
From: Short Term Rentals
Sent: Saturday, July 31, 2021 4:55 PM
To: Economic Development
Subject: FW: [EXTERNAL] Short Term Rental Ordinance Input

Shari Meads | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Fax (707) 543-3269 |
smeads@srcity.org



From: Ian Alexander <ianofcourse@gmail.com>
Sent: Saturday, July 24, 2021 2:37 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rental Ordinance Input

As a resident of Montecito Heights, I have seen first hand the reality of short term rentals in the area.

As the city (finally) develops an ordinance, I believe three components are crucial:

Limits on occupancy

Penalties for non-compliance

A bias toward incenting homeowners toward long term rentals rather than STRs.

The main problem I have observed is that these rentals are being used as event spaces. Everything from family reunions to bachelor parties to just plain house parties. Because houses tend to be larger in this area, there needs to be a cap of perhaps 8 people or so. 2 to three families max. Closer to two.

The reason being is that this is not Tahoe or Bodega Bay. These neighborhoods are residential and outside of recreational areas. Therefore, these limits need to promote the original nature of our neighborhoods: Single family dwellings. Once occupancy goes too far beyond a family or two, STRs become antithetical to the zoning of the area and that is bait and switch for the families that paid good money to live in a neighborhood zoned for single families.

Without occupancy limits, local ordinances like noise or open containers will open the door to overwhelming police in enforcement. Occupancy, in my view, is the only way to mediate behavior in STRs.

Additionally, with the lack of rental properties in SR, making it more difficult to easily prosper with STRs will result in more rental units on the market for a rental starved community. It's too easy now to hand over the keys, clean up the mess and apologize to neighbors while making easy money.

Finally, there needs to be clear and immediate "teeth" to the ordinance. No more than three warnings before landlords are precluded from hosting guests for, say, a year. Second offense should be a lifetime ban.

Good luck with the ordinance. And keep in mind, rental and tax revenues will not decrease with limited occupancy as STRs are not priced based on the number of guests. Please serve the needs of neighborhoods.

Thank you,

Ian Alexander

From: Short Term Rentals
Sent: Saturday, July 31, 2021 4:53 PM
To: Economic Development
Subject: FW: [EXTERNAL] VRBO and airbnb

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From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Thursday, July 29, 2021 9:51 AM
To: Bernadette Burrell <bcb1605@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>
Subject: RE: [EXTERNAL] VRBO and airbnb

Good morning Bernadette,

Thank you for providing this excellent feedback.

If you are able, please attend the Economic Development Subcommittee meeting and take advantage of the public comment period to share this directly with the three Councilmembers. I always feel that hearing directly from our residents is the most impactful.

Warmly,
Shari

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smeads@srcity.org



From: Bernadette Burrell <bcb1605@gmail.com>
Sent: Tuesday, July 27, 2021 9:23 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] VRBO and airbnb

Hello,

I feel that short term rentals need not be allowed in Wildland Urban interface districts. Montecito Heights neighborhood has been evacuated multiple times over the last few years. People that are not from the area do not have the local Nixel alerts on their phones. They are also not familiar with the egris and exits for the neighborhoods. The houses that rent for short term are mostly used by multiple families which would also make it difficult for them to evacuate. Or worse they would not know to evacuate.

Properties in Santa Rosa are being bought for the sole purpose of being short term rentals do to the fact that there is no policy in place. Letting investors come into the area and scoop up precious housing that is not used for full time residents is a bad policy. These investors are not vested to the area. Their clients are not vested to the area and do not provide the local merchants, schools, restaurants and community with the same financial support as a full time resident. The owners are not members of the communities.

VRBO's should be limited here in Santa Rosa. We should also look to other communities that have strong rental guidelines in place. Managers/Owners should not be permitted to be far away from their rental. They should be able to respond within 20 minutes of a problem in person. It should not be the police who have to respond to loud parties, too many people at the residence or any other problem that arises.

Thank you for your consideration,
Bernadette Burrell

52 West 6th Street
Santa Rosa, CA 95401
info@6thstreetplayhouse.com

www.6thstreetplayhouse.com
Tickets: (707) 523-4185

2021-2022 Season

Love, Loss and What I Wore
Aug. 12 – 29, 2021

Murder for Two
Sept. 16 – Oct. 3, 2021

Vincent
Oct. 21 – Nov. 7, 2021

Scrooge In Love
Nov. 26 – Dec. 19, 2021

The Legend Of Georgia McBride
Jan. 6 – Jan. 23, 2022

Hair
Jan. 27 – Feb. 20, 2022

A Raisin In The Sun
Mar. 3 – Mar. 20, 2022

Hank Williams: Lost Highway
Mar. 31 – Apr. 24, 2022

Real Women Have Curves
May 12, 2022 – May 29, 2022

9 To 5, The Musical
June 2 – Jun. 26, 2022

Actually
June 9 – Jun. 26, 2022

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Lori?
Box Office Associates

6thStreetPlayhouse

July 30, 2021

To the City Council or Whom It May Concern:

I am the Artistic Director of 6th Street Playhouse in downtown Santa Rosa. We are a dedicated member of the Railroad Square Association and an important constituent in the economy of Railroad Square, as well as the city and county.

I want to go on the record to support the local Airbnb community and to say how important, even crucial, it is to supporting our operations. Airbnb owners, such as Allen Thomas, as well as others, have offered discounted or even fully-donated apartments to our non-profit theatre to house out-of-town artists performing on our stages. In order to provide the highest quality productions, with highly-skilled performers, we must bring in talent from places outside our area, sometimes even as far away as New York. Because these performers are often here as long as 7 weeks, they require places with kitchens or kitchenettes, so hotel rooms won't work and they are too expensive in any case. Without a place for them to stay while working at the Playhouse these productions would be nearly impossible to produce. The loss of Airbnb's in our area would have a substantially negative effect on our organization.

Please do not take any actions that might imperil the existence of Airbnb's.

Many thanks,



Jared Sakren
Artistic Director, 6th Street Playhouse

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

From: RICHARD MOLDENHAUER <rmoldy@aol.com>
Sent: Friday, July 30, 2021 10:07 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short term rentals

Just wanted to make sure our comments are included in meetings on this topic. An ordinance needs to get done ASAP NOW!!! All rentals should be very limited to 2-4 people in the most fire prone areas. - Montecito Heights, Brush Creek Areas!!!! This area is a tinder box waiting for one match or spark to go up and burn down massive #'s of homes. When you're weighing this topic, please keep in mind all the firepits that have been put in in the vac. Rentals/homes with nothing but dried out trees, brush, etc. and imagine one spark going up into the massive overgrown dried out tree canopies. Can't believe Santa Rosa is the only city in the county that hasn't put in any ordinance yet!!!! This is making us angry and nervous enough to actually move and leave this city before the next huge disaster of fire burning down all the homes in the Montecito Hts./Brush Creek areas!!! PLEASE DO SOMETHING NOW to stop this nonsense instead of continuing the no rules apply, constant party buses, no caring by those who rent their homes or those who come to party down with no idea of the fire dangers now in our area!!!! This is a crime and the city will be sued if a fire burns down tons more homes for no caring on getting some rules in place - this is AN EMERGENCY NOW - GET IT DONE!!!!
Mr. & Mrs. Moldenhauer

From: Anne Fenlon <cafenlon2@gmail.com>
Sent: Sunday, August 1, 2021 9:32 PM
To: Economic Development
Subject: [EXTERNAL] Short term rentals

We have an Airbnb next door to us at [REDACTED] that has had hundreds of visitors since June 21st, 2020. Besides the fact that Santa Rosa has no verbiage addressing operating rules for these short term rentals they have operated contrary to Sonoma County Public Health Covid shelter and sanitation rules. Oh that's right Santa Rosa did not adopt/ enforce these safe guards- so for the past 13 months we have had people coming into our neighborhood, daily turnovers (no 24-48 hrs vacant decontamination) and worse raw sewerage flowing down the driveway. Did I mention 3 no permitted bathrooms? Please consider enforceable penalties for homeowners who ignore building codes, create health hazards and risk the safety of people who actually live here.

Peace and understanding 🙏
Anne