

City of Santa Rosa Short Term Rental/Stay Ordinance
Development Issues for Consideration
August 10, 2021

Thank you for addressing the alarming rise of short term rental properties in Santa Rosa. We were disappointed to learn that neighboring communities have already passed ordinances to regulate this practice; Santa Rosa is behind the curve.

In addition to licensing and collecting fees/taxes, we ask that the City's short-term rental ordinance include restrictions and requirements on where, how and if these properties should be permitted to operate in the City's residentially zoned areas. The City's priority should be to protect the interests of its full-time residential homeowners over the financial gain of short term rental operators whose primary concern is financial gain, without regard to their impact on the safety, well-being, quality of life and property values of those who are long term, full-time residents.

Specifically:

1. A residentially zoned area is intended for long-term, family occupation. The increase in the number of homes in residential neighborhoods being purchased by individuals and corporations for the sole purpose of operating short term rentals (i.e., acting as a hotel) must be curtailed. This practice must be prohibited henceforth, and properties already in existence must be identified and regulated.
2. Outdoor amplified sound should be prohibited in a short-term rental, regardless of time of day.
3. Only primary residences may be used as short term rentals and owners must verify they reside at the property at least 265 days a year. If the homeowner is not present (i.e., an un-hosted rental), the property may not be rented more than 100 days per calendar year.
4. Special events such as weddings and corporate gatherings should be prohibited in residential short term rentals. These large events belong in commercially licensed venues.
5. Consideration should be given to a requirement that short term rentals provide off street parking or limit the number of cars that are permitted to park on the street.

Linda and Richard Juster


Cleary, Eileen

From: Amrit Kaur <akaur2010@gmail.com>
Sent: Monday, August 9, 2021 6:32 PM
To: Economic Development
Subject: [EXTERNAL] Response regarding Santa Rosa Short Term Rental Ordinance

Hi,

I'm reaching out to voice our opinion on the critical importance of short term rentals in Santa Rosa's economy. They not only provide families/travelers with an affordable way to visit Santa Rosa boosting its tourism economy but they also provide homeowners & retirees with an opportunity to rely on their short term rental income to live. As several families face loss of income amidst a time when the cost of living has gone up along with medical costs, allowing one to exercise their right to use their property as a source of income is mutually beneficial for both the homeowner and the city.

I'd like to reiterate that us hosts are deeply invested in our communities. We are responsible short term rental owners who spend time and effort making sure our rentals aren't becoming a nuisance in our neighborhoods. We are against restricting the number of homes one can manage/own & the number of nights that homes can be rented for. We're also against strict occupancy limits as they do not directly deal with the underlying issues - a small group can be a loud nuisance whereas a large group can be quietly having a family reunion. As long as guests follow quiet hours and parking restrictions and do not create a nuisance in the neighborhood, we should have the liberty to use our property in a responsible manner as we see fit. I invite you to work together with us hosts to create balanced, sustainable regulations that help us deal with troublesome properties while keeping the opportunity of short term rental income open to Santa Rosa families without restricting the number of homes/nights/occupancy. Thank you for your consideration!

Warm Regards,
Amrit
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Cleary, Eileen

From: Yahoo <kelleyfarris@rocketmail.com>
Sent: Monday, August 9, 2021 6:37 PM
To: Economic Development
Subject: [EXTERNAL] Comments to be added to short term rental committee

Thank you for establishing this committee to address the infiltration of short term rentals into our neighborhoods. The first concern I have is how these STR are ruining our neighborhood feel. We have a hotel on our street with new people every day. Late night noise concerns that can't be acted on by our police because they're already over utilized with calls.

Then there's addressing our affordable housing crisis. Landlords are discontinuing their rental properties to longer term renters and replacing them with short term rentals because they are making triple the profit which is the case for my neighborhood. Less and less rental properties will be available to families who want to be here long term. Short term visitors don't have the same regard for our community.

The other concerns are regarding emergency ordinances such as Covid, fires, and water shortage. How is the city making it safe for travelers to be in our neighborhoods, sometimes new people daily during a pandemic? A 3 bedroom house with 8 overnight guests are not concerned with water usage because they're paying to be there and it's not their community. Or that evacuations are to happen as zoned incase of fire when visitors are unfamiliar with the area.

The best outcome would be no short term rentals allowed. Knowing that won't happen I hope that the city creates a profitable fee structure to regulate these rentals, a real outlet for complaints from these STR. This is a VERY profitable business. Things to consider being, 1) an option for streets to opt out of allowing them altogether or an appeal option (as written in the county property rules) 2)only allowing one every so many streets. 3)Making parking rules so that only so many cars can occupy the street. 4) I really like many of the county rules on their site. Including not allowing rebuilds in fire zones. I feel this city dropped the ball on that especially. With homes being rebuilt and sold at such high prices there was no protection from buyers looking to make the profit necessary from a STR to afford a home here. It's disheartening and no longer a neighborhood feel. I don't see how the city could mandate new rebuilds with ADUs to have a affordable housing understanding attached to home deeds and allow hundreds of STR to go unscathed without addressing the loss of these affordable rental homes.

Our quiet street is now seeing new occupants daily, cleaning people daily, Ubers, door dash, taxis, and it feels more like a town center than a neighborhood. We lost a neighbor with a family for what feels like a hotel 2 houses down. They don't belong in our neighborhoods. Please help give us a voice. We don't want them here.

Kelley Tobin

Sent from my iPhone