

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting: [EXTERNAL] Short-term rental problems
Date: Monday, May 16, 2022 11:24:42 AM

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

From: Tamao Arnold <ebikuma@icloud.com>
Sent: Sunday, May 8, 2022 6:05 PM
To: Alvarez, Eddie <EAlvarez@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; MacDonald, Dianna <dmacdonald@srcity.org>; Rogers, Chris <CRogers@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; Sawyer, John <jsawyer@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short-term rental problems

Dear Mayor, council members, and subcommittee members

I would like to address several problems and issues with short-term rental ordinance and STR itself.
I still request the City of Santa Rosa to ban STR.

Since the ordinance was placed we haven't even experienced a vacation rental high season yet. Summer is approaching and it is too early for the Economic Development Subcommittee to even discuss a potential one-time extension for Short-Term Rental Permits.

We have a non-hosted 10 maximum STR property right behind us. Even during winter time we could hear people talking loud. Can you imagine how it will be like in summer?

The problems here are:

The host is ignorant.

We no longer can call non-emergency police.

Most of the non-hosted STR happen on weekends and there is no enforcement. There is nobody to stop parties.

The city doesn't do anything for the neighbors around who are having issues with STR.

Why do the residents around need to sacrifice our normal lives? Why can "the guests" out of town can make huge noise and meanwhile we need to use the earplugs to bed and noise-cancelling headphones to watch TV or enjoy our favorite music?

Next door neighbor with 7-bedroom house is up for sale as a potential STR property.

My neighbor visited their open house pretending s/he was interested in non-hosted STR possibility. The seller's realtor told him/her "The city has a rule but of course you can do anything if you say you're a hosted STR. Just reserve the Au Pair suite - even if you don't stay here the city will never know."

This is how some people are thinking.

The City of Santa Rosa, to me, is only interested in the profit. You don't care about the residents' quality of life. It is not an exaggeration, you are telling me to leave Santa Rosa if I don't like it. When I move to Santa Rosa 20 years ago from Japan, it used to be a great place to live, not anymore.

What if someone get a permit as hosted STR. Decide to let their customers use the entire house without the host being there. How does the city handle the situation?

If the Economic Development Subcommittee allow one-time extension for more permits, this property, which is right next to our existing non-hosted STR, may be sold for a future non-hosted STR buyer.

If the city can't control the situation what is this ordinance all about? Just useless rules no one follows and the residents sacrifice our quality of lives.

What the city should value are the people who live in the city, not the small amount of people who are being selfish manipulating the rules and trying to make money.

If the city can't control those bad STR operators, STR should be gone from the city.

Hopefully our voices be heard.

Thank you very much for your time and kindness.

Regards,

Tamao Arnold



From: [Andrew Smith](#)
To: [Economic Development](#)
Subject: [EXTERNAL] ECONOMIC DEVELOPMENT SUBCOMMITTEE SPECIAL MEETING NOTICE AND AGENDA - Final - May 17, 2022
Date: Monday, May 16, 2022 9:31:01 AM

I give the city of Santa Rosa credit for taking these short term vacation rentals seriously and putting together a program to get owners to register and pay their taxes and permit fees where needed. Also looking into violations as neighbors do have issues with some of the non-hosted rentals that need immediate action.

So while it is good that there is a restriction on non-hosted rentals being 1,000 feet apart minimum, what about a percentage in a certain neighborhood? That is an issue Sonoma County is looking at as they pause any new short term vacation rentals.

But one item missing from this committee for short term rentals is changing the zoning rules to prohibit these types of rentals in residential areas. With our housing shortage and believe it or not, still not 100% recovered from the Tubbs Fire in October 2017, Santa Rosa needs residential housing for year round residents and not weekend vacationers.

In fact the Glass Fire in September 2020 almost wiped out my neighborhood of St. Francis Acres. If not for the fire department and Cal Fire getting ahead of the fire coming from Napa quickly by bringing in a bulldozer to create a 10 foot wide dirt break behind the houses that faced the open hill for the fire coming down the hill which it did at 1am in the morning, St. Francis Acres and probably much of Mountain and Sky Hawk neighborhoods would have also burnt down. Only a handful of houses in Skyhawk burnt down.

So every residential property is needed for residential use all year round. Just a fact of life on the housing issue in Santa Rosa. Thanks.

Andrew Smith
Santa Rosa

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting: [EXTERNAL] Couple of things.
Date: Monday, May 16, 2022 11:26:22 AM

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

From: Rhonda Fitzgerald <fitz0853@gmail.com>
Sent: Tuesday, May 10, 2022 11:50 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Couple of things.

I will not be able to attend the rescheduled meeting for next Tuesday. Not sure how to get my questions/concerns answered:

I think hosted/non-hosted STRs should have different guidelines and rules. Non-hosted rentals seem to be what has driven this whole thing to happen. They should be held accountable and hosted rentals should be left out of this drama.

The yearly fees are unreasonable, unwarranted and unjustified by the City. They need to either be explained how the City came to this figure or reduced to a more reasonable one and the difference be reimbursed to those of us who paid it.

The Water Dept has threatened us with penalties, etc., if we do not post signs in our STRs regarding sheets and towels. The signs are clearly geared toward hotels with daily cleaning staffs. This is not the way STRs are run. We clean and replace sheets and towels between guests and at no other time during their stay. To post signs saying we will if requested is confusing to the guests. I have a sign in my STR that talks about the water shortage and ways our guests can help. I think that is sufficient. Can this be addressed with the water department as unreasonable and unnecessary?

Thanks for your time,
Rhonda Fitzgerald

Sent to you from my iPhone.

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Honor & Respect HOA/CC&Rs
Date: Monday, May 16, 2022 11:28:53 AM

From: Jose Arturo Ibarra <josearturoibarra@gmail.com>
Sent: Saturday, May 14, 2022 1:09 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Honor & Respect HOA/CC&Rs

Greetings Santa Rosa Governing Body,

As property owners in our Community with CC&Rs we request you consider honoring the following for the permanent STR Ordinance:

“Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA’s and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.”

Best regards,

Best regards,

Jose Arturo Ibarra

[REDACTED]

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rentals
Date: Monday, May 16, 2022 11:29:17 AM

From: Claudia Sanchez <cgvs1971@gmail.com>
Sent: Saturday, May 14, 2022 1:44 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

I agree that the following information, (stated below), should be included along with all applications applying for a permit to use a property as a short-term rental here in Sonoma County.

Sincerely,

Claudia Sanchez
Santa Rosa, CA

“Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA’s and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.”

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rentals
Date: Monday, May 16, 2022 11:29:41 AM

From: Harmony Cho <ghcho63@yahoo.com>
Sent: Saturday, May 14, 2022 5:51 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

Hi,

Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.

Sent from my iPhone

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] HOA and short term rentals
Date: Monday, May 16, 2022 11:30:01 AM

From: David Quenelle <qquenel@gmail.com>
Sent: Saturday, May 14, 2022 8:08 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Cc: David Quenelle <qquenel@gmail.com>
Subject: [EXTERNAL] HOA and short term rentals

I would like to support the concept of HOA having influence in approving applications for
Short Term Rental in Santa Rosa.

I know of several existing such situations where corporations such as
AVANTSTAY have been guilty of numerous violations of city regulations for short term
rentals. The neighbors of 1611 Manzanita have many legitimate complaints about that site
with large fires in the backyard late in the evening, and excessive numbers of guests, and
loud noise disturbing nearby residents.

"Numerous residential areas throughout the city have established Home Owners Associations
with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in
no way expected to uphold these covenants, The City of Santa Rosa should at least respect
these HOA's and the covenants they have established. To that end, the permitting application
should include a provision that requires those seeking permits to provide a letter from their HOA
or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application
lacking such a letter, should be automatically denied."

David J Quenelle MD FACS

[REDACTED]
[REDACTED]
[REDACTED]

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rentals
Date: Monday, May 16, 2022 11:30:22 AM

From: Gordon Zlot <gzlot@res-radio.net>
Sent: Saturday, May 14, 2022 10:23 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.

Gordon Zlot
President RES
Voice: 707-536-9447
Text: 707-888-7303



From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rentals
Date: Monday, May 16, 2022 11:30:46 AM

From: Judy Reyes <judy.reyes217@gmail.com>
Sent: Saturday, May 14, 2022 11:12 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.

Sincerely,
Judy Reyes


Santa Rosa

Sent from my iPhone

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rentals
Date: Monday, May 16, 2022 11:31:35 AM

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

From: jdm@vom.com <jdm@vom.com>
Sent: Saturday, May 14, 2022 2:36 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

Please consider the following when structuring the Permanent Ordinance regarding Short Term Rentals in neighborhoods in the city of Santa Rosa.

Numerous residential areas throughout the city have established Home Owners Associations with covenants, codes and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, the City of Santa Rosa should at least respect these HOA's and the covenants that have been established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.

Respectfully,

John Musilli

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rental Ordinance
Date: Monday, May 16, 2022 11:32:04 AM

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

From: John Rovai <jrovai@sbcglobal.net>
Sent: Saturday, May 14, 2022 4:16 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rental Ordinance

Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, the City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter should be automatically denied.

Mary Ann Rovai


From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short-term Rentals in Santa Rosa
Date: Monday, May 16, 2022 11:32:24 AM

From: Terry Duncan <theresita7@gmail.com>
Sent: Saturday, May 14, 2022 6:41 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short-term Rentals in Santa Rosa

To Whom It May Concern:

"Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied."

Sincerely,

Theresa and Michael Duncan



From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rentals
Date: Monday, May 16, 2022 11:32:43 AM

From: Bonnie Moore <dallasandbonnie@gmail.com>
Sent: Sunday, May 15, 2022 9:41 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

"Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied."

Bonnie Moore



From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] comment for meeting
Date: Monday, May 16, 2022 11:34:00 AM

From: Bernadette Burrell <bc1605@gmail.com>
Sent: Sunday, May 15, 2022 11:44 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] comment for meeting

Dear City,

I live next to a STR located at [REDACTED]. This STR investor/owners and managers have been an absolute nightmare to live next to. It has changed the health and well being of our neighborhood. We the neighbors are forced to "become the code enforcement" as we have not gotten any support from the city, police or fire department. Almost every week to deal with either the noise, over occupancy, disrespect for the neighborhood. We need to take pictures, send in a code enforcement complaint and call the property manager which is a 1 800 number. We have on multiple occasions been yelled at by "the guests" for calling the manager. This STR continues and continues to be non conforming use in a residential neighborhood with no respect for the neighboring properties.

From the city I have received this comment:

Our team has had no-less that 30 interactions with the property owners/operators on this property and are committed to completing the task of either having the site in compliance or disallowing it. The outcome is largely dependent on some information we've requested clarification on from our City Attorney.

Again – I and my team do not discount the difficulties you and neighbors like you are enduring. We do understand the frustration at the length these issues continue to run and are doing everything we can following the unfortunate path of treating every single case as a potential court case – meaning exact steps are followed – complete documentation and evidence are gathered – most cases being reviewed by the City Attorney.

They have had multiple violations with building code violations, septic violations, and building on neighboring properties.

I ask you, if there are 30 calls into this one property how can they still be allowed to operate? How can they still be considered operators in good standing and being considered for a permit?

My neighbor to the west of my property is a hosted STR. In the 8 plus years she has been renting her property I have never had an issue or a need to call her or place a code enforcement complaint. I am not against STR that are hosted or primary owners trying to earn a few dollars by renting their homes.

But the use of out of town investors with no commitment, respect for the neighborhoods of Santa Rosa or Sonoma County is not acceptable. They are basically setting up a commercial enterprise in

our neighborhoods that is still unregulated as the emergency short-term rental ordinance is not being enforced.

I have made my home here. I did not move into a commercial zone. Yet I am forced to deal with an ever changing flow of strangers that have disrupted my peace and enjoyment of my home and neighborhood. The mental toll that we the neighbors have to endure every time a new "check in" happens is just wrong. These investor owners and Avant Stay managers that placed a "party house" next to me with 30 calls by code enforcement should be shut down. This home should have a family that would contribute to the well being of Santa Rosa and the community. Instead it is sucking dry our community resources for a few TOT dollars.

Give the neighborhoods back to the people of Santa Rosa.

Respectfully,

Bernadette Burrell

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] Short Term Rental Permits
Date: Monday, May 16, 2022 11:34:17 AM

From: Diana Mambretti <nonnidi@sonic.net>
Sent: Saturday, May 14, 2022 2:32 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rental Permits

Please consider the following when structuring the Permanent Ordinance regarding Short Term Rentals in neighborhoods in the city of Santa Rosa.

Numerous residential areas throughout the city have established Home Owners Associations with covenants, codes and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, the City of Santa Rosa should at least respect these HOA's and the covenants that have been established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied.

Respectfully,

Diana Mambretti

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: STR Public Comment May 17, Special Meeting:: [EXTERNAL] [REDACTED]
Date: Monday, May 16, 2022 11:34:40 AM

From: Michelle L Moros <michellemoros@gmail.com>
Sent: Monday, May 16, 2022 8:29 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] [REDACTED]

Greetings,

Our primary objective is to request of our City Governing body to approve the following and include it in the permanent ordinance:

"Numerous residential areas throughout the city have established Home Owners Associations with covenants and restrictions (CC&Rs) which apply within their local jurisdictions. Although in no way expected to uphold these covenants, The City of Santa Rosa should at least respect these HOA's and the covenants they have established. To that end, the permitting application should include a provision that requires those seeking permits to provide a letter from their HOA or Governing Body, if applicable, stating that the HOA allows short term rentals. Any application lacking such a letter, should be automatically denied."

Sincerely,

Michelle and Marco Moros

From: [Short Term Rentals](#)
To: [Economic Development](#)
Subject: (18) Special Meeting ED Subcommittee Public CommentFW: [EXTERNAL] Limited HOA reach
Date: Monday, May 16, 2022 2:56:34 PM

From: Charlene Wilson <wilsoncoaching@gmail.com>
Sent: Monday, May 16, 2022 12:36 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Limited HOA reach

Hello,

We live in the Woodside Hills neighborhood of Santa Rosa and while some of our neighbors may have contacted your office advocating for a letter to be submitted to the HOA prior to permitting, my husband and I are actually NOT in support of increasing the reach of HOAs to require approval.

Our neighborhood does not operate under any official HAO. It is a neighborhood covenant. We would like to keep it that way and limit the reach of the self appointed president of the neighborhood association.

While there is a campaign among some of our neighbors to limit the use of AirBnB and other short term rentals, we do not support it. We do not have rental space nor intend to, but we don't believe it is our place to create greater restrictions upon the other homeowners.

Thank you,
Charlene Wilson and Domonic Adams

--

Charlene Wilson, M.A.

Certified Executive Leadership Coach and Career Specialist

<http://www.resilientleadership.us/>

415-521-4153

Want to connect:

calendly.com/wilsoncoaching-1

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

From: MICHAEL LERAS <mleras@mac.com>
Sent: Monday, May 16, 2022 9:25 AM
To: Economic Development <economicdevelopment@srcity.org>
Subject: [EXTERNAL] STR issues in Santa Rosa

To whom it may concern,

I just wanted to reach out as a hosted AirBandB host in Santa Rosa. Economic struggles are a real thing in Sonoma County. My AirBandB has saved my farm financially. My urban farm truly is an ambassador for the goodness of our community. I am a native Santa Rosan really invested in finding a way to thrive during these trying times. Every quarter I write a check for thousands of dollars. The city gets 12% of my gross, before my costs of electricity, cleaning labor, water, garbage, breakfast foods and beverages, repairs and maintenance, laundry, property taxes, Federal and California taxes, and AirBandB fees.

My permit process is stalled at this point because I haven't been able to save enough to pay the huge expense of the permit. Would you please consider lowering that cost?

I understand that this emergency legislation was put into place to save wealthy neighborhoods from outside ventures creating party houses.

Oddly these rules squeeze out locals like myself and let people outside our community prosper even more.

As a 66 year resident of Santa Rosa I hope you can help the very fabric of what makes our city great. It's not corporate interest it is the people of our community. As my representative my hope is that you actually represent the people of our community.

Thank you,

Farmer Michael
Third generation Santa Rosa farmer

Sent from my iPhone