

**Subject:** RE: Supervisors meeting of August 2nd, Update to the Vacation Rental Ordinance  
**Date:** Monday, August 1, 2022 4:21:39 PM

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**From:** David Eichar <[deichar@sbcglobal.net](mailto:deichar@sbcglobal.net)>  
**Sent:** Friday, July 29, 2022 4:40 PM  
**To:** BOS <[BOS@sonoma-county.org](mailto:BOS@sonoma-county.org)>  
**Cc:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>  
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Supervisors;

First of all, removing the "Three Strikes Penalty" and replacing it with possible suspension or revocation after just one violation is unfair. This means a license can be revoked for a minor violation such as leaving a trash or recycling bin out on the street more than 24 hours after pickup or a guest does not adhere to the Sonoma County leash law. Suspension and revocation needs to be only after remedies have not been made or repeated violations have occurred. Leaving this at the discretion of the Director, is unfair.

Second, the quiet hours for vacation rentals should continue to be the same as for other businesses as specified in the General Plan, Noise Element, not changed to begin at 9 p.m.. In the Noise Element, the table listing acceptable noise levels is broken down into "Daytime" and "Nighttime" were "Nighttime" is defined as "10 p.m. to 7 a.m.". Renters can understand a 10 p.m. quiet hour start time, but will balk at a 9 p.m. start time, making it difficult to enforce.

Why should short term renters be subject to a different time frame for quiet hours than long term renters, guests in hotels, renters of a bed and breakfast.

I believe it is unfair that renters in a vacation rental have quiet hours starting at 9pm, while quiet hours for renters in a bed and breakfast start at 10pm.

Regards,  
David Eichar and Josette Brose-Eichar

References:

General Plan, Noise Element

[https://permitsonoma.org/Microsites/Permit%20Sonoma/Documents/Archive/Department%20Information/Cannabis%20Program/\\_Documents/General-Plan-Noise-Element.pdf](https://permitsonoma.org/Microsites/Permit%20Sonoma/Documents/Archive/Department%20Information/Cannabis%20Program/_Documents/General-Plan-Noise-Element.pdf)

Municipal Code for Bed and Breakfast Inns.

[https://library.municode.com/ca/sonoma\\_county/codes/code\\_of\\_ordinances?nodeId=CH26SOCOZORE\\_ART88GEEXSPUSST\\_S26-88-118SPUSSTHOREBEBRIN](https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART88GEEXSPUSST_S26-88-118SPUSSTHOREBEBRIN)

"Sec. 26-88-118. - Special use standards for hosted rentals and bed and breakfast inns."

"(f) Performance Standards for Bed and Breakfast Inns with Two or More Guestrooms or Sleeping Areas."

"6. Noise Limits. All activities associated with the transient use shall meet the general plan noise standards. Quiet hours shall be from 10:00 p.m. to 7:00 a.m. unless otherwise allowed by use permit. The property owner shall ensure that the quiet hours are included in rental agreements and in all online advertisements and listings."

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