

November 9, 2020

Santa Rosa City Council,

I request that the City Council immediately address rules and regulations regarding short term rentals in residential neighborhoods.

Short term rental businesses (e.g. Airbnb) are springing up in residential neighborhoods without any consideration to residents of the neighborhood or zoning. Owners are out-of-town, even out of state and out of country corporations operating on the internet. Neighbors only learn about them after the properties have been converted to small hotels, destroying the fabric of the neighborhood.

The 5 known short term rental in the Montecito area, cause extreme risk of danger to residents in the event of a fire. These short term rental houses regularly accommodate more than 10 cars at a time. During extreme these fire conditions, the number of cars trying to exit these Airbnb party houses would impede fire trucks trying to enter and would place the safety of the residents trying to flee a fire. The roads are mostly narrow and many are one-way roads, and are not designed for this kind of traffic. Please consider this letter official notice to the present danger these corporate owned Airbnb pose to the residents of this area.

In addition to the extreme fire danger risk to the residents, there are always several overflowing trash cans sitting out in the lane street. In the past police have been called due to ruckus and loud behavior. The loss of community within neighborhoods is disastrous.

The city Council should immediately for the safety of our neighborhoods, establish a formal policy protecting residential neighborhoods in Santa Rosa, as has the rest of Sonoma County.

Thank you for your consideration,

Deborah Leaf

**From:** [noreply@granicusideas.com](mailto:noreply@granicusideas.com)  
**To:** [City Council Public Comments](#)  
**Subject:** [EXTERNAL] New eComment for City Council  
**Date:** Monday, November 16, 2020 1:09:17 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 whose 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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