

**From:** [noreply@granicusideas.com](mailto:noreply@granicusideas.com)  
**To:** [City Council Public Comments](#)  
**Subject:** [EXTERNAL] New eComment for City Council  
**Date:** Friday, October 23, 2020 3:18:50 PM

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## New eComment for City Council

Richard Juster submitted a new eComment.

Meeting: City Council

Item: 13. PUBLIC COMMENT ON NON-AGENDA MATTERS

eComment: Linda and Richard Juster, 4195 Pine Rock Place Between February 2020 and June 2020, three large houses within a 1/2 mile radius of our home in Montecito Heights were purchased by corporations and individuals for the sole purpose of serving as un-hosted short-term rentals. The problem is especially severe in our neighborhood because it contains large homes, often with swimming pools, that are targeted for acquisition and then marketed through Airbnb and similar internet sites. It is extremely concerning to us that our quiet residential community has become a hotbed of commercial “hotel” development. This activity is a serious threat to the character, quality of life and sense of community in our neighborhood. Many cities and towns in California and throughout the US are now regulating STR (short-term rentals). Healdsburg has banned them except in commercial zones. Others have banned un-hosted STR entirely. In Napa, hosted STR are permitted only for owner occupied primary residences, with the owner on site, and only two bedrooms may be rented. Many ban STR properties from holding events, parties and large gatherings. Others require STR properties to notify all adjacent property owners when obtaining the required permit. Some limit STR to 60 or 90 days per year and only permit them in owner-occupied residences. By comparison, the City of Santa Rosa has no restrictions to control the explosive expansion of STR in our city. The fact that the City classifies short-term rental properties as “hotels” for the purpose of collecting Transient Occupancy Tax is particularly revealing; it would seem obvious that a property that’s taxed as a “hotel” should not be a permitted in any Residential Zone. What is the point of residential zoning if it does not prohibit “hotels?” Imagine how you would feel if the home next to yours had been converted to a “hotel” and, unlike a hotel, had no resident manager to ensure that noise levels and guest behaviors were being monitored and controlled. Un-hosted short-term rentals are a rapidly growing problem in Santa Rosa and their proliferation must be addressed. Any argument to the contrary favors monetary interests of outsiders over each resident’s quality of life in our City. We urge the Council to begin a review of existing ordinances in other municipalities throughout the country and to take swift action to protect Santa Rosa’s residential neighborhoods.

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**Subject:** [EXTERNAL] New eComment for City Council  
**Date:** Saturday, October 24, 2020 1:33:31 PM

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## New eComment for City Council

Pat Lang submitted a new eComment.

Meeting: City Council

Item: 13. PUBLIC COMMENT ON NON-AGENDA MATTERS

eComment: ----- I have recently become aware that at least 4 houses in my District #4 Montecito Heights neighborhood have recently been sold to LLCs who are renting these homes out as "no-host party rentals" through AirBnB. Apparently a fifth on Holly Ridge is also in the works. I find this terribly concerning for several reasons. The zoning for this neighborhood is Residential, which I interpret to mean owner-occupied homes. These LLC properties violate that very basic regulation. They are, in essence, hotels, without even the benefit of having an on-site manager. We bought our home because of the nature of the neighborhood: quiet, owner-occupied homes. To now find that multiple properties are functioning as unsupervised party houses, with the inevitable noise, parking issues (a major concern on our narrow, hilly streets), sanitation (have observed over-flowing garbage and recycling bins which sit on the street for days before pick-up), and the "invasion" of large groups of people into a quiet residential neighborhood. Not to mention the potential impact on property values. Would YOU want to purchase your home on a street where one or more homes is functioning as an unmanaged "hotel"? Santa Rosa needs to protect its citizens and its neighborhoods with regulations which prohibit sales to corporations/investors whose intent is to maximize investor profits at the expense of neighborhood character. Santa Rosa needs to quickly enact regulations which prohibit these kinds of sales. Other counties and municipalities have already done so. Santa Rosa must do so also, following their lead and using their ordinances as a model. Pat Lang

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