

From: [Dawn Dolan](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Urgency Ordinance Short Term Rentals
Date: Tuesday, October 12, 2021 10:49:21 AM

Hello Council Members,

As a member of the Sonoma County Host Coalition (SCHC) and an Airbnb Superhost, I urge you to consider that many of our Airbnb's are not suitable for long-term rentals anyway, and we fill a niche in affording an opportunity for the tourist population to continue to enjoy Sonoma County, as the shortfall of affordable hotel rooms in our county is appalling. Regulation should certainly be developed to correct disruptive situations, but given the amount of short term rentals vs the amount of complaints, it should not be punitive towards the majority of us hosts who are doing a great job at empowering the local economy.

Please consider aligning occupancy limits with the County: Maximum overnight occupancy for non-hosted short-term rental shall be up to a maximum of two (2) persons per sleeping room or guest room, plus two (2) additional persons per property, up to a maximum of twelve (12) persons, excluding children under three (3) years of age.

Also, please consider that restricting all short-term rentals (hosted and non hosted) to only certain districts seems arbitrary. Many hosted rentals are seniors and owners who rely upon extra income by renting out rooms to short-term guests, traveling nurses and students. All of which benefit or community.

Thank you for your consideration,
Dawn Dolan

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From: [Marc Negri](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Short Term Rental -- I live by home discussed in today's PD
Date: Tuesday, October 12, 2021 11:02:19 AM

Hello City Council,

We live on Knob Hill Drive and have experienced the negative impacts brought about by Mr. Albers property. Noise, Increased traffic at all hours, speeding on the street are just a few of the issues brought about by his short term rental.

We would invite any of you to take a drive by the location of his home at 2636 Knob Hill Drive and then imagine up to 20 cars -- sometimes more when really a full house with friends visiting etc. filling up the surrounding neighborhood.

Anyone would be hard pressed to find this an appropriate or safe use of this property. The negative impacts to the neighbors is undeniable.

As an aside, the self written description of his home on AirBnB says "sleeps 15" not 13 as reported in the paper and includes a description of an outdoor/backyard area that seats 20 comfortably.

You can view the home on AirBnb -- just type in Santa Rosa in the search bar then "Wine Country Redwood Estate" it rents for \$1421 a night currently.

We are in favor of a immediate Moratorium on short term rentals until this issue gets worked out.

Sincerely,

Marc Negri and family

From: [Barbara Sloat](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] STR
Date: Tuesday, October 12, 2021 4:11:54 PM

Hello city of SR Council members,

I unfortunately live in a resort community. It wasn't like this 30 years ago when I built my home. Very few houses were rentals. Most were 2nd homes for valley people to escape the summer heat. The internet changed all of this. I now have every day parties, events and weddings. This occurs everyday, every week every year. It is non stop. While our area limits the houses to 12 people, it is not enforced by the property managers as they are not onsite.

While I consider leaving here and buying a home in Santa Rosa, where I was born and my family has lived since the 1880's, I would not be improving my situation.

You all need to wake up. You have a housing shortage. Visitors can stay in hotels. Our neighborhoods are being destroyed by these tourists. Noise, multiple cars, loss of a helpful neighbor that looks out for the elderly or takes care of the dog or children when needed. It is not a neighborhood when your neighbors change every 2 days.

I have had renters urinate in my yard right below my kitchen window, trespass repeatedly on my property, steal my plants from my garden, awaken me at all hours of the night with screaming and yelling whether in fights or joyful partying. I look out at a sea of cars most of the time from my bedroom window. My neighborhood looks like a Walmart parking lot.

Renters speed down my street with no regard to the speed limit. Our community like every community in California is in a severe water shortage. While I save buckets of kitchen water to water my yard, I watch renters playing with the hose letting the water run freely and washing their cars and hosing down their windows. They have paid a lot to rent the house and they don't care if water is limited.

I have a owner near me that purchased a home for 1.2 million. She gutted the house, almost completely rebuilding it. This house is the bane of our neighborhood. It is always rented. She told us that she clears \$368,000.00 a year on this house. She has now purchased a 2nd house nearby, has gutted it, and it will go online soon. She claims all her STR clear at least \$360,000 a year.

It is clear for those who have the money to invest, this is a huge moneymaker. While my community is doomed, Santa Rosa doesn't have to be. People like this women will discover that she can do this everywhere and our cities will no longer have neighborhoods or neighbors that care and watch out for one another.

Please, be forewarned what you have coming your way. It will not be pleasant. For some reason these tourists leave their manners at home.

I would like to return to Santa Rosa. This won't happen until I can be assured I won't be living next door to what I currently have.

Sincerely, Barbara Sloat

From: [Valerie Kumra](#)
To: [CityCouncilListPublic](#)
Subject: [EXTERNAL] Short term rentals
Date: Tuesday, October 12, 2021 4:49:46 PM

Hello to all of you,

My husband and I lived and raised our children in Montecito Meadow on Knob Hill for the last 20 years (2000-2020).

The news of Dr. Albers short term rental on Knob Hill, the ever active one of the same massive occupancy variety on Fir Park (and surely, more to come) breaks my heart.

When we were prepping to sell, we were approached by a property manager and told we could bring in a MINIMUM of \$20,000, and \$50,000 in high season should we choose to go that route vs. selling. Tempting as those numbers were, we sold (just as the market was at its lowest with all of the pandemic uncertainty) because we would NEVER have done that to our neighbors. Never.

This is a travesty, and a betrayal of Santa Rosa residents who lose the whole neighborhood lifestyle to the greed of the one.

I really hope you take quick action to get a handle on this, sooner rather than later because it will only get worse, and you'll lose more than just the TOT, you'll lose good communities of loyal Santa Rosans who have called Santa Rosa home for decades, and become nothing more than a vacation spot for the wine seeking , wedding attending, party goer.

Please don't let this happen.

Valerie Kumra

From: [GeneratorJoe](#)
To: [Sawyer, John](#)
Cc: [CityCouncilListPublic](#)
Subject: [EXTERNAL] STR ordinance
Date: Tuesday, October 12, 2021 6:00:05 PM

Councilman Sawyer I live in your district.
Councilman Tibbetts my STR is in your district.

I am total opposed to extremely overreaching of the STR urgency ordinance.

You have and architect from San Francisco, who moved here and is against people sitting on the deck and talking. You have to be kidding me.
Any resident or renter has the right to assemble, discuss, meet and entertain in their homes. It does not matter if it's a rental, an owned home or an STR.

The "noisy STR" is a dentist and is well known. He went to the weddings on his property and said they were normal and relatively quiet.
The Dr. said that he had meeting with the neighbors and instituted changes in his STR to minimize noise and control his guests.
The Architect doesn't want meetings, dinners or conversations that he can hear from his deck. This is unrealistic.

The Architect can call the police if the noise is too loud and if it is the police will act. If the noise is not bad enough the police will say so.
The Architect can talk to the neighbor or hire an attorney but he would have to show there was a nuisance which will be difficult.

The staff says this is urgent because of fire safety, how to notify people and evacuate. This is absurd. If there is an emergency the police sirens and media will notify everyone without any problem.
The staff is using this as a way to justify an ordinance that is beyond belief.

The staffs crazy views that cars on the street for parties, family gatherings, weddings are normal activities for any family, renter or Short Term Renter.
Will the City now tell us how many people we an have at a party or wedding because the neighbors don't want us to use the public streets we paid for?

Do you want the City telling you how many people you can have at your house or a rented STR you use for a family gathering, party, political event?
Do you want the City telling you how many people can sleep in the bedrooms of your home?

Go through the ordinance and apply the rules to your house. The responses you have will be very negative if you have any common sense at all.
This is what STR rental clients will think, they need the venue, they need the space for an activity and they are paying for it because they need it.

People and corporations are avoiding hotels and public venues due to Covid, lack of privacy, lack of intimacy or the group, avoiding facilities with bars, capable of private catering and many other reasons.

Imagine your family have to abide by these outrageous rules. Imagine the rules of a hotel being imposed on your home. Why should a STR that is 7000 sq ft be restricted like a 2400 sq ft STR. Read my written comments I submitted to the public hearing

On top of all of this the Staff wants us to suspend our civil rights, rights to assemble, rights to protection for search and seizure, taking of property by the government without compensation and numerous other legal issues.

The City cannot require STR renters to surrender this rights and I do not believe it is enforceable. The City needs probable cause to get warrants, if they done have cause no judge will allow it.

At the same time the police already have power in exigent circumstances to take action. It is absurd to think that police and fire cannot deal with legitimate problems.

The police can stop loud music, its not a big deal. I have responded to these calls when I was with the Sheriffs office and most people cooperate in quieting down.

Overly sensitive neighbors should close their windows, not harass the renters like the Architect did, get a lawyer, or move. We don't need this ordinance.

Start out by requiring STR owners to post rules on the premises, in their handouts, in the premises (hotel) book, and in their communication with clients.

This whole thing is overblown and over regulates 325 locations out of thousands of houses. Get some guidelines first and see how that works. I have never heard so much malarkey on any subject ever discussed.

We challenge the City to prove that this extreme "problem" analysis by the staff is really a problem with out the social policy overreach.

We urge you to vote no or severely limit the restrictions. We are not another city we are Santa Rosa.

I promise if this ordinance gets passed and stop the profitable use of a large home we and other will take legal action to halt enforcement on substantial legal grounds.

Thank you for allowing us to amplify our input.

Joseph Romano JD

From: [Lori Sacco](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] SR Vacation Rentals
Date: Wednesday, October 13, 2021 2:42:28 PM

Dear Council Members,

As a long time owner of short term rentals here in Sonoma County (a resident, homeowner and a real estate broker), I urge you to please consider the many many owners who are responsible and have managed their rentals well for years without neighbor complaint. The couple of times that tenants have been a problem for us (dogs got out of a house), there was a speedy resolution to the problem. Most problems are easy to resolve.

Please do not put into place a system that punishes the whole for a few "bad apples". Short term rentals benefit the local businesses, stimulate new businesses and many times are the way that the owners of the houses are holding together their ability to pay for the high cost of living in Sonoma County.

I think you can do better than this blanket set of regulations and I hope you'll try to make it more fair.

sincerely
Lori Sacco

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From: [Debbie Collins](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Emergency moratorium on short term rentals
Date: Thursday, October 14, 2021 10:47:39 AM

Based on the article in the Press Democrat, yes you absolutely should stop large groups from renting in neighborhoods. They are not commercial zones, so it is either illegal or should be. The owners should be fined and stopped. You should also require visitors to show a clear rapid covid test and full vaccinations before allowing them into neighborhoods. But based on past lack of performance, whatever you require will probably not be enforced, the way not a single gathering/wedding or mask violation was fined throughout this pandemic. This new issue sounds like rich people whining, and they will probably continue to get away with it because SR and the county have not been adequately enforcing any safety mandates. Btw, if based on the P-D quote you are worried about revenue (re. lost hotel taxes or fees), why did you not collect revenue from mask and gathering violation fines this whole time?

The more serious problem --and it is shameful that you have not been treating it like the emergency it is -- is why haven't you finished cleaning up the homeless camp by the railroad tracks on Coffey Ln between Guerneville Rd and Steele Ln??! They moved a couple of trailers, failed to clear the rest, and now more vehicles are starting to fill in the empty spots. This is and has been a true emergency, so while you do need to address the rich people's problems, do not forget our neighborhoods. Clean up that ongoing health and safety hazard. Treat it like an emergency too!

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