

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Letter to Supervisor Gorin & all Supervisors Regarding Vacation Rental X Zone Expansions: Planning Commission Hearing March 16
Date: Monday, March 13, 2023 4:56:39 PM

Hi Alisa,

Not sure if this is a duplicate. If not, please add it to the packet.

Dear Gary Helfrich,

Please add my letter below to the public comments provided to decision-makers, staff, and the public.

Thanks,

Kathleen Winter

Dear Supervisor Gorin, Sonoma County Supervisors, Planning Commission Members, and Staff:

Thanks very much to you and your staff for considering new exclusion zones and expanding/extending-in-time any exclusion zone affecting **Waldruhe Heights**. My husband and I respectfully request that you and all the Supervisors and Planning Commission members do everything in your power to reduce, limit, and if possible remove Vacation Rentals from Waldruhe Heights. **We hope to see Vacation Rentals permanently excluded from Waldruhe Heights**, and ask that you take this action now.

My husband and I bought our house in 1999 and live here full time. We're both teachers. We love our marvelous neighbors and our dear, small neighborhood. However, the proliferation of vacation rentals in this tiny Waldruhe Heights community--which has fewer than twenty homes--has had an adverse impact on our property and on Waldruhe Heights as a whole.

Waldruhe Heights is on Sonoma Mountain Road, and is accessed by a privately maintained, dead-end road that's only partially paved and leads up Sonoma Mountain. We share a single well. The neighbors who live here full-time constantly maintain both the road and our well system. Vacation renters don't contribute to the ongoing health and safety of our neighborhood, but rather add burdens to our community with their road wear, water use, noise, and traffic. They take the place of full-time owners and long-term renters who pitch in to make this place great.

As government decision makers and staff, you have substantial control over our quality of life for the next few decades. Please use your expertise and wisdom to help us to live in peace and safety in Waldruhe Heights, without the further intrusion of Vacation Renters and their multiple negative impacts. Waldruhe Heights is a little group of neighbors who pitch in to help each other in times of joy, but also during

fire season and other hazardous times. As sentimental and old-fashioned as that may sound, it's taken the full-time owners up here *a lot* of time and elbow grease to keep Waldruhe Heights as lovely as it is.

Please don't let Vacation Rentals take over and spoil this humble but beautiful little place.

Best wishes,
Kathleen Winter and Greg Campbell

17 Waldruhe Heights
Glen Ellen CA 95442

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Adding and Amending the Vacation Rental Exclusion and Cap(X) combining Zones
Date: Wednesday, March 15, 2023 11:02:00 AM

From: acmwc@comcast.net <acmwc@comcast.net>
Sent: Tuesday, March 14, 2023 4:37 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Adding and Amending the Vacation Rental Exclusion and Cap(X) combining Zones

EXTERNAL

Dear Mr. Helfrich, Project Planner,

I strongly support the most severe restrictions on the number of vacation rentals allowed in a neighborhood.

I have lived next to a vacation rental for over 15 years. It has been and continues to be a very negative experience.

I would like to describe the main issues of my experience.

1. The renters have no consideration that people in the neighborhood must get up early to go to work, even on holidays and weekends.

Sound travels very far in a semi-rural area like my neighborhood.

Typically the drinking and partying in the hot tub starts the moment renters arrive. The yelling and loud drunken laughter lasts through the night.

The renters are passed out during the day until one gets up, hung over, and tries to back up the very steep driveway in order to get more alcohol.

The driveway is my property. Even though they are told not to use it, they continue to disregard the instructions. The driver often can not manage to move the car and has to call a tow truck.

2. The renters are afraid of the dark and quiet. They usually turn on every light in the house and leave all the lights on all night and day. It is like living next to a Las Vegas Casino.

3. When the renters finally leave, there is trash everywhere on my property. Cigarette butts, beer cans, bottles of alcohol, paper, and plastic which I clean up. The renters do not know the difference between the recycle bin and the garbage bin.

For example, one time I found dirty diapers and left over pizza in the recycle bin. I check the bins after every renter leaves in order to have the collection done correctly.

4. The renters are allowed to bring their dogs but do not clean up after the dogs. I have to clean up the dog poop on my property.

5. The house does not get an adequate cleaning between renters. Typically the renter leaves in the morning, the cleaner comes in the early afternoon, and the next renters arrive that same late afternoon.

6. I have not been able to have family or friends visit me on holidays or weekends because I never know what kind of people will be renting the house. Rather than enjoy a quiet peaceful country day, evening, or night, my guests would be kept up all night and hear only yelling and screaming. I cannot escape the noise and disruptive behavior. At one point I also had a vacation rental above me. I was surrounded. Luckily that rental is now a home and not being rented out anymore.

Any limits and restrictions on the number of vacation rentals allowed in the neighborhood will be greatly appreciated. People are selling their homes to buyers who have no intention of being part of the community. Two more homes in my neighborhood are probably going to be vacation rentals which will mean that everyone will be impacted to some extent. We must get some control over this scourge.

Thank you,

Linda Petruvias
23 Silvia Drive
Cazadero, CA 95421
acmwc@comcast.net

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: vacation rental
Date: Wednesday, March 15, 2023 3:44:02 PM

From: JenKin, Madeleine@DOC <Madeleine.JenKin@conservation.ca.gov>
Sent: Wednesday, March 15, 2023 3:13 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: RE: vacation rental

EXTERNAL

Hi

I work for the state in 2018 our facility was shuttered.
I relocated to sacramento for work. I now have a home here and kept my home in santa rosa.
I rent it out. Long term renters caused a greater amount of damage and short term rentals
gives me a way to go into the property often and maintain it at its peak.
I will return. I ended up having grandkids in Sacramento so for now I must be here.

STR has employed cleaners, cohost, handmen, plumbers, gardeners etc.
I love my home, my neighbors and so far this is letting me keep my property looking great and hanging onto it
financially.
My neighbors have been great. I run a tight ship.

I worked hard to get my permit. I have very strict rules. Many times the hotels are booked. We provide housing
for tourists, wine tasters music lovers.

I am a non hosted unit, and it is shown no problems to me or my community.
Please open the minds to that we add to the economy of sonoma county. Thanks.
Madeleine Jen Kin JD
818 523 7078

Airbnb owner operator.

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From: Martin Pena
To: Gary Helfrich; PlanningAgency; Susan Gorin
Cc: Soldroyd645@gmail.com
Subject: Planning Commission Public Hearing Comments: File: ZCE23-0001, Vacation Rental Rezone
Date: Wednesday, March 15, 2023 4:04:05 PM

EXTERNAL

Sonoma County Planning Agency, Supervisor Gorin,

I plan to attend the public hearing in person on March 16, and would also like to submit my public comments for the record in support of the Planning Commission's recommendation for approval of zone change within Kenwood neighborhood for parcels listed in Exhibit A of Attachment IL.

These changes are long overdue. This area, on the northwest of Greene Street in Kenwood was burned in 2017 during the Nuns fire with a majority of the homes either destroyed or severely damaged, causing displacement of many residents for several years. Five years later, we still deal with the aftermath of the fire with vacant lots, houses still in construction (with continued noise and traffic associated with rebuilding), and others still trying to restore their homes to the pre-fire condition. The road to recovery has been long - physically, mentally, and emotionally for full-time residents.

While dealing with fire recovery, the neighborhood has had to deal with the influx of vacation rentals. Several of houses that were destroyed and rebuilt as vacation rentals were specifically designed and marketed to enhance their appeal as luxury vacation rentals and party houses. Because of the high fees charged (in some cases approaching \$1,000 per night including fees and taxes), many of these tourists feel entitled to use the property without regard to rules and regulations, and do not respect the residential nature of this neighborhood. This has caused conflict and confrontation between residents and tourists. Some of the problems experienced include hosting more guests than permitted, more cars parked than permitted, excessive noise, amplified music, late night noise, not dealing with trash properly, just to name a few.

While the Sonoma Permits enforcement group seems to have good intentions and continues to improve their processes and make enhancements to performance metrics, it should be made clear that the primary burden of enforcement falls upon the local residents to report, document, and follow up on these issues. And, with overconcentration of vacation rentals, it becomes difficult to identify the property that is violating the rules, presenting another burden for residents who try to report issues.

With these issues in mind, I am grateful that the Staff Report recommends the Kenwood Vacation Rental Exclusion (X) Combining District to prevent local overconcentration.

I also want to express my complete agreement with the following Staff Report findings, in particular:

At this time, 17.5% of the parcels developed with single family homes in this neighborhood in the northwest area of Kenwood are operated as Vacation Rentals, which is significantly higher than the countywide average (4.5%) and is detrimental to maintaining the residential character of this neighborhood
Increased conversion of homes in this area to Vacation Rentals will result in a loss of housing stock
The area of Kenwood outside of the proposed rezoning area is within a Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone resulting in an increased demand to convert single-family home into Vacation Rentals in parcels outside of the Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone
Applying a Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone to the parcels shown in Exhibit A provides uniform regulation of Vacation Rentals within the Kenwood neighborhood

I request that the Planning Commission and Board of Supervisors move forward with these recommendations.

Finally, I do have a concern and potential disagreement with the following statement posted on

(<https://permitsonoma.org/vacationrentals>)

The moratorium on new vacation rental permit applications that has been in place since May 10 is set to continue, potentially through May 9, 2023. Applications that were submitted prior to May 10, 2022, will be able to move forward under the regulations at the time of submittal.

Given the already 'overconcentration' of vacation rentals and lodging businesses in Kenwood, myself and other neighbors feel it would be inappropriate to grant additional vacation rental permits, regardless if submitted prior to May 10, 2022.

Very Sincerely,

Martin Pena
PO Box 503
Kenwood, CA 95452

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From: Mary Gillespie
To: PlanningAgency
Cc: Lynda Hopkins; Susan Gorin
Subject: March 16, 2023 meeting on STR exclusions
Date: Wednesday, March 15, 2023 2:56:15 PM

EXTERNAL

Dear Planning Commission,

I am concerned that the zoning you are proposing/discussing may be at cross purposes with what Supervisor Linda Hopkins has been studying- which is carving out an exception to the limitations on short term vacation rentals in areas that historically have been comprised of vacation rentals. I currently have a short term rental on Riverside Drive which has historically been a vacation rental area, and while to the best of my knowledge after looking over the zoning exhibits, my neighborhood is not part of today's discussion, since there may be future discussions affecting my property here are my comments. *

When the supervisors voted to limit new Airbnbs, Supervisor Linda Hopkins and Supervisor Susan Gorin noted that they would consider different rules in neighborhoods that historically had a majority of vacation rentals. They were looking into carving out an exception for the limitations.

On March 16, 2023 the Planning Agency will consider expedited rezoning to place caps and exclusion zones on neighborhoods with high concentrations of vacation rentals. So while the Supervisor Hopkins and Gorin are considering exemptions for neighborhoods that "historically" had a majority of vacation rentals, the planning commission may be doing the opposite.

As part of her consideration Supervisor Hopkins has been trying to obtain data on neighborhoods that historically comprised of vacation rentals from the Permitting Department. However, the Permit Department may be limiting the Supervisor to reviewing information only while she is physically in their offices. The Supervisor needs to have the Permit Department's cooperation. Please open the records to this public official for study purposes which may mean, among other things, having access outside of the permit offices. In addition, how was the Planning Commission able to receive data on areas with high concentration of vacation rentals, when the elected official was not able to review this information except in a very limited manner. Recommend the data the Planning Department is utilizing also be available to the Supervisors, to include any information on determining the history of the vacation rentals in specific neighborhoods. In addition since the permit or planning departments are experts in this area, recommend they assist Supervisor Hopkins and Gorin in compiling the data for their study so the Supervisors can carry out their public service

*My neighborhood has historically been comprised of vacation rentals, probably since its existence. At the same time I believe, as many others who own vacation rentals, that there should be housing for moderate and low income people who live and work in the area, as well as housing for the homeless. Wouldn't it be beneficial if County officials worked with short term rental owners, as well as short term listing companies such as Airbnb and VRBO and other businesses to be part of the solution in creating a Sonoma County where we can be proud that we have low and moderate housing and where we assist the homeless. Why not look into creative solutions- SF has a worker tax that imposing an additional gross receipts tax on certain business where managers earn more than 100 times the median compensation of employees based in SF. It also has a mandate that funds restaurant worker healthcare. Recommend Sonoma County also look into creative and fair ways to address the housing crisis in Sonoma.

Thank you for your consideration,
Mary Gillespie

From: Nathan + Co.
To: PlanningAgency
Subject: Thursday, March 16 Planning Commission meeting
Date: Wednesday, March 15, 2023 12:35:50 PM

EXTERNAL

Dear Planning Commission:

It's disappointing this important meeting is being held in person only. Is this sudden change intentional? It's an important subject and seems not community friendly by blocking any homeowner with a day job.

I am a homeowner in Monte Rio and an Airbnb host. I home share my home when I am not there. I have been doing this for six years. I have amazing relationships with neighbors. I've never had a complaint.

Have you been to Monte Rio in the winter? The town pretty much closes. Restaurants are closed during the winter OR open for just two or three days per week. The lack of tourists kills the local economy. I have told some of my neighbors who own businesses in or near Monte Rio of your plans. They are horrified. They know with your limitations - you will kill their businesses. It will be a version of winter 365 days a year.

I understand the need for regulation and I support it. I am 100% advocate of responsible hosting. But, I don't understand having current regulation, and not enforcing it. This has been the case in my community. If there are problem properties, illegal rentals, irresponsible hosts - enforce regulation! My understanding is that not even one property has been kicked out of the STR program. Is that true? If it is - it's shameful that you're even having a meeting on this subject.

So please make a fair recommendation on regulating short term rentals (and please enforce your current rules). Base your decision on fact and history. I live in a wonderful area and that's why it's called VACATION WONDERLAND.

If you restrict my rights to home share, my home will not go on the market and become affordable housing stock (or the new buzz term workforce housing). Instead it will sit empty without generating any income for my community or the county when I can't be there. Many homeowners feel the same.

Enforce current regulations instead of abandoning and making new regulations!

Respectfully,

Nathan Waldon
Homeowner in Monte Rio
Volunteer Co-Leader
Sonoma & Napa Region Airbnb Host Community Group

From: [Richard Phillips](#)
To: [district5](#)
Cc: [PlanningAgency](#)
Subject: Construction on 635 New Dwellings in Forestville
Date: Tuesday, March 14, 2023 9:50:25 AM

EXTERNAL

As a long time home owner and resident in Forestville, I want to register my strong opposition to the potential construction of 635 new dwelling units designated for 2 6898 Nolan Road.

The density would create significant traffic increase. We already have gravel trucks and speeding cars using Mirabel Road everyday. And traffic is but one of many changes that would extremely alter the Forestville community.

Sincerely,

Richard Phillips, Homeowner
8132 Speer Ranch Road
Forestville, CA 95436

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From: Ritch Foster
To: PlanningAgency
Subject: Extension of exclusion zones. Yes please!
Date: Wednesday, March 15, 2023 6:10:46 PM

EXTERNAL

Dear Planning Commissioners,

We are writing in support of extending Vacation Rental Exclusion Zones as much as possible in ALL NEIGHBORHOODS in Sonoma County.

Our neighborhood in Glen Ellen has been vastly improved by being included in an exclusion zone. After years of disruption by two large VACATION RENTALS that regularly hosted large noisy gatherings, we have now returned to the quiet close neighborhood we once were. It is wonderful to once again know all our neighbors and be able to appreciate the beautiful area where we have made our home for almost 50 years.

We would support adding as many areas as possible to exclusions zones and areas in the small towns of Glen Ellen and Kenwood, and indeed, MUCH of Sonoma County where housing is a problem. This would also return some housing stock to local ownership or long term rentals, with the benefit of having neighborhoods RETURNING to neighborhoods instead of lodging businesses being allowed and permitted in our neighborhoods.

Thank you for considering this request to create more beneficial exclusion zones.

Ritch and Margie Foster
Warm Springs Road
Glen Ellen

--
Ritch

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From: Sara Ganeless-Levine
To: PlanningAgency
Subject: Vacation Rental Rezoning - I DO NOT SUPPORT
Date: Tuesday, March 14, 2023 2:35:59 PM

EXTERNAL

Dear Planning Commissioners,

I am a Pediatrician and Internist who raised my children and worked in Sonoma County. Our favorite things to do were to go commune with the redwoods at Armstrong Woods, swim in the Russian River, and go to the ocean. These made, I believe, my children healthy, wealthy and wise.

For many years my husband and I owned a vacation rental in the Armstrong Woods area so we could gather our large family, 8 children and 13 grandchildren in this beautiful spot. Also, to afford this we could rent responsibly to other well-behaved family groups from all over the world who wanted to enjoy this beautiful area, living and eating with their loved ones, swimming and hiking and being able to affordably be together.

It isn't as affordable for family groups to get together in a hotel and eat in restaurants, yet these very happy tourists did spend money in our county, and we employed many service businesses, pool and spa companies, cleaners, landscapers.

We got fabulous feedback from families from all over the country that they so appreciated being able to connect with each other in such a beautiful and healthy environment with their loved ones.

In this stressful day and age when it is scientifically proven that our connections with people are a serious basic component of health, I would try to find another way to provide affordable housing besides quashing all vacation rentals, particularly in a traditional vacation spot like the Guerneville area. Our vacation rental was always such a win-win-win, for us, for our visiting families, and for business in the area.

Sara Ganeless-Levine, M.D.
Internist and Pediatrician
707 291 6112
sarafran@sonic.net

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: ZCE23-0001, Vacation Rental Rezone
Date: Wednesday, March 15, 2023 10:12:16 AM

From: Scott Rusty Miller <rusty@rustymiller.com>
Sent: Wednesday, March 15, 2023 8:23 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Cc: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: ZCE23-0001, Vacation Rental Rezone

EXTERNAL

Dear Supervisor Goren at Susan.Gorin@sonoma-county.org

I am writing in opposition to the Vacation Rental limitations and exclusion proposed for the Chicken Colony (Schellville). I cannot attend the Planning Commission meeting tomorrow, but as a resident of the Chicken Colony, I want to register my opposition to the proposal. No vacation rental problem in the Chicken Colony needs to be addressed. The proposal will likely drive rentals underground, eliminating the benefit of current safeguards and making it more difficult for the residents to afford and care for their property.

There is no Vacation Rental Problem to Address at the Chicken Colony - I live in the Chicken Colony, and although I do not rent my home as a vacation rental, my neighbors to the south and southwest are licensed and rent through Airbnb. There are multiple other rentals within ½ mile of my property. Using these several properties for vacation rentals has not created any unreasonable problems. Vacation rentals have not resulted in concerns regarding safety, the use of housing stock, noise, parking, or trash. In contrast, vacation rentals have allowed owners to afford to stay in their homes and improve their properties without unreasonably impinging upon the enjoyment by the neighbors of their property.

I recognize that parking and noise can be a concern in other suburban areas, where houses are built on standard lots. However, the parcel sizes in the Chicken Colony are much larger than most. As a result, parking is not an issue and noise is significantly reduced by separation and distance. Yes, I have heard parties in the property immediately behind me and from other nearby homes, but it is no more problematic than the birthday, anniversary, New Year's Eve festivities equally enjoyed by my resident neighbors throughout the year. The proposed restriction is unnecessary as it does not consider the unique size and nature of the Chicken colony parcels and you should resist the use of a "blanket approach" to regulation

where the facts do not support it.

Restrictions will Drive the Process Underground and Remove Current Safeguards – The current licensing system for vacation rentals provides standards for the proper operation of vacation rentals. The permit requirements have been successful in ensuring that the vacation rentals in the Chicken Colony are operated reasonably and that neighbors, like myself, who live next door to vacation rentals, have recourse when a vacation rental is not appropriately managed. The current permits regulate the number of guestrooms, the maximum number of guests and visitors, parking, noise (including quiet hours and amplified sound), and fires, and they require a certified 24-hour property manager. These requirements, especially a known and reachable resident contact person, are helpful and valuable in promoting and ensuring reasonable use.

If you prohibit licensed vacation rentals in the Chicken Colony, it is unlikely that you will stop all vacation rental activity, instead, you will drive the rental practice underground. In that case, the County and the neighbors affected will lose the benefit of the regulations, including access to a known 24-hour property manager. This will create more issues than we currently experience. In addition, the county will lose the benefit of the Transient Occupancy Tax.

It is better to allow licensed vacation rentals with established and known rules and a responsible property manager than to prohibit the practice altogether in a manner that will increase the number of unlicensed vacation rentals.

Vacation Rentals Are Beneficial – When my daughter was married, we found accommodation for several guests in nearby vacation rentals operated by neighbors.

Those neighbors have indicated that the revenue from vacation rentals allows them to own and maintain their homes. Vacation rentals have played a role in the improvement of several derelicts and damaged homes in the Chicken Colony to the benefit of the neighborhood and the county as a whole.

In the absence of a clear problem and having regard to the ability of the Chicken Colony to accommodate vacation rentals, I urge you to refrain from applying the proposed prohibition and restriction to our neighborhood.

Scott Miller
2731 Fremont Dive, Sonoma, 95476

From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Sonoma County Vacation Rental Ordinance
Date: Tuesday, March 14, 2023 11:55:20 AM

From: Sheila O'Neill <sheilatara@hotmail.com>
Sent: Tuesday, March 14, 2023 11:05 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Sonoma County Vacation Rental Ordinance

EXTERNAL

Gary,

Please share with the Sonoma County Planning Commission. Thank you for all your work on this important issue.

We strongly support staff's recommendation to apply the Vacation Rental Exclusion (X) to Hughes Chicken Colony, as well as the other neighborhoods.

Our neighborhood has become a turnstile of large groups of partiers. The turnover every 2 or so days brings a fresh crowd of enthusiastic, loud and messy celebrants. We have lost neighbors, and the sense of community. The vacationers are so excited to see our horses, and want to visit them and tell us all they know about horses, and how many times they have ridden. They want to pet and feed our horses. I have chased bachelorrettes in maxi dresses and sandles out of our pastures. I appreciate their interest. But, we don't wish to live in a zoo and be entertainment for visitors. We live here so that we can raise and train horses safely in an agricultural environment.

Additionally, we sincerely wish additional measures will be taken for the existing vacation rentals as follows;

Maximum occupancy to be 2 people per bedroom. No additional occupancy for any reason, including children. This will reduce the partiers who cram in as many occupants as possible.

Maximum rental days to be 50% of the year. This will ensure that the property owners become part of the community. Or perhaps they will sell and let the property become occupied by someone who does want to be part of the community. The 4 bedroom home next to us would be ideal for multigenerational living and children. This would be greatly preferred to the 10 adults and additional children rotating through every few days.

Imagine if all these vacation homes were primary homes instead. Perhaps our schools would have enough students. There would be so much more housing available for our community members.

Sincerely,

Sheila O'Neill & Hugh White
2533 Acacia Avenue
Sonoma CA 95476
Hughes Chicken Colony

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: In Support of Exclusion Zone for Hughes Chicken Colony
Date: Wednesday, March 15, 2023 1:45:34 PM

-----Original Message-----

From: Shelley <arrowfarms@vom.com>
Sent: Wednesday, March 15, 2023 11:35 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: In Support of Exclusion Zone for Hughes Chicken Colony

EXTERNAL

>

> March 15, 2023

>

> To: The Sonoma County Planning Commission

> Re: Establishment of a Vacation Rental Exclusion Zone for the Hughes

> Chicken Colony area

>

> I am writing to support the establishment of a Vacation Rental Exclusion Zone for the Hughes Chicken Colony area in the Southern Sonoma Valley.

>

> My home in that area is now literally surrounded with short-term vacation rental houses. In my short block on Acacia Avenue alone, there are 5 permitted VR uses among the 13 homes on my block. That is not enough space to ensure the quiet use of my home that I expect from this neighborhood where I have lived for 30 years.

>

> With the recent influx of vacation homes, the neighborhood has changed from an area where we knew everyone on the block to one where we never know who will be driving down the street or who is using the outdoor space next to our fence, often with no regard for our privacy or the enjoyment of our home.

>

> Normally when someone lives in a house they own or rent long term, they work during the day, then come home expecting to do some chores or homework, or to make dinner, work on a hobby or project, or perhaps watch some TV. Then they go to bed at a reasonable hour. Generally they are quiet users of their property, and generally all are appropriately neighborly. I never hear my live-in neighbors unless they have to call the chickens in or get their goats or dogs under control.

>

> The lifestyle is different however when the home is rented short-term for vacation uses. When the short term tenants see the home as a 'get-away', they live in it by vacation rules, and often show no regard for their neighbors, who they do not know and often do not respect. Friends are getting together often gather outside, laughing and talking loudly enough that I can hear the words they are saying inside my home. Then, when they decide it would be nice to have some music, it blares into my windows and ruins my home environment.

>

> This kind of socializing would be better done at a hotel or other vacation location in a commercial district that is set up for it rather than in a neighborhood of hard-working people. For that reason, I completely support the vacation rentals exclusion zone for the entire Hughes Chicken Colony.

>

> There are other reasons why vacation rentals are bad for our community, and should be minimized. They remove homes from the local rental market that would otherwise be available to the local people and families who desperately need housing in the area, and who also work locally. Many of our essential workers now have to drive from as far away as Lake County to get to their jobs. Wouldn't it be better if they were able to live locally, while at the same time reducing both their Vehicle Miles Travelled and the cost to their pocketbooks for gas and the upkeep of their vehicles. To say nothing of the time they waste in traffic when they could be home with the kids and their

spouse, helping with dinner or getting the homework done.

>

> Please support the establishment of an Exclusion Zone for the entire Hughes Chicken Colony, for the sake of our neighborhood and as one small step toward dealing with the housing problem in Sonoma County.

>

> Shelley Arrowsmith

> 2572 Acacia Avenue

> Sonoma, 95476

>

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SONOMA COUNTY
HOSPITALITY ASSOCIATION

March 15, 2023

Board of Directors

Liza Graves
Board Chair
BeautifulPlaces

Joe Bartolomei
Farmhouse Inn

Kelly Bass Siebel
Sonoma County
Tourism, non-voting
Director

Jennifer Buffo
Pure Luxury

Rene Byck,
Paradise Ridge

Aphrodite Caserta,
Safari West

Efren Carrillo
Burbank Housing
non-voting Director

Al Lerma
Agave, El Gallo Negro,
and Mitote Food Park

Kirk Lok
Lok Group of
Companies

Eric Markson,
Chair Emeritus

Mark Mathewson
Jackson Family Wines

Dustin Valette
The Mathison, Valette,
and Valette Wines

Larry Willis
The Gables Inn

Re: **Vacation Rental Ordinance – Proposed Zoning Changes**

Dear **Sonoma County Planning Commissioners:**

The Sonoma County Hospitality Association (SCHA) supports reasonable approaches to managing potential overconcentration of vacation rentals in specific neighborhoods and using data and fact-based decision making rather than emotional arguments and anecdotes as a driver of decisions. Decisions to further restrict vacation rentals in the County should take into consideration the positive contributions of short-term rentals and extensive outreach and involvement of a diverse group of stakeholders.

SCHA represents the diverse business segments that make up the hospitality and tourism industry in Sonoma County, including restaurants, hotels, bed and breakfasts, vacation rentals, retailers, wineries, recreation providers, transportation providers, attractions, and more. The taxes collected by hospitality establishments from visitors to the region and taxes paid by the hospitality workforce contribute to county and regional funding.

The hospitality industry employs 1 in 11 workers in Sonoma County. The overwhelming majority of hospitality businesses who depend on business from overnight visitors who stay in a variety of overnight accommodations, including vacation rentals. The new ordinance approved by the BOS last August, especially the business license program, performance standards and stricter and consistent enforcement will go a long way to supporting our local neighborhoods and addressing the small number of short-term rental properties which are the source of repetitive complaints.

We oppose significant expansion of the X-Overlay areas and the X combining zone caps in advance of implementing the new ordinance a enforcement standards. Short term rentals are already prohibited on R2 and R3 parcels in dense neighborhoods. Implementing a county wide ban on short term rentals on all R1 parcels throughout the county is not necessary, and a neighborhood-by-neighborhood approach should be undertaken. Keep in mind that the concentration data presented by staff likely overstates the concentration of short term rental properties because many properties which had permits which have been sold or are no longer operating have not been removed from the books.

The county’s own economic study of the impact of VR’s on housing availability and prices should little to no impact on the price of housing and the shortage housing supply.

SCH is committed to continuing to engage with the county and stakeholders on this important issue.

Sincerely,

The Sonoma County Hospitality Association Board of Directors



Public Comment on ZCE23-0001 and ZCE20-0002 Vacation Rental Zoning

March 14, 2023

Dear Sonoma County Planning Commissioners and Permit Sonoma staff,

Sonoma Valley Collaborative is a forum of community leaders from a wide range of sectors across Sonoma Valley, finding solutions and taking action to address our community's biggest challenges. Over several months of deliberation, the members of Sonoma Valley Collaborative's Council developed a consensus housing policy platform, available at <https://sonomavalleycollaborative.org/housingadvocacy>.

One of the items in our consensus platform is to "Reduce the number of whole-house vacation rentals over time."

Therefore, we write today in support of the proposed prohibitions and caps on whole-house vacation rentals in Sonoma Valley (District 1).

For the members of Sonoma Valley Collaborative

Boys & Girls Club Of Sonoma Valley/Teen
Services Sonoma

Disability Services & Legal Center

F.I.S.H. Sonoma Valley

Greenbelt Alliance

Impact100 Sonoma

Hanna Institute

Homeless Action Sonoma

La Luz Center

Midstate Construction

SHARE Sonoma County

Sonoma Community Center

Sonoma Ecology Center

Sonoma Overnight Support

Sonoma Valley Chamber of Commerce

Sonoma Valley Climate Coalition

Sonoma Valley Community Health Center

Sonoma Valley Education Foundation

Sonoma Valley Golden State

Manufactured-Home Owners League

Sonoma Valley Hospital
Sonoma Valley Housing Group
Sonoma Valley Interfaith Ministerial
Association
Sonoma Valley Mentoring Alliance
Sonoma Valley Vintners and Growers
Alliance

Sonoma Valley Visitors Bureau
Transition Sonoma Valley
Valley Bar + Bottle
Vintage House Senior Center
Winery Sixteen 600

Signed,
Sonoma Valley Collaborative Steering Committee members,
Kimberly Blattner
Richard Dale
Cynthia Scarborough

From: Steve Egelman
To: PlanningAgency; district5
Subject: Opposed to vacation rental restrictions in R-1 Zoned neighborhoods (property owner)
Date: Tuesday, March 14, 2023 11:39:25 AM

EXTERNAL

Dear Planning Agency and Supervisor Hopkins,

I seek to voice my objection towards continuing to restrict vacation rentals in R-1 Zoned neighborhoods, specifically Guerneville (Guerenwood Park).

I'm a 15-year property owner and "part time" resident in an R-1 zoned neighborhood. While I don't currently rent my property, the ability to potentially do so is important to me financially, and is important towards maintaining the property value should I ever sell.

This is a vacation community, and making short-term rentals available to those who seek to enjoy the redwoods, the river, and the local tourist-supported business is critical.

I feel the drive to limit/prohibit short-term rentals is from a very small but vocal contingency, who do not speak for or best represent the overall community at large. While I sympathize with those who have had nearby rental "horror stories", I believe the vast majority of renters do respect the neighbors and neighborhood. Personally, one of my neighbors is a permitted short-term renter, and in 10+ years I have not had a single issue or reason to complain about their tenants; on the contrary, most of them I've spoken with have been polite, engaging, and appreciative of the opportunity to stay there.

There are existing measures in place to ensure short term property owners are respectful to their neighbors, and that they are accountable for their "guests": Complaint lines, requirements for local contact/manager, etc. This is a much more robust and scalable approach, than simply saying "no vacation rentals in R-1".

Sincere thanks in advance for your consideration,

Steve Egelman

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: Planning Commission Vacation Rental Rezoning (File No. ZCE23-0001)
Date: Tuesday, March 14, 2023 11:53:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

By now, you must know these are all Vacation Rental comments.

Gary

From: Steve Trippe <sgtrippe@newwaystowork.org>
Sent: Tuesday, March 14, 2023 11:51 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Cc: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>
Subject: Re: Planning Commission Vacation Rental Rezoning (File No. ZCE23-0001)

EXTERNAL

Gary –

I am writing regarding the proposed blanket caps on Vacation Rental Permits in my community.

I have owned my home in Monte Rio for over thirty years, am 71 years old and recently retired. While I have never rented out my home, I have considered the option of offering it as a vacation rental part-time as a way to supplement my income, maintain periodic use of the property and help keep the home in the family sometime in the future. Further if I am ever forced to relocate for health or other personal reasons, operating as a vacation rental would create options for my family and I to maintain ownership and periodic usage.

A blanket cap of 5% in my community, which is currently impacted at 12.1%, effectively would result in a prohibition of any new vacation rental permits for many, many years to come, perhaps a decade or more, limiting my options to maintain the property in my family and negatively impacting an important income potential in my retirement.

I have supported and contributed comment to the evolving vacation rental ordinances and limitations over the past dozen years, and understand and share the concerns expressed by many of my neighbors.

In my experience, I believe the current vacation rental policies and restrictions, if fully implemented, supported and *enforced*, would address many of the concerns and issues driving the current rezoning effort.

I agree that there are homes in my community that don't make sense as vacation rentals, due to limited access, narrow roads, extremely limited parking, topography and their proximity to other

homes.

My concern is that the blanket cap is simply a convenient solution, and ignores individual circumstance.

I would suggest that a parcel by parcel approach, or at a minimum an expedited variance or exception process, be put in place that considers the very factors cited for the rezoning effort itself – Noise, parking, emergency access, topography, neighborhood impact etc. The process itself should involve nearby neighbor notification as is the current practice.

By way of an example, my home is set well apart from others – a full parcel on one side and one and a half on the other, is situated on the river in the back and bounded by my street and Highway 116 on the front side of the house, providing mitigation for noise issues and quick access to a major highway in the case of emergencies.

There is ample parking. The two homes my street that are used as vacation rentals have not caused problems in recent years. The current ordinance, homeowner awareness, communication and property management practices have addressed the issues we may have had 10 or more years ago.

While a blanket solution as proposed may be expeditious, I suggest reconsideration and further exploration of equitable options.

Thanks!

Steve Trippe
Monte Rio

st

From: Gary Helfrich <Gary.Helfrich@sonoma-county.org>

Date: Monday, March 13, 2023 at 2:16 PM

To: Steve Trippe <sgtrippe@newwaystowork.org>

Subject: Planning Commission Vacation Rental Rezoning Hearing link

Hi Steve

Meeting materials can be found at this link: <https://share.sonoma-county.org/link/GamJs6DxIwE/>
We will be posting an online interactive map soon, but the parcel lists attached to each area resolution are the properties that are recommended for rezoning. Call me if you have any additional questions.

Gary
Gary Helfrich
Planner III

www.PermitsSonoma.org

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-2404 | Office: 707-565-1900

Access Permit Sonoma's extensive online services at www.PermitsSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

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From: Trina Oliver
To: PlanningAgency
Subject: vacation rentals
Date: Wednesday, March 15, 2023 8:55:05 AM

EXTERNAL

I have reviewed the items to be presented at the next meeting, and was very disappointed to see that Warm Springs Road has not been included in this discussion. I have mentioned this to Susan Gorin several times, as currently there are x zones in several areas on this road, often only on one side of the road.

These businesses, where allowed on one side of the road directly and very negatively affect homeowners on the other side. The myriad problems these things bring to an entire neighborhood are then allowed to infect everyone who uses their house as a home.

Please make the X zone consistent in an area by banning them on both sides of the road.

Even better, ban them in all residential area County wide.

Trina Oliver
2403 Warm Springs Rd.
Glen Ellen, CA. 95442

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From: Gary Helfrich
To: Alisa Sanders
Subject: FW: For Public hearing on Vacation Rental Exclusion in Hughes Chicken Colony
Date: Thursday, March 16, 2023 7:11:37 AM

From: Vineet Rajosi Sharma <rajosi@gmail.com>
Sent: Wednesday, March 15, 2023 10:37 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>
Cc: Jahnvi Sharma <jahnvi.sharma@gmail.com>
Subject: For Public hearing on Vacation Rental Exclusion in Hughes Chicken Colony

EXTERNAL

Hello Gary and Susan,

This is regarding a notice we just received from Sonoma County about an upcoming rezoning to exclude Vacation Rentals in Schellville Hughes Chicken Colony. My name is Vineet Sharma and my wife is Jahnvi Sharma, our property address is 23110 S Central Ave.

We bought our property in April 2021 and really love this friendly neighborhood. We enjoy the serenity of this sub urban yet rural feel but we strongly believe an exclusion for vacation rentals is too extreme, a permit process with set rules would be sufficient to regulate vacation rentals. We are worried about the reduced asset value if we ever decide to sell, also we would like to keep the option to rent short term to sustain our finances & property if the need arises. We bought this property knowing that Sonoma County has a very responsible permit system and the rules need to be adjusted from time to time, but we are shocked to see a complete exclusion for Vacation rentals being considered by the planning commission.

In fact there are two houses almost adjacent to us that do have permits for vacation rentals and it doesn't bother us at all, we are good friends with those neighbors and are happy to see how they manage their family life and finances by renting when they are not using the property or need the money for maintaining or sustaining the property.

Again, please do not consider such an extreme measure, it's best to focus on a thorough permit process and rules for Vacation Rentals.

sincerely,
Vineet Sharma & Jahnvi Sharma
23110 S Central Ave
Sonoma CA 95476

From: Alexis Averbuck
To: BOS; PlanningAgency; Lynda Hopkins
Cc: Gary Helfrich
Subject: Vacation Rental Rezone & Ordinances
Date: Sunday, March 26, 2023 10:10:34 PM

EXTERNAL

March 27, 2023

RE: Vacation Rental Ordinances

March 16 Planning Commission meeting File ZCE23-0001, Vacation Rental Rezone/April 24 Board of Supervisors meeting

Dear Members of the Board of Supervisors and Planning Commission,

I write to you now with concerns and requests about the process to create a comprehensive set of rules for vacation rental permits in Sonoma County:

1) **NORTHWOOD CAP** – We live in Northwood. I don't understand why that region would have a 5% cap when it is literally made up of vacation homes. If you are doing a cap, a higher cap seems sensible in that neighborhood, because wouldn't you want the Lower River rentals to be focused in these already vacation-oriented neighborhoods, rather than in the residential areas of towns.

2) **ECONOMIC IMPACT STUDY** – There has been no complete economic impact assessment of reducing/capping vacation rental permits. This should absolutely occur as part of the basic due diligence to protect the well-being of our communities, especially the one in which I live, West County, where tourism is a major piece of our economy. Tourists bring money that allow our year-round businesses to thrive and stay open for us, the residents, and their dollars could be better used to help us all (see TAXES below). I do not mean that you should study the economic impact on home sale prices. I mean economic impact of the year-round local economy. In all of my participation on a local level (MAC and Planning Commission meetings), I have gotten no direct answer to these questions and a fair amount of obfuscation, unfortunately.

3) **TAXES** – In this analysis and plan, there should be clear earmarking of the TOT funds to cycle back to the communities which most need it. With this money you can build the infrastructure and services we so need for local residents. Whether for:

- helping the unhoused in our community,
- establishing funds to support infrastructure like trash pickup/bathrooms in parks and along the river,
- instituting free electric shuttle buses to move people during high tourist season,
- even helping with septic upgrades along the river or tie-ins to the main sewer lines, or
- putting in bike lanes.

Tourism can be a financial life blood that pays us all back.

4) **THE FALLACY THAT VACATION RENTALS WILL BECOME AFFORDABLE HOUSING** – I think implied in many people's resistance to the vacation rentals throughout the county, there is a sense that with caps or bans these houses could go on the "regular" rental

market. In areas heavily defined as vacation areas (West County and Northwood again), I think that is a complete pipe dream. So many of the houses are expensive second or third homes to very wealthy people. They will not just start renting them out to regular people, year-round.

5) **TURNOVER AND TRACKING OF PERMITS** – how do you define justice in who gets a vacation rental permit? How do you track when they turn over and decide who gets one when available? Is it first-come-first served? Is it legacy: you have one so you keep getting to have one? Do you have a system in place and staff to manage it?

Our house is our only home and primary residence and we are working people. But what if, one day, we would like to rent it short-term when we are out of town so that we can help support our ability to live in this extremely expensive part of the world? No permit because the people who have multiple houses, year-round investment properties, or deeper pockets to manage the application process have gotten to have their permits first?

Thank you for all of your work on this. I am unable to attend, so I send this instead and hope it helps inform your thinking. Quick action can be the tempting choice because it appears to offer solutions, but due diligence is key when you stand the risk of harming the region's economic health rather than harnessing the tourism dollars to help us all.

Thank you,

Alexis Ver Berkmoes
Resident, Monte Rio, CA

ALEXIS VER BERKMOES
Writer / Painter
www.alexisaverbuck.com
Instagram @alexisaverbuck

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From: [Doug Thorogood](#)
To: [PlanningAgency](#); [BOS](#)
Subject: Comment In Relations to Sonoma County Planning Commission Meeting March 16th, 1PM - Staff Proposal for rezoning developed parcels
Date: Sunday, March 19, 2023 4:29:01 PM

EXTERNAL

I am a homeowner and taxpayer and I do not approve of the exclusion zones and the 5% caps.

Thank you,
Doug

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From: Jerry Tsai
To: PlanningAgency
Subject: Exclusion zone comment
Date: Thursday, March 16, 2023 3:58:19 PM

EXTERNAL

Hello,

My name is Jerry Tsai. I am a homeowner in Guerneville and tax payer. I am writing because I disapprove of the exclusion zone and 5% cap rules that are being considered. I strongly believe Guerneville and the Russian River area rely strongly on tourism and see this as a detriment to supporting local business and employees. Further, many homeowners rely on income generated from renting their homes as vacation homes and these proposals would put many homeowners at risk of keeping their houses.

Please reconsider these proposals.

Thank you.

Jerry Tsai

Sent from my iPhone

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From: maurahudson@verizon.net
To: PlanningAgency; BOS
Subject: We oppose the exclusion zones and the 5% caps
Date: Thursday, March 16, 2023 1:19:16 PM

EXTERNAL

Hello,

This is in response to the Sonoma County Planning Commission Meeting March 16th, 1PM - Staff Proposal for rezoning developed parcels.

We are homeowners and taxpayers in the County of Sonoma, and absolutely do not approve of exclusion zones and 5% caps on short term rentals being proposed. Our property rights and permit maintained in perfectly good standing, not to mention positive relationships with direct neighbors who also desire use of our property, should not be infringed on in this way, despite statements to the contrary made by supervisors less than a year ago. Our desire to vacation, work and contribute to the local economy and community (including recent financial support of recovery efforts due to all the recent rains in the area) via our home is being completely disregarded arbitrarily with artificial caps that don't truly represent long term solutions.

Regards,
Maura Hudson

[Sent from Yahoo Mail for iPhone](#)

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March 14, 2023

To: SONOMA COUNTY PLANNING COMMISSION
575 Administration Drive – Room 102-A
Santa Rosa, California 95403

Regarding File ZCE23-0001

To whom it may concern

Thank you for sending me the notice of a Sonoma County Planning Commission Public Hearing regarding the Vacation Rental regulations of our area – the Hugues Chicken Colony bordered by Highway 121, Burndale Road, Dale Avenue and Ramal Road.

Unfortunately, I am unable to leave my place and I will not be able to attend the public hearing on Thursday March 16th. I asked my close neighbors, Shelley and Norman Arrowsmith, who live on Acacia Avenue and are planning to be present at the hearing, to provide you with this letter.

We are living in a very small rural/residential zoning area, where people either work on their farms, their vineyards, or come back home to their residences to rest after work. Vacation rentals, such as AIRB&B, some new commercial businesses, etc. can be a source of very loud parties late at night and, unfortunately, that does not fit at all the life style and needs of our small community.

This happened in the past with harmful consequences for my family and my small home business. **I strongly support the adoption of a vacation rental exclusion zone for the Hugues Chicken Colony as proposed by the County Staff.**

I thank you for your attention to this matter.

Sincerely,

Cecile Mouraux
2555 Fremont Drive
Sonoma, CA 95476
(707) 939-1919

Hello,

As residents of Acacia Avenue in the Hughes Chicken Colony, we must voice our support for a Short-Term Rental Exclusion Zone in the area. We already have issues on a regular basis regarding traffic (speeding cars, haphazard and unsafe parking) as well as unsecured, overfilled trash bins resulting in trash and broken glass being strewn in the street. In our opinion, short-term rentals make our neighborhood less safe, and could in turn lead to properties being devalued in the future, especially if owners have a tendency to rent to unscrupulous parties. Please make Hughes Chicken Colony an exclusion zone and preserve what is left of our neighborhood.

Thank You,

Amber Feigel and Patrick Tabor

This letter is from Philip Paine, Owner of Paine Farm, 2611 Acacia Ave in Schelleville, Sonoma County.

I want it to be known, that I am for making our small and tight knit community a short term rental exempt zone.

I have been living and running my farm operation in this same location for 41 years.

What has been allowed to happen here is criminal. Led by greed, the county has allowed absentee owners - (who by the way have shown ZERO responsibility here in terms of managing their clients) to overwhelm the limited number of homes here with Air BnB rentals.

I cannot tell you how many days and nights that the peace and tranquility is destroyed here all in the pursuit of money.

My farming business and my quality of life has suffered immensely as a result of the county's allowing this policy. I would not be surprised to see a class action occur as a result of this mismanagement. They county has already issued permits for too many in this little neighborhood. The data supports this fact.

I would invite a member of the county to come live here for a month and personally witness what it's like as a result of these 7 day a week party houses right next door. I have 4 of them within 400' of my house.

Please think for a moment about your own home - would you allow this if it were your home and farm? For what, a little bit of money for some absentee landowners that don't give a damn about our quality of life?

Sincerely,
Philip Paine
Paine Farm

Sent from Earth

From: Sheila O'Neill sheilatara@hotmail.com
Subject: Sonoma County Vacation Rental Ordinance
Date: March 14, 2023 at 10:42 AM
To: bos@sonoma-county.org
Cc: Norman Gilroy ngilroy@vom.com, Shelley arrowfarms@vom.com

Sonoma County Board of Supervisors,

We strongly support staff's recommendation to apply the Vacation Rental Exclusion (X) to Hughes Chicken Colony, as well as the other neighborhoods.

Our neighborhood has become a turnstile of large groups of partiers. The turnover every 2 or so days brings a fresh crowd of enthusiastic, loud and messy celebrants. We have lost neighbors, and the sense of community. The vacationers are so excited to see our horses, and want to visit them and tell us all they know about horses, and how many times they have ridden. They want to pet and feed our horses. I have chased bachelorettes in maxi dresses and sandals out of our pastures. I appreciate their interest. But, we don't wish to live in a zoo and be entertainment for visitors. We live here so that we can raise and train horses safely in an agricultural environment.

Additionally, we sincerely wish additional measures will be taken for the existing vacation rentals as follows;

Maximum occupancy to be 2 people per bedroom. No additional occupancy for any reason, including children. This will reduce the partiers who cram in as many occupants as possible.

Maximum rental days to be 50% of the year. This will ensure that the property owners become part of the community. Or perhaps they will sell and let the property become occupied by someone who does want to be part of the community. The 4 bedroom home next to us would be ideal for multigenerational living and children. This would be greatly preferred to the 10 adults and additional children rotating through every few days.

Imagine if all these vacation homes were primary homes instead. Perhaps our schools would have enough students. There would be so much more housing available for our community members.

Sincerely,

Sheila O'Neill & Hugh White
2533 Acacia Avenue
Sonoma CA 95476
Hughes Chicken Colony

From: [patrick waters](#)
To: [PlanningAgency](#); [BOS](#)
Subject: Against STR Caps
Date: Sunday, March 19, 2023 4:54:28 PM

EXTERNAL

Hello - I am a Guerneville homeowner and I am against the Short Term Rental caps.

Thanks

Sent from my iPhone

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From: Phillip Wright
To: PlanningAgency
Cc: Amy Ward; BOS
Subject: Public Comment in relation to Rezoning Initiatives
Date: Thursday, March 16, 2023 1:34:34 PM

EXTERNAL

Hello,

I am writing in response to the following 2 agenda items:

1. ZCE23-0001, Vacation Rental Rezone
2. ZCE20-0002, Zone Change to add Vacation Rental Exclusion (X) Combining District

I am a homeowner and taxpayer and I do not approve of the exclusion zones and the 5% caps. As far as I can tell from actual vacation rental data, vacation rentals and permit requests are down considerably from the peak (during the pandemic). In hindsight, the perceived spike in permit applications seems to be an anomaly. Sonoma County is heavily reliant on tourism to support local businesses, wineries, etc. We should be striving to make it easier for people to visit and stay, rather than choking off supply. This is a terrible policy and I'm not sure what you're trying to solve for. The initiative to expand exclusion zones and implement caps seems like a solution in search of a problem. Thank you.

Regards,
Phillip & Amy Wright

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From: [Maïa Cybelle Carpenter](#)
To: [Lynda Hopkins](#)
Cc: [district5](#); [Jean-Philippe Defaut](#); [Gary Helfrich](#)
Subject: Re: Urgent request for a moratorium on short term vacation rental permits on existing residential rentals
Date: Thursday, February 23, 2023 2:50:14 PM
Attachments: [Response to Kamala Bennett 23FEB2023.pdf](#)
[061-180-006 - COMPLETE APPLICATION_965_MARTIN_LN.PDF](#)

EXTERNAL

(Gary Helfrich and my husband Jean-Philippe Defaut cced)

Hello Supervisor Hopkins.

We are following up to share an update on our housing situation which we communicated with your office about last March before the planning commission meeting 3/17/2022 regarding short term vacation rentals in Sonoma County. At the time, our landlords were trying to evict us without just cause to convert the single family home we have been renting since August 7, 2020 into a short term vacation rental (in Sebastopol). They obtained their permit from the planning commission just before the moratorium (application attached).

After consulting with tenants rights organizations and attorneys, we communicated to our landlords that what they were trying to do to us was unlawful and they needed to give us a written notice or proposal. We stopped hearing from them on the subject and never received anything in writing. Additionally, all of the neighbors on our street, Martin Lane, wrote to our landlord expressing their disapproval of the plan to evict a family to convert the home into a short term vacation rental. They spoke at the planning commission meeting on 3/17/2022 as well. There is already an Airbnb on Martin Lane and our neighbors, particularly those next door with small children, do not want more strangers or traffic on our unpaved lane of 13 single family homes.

On February 16, 2023, our landlords served us a no-fault eviction notice stating that they were going to remodel our home by ripping out the walls and floors to install a sprinkler system. Obviously, there is no need to install a sprinkler system in a single family tenanted home that is in excellent condition. The contractor bid they sent us is very vague, has names and timelines blacked out and there is no permit application to do so. As such it is a lie. It is clear that they are trying to evict us so that they can turn our home into a short-term vacation rental. I have attached a pdf of our letter of response to them for your office's reference.

The threat to tenants in Sonoma County is real. If our landlord is trying to illegally evict us to convert our home into a short-term vacation rental, I'm sure other landlords are as well. Again, we are a family, excellent tenants and members of the community. We pay market-rate rent for our 2BR 2BA home (it is listed as 3BR on the permit application, however the third room

does not have any heating source so it is arguable if it is actually a bedroom). Our daughter attends a local preschool which was very hard to secure. Losing our housing in an already tight housing market would not only impact our family's safety and we would likely have to move out of the area, losing our full time childcare and impacting our ability to work.

We ask that your office do whatever is possible to prevent landlords from this type of unlawful behaviour - including putting a permanent stop to conversions of existing home rentals into short-term vacation rentals.

We appreciate all that you have been doing to support our communities in Sonoma County.

Thank you so much.

Kind regards,
Maïa Carpenter
Jean-Philippe Defaut

On Thu, Mar 10, 2022 at 11:57 AM Leo Chyi <Leo.Chyi@sonoma-county.org> wrote:

Dear Maïa and JP,

Thank you for circling back. I had started pulling together some of the background, and I'm glad you reminded me to close the loop.

First off, I'm sorry to hear that you are being forced out for a vacation rental. Lynda has been super concerned about this issue, and while we hear about it more near the lower Russian River area, I do understand it is Countywide.

The BOS, under Lynda's leadership, in the past already did put in an urgency ordinance which capped countywide the number of vacation rentals in the County, as an effort to stop or at least slow the conversion of housing into rentals. This was on 8/6/20, and it was extended on 9/22/20. When it was up for extension again on 12/15/20, the Board reduced the scope of the cap to specific narrower areas which included areas that were demonstrated overconcentrated in the Lower Russian River area and a small piece of Sonoma Valley.

Here is additional detail from the BOS report:

On December 15, 2020, the Board of Supervisors adopted an urgency ordinance (Ordinance

6332) that extended a temporary cap on vacation rental permits, limited to specified locations within the 1st and 5th Supervisorial Districts. Ordinance 6332 extended and amended Ordinance 6321, an urgency ordinance that was adopted August 6, 2020 to establish a countywide cap on vacation rentals and was initially extended by Ordinance 6326 on September 22, 2020 (Attachment 2). The purpose of the urgency ordinances is to temporarily limit new vacation rental permits in unincorporated Sonoma County in order to provide reasonable time for staff to conduct detailed research and analysis on the effects that permitting additional vacation rentals have on housing stock, housing affordability and the impacts of vacation rental concentration in residential neighborhoods. The urgency ordinance will expire on August 6, 2022, at which time the caps will automatically expire if it has not already been terminated by action of the Board of Supervisors. The ordinance adopted two geographic caps. As permits expire, new applicants are able to apply up to the cap limits. The Lower Russian River area in District 5 has a cap of 299 rental permits, is currently 8 permits under the cap, and staff is processing new applications up to the cap limit. The Theodor Lane area in District 1 has maintained its maximum cap of 13 rental permits

At that time, Lynda would have been willing to continue the existing restrictions, but there really was not support from other members of the BOS. Only Supervisor Gorin in the 1st District who represents Sonoma Valley had interest in continuing restrictions, which resulted in this much narrower policy.

That is a long way to say that there isn't obvious political support on the BOS to put a moratorium on vacation rentals like you are requesting. Additionally, in a similar timeframe, the BOS recently passed eviction protections during COVID that were stronger than the state's, but change of use remains a permissible reason for evictions. I believe that there is some legal reason for why that was not a restriction that the BOS enacted.

So that is a bunch of background and limiting reasons, but here is my best effort on what to do next. Some of it may be too long term to immediately address your situation, but there may be opportunities to make something happen now, or learn about something you can use to your advantage in your case. All that said, I reiterate that getting legal help would likely be wise, and I'm glad that Jason gave you the contact at Legal Aid.

- As a result of the urgency ordinances, Lynda and her BOS colleagues have asked for updated, improved vacation rental permanent policies. This is making its way through the process. Staff have proposed detailed policies have just been released. They will be heard at the Planning Commission before making their way to the BOS for approval. The Planning Commission is on 3/17/22 at 1:00, and normally there is public comment time where you may wish to share your situation and ask that policies recommended be sure to address what you are experiencing.

<https://sonomacounty.ca.gov/Planning-Commission/Calendar/Planning-Commission-Meeting-March-17-2022/>

- I am sending you their application for the vacation rental as an attachment. This I pulled from the internet and is available to the public from the link below. I went through it fairly quickly and did not see red flags, but you are familiar with the location since it's your home. I don't know if there would be anything of note here, but I thought it wise to get you the information. Its current status appears as "incomplete" which I believe normally means that some additional document is still required.

<https://sonomacounty.ca.gov/PRMD/Services/Zoning-and-Parcel-Report/?APN=061-180-006&rp=PermitSearch&P=permits&PN=TVR22-0021>

- The Board of Supervisors is supposed to hear an agenda item on 3/22/22 regarding building codes, and part of this conversation will be about living in alternative tiny homes and the need for more housing options that currently aren't allowed. I don't know that this will have any direct link to your circumstances, but again, it would likely be a suitable place to comment should you want to do so, and there may be some relevant info. The agenda isn't yet up but will be on this page:

<https://sonoma-county.legistar.com/Calendar.aspx>

I wish I had a source of housing that I could offer you, but as you've seen the market is pretty crazy. I wish you the best of luck in finding something that allows you the stability.

Oh, and in terms of legal issues, the work that your landlord is doing in your space I believe should require some amount of notice. That is something that could be worth asking lawyers about as well. You should have a right to be free from harassment by your landlords, and certainly your child's safety should be protected.

I hope this has been useful, and feel free to keep me updated on how this proceeds.

Sincerely,

Leo

Leo Chyi

District Director to

Supervisor Lynda Hopkins

575 Administration Drive 100A

Santa Rosa, CA 95403

707.565.2241

From: Maïa Cybelle Carpenter <carpenter.mc@gmail.com>

Sent: Wednesday, March 9, 2022 12:54 PM

To: district5 <district5@sonoma-county.org>

Cc:

Subject: Re: Urgent request for a moratorium on short term vacation rental permits on existing residential rentals

EXTERNAL

Hello Jason.

We have not heard from your District Director yet and it has been a week so we are following up per your suggestion.

Thank you,

Maïa Carpenter

JP Default

On Wed, Mar 2, 2022 at 4:17 PM Maïa Cybelle Carpenter <carpenter.mc@gmail.com> wrote:

Thank you Jason for your prompt response and sharing Legal Aid Sonoma - they have been helpful. We'll keep an eye out for a reply from your District Director.

Kind regards,

Maïa

On Wed, Mar 2, 2022 at 1:32 PM district5 <district5@sonoma-county.org> wrote:

Hello Maïa,

Thank you for reaching out to our office and sorry to hear of the issues you are having with you landlord. I'm going to forward you email to our District Director who works point on housing issues and short term rentals for our office. Please note that due to the volume of emails we receive, a response may be delayed. If you have not heard back from us in 5 days, please reach out again.

Additionally, for you current housing situation you may want to reach out to Lega Aid here in Sonoma County:

<https://legalaidsc.org/programs/home/>

Thank you and be well,

Jason Wilson

District 5 Aide to

Supervisor Lynda Hopkins

575 Administration Drive 100A

Santa Rosa, CA 95403

707.565.2241

From: Maïa Cybelle Carpenter <carpenter.mc@gmail.com>

Sent: Tuesday, March 1, 2022 1:21 PM

To: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>

Cc: Jean-Philippe Defaut <jpdefaut@gmail.com>

Subject: Urgent request for a moratorium on short term vacation rental permits on existing residential rentals

EXTERNAL

Dear Lynda Hopkins,

We appreciate all you do for Sonoma County and know how busy you are. We are reaching out in the hope that you can assist in a very difficult situation we find ourselves in with our landlords. We are a family of 3 (+2 cats) that have lived as tenants at 965 Martin Lane, Sebastopol, CA 95472 since August 2020. We are great tenants, always paying our rent on time and living a quiet family life. Since our arrival, the neighbors have welcomed us with open arms and we feel an integral part of the "Martin Lane Community". Our 2 year old daughter is currently enrolled in Brush Creek Montessori preschool in Santa Rosa where we plan on keeping her until she is ready to attend TK at one of the Sebastopol schools.

Prior to signing our lease, our landlords, Kamala Bennett and Geoff Hall who reside in an ADU at 967 Martin Lane, confirmed to us that they wanted long-term tenants. They have had multiple families renting 965 Martin Lane over the past several years. They even said their ideal tenants would stay 5+ years and become part of the

community. This was exactly what we were looking for. At the time, they seemed kind and trustworthy, and it was agreed that we were all in it for the long haul.

In mid-January this year, our landlords announced to us that they were going to convert our home, 965 Martin Lane into a short term vacation rental and that they would require us to vacate our home no later than March 2022. It came as a total shock. We explained that we were in no place financially to plan a move, much less disrupt our lives, work schedule and school schedule for our daughter. Unexpectedly, my husband has also lost both his parents overseas in mid January and is deep in funeral arrangements in Europe. Our landlords have shown no sympathy and continue to harass us with messages daily, contractors and visitors who have no relevance to our current tenancy. In addition to the disruption of our schedules, our unvaccinated daughter remains at risk in her own home with all these unnecessary strangers.

The disruption to our lives in order to accommodate them is now excessive and has now impacted our home, family and working lives beyond the acceptable. Additionally, they have banned us from discussing their plans with our friends and neighbors on Martin Lane. One of our neighbors, who heard of their plans by checking the planning website, informed us that they have potentially violated planning regulations and permits on the site, namely by continuing to reside in an ADU that is not correctly permitted to be the owners full time home while renting out the main home which is our residence.

In complete shock, we started looking for a new home rental suitable for our family, only to realize that there is an extreme housing shortage. We have communicated this to them, but again, they have shown no sympathy and are pressing ahead regardless.

Throughout our tenancy, our landlords continue to get mail and packages at our home. Their businesses (Sentient Landscape LLC), vehicle registrations, household bills remain registered to our home address, and packages arrive on our doorstep daily. They've even set up a new business during our tenancy at our home address (Inhabit Ecological LLC). We have repeatedly asked them to update their address to their actual home, 967 Martin Lane and they consistently refuse to.

All we wish to do is continue to live peacefully in Sebastopol, pay our rent and contribute to the community. We do not have the means to move as this was not in our plans, much less leave the area and pull our daughter out of preschool.

There is already a short term vacation rental property on our small lane, two houses down ([listing link](#)). It sits on the other side of a family with two young daughters. If our home were to be converted to a short term vacation rental property it would mean that the family next door would be sandwiched between two short term vacation rental properties. This would not provide a safe environment for children.

We would like to request a meeting to discuss an immediate moratorium on short term vacation rental permits on existing residential rental properties in Sonoma County. This will only contribute to decreased well water tables, and other environmental impacts, further homelessness, destruction of communities and lack of homes for our local workforce. We've even seen this impact at our daughter's preschool that is having trouble finding teachers that can afford/find homes to live in the area. Anything you can do to help us would be most appreciated. We never in a million years thought that our landlord would do such a horrible thing to us and other families, much less during the pandemic, much less during a housing shortage.

Thank you for taking the time to consider the situation. Please let us know if you have any questions. Our contact info is below.

Kind regards,
Maia Carpenter & JP Defaut

carpenter.mc@gmail.com 510 681 6780
jpdefaut@gmail.com 415 691 1016

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From: Heather Pilatic
To: district4; Shaun McCaffery; Jen Mendoza; Pat Abercrombie; Gary Helfrich
Subject: Vacation Rentals on Fitch Mountain :: Updated Community survey results (this version)
Date: Monday, February 27, 2023 4:24:01 PM
Attachments: FMA VR Survey Data_Jan"23_comments only.pdf
FMA VR Survey Data_Jan"23.xlsx
FMA VR Survey Data_Jan"23.pdf

EXTERNAL

The previous version of this email was a premature send that my fingers weren't quick enough to catch. Sorry. Please attend to this email instead.

Hello, Commissioner McCaffery and Supervisor Gore -

The Fitch Mountain Association conducted an [email survey](#) to gather feedback so that the Vacation Rental Ordinance update can be informed by a deeper and broader cross-section of the community than has heretofore been consulted. **We sent the attached survey to FMA's email list of 500+ in July, December and January, receiving 88 total responses.**

The vacation rental topic has been a polarizing issue dominated by vocal minorities in the past. By engaging in a nuanced and informed conversation with a fuller range of our community, our hope is that this round of policy revisions can be less divisive in its impacts and more adept at solving practical problems going forward.

It has been our experience that this community of 340+/- households is thoughtful, balanced and deeply engaged on issues that impact the Mountain. The results of this survey bear that out.

We reviewed the initial batch of 55 results with Supervisor Gore in August, and the basic shape of our results distribution has not changed much in the intervening months as we polled the community two more times. **We would, however, direct your attention to the "comments" section in particular. These are rich and we believe they give good insight into the state of the Mountain's thinking on this topic.**

The comments are most easily perused and navigated in the excel format, and so I have attached that here as an option.

While the FMA does not and will not take a position on this issue, we do feel strongly that community input should be the determinative factor in the question of how Vacation Rentals are treated on Fitch Mountain going forward. That is why we have done the outreach work here presented.

It is our sincere hope that Commissioner McCaffery will take the time to read through these results and be guided by them when

the question comes before the Planning Commission.

With thanks for your time,

Heather Pilatic
President, Fitch Mountain Association

Discussion & Key Findings:

- The operative question for Fitch Mountain is whether to convert the existing Exclusion Combining District Overlay ("X-Zone") to a percentage cap. **Topline results indicate that community members support a percentage cap (~70%) over maintenance of the X-Zone (~29%).**

10% cap - $46/86 = 53\%$

X-zone - $25/86 = 29\%$

5% cap - $15/86 = 17\%$

- A few key concerns emerged as recurring themes in the qualitative feedback portion of the survey:
 - o **"Fairness and clarity"** is the single most resonant theme. People are confused, and want a fair, clear, enforceable ordinance.
 - o **Public safety in emergency situations (esp. fire), and inadequate public infrastructure (esp. roads)** is another frequent area of concern.
 - o **Enforcement** remains a point of pain and confusion. Neighbors and VR owners alike *still* do not understand key elements of the 2016 ordinance (e.g. noise curfews, who to call, parking standards). It will be critical to clearly define both the process and ground rules of enforcement in actionable terms that laypeople can understand.

Additional Topics:

- **Vacation rentals in the "Preserve"** or on the RRD-zoned area of the mountaintop: We would recommend that PRMD staff be deliberate in its treatment of this differently zoned acreage and existing SFD (permitted as a VR after 2016) in whatever policy treatment is carried forward, whether cap or "X-Zone." It is our understanding that this was always the intention, but that it was left out by mistake in the 2016 ordinance.

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Question 1: What is the right way (i.e. policy mechanism) to govern the number of vacation rentals on Fitch?	Question 2: Do you live next to or own a vacation rental? If so, what has your experience been?	Question 3: What is the most important thing to get right on this round of rule revisions?	Question 4: Anything else you'd like to add or seek clarification on?	Balance for community character/cohesion 18%	Noise 13%	Public safety concerns (esp. fire + inadequate public infrastrux) 16%	Enforcement 11%	Fairness + clearly communicated rules 32%	Live next to or own + currently have no problems 31%	Categorical Exclusion (i.e. VFs have no place as a matter of principle) 8%
				16 or 18% of comments	11 or 13% of comments	14 or 16% of comments	10 or 11% of comments	28 or 32% of comments	27 or 31% of comments	7 or 8% of comments
10% Cap:	I own a vacation rental property and have a professional property management firm in place. I stay in contact with my neighbors and they have been genuinely pleased with the level of oversight.	There are some vocal opponents of vacation rentals that seem to be looking to penalize well run operators and bad actors alike I understand that there are some issues that arise but it's in no one's best interest to have unruly guests and that is the exception to the rule. The professional management mandate should be sufficient but there is an opportunity to look at making it easier for owners to evict problematic guests in the rare event that becomes necessary.	The vacation rental industry drives significant revenue for local businesses and is an important part of the experience for many visitors who aren't good candidates for traditional hotels.						1	
10% Cap:	Yes, good and bad. Most people have been quiet and kept to themselves but recently one renter was having a lot of trouble and would come knocking on our door at all hours because the landlord stopped returning her calls. We wanted to be kind and help the renter but there was really nothing we could do to help. The landlord should have been more responsible and dealt with his renter so that we didn't have to get involved so often.									
10% Cap:	We own a property that has been used since 1998 as a vacation rental. We have had ZERO complaints about renters activities. All adjacent property owners have our contact information in case there is a problem, but we have never received a call. We have used professional managers who also monitor the rental activity.	Do not make it impossible for those of us who are retired and have made rentals part of our retirement planning. The river belongs to EVERYONE, not just those fortunate to live here.						1	1	
10% Cap:		If there's off road parking, then rentals should be fine. The owner is the landlord and is still the responsible party for what happens.								
Exclusion Zone (currently at 8%):		Consensus amongst the homeowners	It might be of value to circulate a survey amongst homeowners on the Mountain as to whether or not they want to have a vacation rental....it may be 5-10 per cent however, it would be good to know.							
10% Cap:	I frequently use vacation rentals when I am travelling in other countries and most of the people I come across that use them are reasonable and responsible.	the most important thing is carefully screening the renters. if you have good renters you dont have problems.	i think it is important to remember that fitch mountain has always been a vacation place and there are still a lot of people who own second homes here that have been in their families for years. there are several in my neighborhood and they are good neighbors when they are here and part of what gives fitch mountain its unique character. i would hate to see that destroyed.	1						
Exclusion Zone (currently at 8%):	We had vacation rentals above our property in the past and noise was a problem from time-to-time. The properties have since sold so are no longer vacation rentals.	Maintain the Exclusion Zone since traffic and parking congestion already are an issue for residents. The high fire risk on the mountain also is a concern.			1	1				
Exclusion Zone (currently at 8%):										
10% Cap:	Across the street from one - where they can have up to 6 cars parked-which can mean a large group of people. No major problems so far, but it is not as peaceful as it used to be. Usually they quiet down in the evening. Another cabin further down, used to create a lot of noise that carried uphill - you could practically join in the conversation. Vacation rentals are almost always parties - so are loud.	Difficult to make it fair. I certainly would not like one next door to me. It would make it almost impossible to live here.			1			1	1	
Exclusion Zone (currently at 8%):		Make sure owners get the new word whatever it is						1		
10% Cap:	Other than them getting locked out it's been fine 🙄	Limiting what property owners can do with their home is ridiculous								
10% Cap:		we think the permits should be capped but permit should be allowed to be transferable on sale.								
10% Cap:	Think our next door does illegal rentals, but have not investigated or lodged a complaint.	Clarify for all parties.	I'm wondering how ADU laws and state override of local zoning will affect future neighborhood development.					1		
5% Cap:	mixed, I had one renter show up at our cabin to request that I not talk on my phone on my porch, it was offensive. Have had renters be too loud late at night, not be mindful of parking appropriately but then again some residents are that way too. Most of the time, it doesn't impact us but I do worry about it increasing as a transient population is not as respectful to neighbors on the whole. I also worry about housing shortages being worsened by increased transient lodging removing available housing from the market. Also, in a urban wildfire, I think that too many transient residents could really complicate evacuation	Setting reasonable caps and standards and enforcing them. Have a process where habitual offenders (constant negative impact on neighbors) lose their permit	are there any standards regarding noise, parking, providing evacuation information, etc.?			1	1			
10% Cap:	We have had both good and bad experiences with them as neighbors here. Some renters are polite and follow the rules, but some play extremely loud music and have parties.	Limits on noise! Cut off times and noise levels should be kept to strict rules.			1					
10% Cap:		The vacation rental experience has been surprisingly good. Renters have been respectful for noise.								
10% Cap:	I live next to a vacation rental and all is fine.	Fairness to all current owners. I think 10% rentals is not too saturated						1	1	
5% Cap:		Personally, don't like the suggestion of my permit for my vacation rental to expire at property sale. And what if my kids inherit it. Does that apply?								
10% Cap:	No	It should be fair for everyone, not just current permit holders.	30 day vs. less than 30 day rentals					1		
5% Cap:	no	To keep the majority of housing in Fitch Mountain for residents. We already have a tight housing pool and an influx of tourists will make it worse.								1

10% Cap	I live across the street from two houses which have been used as vacation rentals and/or second homes, and down the street from two others. The owners/users are generally very considerate and there have only been one or two occasions in 25 years where somebody has had to call the sheriff	one or two strike and you are out rule for people who allow uninvited guests. I am ok with vacation renters since I do this myself in other places but I think it is imperative that vacation renters respect the privacy and living situations of the locals. If the vacation renters blend in they are almost never a problem.	limiting use of the public facilities (def no beach for example) so that parking does not continue to become the problem that it has always been. some stepped up enforcement of the area around palomar would be nice.	1		1				1	
Exclusion Zone (currently at 8%)	I have not had a negative experience by living near a vacation rental due to the diligence of the homeowners being careful about their renters. I'm concerned that not every homeowner of a VR is necessarily as responsible as my lovely neighbors.	Full time homeowners tend to care for their properties with a vested interest in the friendly cooperation of their neighbors. Vacation rentals are a risk whether the renters will be respectful of the property they rent since they may never be back to the area again. For that reason, I would like to see vacation rentals eventually disappear by not inviting more of them to exist on the mountain, but allowing the ones already here to	Many thanks to the current VR owners for making sure their transient tenants have not been problematic.							1	
10% Cap	We did a vacation rental in our house for almost twenty years with ZERO PROBLEMS. We find the current ordinances to be unnecessary at best and punitive. The worst example of "NIMBY" thinking. We live in a beautiful place and it is our right/responsibility to share it with others. Arnie Steinman - 2656 S Fitch Mountain	Ease of permitting for existing and new vacation rentals.	Many people bought homes they can only afford with the income from vacation rentals. The rule changes are particularly difficult for seniors.						1	1	
10% Cap	No										
Exclusion Zone (currently at 8%)	We live across the road from a vacation rental. The owners have been very discerning as to who they allow to rent their home. A lot of repeat year after year renters that has made it nice for us to get to know them.									1	
5% Cap		safety of visitors and residents: how/where to evacuate, notifications, parking, no fires, etc. Noise/nuisance: ability to contact someone to remedy situation in a timely manner, septic: required inspection, maintenance and limits on visitors based on capacity	TOT from vacation rentals goes toward that community'sroadside vegetation management?			1	1	1			
Exclusion Zone (currently at 8%)	Bad Disrespectful entitled owners Block the turn around on a dead end road	Get rid of vacation rentals on mt not safe area for that with limited access and fire danger and belligerent tenants and owners	No vacation rentals								1
5% Cap	I'm not always at my best/most aware of local needs when I'm on vacation and living near vacation rentals has certainly increased my desire to be thoughtful. Noise, trash, and unsafe behaviors are unfortunately very common. My biggest concern is safety because vacation rentals are highest when fire risk is high. That's why I advocate for a 5% cap. Motivating rental property owners and enforcing safety and community standards is close to impossible. Let's keep the potential hazards to a minimum until effective policies are identified and their adoption is demonstrated.	One plan obviously doesn't address specific areas. Fitch Mountain is already a disaster waiting to happen because of our roads. Rule revisions need to consider worst case scenarios such as a fast moving fire when the community is full with vacationers in rentals.	I appreciate the work being put into the rule revision project. I don't mean to discount the economic interests of vacation rentals property owners, I just think a clear eyed assessment of the vulnerabilities of the community needs to be primary.				1				
5% Cap	No	Clarity in administration. It should be transparent and fair to both the permittee and neighbors.							1		
10% Cap	I live next to one and it is not a problem.	A fair % for all.							1	1	
10% Cap	No. Although I would prefer there to be no vacation rentals, I think a limited number is acceptable if properly managed. I also think it would be selfish of us to promote the total elimination of vacation rentals because non property owners should have a way to enjoy staying on Fitch Mountain.	Enforcement of the regulations. It is pointless to make rules and to then not enforce them.						1			
10% Cap	We own a vacation rental and have a current permit although we do not currently rent it out. The ability to rent out the property was critical to our ability to finance the property originally.	It should be simple and fairly administered.							1		
5% Cap	We live around 4 vacation rentals. We have experienced loud parties late at night. We also have had teenagers from these vacation rentals trespass on private property at night using flash lights to jump off local rocks. Visitors setting fires on the beach, not understanding local regulations and concerns.	Significantly limiting the number of vacation rental which damage neighborhood cohesiveness and take much needed housing off of the market to profit speculators. Its most important to have a third party governmental hotline to report problems.		1	1			1			
Exclusion Zone (currently at 8%)	Yes, directly next door on North Fitch Mountain Rd. Main complaint: NOISE! Excessive during evening hours when guests are outside drinking, eating. Later it's the hot tub where voices are raised and noise is excessive. Just last night, a Friday evening around 7, we were walking down Redwood Drive for a stretch. Almost to the end of the road on the inland side of the road, a family of over a dozen adults and kids were having dinner on a deck facing the road. The noise from this group was horrendous, seemed like everyone was screaming to be heard above everyone else. There should be curfews in place. I know the house next door posts a 10:30 pm curfew, and we've been given the house phone number to call when there's a problem. Invariably, we wait until 11. More often than not, the guests are unaware that they were making any noise, but whatever noise there was is stopped. Require a curfew! VR owners: provide a house phone number to immediate neighbors to call if there is concern about the noise.	Appreciating the sense of "community" on Fitch Mountain. What do VRs offer that community? Were this community to continue to condone VRs, what responsibilities do we own?		1	1						
5% Cap	Crazy neighbor across the road rented out her place via a website (sans permit) and actually encouraged her patrons to access the river via my and my next-door neighbors' properties. Ditto using our parking spaces in front of garages. Happy to say that she's moved away. I'd like to think she was an exception to the rule...	Keep out companies/corporations. Their interests are not the same as property owners who might want to privately do an occasional rental to friends. The latter has been going on for decades, no problems. It's how my family first came to stay on the mountain in the '60's. I've never rented out my place and don't plan to but receive mailings from property management folk on a regular basis									
10% Cap	Neither	Exclusion zone seems unnecessary and doesn't attract more owner-occupants than a cap otherwise would. I feel you'd just have more vacant properties on any given day if people couldn't rent the properties which doesn't help foster any sense of community.									

10% Cap	I sold my vacation rental on Fitch Mtn. I had a neighbor who regularly threatened to "report me" for things beyond the VR rules & regs like a kitchen light left on overnight. I would've loved a 3rd party handling the calls.	The Fitch Mountain "X" should be withdrawn, and the area should follow whatever the standard vr rules for the County are. (1) the imposition of the Fitch Mtn "X" zone 6 years ago was based on anecdotal stories by a few squeaky wheels that painted a problem much larger than reality. It was supposed to be reviewed after 1 year based on true complaint data (2) On F.M., there's no pattern of large party houses disturbing the quiet enjoyment of full time residents, a situation that's led to the creation of X zones in areas like Sonoma where you find much larger properties (3) Fitch Mtn was developed for seasonal occupants. Yes the roads are narrow & parking is tight but you can bet that at the first hint of trouble 2/3 of the mountain will leave & return to their principal residences.	Caps are a good idea, but they will only work if someone is actually keeping track of permits. The system is currently clogged with permits that are being unused - many remain on record altho the property has a new owner TIGHTEN THE RULES: (1) no TOT revenue for 2 years? rescind the permit. (2) Property sold? rescind the permit (find a way to track this vs relying on permit holder reporting the sale) (3) annual monitoring fee unpaid? rescind the permit							1	1			
10% Cap	Mostly Ok, annoyed with renters using our parking spaces with no authorization	Have limits but not fully exclude	We love sharing our mountain with tourists the trick is just to limit not eliminate altogether											1
5% Cap	I own and zero issues!	Not to punish existing rentals or limit their use upon sale.												1
5% Cap	There are two vacation rentals a few houses away from me. I believe one is operating without a permit. Recently I have not had any issues except the voice level can be a bit loud when I'm visiting friends next door to that rental. There have been problems in the past with loud amplified outdoor music, moving residents beach furniture for their use and not picking up after their dogs on the beach.	Before you decide on a cap be sure that the illegal vacation rental properties have been identified so there is a realistic cap.	I chose the 5% cap even though I might have gone for a higher cap but the first two choices don't agree with what I think should happen. The 10% can't be determined until the illegal rentals have been identified (as we might already be there or above this limit); the 2nd allows for less rentals but I don't necessarily think they need to ultimately go away if they're managed and rules are enforced; I could have gone for a higher percentage if the illegal issue was sorted out.		1					1	1			
10% Cap	I live NEAR a few VRs and my experience has been mixed. But I live near some seasonal cabins used by the property owners and these folks can be just as noisy and clueless about fire danger. I truly believe that the VR owners can set a tone of respect for the neighborhood in the way they describe their property, the orientation materials they offer, the signage in/on the property. I say this because it's always the same VRs that are noisy and disrespectful. And others that are nearly always quieter and seem to realize they have responsibilities.	The rules for operation, including fire risk and evacuation materials. And the role of the property manager in the event of an emergency (e.g., in the event of an emergency in the immediate area of the VR, the PM must contact the current customers and ensure they understand their responsibilities and how to stay informed. All properties should be required to have a NOAA-capable radio that is charged labeled with the relevant frequencies for the area.	I prefer a system in which VRs must be owned by "real people" and not businesses and the number of VRs owned by one person/family is limited.							1				
Exclusion Zone (currently at 8%)														
10% Cap	Yes Variable occupancy and levels of noise	Balance community with property rights of owner	Septic law changes always a concern		1		1							1
10% Cap	Live next door to. Have not had any problems.	Make sure there is an easy, efficient and enforceable complaint process should problems arise.	Nothing							1				1
Exclusion Zone (currently at 8%)	When we first bought our property on S Fitch in 2012 we lived next to a 5 bedroom VR and it was out of control. Every weekend I had to call the owner about the loud music until 2am, screaming, loud shoes, a complete disregard for the quiet nature of Fitch Mtn. The owner did not believe us until I finally convinced him to meet me at 2am at the bottom of our driveway and he then said, "oh, I get it now." It was weeks on end of endless noise and the county did little to nothing to help us. The owner even had a \$1000 fine for noise complaints but that did not stop the unruly guests. Our only break from the situation was the sale of the property and that the new owners could not continue the VR due to the changes in rules.	Please limit VR; more young families are trying to have a safe neighborhood. Often VR have zero connection to the area which equates to loud noise, disregard to the unsafe driving conditions around the mountain, and vandalism of the area. In addition to septic restraints coming down the line and VR occupants not understanding the fire danger and evacuation plans.			1									
Exclusion Zone (currently at 8%)	I do not own a vacation rental. I bought my house on Fitch Mountain in 2015. If I had known there were vacation rentals in my neighborhood, I may not have bought so readily. The streets in our neighborhood are narrow and enough for only 1 car at any given time. The rule of thumb has always been "the downside car has the right of way." Visitors (a la VRBO, Airbnb) don't know these rules of thumb and make street traffic very frustrating.	For those grandfathered in, let them keep it. But no more new vacation rentals allowed.	Is there a published list of all homes that can do vacation rentals? I'd like to see where they are located.											
10% Cap	We live next to one. The rental agency is responsive and we have had primarily good experiences with our temporary neighbors. It's fun to meet new people. For the most part renters have always abided by occupancy limits and sound restrictions.	Adequate parking												1
5% Cap														
10% Cap	No we are full time residents and two of our neighbors are as well. Our third neighbor isn't there all the time, but only lets family use the house when they are not there.	Upkeep of the mountain falls to full time residents and we don't want to get overrun with vacationers, but it also provides a source of income to people who need it so I don't believe it should go away completely.			1									1
5% Cap														
10% Cap	Our cabin is next to a rental, and we have also rented properties on the mountain when we have more people in town than can fit in our cabin. The rules are now very clearly stated especially as it relates to noise. Our experience is that renters abide by the rules more so than owners and locals particularly as it relates to noise after 10PM.	We need to balance the local ownership of cabins with welcoming new families and visitors to Fitch Mountain. Fitch won't remain a vibrant, wonderful spot with people who care about the river and the community if no one visits it over the years. An exclusion zone that makes rentals disappear over time would be bad for the community and the mountain in the long run.												1
Exclusion Zone (currently at 8%)	We have lived next to a vacation rental and experienced people yelling at 2am in the morning continuously. We have called the sheriff multiple times and spent many nights not sleeping and affecting us negatively at work.	Keep the property management companies out of Fitch Mountain. The road is narrow and not suited for people from out of town driving on it.	Some landlords are trying to do rent to own to bypass the laws to keep their existing permit when the home is actually sold to a new owner.				1			1				1

10% Cap	I own one in operation, and live next to another. Management and screening is everything, and best accomplished by individual owner/operators who can belong to, and therefore feel accountable to the surrounding community. The proximity (60/30-min) rule, and PRMO's presumptive privileging of professional mgt companies was & is a mistake. It punishes Bay Area owners, and undercuts accountability & community compatibility. County has done a terrible job communicating with VR owners and the community alike. Public notice of meetings is inadequate - only vocal minorities track (and therefore warp) the process. More important: neighbors don't know the rules, and in the absence of knowledge, humans assume the worst and fall prey to scapegoating and polarization. The rules have been weaponized as tools of intimidation, harassment, and exclusion more than County seems to realize.	Clarity, fairness and data-driven decision-making. Don't pander to politics, just balance for community compatibility and appropriately focused public safety concerns. Make clear the difference between 'grandfathered' land-use rights that track to a permit vs. operational standards that tie to the new VR license so that operators and neighbors alike understand the ground rules. Make sure those rules can actually work on the ground.	I think an 8% cap might be the sweet spot for Fitch -- incl. the RRZ-zoned mountain top. We have a handful of un-permitted VRs still (maybe 5?). These need to be cleaned up. In my opinion, there should be no VRs in the preserve. Whatever the number, a cap is better policy because it is clear, can be administered, and - importantly - signals a structure of belonging. Hopefully these things in combination can go some way to healing divisions.					1	1	
10% Cap	We live next to a few vacation rentals and one 30 day minimum rental. For the most part the 30day rental has been fine we have had one of the tenants get locked out and come to us for help and another that would play music loudly during the day. The vacation rentals are often noisier and take up the street parking when people stay but for the most part they are empty.	I don't think we should eliminate vacation rentals but I want to make sure that the visitors respect our community.		1	1					
10% Cap	No	Vacation rentals should be available to anyone who wants one. Anyone who has a permit should be required to show that their unit is actually rented for a minimum (minimum to determined) period annually or lose their permit.	Without exhibiting studies to the contrary, I do not believe vacation rentals present a greater risk of fire than permanent residents. I believe that there are several residents in the Fitch Mtn. area that have vacation rental permits but have never rented their property and should therefore lose their permits. Prohibiting vacation rentals robs homeowners of their property rights. Vacation rentals should be permitted to anyone who					1		
10% Cap	my neighbors keep up their homes and rent to nice people	Make the issuance of permits more equitable and more straightforward	Some people do abuse the rental system and their licenses should be cancelled					1	1	
10% Cap	I own a vacation rental on Redwood Dr. and we also live on Fitch Mountain down the street from 2 vacation rentals. I have never had any problem or issue with the 2 rentals down the street from my permanent home. I have never had any official complaints from any of my neighbors on Redwood Drive, the location of our rental. We have very good relationships with our neighbors next to our vacation rental and hope if they had any problems with our place that would let us know ASAP. But we are also a good neighbor, our property is always neat and clean and in good condition, unlike several of the permanent homes on the street.	That vacation rentals and their owners are treated fairly, we should not be singled out with lots of different rules and regulations that only we have to follow, what is good and safe for our rentals should also be good and safe for long term rentals, second homes and permanent residence. If the X zone is lifted how are the new permits going to be issued? A lottery, first come first serve, by how long you have owned the property? This needs to be looked into to come up with a fair procedure, NOT by who you know or because you maybe retired or say you are on a fixed income or even how long you have owned your property. A long time owner would have lower expensive vs a new property owner, so how does that idea even make sense? A lottery would be the only fair solution.	Several years ago we had been told by Mr. Gore that he would look into the vacation rental permit staying with the property even when it sold. Many of us paid a premium for our properties because they had already been an established vacation rental. This looks like it is no longer being considered, not sure why? Current vacation rentals that have already established themselves as being efficiently managed should be grandfathered in regards to stricter regulations that did not apply when they became permitted, including parking. Complaints need to be validated and any neighbor that is vindictive and continues to harass a vacation rental owner needs to have consequences just like we do if we do not meet the regulations. Thanks for your time.					1	1	
Exclusion Zone (currently at 8%)	Using single family homes as short term rentals is not appropriate on Fitch Mountain.	Don't let the Plassa model of timeshares sneak in through loopholes.	Fitch Mountain is changing from vacation area to neighborhoods with kids and long term cohesive communities. Short term vacation rentals in single family homes screw that up.	1						1
10% Cap										
Exclusion Zone (currently at 8%)	I do not. Across the street from me, the prior owner was doing some type of rental with visiting nurses. There was no problem with that at all.	Fitch Mountain used to be primarily summer homes with many family-operated cabins. Over the years, year-round living has increased. More important than the overall % density of vacation rentals is the concentration in any one area on the Mountain. Vacation rental saturation, combined with so many residences operated as "second homes" (five by me), drastically changes the character of a neighborhood.	Some cities have regulations regarding the proximity allowed for locating vacation rentals. I know of a section on my street that has three in a row. Is there such a regulation for Fitch Mountain?	1						
10% Cap	I own a vacation rental and live on Fitch Mountain near others. I have never had any complaints regarding my rental. I keep in constant contact with my neighbors to be sure they are not being disturbed. As for other vacation rentals near me, I have never observed any problematic behavior. It has been my experience that the vast majority of vacation renters are respectable citizens. Vacation rental properties are always among the best maintained as we survive on good ratings from our guests.	Fairness and equitability. With it's years of history as a vacation rental destination I have never felt Fitch Mountain should have been designated an X Zone. Be that as it may, we are now at about 8% vacation rental saturation. Everyone seems to have become accustomed to that number so I suggest we stay there but NOT allow them to go towards zero over time. I checked the 10% box above as that was the closest to how I feel but keeping the current number of VR's in perpetuity would more accurately reflect my views. I bought my vacation rental at a premium because it was already a vacation rental. In fairness I feel I should be able to pass my permit with the sale of the home, should I decide to do so. This has been brought up before and we had been told there would be attempts to correct this "taking" but that has not happened.	Continuing on the theme of fairness and equitability I have some additional input. Issues such as noise, parking, septic systems, fire safety, covering up garbage cans and any other "rules" should apply to everyone, not just VR's. At a bare minimum existing vacation rentals should be grandfathered in before additional restrictions are added for new VR's. Another important issue that needs to be addressed are fake complaints from neighbors that don't want a VR near them for no valid reason, or worse, from another VR owner trying to eliminate competition. Last and most importantly, I would like it clarified, in code, that during personal use or other times when TOT tax is not in effect (such as rentals longer than 30 days) VR rules do not apply.					1	1	
5% Cap			Is there a way to raise questions about new construction that is obviously being used short-term, or existing housing that hasn't been a vacation rental before but appears to be now? (I guess I'm asking how to be a whistle-blower.)							
10% Cap	I think a reasonable amount of vacation rentals should be allowed. Many houses in this area have been "summer vacation" rentals since they were first built. My family had been renting homes and visiting for almost 30-years before we finally bought and moved into the area.	It is important any rules that apply to vacation rentals apply to all residents. It is unacceptable to use things like "safety", "fire hazard" etc. to limit things (parking being one example) to a vacation rental but not to others. Many people who own second homes but don't rent them out cause similar concerns like too many cars, loud noises etc. Any rules and concerns must be considered for all residents. It is not okay to single out vacation rentals with extraneous rules just as a way to make their lives harder and try and drive them from the neighborhood.						1	1	
10% Cap	Yes, My family owns a vacation cottage on the Russian River in Healdsburg. One day this will be passed down to my siblings and myself. We rent the house as it is too small to be a permanent residence. It was built as a vacation cottage.	I have been coming to the Russian River with my family since I was a baby. We have rented houses along the water for a week in the summer for over 30 years and I have very fond memories of these trips. This part of Healdsburg has always been a vacation destination, and while I understand that short term rentals make housing more difficult in some cases, I don't think residence have the right to decide they no longer want it to be a vacation area.								

Exclusion Zone (currently at 8%)	There are a number of vacation rentals near me - and some of them I only know about because So Co contacted me when they were established- some neighbors seemed to have applied for the permit when they saw there were going to be limits and so don't currently use the rental as such. Had been a very troublesome one down the road- articles in the PD etc about the disruption caused by etc. Now house sold so the permit for being a vacation rental is gone- as is the problem.	More clarity on vacation rental requirements such as (1) criteria for qualifying for a new vacation rental (2) what violations will result in permit loss (3) annual checks for home owners of vacation rentals	An additional concern related in a way: Long Term Rental Situation out here: I have many renters around me- there are duplexes, triplexes, studios, little cabins, larger homes all being rented long term. Absentee landlords often do little or nothing to maintain the rental- rentals falling into disrepair- poor renters! No pride of ownership or belonging. Some long term renters also seem to be pretending that the rental is their primary residence- tax consequences or inheritance			1	1			
10% Cap	No concerns or issues.	New permits don't necessarily need to be given to a waitlist. It could be randomly selected from a list annually.	More clarity on vacation rental requirements such as (1) criteria for qualifying for a new vacation rental (2) what violations will result in permit loss (3) annual checks for home owners of vacation rentals				1	1		

Question 1: What is the right way (i.e. policy mechanism) to govern the number of vacation rentals on Fitch?	Question 2: Do you live next to or own a vacation rental? If so, what has your experience been?	Question 3: What is the most important thing to get right on this round of rule revisions?	Question 4: Anything else you'd like to add or seek clarification on?
10% Cap:	I own a vacation rental property and have a professional property management firm in place. I stay in contact with my neighbors and they have been genuinely pleased with the level of oversight.	There are some vocal opponents of vacation rentals that seem to be looking to penalize well run operators and bad actors alike I understand that there are some issues that arise but it's in no one's best interest to have unruly guests and that is the exception to the rule. The professional management mandate should be sufficient but there is an opportunity to look at making it easier for owners to evict problematic guests in the rare event that becomes necessary.	The vacation rental industry drives significant revenue for local businesses and is an important part of the experience for many visitors who aren't good candidates for traditional hotels.
10% Cap:	Yes, good and bad. Most people have been quiet and kept to themselves but recently one renter was having a lot of trouble and would come knocking on our door at all hours because the landlord stopped returning her calls. We		
10% Cap:	We own a property that has been used since 1998 as a vacation rental. We have had ZERO complaints about renters activities. All adjacent property	Do not make it impossible for those of us who are retired and have made rentals part of our retirement planning. The river belongs to	
10% Cap:		If there's off road parking, then rentals should be fine. The owner is the landlord and is still the responsible party for what happens.	
Exclusion Zone (currently at 8%):		Consensus amongst the homeowners	It might be of value to circulate a survey amongst homeowners on the Mountain as to whether or not they want to have a vacation rental...it may be 5-10 per cent however, it would be good to know.
10% Cap:	I frequently use vacation rentals when i am travelling in other countries and most of the people i come across that use them are reasonable and responsible.	the most important thing is carefully screening the renters. if you have good renters you dont have problems.	i think it is important to remember that fitch mountain has always been a vacation place and there are still a lot of people who own second homes here that have been in their families for years. there are several in my neighborhood and they are good neighbors when they are here and part of what gives fitch mountain its unique character. i would hate to see that destroyed.
Exclusion Zone (currently at 8%):	We had vacation rentals above our property in the past and noise was a problem from time-to-time. The properties have since sold so are no longer	Maintain the Exclusion Zone since traffic and parking congestion already are an issue for residents. The high fire risk on the mountain	
Exclusion Zone (currently at 8%):			
10% Cap:	Across the street from one - where they can have up to 6 cars parked-- which can mean a large group of people. No major problems so far, but it is	Difficult to make it fair. I certainly would not like one next door to me. It would make it almost impossible to live here.	
Exclusion Zone (currently at 8%):		Make sure owners get the new word whatever it is	
10% Cap:	Other than them getting locked out it's been fine 🙌	Limiting what property owners can do with their home is ridiculous	
10% Cap:		we think the permits should be capped but permit should be allowed to be transferable on sale.	
10% Cap:	Think our next door does illegal rentals, but have not investigated or lodged a complaint.	Clarity for all parties.	I'm wondering how ADU laws and state override of local zoning will affect future neighborhood development.

5% Cap:	mixed, I had one renter show up at our cabin to request that I not talk on my phone on my porch, it was offensive. Have had renters be too loud late at night, not be mindful of parking appropriately but then again some residents are that way too. Most of the time, it doesn't impact us but I do worry about it increasing as a transient population is not as respectful to neighbors on the whole. I also worry about housing shortages being worsened by increased transient lodging removing available housing from the market	Setting reasonable caps and standards and enforcing them. Have a process where habitual offenders (constant negative impact on neighbors) lose their permit	are there any standards regarding noise, parking, providing evacuation information, etc.?
10% Cap:	We have had both good and bad experiences with them as neighbors here. Some renters are polite and follow the rules, but some play extremely loud music and have parties.	Limits on noise! Cut off times and noise levels should be kept to strict rules.	
10% Cap:	The vacation rental experience has been surprisingly good. Renters have been respectful for noise.		
10% Cap:	I live next to a vacation rental and all is fine.	Fairness to all current owners. I think 10% rentals is not too saturated	
5% Cap:		Personally, I don't like the suggestion of my permit for my vacation rental to expire at property sale. And what if my kids inherit it. Does that apply?	
10% Cap:	No	It should be fair for everyone, not just current permit holders.	30 day vs. less than 30 day rentals
5% Cap:	no	To keep the majority of housing in Fitch Mountain for residents. We already have a tight housing pool and an influx of tourists will make it worse.	
5% Cap:			
10% Cap:	We own a home that we have as a vacation rental in order to help us afford it. We have not had any trouble with renters that we know of. We do hope to have it to ourselves some day.	Balance and flexibility	
Exclusion Zone (currently at 8%):	We lived across the street from a rental for many years and it was awful. There were loud parties. People used the outside hot tub until the wee hours. Their parked cars blocked our driveway and used our driveway as a turn-around. Calls to the owner or manager usually went ignored. We called law enforcement a few times. On our short street (Redwood Drive - 2 blocks) at one point there were five rentals, most of them now gone. There were huge travel vans coming down our narrow street to drop people off. I would like all the rentals to go away and make housing available to local families who stabilize the neighborhood.	Behavioral expectations by short-term renters and an enforcement mechanism that works, including fines for renters and owners. Parking limitations. Environmental and code enforcement, particularly around water and septic usage.	

Exclusion Zone (currently at 8%):

10% Cap:	I own a vacation rental on Fitch Mountain.	When a home is sold that the vacation rental permit transfers to the new owner. Since the seller has gone through the process and stayed compliant it only seems fair.	
10% Cap:		Property owners should be able to do what helps them with their own property while also being responsible citizens with respect to neighbor's rights to peaceful living parking trash and just plain regular citizenship duties.	When would new rules go into effect?
10% Cap:			I am for the ability to transfer the permit on sale of the property. It will fetch the higher sale price, i.e. more tax revenue to county.
10% Cap:	No	Property owners rights	
	I would like to be able to do vacation rentals if the owner is currently on the property or has a caretaker present while the vacation rental is being used. This should be a different permit than other rentals where there isn't anyone present to supervise and should be different than the percentage caps.	Above. Traffic, parking, respect for the river and high fire danger. Respect for neighbors. Many more people are residing on the mountain full time now.	I don't think it is fair for people to have lifetime permits for vacation rentals. Others should be able to get into the market without waiting for someone to stop renting or waiting for the sale of a property. Also, the location matters. Some properties are more sustainable for rental than others. Different areas have different goals.
10% Cap	I own a vacation rental on Fitch Mountain. My experience as an owner has been very good as we screen our renters carefully and have not had any significant issues. Our immediate neighbors have been supportive and have not had any complaints about our renters. There is a vocal minority of residents on the mountain that are very anti-vacation rental, but most people I have talked with seem to be fine with rentals as long as they are well managed - especially as Fitch has traditionally been a vacation/summer cabin area.	Adequate communication and transparency. The rules seem to be in constant flux without input from the broader homeowner and vacation rental owner community. It seems that the county is reacting to a small group of cranky full-time residents and failing to take the majority of the homeowners into account.	I'd like to understand how the vacation rental rules for Fitch are being considered as part of the overall planning goals for this part of Sonoma county.
Exclusion Zone (currently at 8%)	I live next to a vacation rental and find it disconcerting to have new people and cars at my driveway every morning.	Clear rules for the whole area with no exceptions.	
10% Cap	Live close to a few and we have had no problems.	Fairness.	

Exclusion Zone (currently at 8%)	Mixed. Currently good, but got pretty bad for a few years. VRs are incredibly disruptive with few exceptions.		
Exclusion Zone (currently at 8%)			
10% Cap			I would recommend a 15 to 20% cap, if there is a cap at all. I also would recommend what was done in Petaluma. Anyone can do short term Rental fro 90 days a year. Many fixed income people on Fitch Mountain. This would allow for small amount of income when visiting family.
Exclusion Zone (currently at 8%)	no	Keep the party people out, and also keep housing for residents	
5% Cap	no. From those who do live near them I hear nothing but negative reports.	As few vacation rentals as possible. All I hear is negative. And they DO CONTRIBUTE VERY MUCH TO FIRE DANGER. VACATIONERS HAVE NO STAKE IN THE COMMUNITY.	NO VACATION RENTALS ARE BETTER!
Exclusion Zone (currently at 8%)		Sale equals loss of permit	
10% Cap	I own a vacation rental on the mountain and use the funds to help offset the cost of home ownership in our area. This has been an effective means of keeping me in the area.	I support limits on the overall number of vacation rentals to preserve our neighborhood's character (i.e. no "party houses"), but find the X-Zone restriction overly conservative. The most important thing I would like to see in this round of revisions are enhanced monitoring of performance standards with respect to number of occupants and vehicles, according to existing permit limitations.	
Exclusion Zone (currently at 8%)		Fitch Mountain is simply not suited for vacation rentals. The narrow roads and thick vegetation have always made for a dangerous egress; with the current extreme fire likelihood, that is greatly exacerbated. Adding strangers unfamiliar to the area creates additional hazards for them as well as Healdsburg residents, both on Fitch Mtn and further	
Exclusion Zone (currently at 8%)	I live near one. Overall, they usually behave themselves. The owners have set rules that they must follow or forfeit their security deposit.	To keep it as it is and have rules that the vacationers need to follow or forfeit their security deposit.	
Exclusion Zone (currently at 8%)	Some of the time the home next to us is a weekend rental.... for the most part, responsible quiet adults, over the years there has been a need to call the home and explain the rules to the weekend renters	LIMITING vacation rentals, having a means to file a complaint if we have one to an overseeing arm of gov'ment. Strengthening the code of care for fire and other emergencies / evacuation procedures etc that the homeowners who rent out have to adhere to. Knowing the location of these vacation rentals	
10% Cap	i live across the street from two houses which have been used as vacation rentals and/or second homes, and down the street from two others. the owners/users are generally very considerate and there have only been one or two occasions in 25 years where somebody has had to call the sheriff	one or two strike and you are out rule for people who allow unruly guests. i am ok with vacation renters since i do this myself in other places but i think it is imperative that vacation renters respect the privacy and living situations of the locals. if the vacation renters blend in they are almost never a problem.	limiting use of the public facilities (del rio beach for example) so that parking does not continue to become the problem that it has always been. some stepped up enforcement of the area around palomar would be nice.

Exclusion Zone (currently at 8%)	I have not had a negative experience by living living near a vacation rental due to the diligence of the homeowners being careful about their renters. I'm concerned that not every homeowner of a VR is necessarily as responsible as my lovely neighbors.	Full time homeowners tend to care for their properties with a vested interest in the friendly cooperation of their neighbors. Vacation rentals are a risk whether the renters will be respectful of the property they rent since they may never be back to the area again. For that reason, I would like to see vacation rentals eventually disappear by not inviting more of them to exist on the mountain, but allowing the ones already here to remain under their current ownership.	Many thanks to the current VR owners for making sure their transient tenants have not been problematic.
10% Cap	We did a vacation rental in our house for almost twenty years with ZERO PROBLEMS. We find the current ordinances to be unnecessary at best and punitive. The worst example of "NIMBY" thinking. We live in a beautiful place and it is our right/responsibility to share it with others. Amie Steinman - 2656 S Fitch Mountain	Ease of permitting for existing and new vacation rentals.	Many people bought homes they can only afford with the income from vacation rentals. The rule changes are particularly difficult for seniors.
10% Cap	No		
Exclusion Zone (currently at 8%)	We live across the road from a vacation rental. The owners have been very discerning as to who they allow to rent their home. A lot of repeat year after year renters that has made it nice for us to get to know them.		
5% Cap		safety of visitors and residents: how/where to evacuate, notifications, parking, no fires, etc. Noise/nuisance: ability to contact someone to remedy situation in a timely manner, septic: required inspection, maintenance and limits on visitors based on capacity	TOT from vacation rentals goes toward that community'sroadside vegetation management?
Exclusion Zone (currently at 8%)	Bad Disrespectful entitled owners Block the turn around on a dead end road	Get rid of vacation rentals on mt not safe area for that with limited access and fire danger and belligerent tenants and owners	No vacation rentals
5% Cap	I'm not always at my best/most aware of local needs when I'm on vacation and living near vacation rentals has certainly increased my desire to be thoughtful. Noise, trash, abd unsafe behaviors are unfortunately very common. My biggest concern is safety because vacation rentals are highest when fire risk is high. That's why I advocate for a 5% cap. Motivating rental property owners and enforcing safety and community standards is close to impossible. Let's keep the potential hazards to a minimum until effective policies are identified and their adoption is demonstrated.	One plan obviously doesn't address specific areas. Fitch Mountain is already a disaster waiting to happen because of our roads. Rule revisions need to consider worst case scenarios such as a fast moving fire when the community is full with vacationers in rentals.	I appreciate the work being put into the rule revision project. I don't mean to discount the economic interests of vacation rentals property owners, I just think a clear eyed assessment of the vulnerabilities of the community needs to be primary.
5% Cap	No	Clarity in administration. It should be transparent and fair to both the permittee and neighbors.	
10% Cap	I live next to one and it is not a problem.	A fair % for all.	

10% Cap	No. Although I would prefer there to be no vacation rentals, I think a limited number is acceptable if properly managed. I also think it would be selfish of us to promote the total elimination of vacation rentals because non property owners should have a way to enjoy staying on Fitch Mountain.	Enforcement of the regulations. It is pointless to make rules and to then not enforce them.	
10% Cap	We own a vacation rental and have a current permit although we do not currently rent it out. The ability to rent out the property was critical to our ability to finance the property originally.	It should be simple and fairly administered.	
5% Cap	We live around 4 vacation rentals. We have experienced loud parties late at night. We also have had teenagers from these vacation rentals trespass on private property at night using flash lights to jump off local rocks. Visitors setting fires on the beach, not understanding local regulations and concerns.	Significantly limiting the number of vacation rental which damage neighborhood cohesiveness and take much needed housing off of the market to profit speculators. Its most important to have a third party governmental hotline to report problems.	
Exclusion Zone (currently at 8%)	Yes, directly next door on North Fitch Mountain Rd. Main complaint: NOISE! Excessive during evening hours when guests are outside drinking, eating. Later it's the hot tub where voices are raised and noise is excessive. Just last night, a Friday evening around 7, we were walking down Redwood Drive for a stretch. Almost to the end of the road on the inland side of the road, a family of over a dozen adults and kids were having dinner on a deck facing the road. The noise from this group was horrendous, seemed like everyone was screaming to be heard above everyone else. There should be curfews in place. I know the house next door posts a 10:30 pm curfew and we've	Appreciating the sense of "community" on Fitch Mountain. What do VRs offer that community? Were this community to continue to condone VRs, what responsibilities do we own?	
5% Cap	Crazy neighbor across the road rented out her place via a website (sans permit) and actually encouraged her patrons to access the river via my and my next-door neighbors' properties. Ditto using our parking spaces in front of garages. Happy to say that she's moved away. I'd like to think she was an exception to the rule...	Keep out companies/ corporations. Their interests are not the same as property owners who might want to privately do an occasional rental to friends. The latter has been going on for decades, no problems. It's how my family first came to stay on the mountain in the '60's. I've never rented out my place and don't plan to but receive mailings from property management folk on a regular basis	
10% Cap	Neither	Exclusion zone seems unnecessary and doesn't attract more owner-occupants than a cap otherwise would. I feel you'd just have more vacant properties on any given day if people couldn't rent the properties which doesn't help foster any sense of community.	

10% Cap	I sold my vacation rental on Fitch Mtn. I had a neighbor who regularly threatened to "report me" for things beyond the VR rules & regs like a kitchen light left on overnight. I would've loved a 3rd party handling the calls.	The Fitch Mountain "X" should be withdrawn, and the area should follow whatever the standard vr rules for the County are. (1) the imposition of the Fitch Mtn "X" zone 6 years ago was based on anecdotal stories by a few squeaky wheels that painted a problem much larger than reality. It was supposed to be reviewed after 1 year based on true complaint data (2) On F.M., there's no pattern of large Have limits but not fully exclude	Caps are a good idea, but they will only work if someone is actually keeping track of permits. The system is currently clogged with permits that are being unused -- many remain on record altho the property has a new owner TIGHTEN THE RULES: (1) no TOT revenue for 2 years? rescind the permit. (2) Property sold? rescind the permit (find a way to track this vs relying on permit holder reporting the sale). (3) annual We love sharing our mountain with tourists the trick is just to limit not eliminate altogether
10% Cap	Mostly Ok, annoyed with renters using our parking spaces with no authorization		
5% Cap	I own and zero issues!	Not to punish existing rentals or limit their use upon sale.	
5% Cap	There are two vacation rentals a few houses away from me. I believe one is operating without a permit. Recently I have not had any issues except the voice level can be a bit loud when I'm visiting friends next door to that rental. There have been problems in the past with loud amplified outdoor music, moving residents beach 'furniture' for their use and not picking up after their dogs on the beach.	Before you decide on a cap be sure that the illegal vacation rental properties have been identified so there is a realistic cap.	I chose the 5% cap even though I might have gone for a higher cap but the first two choices don't agree with what I think should happen. The 10% can't be determined until the illegal rentals have been identified (as we might already be there or above this limit); the 2nd allows for less rentals but I don't necessarily think they need to ultimately go away if they're managed and rules are enforced; I could have gone for a higher percentage if the illegal issue was sorted out.
10% Cap	I live NEAR a few VRs and my experience has been mixed. But I live near some seasonal cabins used by the property owners and these folks can be just as noisy and clueless about fire danger. I truly believe that the VR owners can set a tone of respect for the neighborhood in the way they describe their property, the orientation materials they offer, the signage in/on the property. I say this because it's always the same VRs that are noisy and disrespectful. And others that are nearly always quieter and seem to realize they have responsibilities.	The rules for operation, including fire risk and evacuation materials. And the role of the property manager in the event of an emergency (e.g., in the event of an emergency in the immediate area of the VR, the PM must contact the current customers and ensure they understand their responsibilities and how to stay informed. All properties should be required to have a NOAA-capable radio that is charged labeled with the relevant frequencies for the area.	I prefer a system in which VRs must be owned by "real people" and not businesses and the number of VRs owned by one person/family is limited.
Exclusion Zone (currently at 8%)			
10% Cap	Yes Variable occupancy and levels of noise	Balance community with property rights of owner	Septic law changes always a concern
10% Cap	Live next door to. Have not had any problems.	Make sure there is an easy, efficient and enforceable complaint process should problems arise.	Nothing
Exclusion Zone (currently at 8%)	When we first bought our property on S Fitch in 2012 we lived next to a 5 bedroom VR and it was out of control. Every weekend I had to call the owner about the loud music until 2am, screaming, loud shoes, a complete disregard for the quiet nature of Fitch Mtn. The owner did not believe us until I finally convinced him to meet me at 2am at the bottom of our driveway and he then he said, "oh, I get it now." It was weeks on end of endless noise and the county did little to nothing to help us. The owner even had a \$1000 fine for noise complaints but that did not stop the unruly guests. Our only break from the situation was the sale of the property and that the new owners could not continue the VR due to the changes in rules.	Please limit VR; more young families are trying to have a safe neighborhood. Often VR have zero connection to the area which equates to loud noise, disregard to the unsafe driving conditions around the mountain, and vandalism of the area. In addition to septic restraints coming down the line and VR occupants not understanding the fire danger and evacuation plans.	
Exclusion Zone (currently at 8%)	I do not own a vacation rental. I bought my house on Fitch Mountain in 2015. If I had known there were vacation rentals in my neighborhood, I may not have bought so readily. The streets in our neighborhood are narrow and enough for only 1 car at any given time. The rule of thumb has always been "the downside car has the right of way." Visitors (a la VRBO, airbnb) don't know these rules of thumb and make street traffic very frustrating.	For those grandfathered in, let them keep it. But no more new vacation rentals allowed.	Is there a published list of all homes that can do vacation rentals? I'd like to see where they are located.
10% Cap	We live next to one. The rental agency is responsive and we have had primarily good experiences with our temporary neighbors. It's fun to meet new people. For the most part renters have always abided by occupancy limits and sound restrictions.	Adequate parking	
5% Cap			
10% Cap	No we are full time residents and two of our neighbors are as well. Our third neighbor isn't there all the time, but only lets family use the house when they are not there.	Upkeep of the mountain falls to full time residents and we don't want to get overrun with vacationers, but it also provides a source of income to people who need it so I don't believe it should go away completely.	
5% Cap			
10% Cap	Our cabin is next to a rental, and we have also rented properties on the mountain when we have more people in town than can fit in our cabin. The rules are now very clearly stated especially as it relates to noise. Our experience is that renters abide by the rules more so than owners and locals particularly as it relates to noise after 10PM.	We need to balance the local ownership of cabins with welcoming new families and visitors to Fitch Mountain. Fitch won't remain a vibrant, wonderful spot with people who care about the river and the community if no one visits it over the years. An exclusion zone that makes rentals disappear over time would be bad for the community and the mountain in the long run.	
Exclusion Zone (currently at 8%)	We have lived next to a vacation rental and experienced people yelling at 2am in the morning continuously. We have called the sheriff multiple times and spent many nights not sleeping and affecting us negatively at work.	Keep the property management companies out of Fitch Mountain. The road is narrow and not suited for people from out of town driving on it.	Some landlords are trying to do rent to own to bypass the laws to keep their existing permit when the home is actually sold to a new owner.

10% Cap	<p>I own one in operation, and live next to another.</p> <p>Management and screening is everything, and best accomplished by individual owner/operators who can belong to, and therefore feel accountable to the surrounding community. The proximity (60/30-min) rule, and PRMD's presumptive privileging of professional mgt companies was & is a mistake. It punishes Bay Area owners, and undercuts accountability & community compatibility.</p> <p>County has done a terrible job communicating with VR owners and the community alike. Public noticing of meetings is inadequate - only vocal minorities track (and therefore warp) the process. More important: neighbors don't know the rules, and in the absence of knowledge, humans assume the worst and fall prey to scapegoating and polarization.</p> <p>The rules have been weaponized as tools of intimidation, harassment, and exclusion more than County seems to realize.</p>	<p>Clarity, fairness and data-driven decision-making. Don't pander to politics, just balance for community compatibility and appropriately focused public safety concerns.</p> <p>Make clear the difference between 'grandfathered' land-use rights that track to a permit vs. operational standards that tie to the new VR license so that operators and neighbors alike understand the ground rules. Make sure those rules can actually work on the ground.</p>	<p>I think an 8% cap might be the sweet spot for Fitch -- incl. the RRD-zoned mountain top.</p> <p>We have a handful of un-permitted VRs still (maybe 5?). These need to be cleaned up. In my opinion, there should be no VRs in the preserve.</p> <p>Whatever the number, a cap is better policy because it is clear, can be administered, and - importantly - signals a structure of belonging. Hopefully these things in combination can go some way to healing divisions.</p>
10% Cap	<p>We live next to a few vacation rentals and one 30 day minimum rental. For the most part the 30day rental has been fine we have had one of the tenants get locked out and come to us for help and another that would play music loudly during the day. The vacation rentals are often noisier and take up the street parking when people stay but for the most part they are empty.</p>	<p>I don't think we should eliminate vacation rentals but I want to make sure that the visitors respect our community.</p>	
10% Cap	<p>No</p>	<p>Vacation rentals should be available to anyone who wants one. Anyone who has a permit should be required to show that their unit is actually rented for a minimum (minimum to determined) period annually or lose their permit.</p>	<p>Without exhibiting studies to the contrary, I do not believe vacation rentals present a greater risk of fire than permeant residents.</p> <p>I believe that there are several residents in the Fitch Mtn. area that have vacation rental permits but have never rented their property and should therefore lose their permits.</p> <p>Prohibiting vacation rentals robs homeowners of their property rights. Vacation rentals should be permitted to anyone who wants one, they should be regulated and licensed but not prohibited</p>
10% Cap	<p>my neighbors keep up their homes and rent to nice people</p>	<p>Make the issuance of permits more equitable and more straightforward</p>	<p>Some people do abuse the rental system and their licenses should be cancelled</p>
10% Cap	<p>I own a vacation rental on Redwood Dr. and we also live on Fitch Mountain down the street from 2 vacation rentals. I have never had any problem or issue with the 2 rentals down the street from my permeant home. I have never had any official complaints from any of my neighbors on Redwood Drive, the location of our rental. We have very good relationships with our neighbors next to our vacation rental and hope if they had any problems with our place that would let us know ASAP. But we are also a good neighbor, our property is always neat and clean and in good condition, unlike several of the permanent homes on the street.</p>	<p>That vacation rentals and their owners are treated fairly, we should not be singled out with lots of different rules and regulations that only we have to follow, what is good and safe for our rentals should also be good and safe for long term rentals, second homes and permanent residence. If the X zone is lifted how are the new permits going to be issued? A lottery, first come first serve, by how long you have owned the property? This needs to be looked into to come up with a fair procedure, NOT by who you know or because you maybe retired or say you are on a fixed income or even how long you have owned your property. A long time owner would have lower expensive vs a new property owner, so how does that idea even make sense? A lottery would be the only fair solution.</p>	<p>Several years ago we had been told by Mr. Gore that he would look into the vacation rental permit staying with the property even when it sold. Many of us paid a premium for our properties because they had already been an established vacation rental. This looks like it is no longer being considered, not sure why? Current vacation rentals that have already established themselves as being efficiently managed should be grandfathered in regards to stricter regulations that did not apply when they became permitted, including parking. Complaints need to be validated and any neighbor that is vindictive and continues to harass a vacation rental owner needs to have consequents just like we do if we do not meet the regulations. Thanks for your time.</p>
Exclusion Zone (currently at 8%)	<p>Using single family homes as short term rentals is not appropriate on Fitch Mountain.</p>	<p>Don't let the Picasa model of timeshares sneak in through loopholes.</p>	<p>Fitch Mountain is changing from vacation area to neighborhoods with kids and long term cohesive communities. Short term vacation rentals in single family homes screw that up.</p>
10% Cap			
Exclusion Zone (currently at 8%)	<p>I do not. Across the street from me, the prior owner was doing some type of rental with visiting nurses. There was no problem with that at all.</p>	<p>Fitch Mountain used to be primarily summer homes with many family-operated cabins. Over the years, year-round living has increased. More important than the overall % density of vacation rentals is the concentration in any one area on the Mountain. Vacation rental saturation, combined with so many residences operated as "second homes" (five by me), drastically changes the character of a neighborhood.</p>	<p>Some cities have regulations regarding the proximity allowed for locating vacation rentals. I know of a section on my street that has three in a row. Is there such a regulation for Fitch Mountain?</p>

10% Cap	I own a vacation rental and live on Fitch Mountain near others. I have never had any complaints regarding my rental. I keep in constant contact with my neighbors to be sure they are not being disturbed. As for other vacation rentals near me, I have never observed any problematic behavior. It has been my experience that the vast majority of vacation renters are respectable citizens. Vacation rental properties are always among the best maintained as we survive on good ratings from our guests.	Fairness and equitability. With it's years of history as a vacation rental destination I have never felt Fitch Mountain should have been designated an X Zone. Be that as it may, we are now at about 8% vacation rental saturation. Everyone seems to have become accustomed to that number so I suggest we stay there but NOT allow them to go towards zero over time. I checked the 10% box above as that was the closest to how I feel but keeping the current number of VR's in perpetuity would more accurately reflect my views. I bought my vacation rental at a premium because it was already a vacation rental. In fairness I feel I should be able to pass my permit with the sale of the home, should I decide to do so. This has been brought up before and we had been told there would be attempts to correct this "taking" but that has not happened.	Continuing on the theme of fairness and equitability I have some additional input. Issues such as noise, parking, septic systems, fire safety, covering up garbage cans and any other "rules" should apply to everyone, not just VR's. At a bare minimum existing vacation rentals should be grandfathered in before additional restrictions are added for new VR's. Another important issue that needs to be addressed are fake complaints from neighbors that don't want a VR near them for no valid reason, or worse, from another VR owner trying to eliminate competition. Last and most importantly, I would like it clarified, in code, that during personal use or other times when TOT tax is not in effect (such as rentals longer than 30 days) VR rules do not apply.
5% Cap			Is there a way to raise questions about new construction that is obviously being used short-term, or existing housing that hasn't been a vacation rental before but appears to be now? (I guess I'm asking how to be a whistle-blower.)
10% Cap	I think a reasonable amount of vacation rentals should be allowed. Many houses in this area have been "summer vacation" rentals since they were first built. My family had been renting homes and visiting for almost 30-years before we finally bought and moved into the area.	It is important any rules that apply to vacation rentals apply to all residents. It is unacceptable to use things like "safety", "fire hazard" etc. to limit things (parking being one example) to a vacation rental but not to others. Many people who own second homes but don't rent them out cause similar concerns like too many cars, loud noises etc. Any rules and concerns must be considered for all residents. It is not okay to single out vacation rentals with extraneous rules just as a way to make their lives harder and try and drive them from the neighborhood.	
10% Cap	Yes. My family owns a vacation cottage on the Russian River in Healdsburg. One day this will be passed down to my siblings and myself. We rent the house as it is too small to be a permanent residence. It was built as a vacation cottage.	I have been coming to the Russian River with my family since I was a baby. We have rented houses along the water for a week in the summer for over 30 years and I have very fond memories of these trips. This part of Healdsburg has always been a vacation destination, and while I understand that short term rentals make housing more difficult in some cases, I don't think residence have the right to decide they no longer want it to be a vacation area.	
Exclusion Zone (currently at 8%)	There are a number of vacation rentals near me - and some of them I only know about because So Co contacted me when they were established- some neighbors seemed to have applied for the permit when they saw there were going to be limits and so don't currently use the rental as such. Had been a very troublesome one down the road- articles in the PD etc about the disruption caused by etc. Now house sold so the permit for being a vacation rental is gone- as is the problem.	More clarity on vacation rental requirements such as (1) criteria for qualifying for a new vacation rental (2) what violations will result in permit loss (3) annual checks for home owners of vacation rentals	"An additional concern related in a way: Long Term Rental Situation out here: I have many renters around me- there are duplexes, triplexes, studios, little cabins, larger homes all being rented long term. Absentee landlords often do little or nothing to maintain the rental- rentals falling into disrepair- poor renters! No pride of ownership or belonging. Some long term renters also seem to be pretending that the rental is their primary residence- tax consequences or inheritance gigs?-tho they also have renters in there. None of my business. Renters know nothing of the neighborhood and are not interested. No licensing or oversight by the County seems like a lapse of common sense. Think of the rents being collected income tax free by crappy landlords! No standards! So many rentals that are poorly maintained with little to no maintenance means the neighborhood looks like a slum. I have a great deal invested in my home; end up living next to disaster areas. Annoying and frustrating. I don't even know who goes with what place oftentimes- wish the owners/landlords had to offer a decent and safe place for their renters. Lots of turnover in people. Also: landlords get very touchy if someone like me has anything to say about anything they are doing- sometimes interaction with tenants has been fraught or even dangerous- who knows who some of these people are or what they are up to? And they live smack dab next to me with very little qualification other than paying rent when as a homeowner, I am concerned and responsible for my land, home, street front, etc. There are some great renters, of course. "
10% Cap	No concerns or issues.	New permits don't necessarily need to be given to a waitlist. It could be randomly selected from a list annually.	More clarity on vacation rental requirements such as (1) criteria for qualifying for a new vacation rental (2) what violations will result in permit loss (3) annual checks for home owners of vacation rentals