



October 8, 2021

Santa Rosa City Council
citycouncil@srcity.org

RE: Comments on Proposed Short-Term Rental Urgency Ordinance

Honorable Mayor and Members of the City Council,

This comment is in response to the proposed urgency ordinance for short-term/vacation rentals in the City of Santa Rosa. We are strong advocates for a regulatory framework that ensures local communities benefit from the presence of vacation rentals in their neighborhoods, whilst protecting them from harm. The urgency ordinance being proposed is a good start towards creating a strong regulatory framework that balances community interests and property owner interests, however we believe that there are a few changes and clarifications that can be made that will greatly streamline the permitting process, making it easier and more efficient.

First, the draft ordinance as written does not allow short-term rental permits to be transferred upon sale or transfer of a property. The process for acquiring short-term rental permits could be made more efficient and owner friendly if the permits were transferable, and instead required the new owner and agent to update the permit with their information. As this proposed urgency ordinance does not include a cap on short-term rental permits, non-transferability of permits does not help enforce any other portion of the ordinance; it would serve no purpose other than to add more to the city's staff workload.

The regulations on noise could be bolstered with more clarification. The "Noise Limits" section simply states that quiet hours are from 9 pm to 8 am and outdoor amplified sound shall not be allowed at any time. Having a specific metric or definition by which to measure noise and outdoor amplified sound provides consistent expectations for enforcement of the ordinance. Without any standard to abide by, there lies too much ambiguity in how much noise is too much, and whether mere conversation or playing music quietly through an outdoor stereo would constitute "outdoor amplified sound" and be a violation. Other jurisdictions have adopted standards such as a reasonable person standard, a decibel standard, or stating noise should not be able to be heard past the property lines. We believe adopting similar standards allows for a smoother relationship between short-term rental operators/occupants and neighbors by establishing clear expectations.

In a similar vein, we believe it would be helpful to add language that establishes a formal mechanism for appealing complaints. A formal procedure for appealing complaints allows short-term rental operators the chance to fight back against what may amount to erroneous

claims and misinterpreted situations from local neighbors and enforcement agents. There is always room for human error in enforcement, and allowing short term rental operators the chance to state their position or case on a violation helps to decrease that room for error. Additionally, it gives the short-term rental operators a voice in the community they operate in, and an opportunity to show that they are good-faith actors in the face of a claim.

Lastly, we believe that limiting total occupancy, including children, to 10 occupants is too restrictive. We agree that occupancy limits are a sensible, and oftentimes, necessary regulation to help ensure short-term rentals are not used for boisterous events and to help ensure neighborhood streets are not overcrowded with spillover parking from short term rental occupants. However, given other regulations proposed on event prohibition, noise, and parking requirements, we feel there are other adequate protections for neighborhood peace that do not necessitate an upper maximum on total occupancy. Standards such as a two occupants per bedroom, plus a certain number of additional guests, achieve the same goals while not limiting the potential of large properties in Santa Rosa that can safely accommodate more than 10 persons. For example other jurisdictions, such as the City of Sonoma and the City of Indio, utilize a two occupant per bedroom plus 2 occupant standard, with no absolute upper limit. This allows responsible operators such as AvantStay who care deeply about being good neighbors, to continue to bring in tax and tourism revenue to local communities, without impacting community character. This is aided by the use of noise monitoring devices, occupancy monitoring devices, sophisticated guest screening and 24/7 local support. Also, it should also be clarified whether the term "children" includes infants and children under a certain age (e.g. under the age of two, which is a common age of exemption across many different industries).

AvantStay supports sensible regulation and enforcement for vacation rentals. We believe the draft ordinance works towards advancing the City's goals; however, we believe clarity on acceptable noise levels, loosening the occupancy limits, and providing a formal procedure for complaint adjudication help make the proposed regulations more robust and fair.

We are all working towards the same goal of a safe and prosperous Santa Rosa, and appreciate the opportunity to collaborate on this issue.

Thank you for reviewing these comments.

Sincerely,

Chris Robinson

Policy

AvantStay, Inc.

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From: [Cleary, Eileen](#)
To: [City Council Public Comments](#)
Subject: October 12, CC Meeting, Item 15.1 Short-Term Rentals Urgency Ordinance
Date: Friday, October 8, 2021 2:32:39 PM
Attachments: [SR City Short Term Rental Ordinance.pdf](#)

From: Lisa Freedman <freedmanlisac@gmail.com>
Sent: Friday, October 8, 2021 12:29 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] STR Draft Ordinance Comments

Lisa Freedman
[REDACTED], Santa Rosa, CA 95404
[REDACTED]
freedmanlisac@gmail.com

Dear Santa Rosa City Council members,

I am writing to express my support for a short term rental ordinance that will safeguard the best interests of our city, neighborhoods and residents. Short term rentals have the ability to turn a neighborhood into a loud, congested party environment, where our city's residents can't afford to buy homes and where the ones already in the neighborhood find themselves living amongst transient visitors with no vested interest in caring for the community.

I have highlighted a few key items in the draft ordinance (attached) and ask that you do your best to ensure that any business operating as a hotel, be held to the same requirements and expectations of the actual hotels in our city, which provide jobs and tax income to support our community and pay for our shared services. Allow our neighborhoods to continue to be neighborhoods- especially after the pandemic, during which I believe neighbors found a new way to connect and care for one another, building and strengthening community.

Thank you.

Sincerely,
Lisa Freedman

ORDINANCE NO. _____

URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA
AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE TO ADD SECTION 20-48,
SHORT-TERM RENTALS, TO INCLUDE REGULATIONS AND OPERATIONAL
STANDARDS FOR SHORT-TERM RENTALS; FILE NUMBER: REZ21-004

WHEREAS, the City of Santa Rosa does not have regulations addressing the short-term rental of residential properties for a period of less than 30 calendar days (short-term rentals) and it is estimated that more than 350 short-term rentals are currently operating within the city limits without regulations or operational standards; and

WHEREAS, the City of Santa Rosa desires to preserve the residential characteristics of neighborhoods that enhance the quality of life for our residents, protect public peace, welfare, health, and safety, and preserve housing stock for residential use; and

WHEREAS, it has been documented that certain short-term rental activities have resulted in tension between owners/operators and neighbors, particularly in the form of nuisance complaints filed by neighbors related to impacts resulting from excessive occupancy, noise, parking, and in the form of public safety and welfare complaints related to wildfire risks and evacuation routes; and

WHEREAS, public complaints about short-term rental activities have increased in frequency and intensity, and response to complaints has required increased allocation of police, code enforcement, and planning staff resources, without resolution of issues, due to the lack of regulatory framework or funding for enforcement; and

WHEREAS, the ongoing unregulated short-term rental of residential properties presents a current and immediate threat to the public peace, welfare, health, and safety, requiring adoption of this urgency ordinance to implement locally appropriate performance standards to regulate the location and operation of short-term rentals, and unregulated short-term rentals have the potential to be injurious to the rights of neighboring property owners by preventing the peaceful and safe enjoyment of their property; and

WHEREAS, existing unregulated short-term rentals are creating a public safety hazard by impacting the ability of people to safely evacuate neighborhoods during emergencies due to an excessive number of parked cars on narrow streets which limit emergency access and a decreased ability to communicate with and educate transient renters about local emergencies and evacuation plans; and

WHEREAS, beginning on the evening of October 8, 2017, and continuing for days thereafter, the Sonoma Complex Fires burned over 90,000 acres in Sonoma County, and damaged or destroyed more than 3,000 homes and 100 commercial structures within the boundaries of the City of Santa Rosa; and

WHEREAS, the Sonoma Complex Fires claimed the lives of 24 Sonoma County residents, including nine from the City of Santa Rosa; and required the evacuation of tens of thousands of City residents; and

WHEREAS, beginning on October 23, 2019, and continuing for days thereafter, the Kincade Fire burned approximately 77,758 acres in Sonoma County and required the evacuation of approximately 186,000 Sonoma County residents including approximately 60,000 in the City of Santa Rosa; and

WHEREAS, beginning on September 27, 2020, the Shady Fire (now included as a component of the larger Glass Fire), burned 67,494 acres and destroyed 235 Sonoma County single-family residences, 34 of which were within Santa Rosa city limits, and required the evacuation of tens of thousands of City residents; and

WHEREAS on May 17, 2021, the City of Santa Rosa Fire Department declared the start of the 2021 wildfire season significantly earlier than normal following several days of Red Flag Warning conditions just outside the City limits and in combination with local hot and dry weather and due to severe drought conditions locally and throughout the state; and

WHEREAS the City of Santa Rosa is experiencing a severe and ongoing housing crisis which has been exacerbated by the wildfire disasters of recent years; and

WHEREAS, in 2018, 2019, 2020, and 2021 the Council adopted policy priorities, which included a housing for all strategy within Tier 1; reaffirming the Council's housing goals; and

WHEREAS, on March 3, 2020, the Council adopted Ordinance No. ORD-2020-003, amending Title 20 of the City Code to prohibit the use of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as short-term rentals to safeguard these units as long-term residential uses; and

WHEREAS, the conversion of housing units to short term rentals reduces the supply of housing available to serve long-term residents, which increases housing costs for both renters and buyers; and there are an estimated 350 short-term rentals operating with no regulations to reduce impacts to the City's limited housing stock; and

WHEREAS, the October 2, 2020 online edition of Marketing Science (Vol. 40, No. 1) found that the number of Airbnb listings in a zip code was associated with increases in property prices and rental rates; and

WHEREAS, unregulated occupancies of short-term rentals and associated gatherings and events at these locations can contribute to increased cases of COVID-19 infections; and

WHEREAS, on March 3, 2020, by Resolution RES-2020-035, and as extended by Resolutions RES-2020-056; RES-2020-085; RES-2020-120; RES-2020-153; RES-2020-184; RES-2021-011; RES-2021-034; RES-2021- 068; RES-2021-104; and RES-2021-143, the Council of the City of Santa Rosa ratified the Proclamation of the Existence of a Local

Emergency due to the threat to community health posed by the introduction of COVID-19 in Sonoma County that was issued by the City Manager, acting in his capacity as Director of Emergency Services; and

WHEREAS on March 4, 2020, Governor Gavin Newsom declared a statewide State of Emergency related to the COVID-19 pandemic; and

WHEREAS, COVID-19 continues to cause significant impacts to City and community operations, including medical and public health systems and facilities, public safety and emergency services, public infrastructure and programs, the local economy, and the community's well-being; and

WHEREAS, on August 10, 2021, and on September 14, 2021, the Economic Development Subcommittee of the City of Santa Rosa, based on public testimony and data presented, directed staff to take immediate action to preserve the public peace, welfare, health, and safety by regulating short-term rental operations to address community compatibility, public safety threats due to wildfires and other potential emergencies requiring evacuation, limited housing stock, and the COVID-19 pandemic; and

WHEREAS, it is urgent the City adopt regulations in order to minimize (i) the adverse impacts short-term rentals may have on surrounding residential properties and the City's limited enforcement resources, (ii) public health and safety issues related to wildfires, and (iii) dense social gatherings that pose a threat of COVID-19 transmission; as a result, the City desires to establish, on an urgency basis, an ordinance to provide regulations and performance standards to limit and allow for enforcement of r short-term rentals; and

WHEREAS, regulation of short-term rental activity, including codification of operational standards, would reduce documented nuisance and resource impacts of these activities; and

WHEREAS, there is a current and immediate need to regulate short-term rental operations within the City limits; and

WHEREAS, pursuant to Sections 36934 and 36937 of the California Government Code, the City may adopt an urgency ordinance, which shall take effect immediately, for the immediate preservation of public peace, health, or safety and it contains a declaration of the facts constituting an urgency; and

WHEREAS, Section 8 of the Santa Rosa City Charter allows the City Council to adopt an urgency measure to take effect immediately upon its adoption for preserving the public peace, health, or safety if such ordinance contains the reasons for its urgency and if passed by a five-sevenths vote of the City Council; and

WHEREAS, as provided herein, the ordinance shall be in effect immediately upon its adoption; and

WHEREAS, the Council of the City of Santa Rosa has been provided with information upon which the findings and actions set forth in this ordinance are based, allowing the Council to adopt this urgency ordinance to be effective upon adoption; and

WHEREAS, for the reasons set forth above, this ordinance is declared by the Council of the City of Santa Rosa to be necessary for preserving the public peace, welfare, health, or safety and to avoid a current, immediate impact to the peace, health, safety or welfare of the community and the recitals above taken together constitute the Council's statements of the reasons for adopting this Ordinance on an urgency basis.

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, based on evidence and records presented, that amending Title 20 (Zoning) of the Santa Rosa City Code, as follows, is required to protect the peace, health, safety, or welfare of the community by providing a regulatory framework for short-term rentals and that these amendments are in support of the City's General Plan, and the Council further finds and determines that:

- A. The proposed amendments are consistent with the goals and policies of the Santa Rosa General Plan, and all applicable Specific Plans in that the amendments further enforce existing policies related to economic vitality, police services, fire protection, disaster preparedness, noise, and resiliency. The proposal does not allow density beyond what is currently allowed and requires consistency with the Zoning Code; and
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that these regulations strive to improve and enhance public safety by providing a means to ensure that short-term rentals are operating in accordance with standards and are compatible with the neighborhoods in which they are located; and
- C. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code, in that the amendments will provide definitions and standards for short-term rentals; and
- D. The adoption of this ordinance is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15060 (c)(2) and 15060 (c)(3) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and because it is not a project as defined in CEQA Guidelines Section 15378, as it has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternatively, the Ordinance is exempt from CEQA under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that this Ordinance or its implementation would have a significant effect on the environment.

Section 2. Amend Title 20 of the Santa Rosa Municipal Code to add a new Chapter 20-48, Short-Term Rentals, to read and provide as follows:

“Chapter 20-48

SHORT-TERM RENTALS

20-48.010 Purpose.

The purpose of this Chapter is to provide a regulatory framework for short-term rentals in order to establish operating standards so that short-term rental activities do not become a nuisance to, or threaten the public peace, welfare, health, or safety of neighboring properties; to preserve the City’s limited housing stock; to retain the residential characteristics of neighborhoods; and to facilitate the collection of Transient Occupancy Taxes (TOT) and Business Improvement Area (BIA) assessments.

20-48.020 Application of this Chapter.

This Chapter applies to all short-term rental uses as defined herein but is not intended to regulate hotels, motels, inns, the home exchange of a dwelling unit (as defined by Subsection 20-48.030), or other rental arrangements including, but not limited to, community care facilities, lodging houses, rooming houses, supportive housing, or transitional housing.

20-48.030 Definitions.

Terms that are not defined in this chapter shall have the meanings ascribed to them in Chapter 20-70 of the Santa Rosa City Code. The following words and phrases shall have the meanings set forth below when used in this chapter unless the context plainly requires otherwise:

- A. Agent. A person, authorized in writing by the property owner to comply with the requirements of this ordinance, including, without limitation, the filing of an application for a Short-Term Rental Permit that has been signed by the owner, the management of the short-term rental, and the compliance with the conditions of the permit.
- B. Bonfire. A recreational fire that is greater than three (3) feet in diameter and two (2) feet in height. Bonfires require a permit issued by the Santa Rosa Fire Department.
- C. Daytime Guests. Guests who visit the short-term rental between the daytime guest hours of 8:00 a.m. and 9:00 p.m. but who are not included in the maximum number of short-term renters.
- D. Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- E. Enforcement Official. The City Manager, the Planning Director, the Police Chief, the Fire Marshal, the Building Official, or one or more of their respective designees.
- F. Guest House. A detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities. A guest house does not constitute an independent housekeeping unit, occupied by or intended for one household, on a long-term basis.

- G. Home Exchange. A type of accommodation in a legal dwelling unit in which two or more parties agree to offer exclusive use of each other's homes for living and sleeping purposes for a set period of time whereby the agreement involves the exchange of homes and may include use of the vehicles associated with those homes, with no additional monetary exchange or other consideration exchanged between the parties. Also known as home swapping.
- H. Host. A natural person or persons who is/are the owner of record of residential real property, as documented by a deed or other such evidence of ownership, who offers their residence, or a portion thereof, as a short-term rental. Host includes a personal or family trust consisting solely of natural persons and the trustees of such trust but does not include residences or condominiums owned as a timeshare, limited liability partnership or corporation, fractional ownership of six or more interests, or a business entity. Host is synonymous with Owner and Operator.
- I. Hosted Short-Term Rental. A short-term rental where the host lives and sleeps in the dwelling unit throughout the short-term rental period. No more than two bedrooms in the dwelling may be used as a short-term rental. Hosted short-term rentals shall be allowed only in the host's primary residence.
- J. Hosting Platform. A business or person that provides a means through which a host may offer a dwelling unit, or portion thereof, for short-term rental. A hosting platform includes, but is not limited to, an internet-based platform that allows a host to advertise and potentially arrange for temporary occupation of the dwelling unit, or portion thereof, through a publicly searchable website, whether the short-term renter pays rent directly to the host or to the hosting platform.
- K. Local Contact. A natural person, whether the owner or agent of the owner, who is available twenty-four hours per day, seven days per week, for the purpose of responding within thirty (30) minutes to complaints regarding the condition, operation, or conduct of the short-term rental or its occupants, and for taking any remedial action necessary to resolve such complaints, including visiting the short-term rental, if necessary, within 45 minutes after initial complaint.
- L. Non-Hosted Short-Term Rental. A short-term rental where the host does not live and sleep in the dwelling unit throughout the short-term rental period.
- M. Operator. A natural person or persons who is/are the owner of record of residential real property, as documented by a deed or other such evidence of ownership, who offers their residence, or a portion thereof, as a short-term rental. Operator includes a personal or family trust consisting solely of natural persons and the trustees of such trust but does not include residences or condominiums owned as a timeshare, limited liability partnership or corporation, fractional ownership of six or more interests, or a business entity. Operator is synonymous with Host and Owner.
- N. Operator in Good Standing. An Operator who has been renting a dwelling unit(s) or portion(s) thereof as a short-term rental(s) prior to the effective date of this Ordinance, and who can verify payment of TOT and BIA assessments to the City.
- O. Owner. A natural person or persons who is/are the owner of record of residential real property, as documented by a deed or other such evidence of ownership, who offers their

residence, or a portion thereof, as a short-term rental. Owner includes a personal or family trust consisting solely of natural persons and the trustees of such trust but does not include residences or condominiums owned as a timeshare, limited liability partnership or corporation, fractional ownership of six or more interests, or a business entity. Owner is synonymous with Host and Operator.

- P. Portable Outdoor Fireplace. A portable, outdoor, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay, or other noncombustible material. A portable outdoor fireplace may be open in design or may be equipped with a small hearth opening and a short chimney or chimney opening in the top.
- Q. Recreational Fire. A fire where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill, or barbeque pit and where the total burning fuel area is three (3) feet or less in diameter and two (2) feet or less in height. Recreational fires may be used for pleasure, religious, ceremonial, cooking, warmth, or similar purpose. For recreational fires that exceed total burning fuel area of three (3) feet in diameter and two (2) feet in height see Bonfire definition.
- R. Short-Term Rental. A dwelling unit, or any portion thereof, utilized for residing, lodging, or sleeping purposes for less than 30 consecutive calendar days, counting portions of days as full calendar days. Short-term rentals may be hosted or non-hosted. The term short-term rental is synonymous with vacation rental and transient use.
- S. Short-Term Rental Permit Application Fee. The fee assessed for a Standard Temporary Conditional Use Permit, as set forth in the City of Santa Rosa Fee Schedule.
- T. Short-Term Renter. A person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, contract, license, or other agreement for a period of less than 30 consecutive calendar days, counting portions of calendar days as full calendar days. Short-term renters also include all persons who occupy the short-term rental including during the overnight hours of 9 p.m. to 8 a.m. Daytime guests as defined herein are not considered short-term renters.

20-48.040 Short-Term Rental Permit Requirements.

It shall be unlawful for any person to rent, offer, or advertise for rent a short-term rental within the City without a previously issued and effective Short-Term Rental Permit, except for operators in good standing pursuant to Section B(1)(a) below, for each separate address at which a short-term rental would occur. A Short-Term Rental Permit may only be issued for a dwelling unit at a fixed location and address. Accessory Dwelling Units and Junior Accessory Dwelling Units are prohibited from use as short-term rentals pursuant to Section 20-42.130, Accessory Dwelling Units.

A. Permit Required.

- 1. Hosted Short-Term Rental. Hosted short-term rentals are allowed with a Short-Term Rental Permit in all City zoning districts.
- 2. Non-hosted short-term rentals are allowed with a Short-Term Rental Permit in the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), and Neighborhood Mixed Use (NMU), Rural Residential (RR), Single Family Dwelling (R-1), Residential Planned Development (PD) where not explicitly

prohibited, Office Commercial (CO), Neighborhood Commercial (CN), Community Shopping Center (CSC), General Commercial (CG), and Transit Village-Mixed (TVM) zoning districts. Non-hosted short-term rentals are prohibited in all other zoning districts.

B. Application submittal.

1. Operators in Good Standing. Operators in Good Standing shall submit a Short-Term Rental Permit Application accompanied by the Short Term Rental Permit Application Fee to Planning and Economic Development within 50 days of the effective date of this Ordinance, by December 1, 2021.
 - a. Operators in Good Standing may continue to rent, offer, or advertise a short-term rental at the location specified in the Short-Term Rental Permit application while obtaining required City approvals, except as specified in subsections (b. and c.) below. All advertisements shall include the Transient Occupancy Tax account number assigned by the Finance Department until the Short-Term Rental Permit has been approved.
 - b. Any Operator in Good Standing who does not respond within five (5) business days to any request from the Planning Department will no longer be considered an Operator in Good Standing and must cease renting, offering, or advertising the short-term rental during the resultant delay to the application review process.
 - c. If the Short-Term Rental Permit Application is denied, the Operator is no longer considered an Operator in Good Standing and shall immediately cease renting, offering, or advertising the short-term rental.
2. New operators. New operators shall obtain a Short-Term Rental Permit prior to renting, offering, or advertising a short-term rental.

C. Application requirements. An application for a Short-Term Rental Permit shall be filed in compliance with Chapter 20-50, Permit Application Filing and Processing and shall be accompanied by the appropriate Short Term Rental Permit Application Fee. The application shall include all information and materials required by the Short-Term Rental Permit application and shall clearly indicate the following:

1. The name, address, and telephone number of the owner and the local contact, if not the owner;
2. Signed Owner Acknowledgement;
3. Copy of TOT registration form showing assigned account number for new operators or for existing operators, the most current receipt of TOT payment.
4. A site plan including the location and dimensions of all dedicated off-street parking and on-street parking available for the short-term rental use;
5. A floor plan showing number of bedrooms, location of smoke detectors, carbon monoxide detectors and fire extinguisher(s);
6. The total occupancy allowed pursuant to Section 20-48.060(B-D); and

7. Such other information as the Planning Director or Enforcement Official deems reasonably necessary to administer this Chapter.
- D. Duration of Short-Term Rental Permit. A Short-Term Rental Permit shall be valid for a period of no more than one year from date of approval.
 - E. Annual Requirement. A new Short-Term Rental Permit application shall be required annually. The owner shall submit such information concerning the short-term rental activity as may be required to enable the Tax Collector to verify the amount of TOT and BIA assessment paid pursuant to Section 20-48.050 and shall report any violations and/or the assessment and payment of any penalties during the prior year.
 - F. Extension of Short-Term Rental Permit is prohibited.
 - G. Transferability. A Short-Term Rental Permit is non-transferrable. If a property with an approved Short-Term Rental Permit is sold or transferred to any other person, a new Short-Term Rental Permit shall be required.
 - H. Denial. Upon receipt of an application for a Short-Term Rental Permit, the Short-Term Rental Permit may be denied if:
 1. The application is incomplete; or
 2. The application is not consistent with the requirements of this Chapter; or
 3. The appropriate application fee has not been received; or
 4. The application contains a false or misleading statement or omission of a material fact; or
 5. The application seeks authorization at an address where a Short-Term Rental Permit has been suspended, revoked, or is subject to suspension or revocation proceedings for violation of any of the provisions of this Chapter.

20-48.050 Registration Requirements.

A. Transient Occupancy Tax.

Pursuant to City Code Chapter 3-28, Transient Occupancy Tax, within 30 days after the effective date this Chapter, by November 12, 2021, each short-term rental shall be registered with the Tax Collector and obtain a TOT account number. The owner must maintain records of paid TOT for three years and produce them upon request.

B. Santa Rosa Tourism Business Improvement Area Assessment.

Pursuant to City Code Chapter 6-56, Article IV, Santa Rosa Tourism Business Improvement Area, each short-term rental is responsible to pay BIA assessments.

20-48.060 Occupancy Standards and Parking Requirements.

A. **Compliance with Other Codes and Laws.** At the time of issuance of a Short-Term Rental Permit and thereafter, the short-term rental shall be in compliance with the California Fire Code, California Building Code, International Property Maintenance

Code, the National Fire Protection Association Standards or regulations, and any other applicable laws and codes.

B. Occupancy Limits. The maximum occupancy allowed in a short-term rental shall not exceed two (2) short-term renters per bedroom and shall not exceed 10 total short-term renters, including children. The owner shall not allow the short-term rental to be used for any gathering that exceeds the maximum number of short-term renters and allowable daytime guests, or if the minimum parking requirements specified in Section 20-48.060(D) cannot be met.

C. Daytime guests. In addition to the maximum number of short-term renters allowed pursuant to 20-48.060(B), a maximum of four (4) daytime guests shall be allowed to visit the property at any one time between the daytime guest hours of 8 a.m. to 9 p.m.

D. Parking Requirements. Notwithstanding the maximum occupancies allowed pursuant to Sections 20-48.060(B-C), the maximum occupancy of a short-term residential unit shall not exceed the occupancy supported by the minimum parking spaces as required below, except for short-term rentals located in CMU, SMU, MMU, and NMU zoning districts where maximum occupancies shall be determined by Sections 20-48.060(B-C) exclusively:

1. Each short-term rental shall provide one (1) off-street parking space per bedroom.
2. Where legal on-street parking is available, one (1) on-street parking space may count toward the minimum number of parking spaces required.
3. If a garage or driveway is used to meet the parking requirement, the garage or driveway must be available to the short-term renter for that purpose.
4. Parking shall not be located in a required front or street side setback except when located on a driveway.
5. Parking shall not encroach into the roadway or obstruct emergency lane access or travel. This includes driveways where fire department access is required to come within 150 feet from the furthest point of the structure for firefighting purposes.

20-48.070 Operational Standards.

Each owner, agent, and short-term renter or guest of a short-term rental shall comply with all operational requirements and standard conditions established by this section.

A. Noise Limits. Short-term renters and daytime guests shall comply with all requirements of Santa Rosa Municipal Code Section Chapter 17-16 NOISE, with the following exception and addition:

1. Quiet hours shall be enforced from 9:00 p.m. to 8:00 a.m.
2. Outdoor amplified sound shall not be allowed at any time associated with a short-term rental.

B. Life, Safety Requirements.

1. Each short-term rental shall be equipped with landline telephone service (POTS) or VoIP line with battery backup for the handset if a POTS isn't available. The

POTS or VoIP shall be registered to receive SoCoAlert or the most current opt in form of “Reverse 911.”

2. Each short-term rental shall have a City of Santa Rosa evacuation checklist and a Know Your Alerts flyer posted in a visible location. The checklist and flyer shall be accompanied with the Know Your Ways out map that is reflective of the appropriate neighborhood that the short-term rental is located in. The evacuation zone for the location of the short-term rental shall be clearly identified and provided with the above listed documents.
3. Recreational fires, firepits, outdoor fireplaces, barbeques/grills, and other similar items are permitted with the following restrictions:
 - a. Portable firepits and outdoor fireplaces shall not be located on combustible vegetation including but not limited to grass, bark, and combustible mulches. Recreational fires, firepits and outdoor fireplaces, whether fixed or portable, shall be fueled by natural gas propane only during the Santa Rosa Fire Department declared wildfire season.
 - b. Wood fueled or other combustible solid fuel burning which may be permitted during periods outside of the declared wildfire season must meet the following restrictions.
 - i. Be conducted in an approved fire container or appliance with a solid metal bottom, screened sides, and a solid metal lid; or in an outdoor fireplace with screened front and spark arrestor; or in another safe, purpose-built fire appliance constructed of stucco, metal, brick, or non-combustible sides including a mandatory screened top to contain embers and sparks; and
 - ii. There must be a garden hose and/or shovel with sand/dirt present for extinguishment; and
 - iii. Must be monitored by a responsible adult.
 - c. Firepits shall have sides at least 12-inches high that completely encircle the fire container.
 - d. Recreational fires shall not be located within 10 feet of any structure or combustible material.
 - e. Portable outdoor fireplaces shall not be located directly on a wood deck or other combustible surface. A noncombustible stand may be used to create separation.
 - f. Bonfires must be located at least 50 feet from a structure or property line.
 - g. All fires must be extinguished as soon as no longer in use.
 - h. All forms of open flame are prohibited when a Bay Area Air Quality Management District Spare the Air alert is in effect, or when a National Weather Service Red Flag Warning is in effect for the geographical area where the short-term rental is located except when used for cooking and in conformance with Section 20-48.060(E)(3)(a-g).

C. Events. Events including but not limited to weddings, receptions, and corporate events are prohibited.

D. Advertising and Listing Requirements. Advertising may only be conducted for short-term rentals operating under a valid Short-Term Rental Permit, except for operators in good standing as defined in Section 20-48.040(B)(1), who may continue to advertise and operate a short-term rental while awaiting City approvals so long as in compliance with Section 20-48.040(B)(1)(a-c). All advertisements, flyers, internet listings, or other methods of offering the short-term rental shall include the following:

1. Maximum occupancy;
2. Number of dedicated off-street and on-street parking spaces available for use by short-term renters;
3. Notification that quiet hours must be observed between 9:00 p.m. and 8:00 a.m.;
4. Notification that no outdoor amplified sound is allowed; and
5. The Short-Term Rental Permit number for the property except that operators in good standing, pursuant to Section 20-48.060(B)(1)(a-c), shall use the Transient Occupancy Tax account number until the Short-Term Rental Permit is approved.

E. Posting and Neighbor Notification of Permit and Standards.

1. A copy of this Chapter and the Short-Term Rental Permit listing all applicable standards and limits shall be posted within the short-term rental. The owner shall post these standards and limits in a prominent place within six (6) feet of the front door of the short-term rental and shall include them as part of all rental agreements.
2. At the owner's expense, the owner shall provide mailed notice, in a format approved by the Planning Director, of permit issuance to property owners and tenants within 600-feet of the short-term rental using a mailing list to be provided by the City.

F. Accessibility. The short-term rental unit shall be made available by the owner, agent, or local contact for inspection by code enforcement, building, police, or fire personnel by request at any time.

20-48.080 Enforcement.

This Section contains the enforcement process as set forth below. However, this process does not preclude other means of enforcement including but not limited to that which is provided by City Code Section(s) 1-28, Violations – Penalty and 20-54.100(B)(1), Permit Revocation or Modification, Land Use Permits, or as allowed by State law. A violation of any of the requirements of this Chapter, or any other Chapter of the City's Municipal Code, or any local, State, or Federal laws shall subject the short-term rental owner to enforcement action against the Short-Term Rental Permit, up to and including revocation. Police reports, fire department incident reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video may constitute proof of a violation.

A. Initial Complaint Procedure. Initial short-term rental complaints shall be directed to the local contact as identified in the temporary use permit application. The local contact shall be available by phone 24 hours per day, seven days per week, during all times when the

property is rented. Should a problem arise and be reported to local contact, the local contact shall be responsible for contacting the short-term renter to correct the problem within 30 minutes, including visiting the site if necessary, to ensure that the issue has been corrected within 45 minutes. It is not intended that the local contact place themselves in an at-risk situation to comply with this requirement.

- B. **Penalties.** Violations of any provisions of this Chapter, or any other Chapter of the City’s Municipal Code, shall result in the assessment of enforcement penalties to the short-term rental owner in the amounts listed in Table 48.1. A Short-Term Rental Permit that has been revoked for any reason may not be reapplied for within 12 months of the date of revocation.

TABLE 48.1 ENFORCEMENT PENALTIES

<u>Enforcement Penalties</u>		
First Violation	Second Violation within one year	Third Violation within one year
\$500.00 and education	\$1,000.00	\$2,000 and revocation of Short-Term Rental Permit.”

Section 3. Environmental Determination. The Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15060(c)(3), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and because it is not a project as defined in CEQA Guidelines Section 15378, as it has no potential for resulting in physical change to the environment, directly or indirectly. Additionally, or alternatively, the Ordinance is exempt from under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that this Ordinance or its implementation would have a significant effect on the environment.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

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Section 5. Effective Date. This Ordinance shall take effect immediately upon its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 12th day of October 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

From: [Diane Moresi](#)
To: [CityCouncilListPublic](#)
Subject: [EXTERNAL] Short-Term Rentals
Date: Friday, October 8, 2021 3:55:22 PM

Dear Mayor Rogers and City Council Members,

It has recently come to my attention that within a relatively small area, and a short period of time, approximately four or five properties have recently been purchased for the sole purpose of creating short-term rentals.

Our residential neighborhood of single family homes are within both the city and the county. The greater neighborhood sits in a potential wildfire zoned area. It is Montecito Heights.

To introduce numerous short-term rentals in the area is unnecessary in my view and should only be allowed, if at all, in relatively small numbers.

In the bigger picture, if the Council believes that the introduction of short-term rentals will bring more tourism, more tax dollars, or more permitting dollars, I feel you are short sighted in view of the housing needs in Santa Rosa.

Every short-term rental uses a home that could be occupied by a couple or family living, working, and contributing to the community at large.

Instead of short term visitors spending money at restaurants and wineries on long weekends, we should have residents who frequent their local small businesses on a regular basis to meet the needs of their families and homes.

Do we want small boutiques catering to tourists, or do we want family friendly shops with necessities for everyday living? A balance seems more sensible to me.

The community needs citizens who volunteer and support the elderly and youth on a regular basis.

By allowing numerous short-term rentals with a lack of regulation and rigorous permitting process, we are allowing the “creep” of these properties to change the very essence of first the neighborhood, and then the community at large.

This in term affects the affordability of long-term rentals and home prices.

In my perusal of articles on Google, rental rates for long-term residents appear to be rising faster in neighborhoods where short-term rentals are most prevalent. This trend is anticipated to grow, as more investors begin specifically seeking to buy homes they can rent out as short-term rentals.

Bottom line, the influx of out-of-town visitors upsets the peaceful enjoyment of long-standing residential neighborhoods. Short-term renters have no stake in the community, and therefore no reason to care how the neighborhood around them suffers from their vacation activities.

Sonoma County’s own policy/regulation document states:

The Vacation Rental Exclusion Combining District or X Zone prohibits vacation rentals in the following areas outside the Coastal Zone: (a) Areas where there is inadequate road access or off-street parking; (b) Areas where the prevalence of vacation rentals is detrimental to the residential character of neighborhoods; (c) Areas where the residential housing stock is to be protected from conversion to visitor-serving uses; (d) Areas where, because of topography, access or vegetation, there is a significant fire hazard; (e) Areas where residential character is to be preserved or preferred; and (f) Other areas where the board of supervisors determines that it is in the public interest to prohibit the establishment and operation of vacation rentals. (Sonoma County Code § 26-79-005)

Letters (b), (c), (d), and (e) seem to me to apply directly to our neighborhood, and those near by.

I urge you to seriously consider a moratorium on permits which allow short-term rentals to inundate neighborhoods, such as Montecito Heights, until a full city planning/zoning study has been done to address the numerous issues created by short-term rental properties. Then and only then, after full transparency and public input, should the Council move forward on this issue.

Sincerely,

Robert and Diane Moresi

[REDACTED]

Santa Rosa, CA 95404

dmoresi@mac.com

The Council of the city of Santa Rosa

October 8, 2021

Re: Short Term Rental Urgency Ordinance

We have resided in our Santa Rosa residence for over 40 years. Our street is in a quiet neighborhood including many young families. Recently the adjacent property and another three houses down from us have been purchased by entities that are using them as Short Term Rentals. Both are large homes with pools which tend to attract parties. We were very dismayed to find that Santa Rosa, as opposed to the county and other cities, has no ordinance to govern this usage.

This Short Term Rental Urgency Ordinance should be immediately passed. Until the City has had an opportunity to verify its effectiveness and adopt necessary changes, a moratorium should be passed.

Diane & Peter Borberg



From: [Cindy Wade](#)
To: [_CityCouncilListPublic](#)
Cc: [Erica Lipanovich](#)
Subject: [EXTERNAL] SHORT TERM RENTAL ORDINANCE
Date: Friday, October 8, 2021 7:49:11 PM

Dear City Council Members,

We Cindy and John Kelly, along with my mom Anna Wade of Rancho Cabeza Drive are writing to you in support of the Short Term Rental Ordinance.

As I stated in my original communication, our comments stand.

My husband and I choose to move to Santa Rosa where my husband performs MRI at a local hospital for the Sonoma County community. We recently relocated from a busier area of the city to a home in the Town and Country Heights neighborhood because we were attracted to the quiet, calm and natural beauty found in this area. We thought it the right environment for my elderly disabled mother to enjoy the peace that came along with the area.

Unfortunately, it has come to our and our entire neighborhood communities attention that our community is changing due to the increasing prevalence of investor owned Short Term Rental properties. We have been in touch with some neighbors are in an impossible situation after a STR moved in next door to them, leading an onslaught of parties and endless vacationers. One neighbor even laments that her neighbor's home is used to host large events such as weddings. **This is completely unacceptable.**

Another facet to these investor owned STRs is the baffling contradiction of the city councils position on the availability of homes for residents of this city. We residents require family homes were we can rest after working a shift at the hospital, the sheriffs division, the police force or the JC, etc.

Unlike a neighbor who may rent there home temporarily while on vacation, These investor owned STRs are not community minded, they have no connection or care of the neighborhoods they invade. This is the essence of our argument and concern.

Recently We were made aware that two homes, one just three doors down from ours was recently sold to an investment company with the intent of renting the 5 bedroom home with a pool as a STR. As you can imagine, a property such as this one will likely attract large groups and parties that will disturb the peaceful neighborhood we all enjoy. This makes a total of 3 short term rentals on the very small street of Ranch Cabeza Drive we call home. Our valid concern is that **an investor owned STR in our neighborhood will lead to an increase in traffic, crime, violence, noise and nuisance that will inevitably come to our neighborhood.**

We are a wildlife corridor where deer roam, we all have pets, there are many young families with preschool age children and many who enjoy walking their dogs in our wonderful neighborhood; these investor owner STRs presence will threaten our safety and destroy our sanctity.

Many neighbors who have had STR on their street have found that after submitting multiple noise complaints to the police, they have just stopped responding.

Further rules and restrictions regarding party size, strict noise enforcement and limits on STR properties in residential communities Must be considered and Enforced. There **MUST** be a moratorium on STRs in Santa Rosa until cohesive rules governing them are in place.

Let the department not forget the exorbitant taxes we Citizens of Sonoma County pay to live on our communities and the Invaluable services we bring with us, medical and legal positions.

Thank you for your time and consideration. We appreciate the ability to voice our concerns before the meeting on October 12th which our scheduled do not allow us to attend.

--

Cindy and John Kelly, Anna Wade

From: [Johanna Zetterberg](#)
To: [Short Term Rentals](#); [City Council Public Comments](#)
Cc: [Meads, Shari](#); [Benjamin Goldstein](#)
Subject: [EXTERNAL] STR Draft Ordinance Comments / Oct 12 City Council meeting agenda item 15.1
Date: Friday, October 8, 2021 7:52:53 PM

Dear Santa Rosa City Council and staff,

These comments are submitted within the October 8th 2021 deadline (no hour was listed on the website) and for the October 12th City Council meeting agenda item 15.1 PUBLIC HEARING - SHORT-TERM RENTALS URGENCY ORDINANCE.

We are grateful to the City for taking swift action on the issue of short-term rentals in our community. The draft ordinance, however, does not go far enough to protect the character and safety of our community and instead prioritizes economic opportunity for investors or people who are *not* part of our community. The long list of risks and hazards to communities from unhosted short terms rentals in particular are well documented. Below are changes needed to the draft in order to protect Santa Rosans.

20-48.040 Short-Term Rental Permit Requirements

Comment 1: Prohibit unhosted short term rentals in areas zoned R-R and R-1 because these are residential neighborhoods and unhosted short term rentals are a commercial activity much like any hotel or other similar short term lodging facility and belong in areas zoned for commerce.

Comment 2: Prohibit unhosted short term rentals in the Wildland-Urban Interface Fire Area according to the City's definition and map accessible on <https://srcity.org/596/Wildland-Urban-Interface>. Homes in the Wildland-Urban interface are held to higher standards for building codes and weed abatement due to extreme fire risk. Short term rentals are not compatible with the Wildland-Urban interface because occupants must be familiar with evacuation routes, sensitive to any activities that may cause a fire, and unhosted owners are far less likely than residents to maintain their property free from flammable vegetation and take other fire prevention precautions.

Comment 3: institute a cap on the number of permits issued for short term rentals based on an equitable geographic distribution to avoid an untenable level of disruption for any particular area.

Thank you,

Johanna Zetterberg and Benjamin Goldstein
Santa Rosa, CA

From: [Nile Sprague](#)
To: [City Council Public Comments](#); [Sonoma County Coalition of Hosts](#)
Subject: [EXTERNAL] Urgency Ordinance - Short-Term Rentals
Date: Saturday, October 9, 2021 4:18:28 PM

Hello,

I am a homeowner in Santa Rosa and also operate my home as a vacation rental when I am out of town. The income from the vacation rental comprises a substantial portion of my income, and facilitates me making substantial improvements to my home (for example, the addition of solar and all electric HVAC this year) and paying my mortgage and taxes. I have been paying the 12% transient occupancy tax consistently for several years, since starting to rent my home in this way.

I am concerned about the upcoming Urgency Ordinance regarding vacation rentals. My concerns are in line with those expressed by SCCH. Here are the most important points:

Hosted Short-Term Rentals should NOT BE LIMITED TO TWO BEDROOMS because the owner is present to deal with any issues that may arise. Why can a non-hosted short-term rental use ALL rooms, but a hosted rental be allowed to purpose only two rooms (or 4 people) short-term? Assuming the good reputation of hosted rentals, hosts should be able to purpose all rooms.

Hosts with more than 2 bedrooms will be forced to cancel already booked guests for the upcoming holiday season, leaving people scrambling to find new accommodation.

Parking Requirements For Non-Hosted Short-Term Rental Parking: Parking requirements should align with the County. Parking shall be provided as follows: a minimum of one (1) on-site parking space for a vacation rental with up to two (2) guestrooms or sleeping rooms; two (2) on-site parking spaces for a three (3) or four (4) guestroom vacation rental. Larger non-hosted short-term rentals must demonstrate adequate parking with a minimum of three (3) spaces. On-street parking may be considered for up to one (1) of the required parking spaces; otherwise, the number of vehicles allowed for overnight guests shall be limited to the off-street parking available, as demonstrated by the application materials and the property checklist, but shall not exceed one vehicle per bedroom. This maximum number of vehicles permitted for guests shall be clearly set forth in all rental agreements and in all online advertisements and listings.

Daytime Guest Hours and Limits — We are recommending the hours for daytime visitors align with the Sonoma County ordinance of 7AM-10PM and be aligned with the county limitation. We also view the 4 guest limitations in the proposed Urgency Ordinance as too restrictive, arbitrary and very difficult to enforce. We recommend a permitting process to enable short-term rental owners and hosts who desire to host larger events, within reasonable limits, to do so by obtaining an event permit.

Zoning Districts — Restricting all short-term rentals (hosted and non hosted) to only certain districts seems arbitrary and unfair. Many hosted rentals are seniors and owners who rely upon extra income by renting out rooms to short-term guests and students.

Occupancy Limits for Non Hosted Rentals — We also believe this proposed limitation is also entirely unreasonable and that Santa Rosa should align its 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.

Thank you,
Nile Sprague



Santa Rosa CA 95404



Nile Sprague

Web ~ Photo ~ Video



From: [Gary Lentz](#)
To: [CityCouncilListPublic](#)
Subject: [EXTERNAL] Draconian short-term rental
Date: Sunday, October 10, 2021 5:21:31 PM

Dear SR City Council:

Wow, talk about looking a gift horse in the mouth, bringing a sledgehammer when a scalpel is called for, and throwing the baby out with the bathwater... pick your favorite metaphor, this proposed short-term rental regulation is an OUTRAGEOUS OVERREACH on the part of the city of Santa Rosa and will so FAR MORE HARM than good.

You are infringing on private private property rights to such an extreme, and unenforceable, extent that you are making a bigger problem than you think you have. And, in the end, you will make nobody happy.

Bringing people to Sonoma County for a vacation is good for our economy, and the city collects taxes on those stays. But, more importantly, over the last four years we have seen short term rentals fill a huge void in the community when it came to housing people displaced by fires, and bringing in temporary workers to help rebuild our housing stock. Without short term rentals, our city would be in a far worse position than it is now.

Most importantly, these draconian regulations are taking a very few complaints and punishing all of the many, many very responsible property owners who are being good neighbors and good citizens and punishing them for the mistakes of a few bad actors.

I, for instance, a short-term rental owner/manager for 6+ years, make it clear to my guests FOUR SEPARATE TIMES that they are required to treat my home, and my neighbors, as their own. I take that responsibility very seriously, as do the vast majority of short term rental owners. Should my guests violate any of the restrictive rules I placed on them, they are kicked out on the spot!

Wouldn't it be better to put in place a few common sense rules and restrictions and then have a series of escalating penalties for those who don't follow them? Fines, restrictions, and ultimate loss of privilege, seem appropriate punishments for owners who are not good neighbors. Why punish responsible homeowners for doing nothing but benefiting our community?

I strongly urge you to take a very light touch when it comes to this matter. Yearly licenses? Notifying neighbors as far as 600 feet away? Restricting "quiet hours?" Why not just ask short term rental owners to be good neighbors within the laws we already have and punish them should they violate them?

In my six years as an owner I've never, ever had a complaint, a call, or a visit from the city of Santa Rosa. I pay my TOT every quarter, like clockwork. Why not try to start out slow like investigating whether there's a problem before acting.

If anything like what you are proposing passes, I guarantee I, and many other homeowners, will simply get out of the business and you will have "thrown the baby out with the bathwater."

What will happen if the notified neighbors decide they don't want a short term rental in their neighborhood? Do they get veto power?

You seem poised to invent a monster that really does not need to be created, and cannot be controlled once it exists. Please rethink your options carefully before acting, and GO SLOW.

Right now, we are able to bring a lot more visitors to Sonoma County, and particularly since Santa Rosa, because of our short term rental community. That means more people shopping and dining in the city of Santa Rosa. Once you take this away, trust me, Santa Rosa will not be first on these peoples list for where they want to stay.

Do private property rights still exist in the city of Santa Rosa? I certainly hope so. How do you vote on this these rules will have a lot to do with that determination.

Best regards,
Gary Lentz

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From: [Michael Von der Porten](#)
To: [CityCouncilListPublic](#)
Subject: [EXTERNAL] Vacation Rentals
Date: Monday, October 11, 2021 1:44:26 PM

Members of the Council,

The argument that requiring a representative to be available is too demanding has been shown to be false for MANY YEARS.

The alarm ordinance requires a representative to be available and to respond within one hour. That ordinance has been in existence for many, many years.

- 1.
- 2.
3. Upon request of the police department, a user or designated representative shall respond within one hour.

<https://www.srcity.org/951/Alarm-Ordinance-Summary>

OK, 45 minutes might be tight, but 1 hour has worked for a long time.

It is a privilege to install and operate a fire alarm. It is a privilege to rent out your property on a short-term basis at the possible inconvenience and disruptions to your neighbors.

The *Press Democrat* editorial wrote of rules within existing frameworks. The one-hour clause seems to fit within existing frameworks.

Stay safe,

Mike

Michael Von der Porten

From: [Short Term Rentals](#)
To: [City Council Public Comments](#)
Subject: October 12 CC# 15.1 Short-Term Rental Urgency Ordinance Public Comment
Date: Monday, October 11, 2021 2:58:11 PM

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

From: Katie Booth <boothsk@gmail.com>
Sent: Friday, October 8, 2021 4:26 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] STR Draft Ordinance Comments

Dear Council-members and all concerned,

On the 4th Anniversary of the Tubbs fire, I want to voice my extremely strong opinion against these STR's, especially on hillsides, wild urban interface districts. There should be an immediate moratorium until cohesive rules governing them is in place. Site managers need to live on site to prevent fires from happening, or to catch them early. Houses are being bought up as party houses, ie allowing 16 people in a 5 bedroom house. Those traveling to our county do not have the awareness, personal stake, concern or history of living through many dangerous fires and evacuations; and then when in altered states, lack the safety awareness.

A website should also be established to list the STR's in each neighborhood to increase awareness of the transient housing, along with the owner and manager's contact information, etc. Perhaps a sign should be placed in the front yard listing the manager's number in case of emergencies.

Valuable housing is also being snatched away when we are in a housing crisis, increasing housing costs in an already unaffordable area. And when the next fire occurs and we lose more housing stock, reasonable rentals will be lacking.

Katie Booth
Santa Rosa

From: [Short Term Rentals](#)
To: [City Council Public Comments](#)
Subject: October 12 CC# 15.1 Short-Term Rental Urgency Ordinance Public Comment
Date: Monday, October 11, 2021 2:59:16 PM

From: deborah leaf <dal@sonic.net>
Sent: Friday, October 8, 2021 4:39 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Urgency Ordinance Short Term Rentals

Dear members of the Santa Rosa City Council,

I am submitting my comments to the Urgency Ordinance regarding the short term rentals that are destroying our residential neighborhoods and making them unsafe.

20-48.040 Short Term Rental Permit Requirements (p.3)

Non-hosted short term rentals are presenting constant safety issues for our residential neighborhood and undermining the integrity of our neighborhood.

Considering the many issues of concern, particularly a safety concern with multiple cars and tour buses blocking one lane, one way roads, in the event of a fire on our hill, or if an ambulance were needed.

The non-hosted short term rentals create a dangerous situation for our neighborhood, blocking all roads off of our hill, people loitering throughout our hill smoking among dry branches and leaves

in an extreme fire danger area, with a complete disregard for any and all responsibility. Please, do not allow non-hosted short term rentals.

20-48.060 B/ Occupancy Standards and Parking Requirements (p.5)

Please limit number of occupants and number of days frequency of rentals.
Our neighborhoods should not include hotels, disguised as short term rentals.

Having a maximum of 10 occupants is exactly what is making our neighborhood unsafe.

Our one lane, one way roads can not safely accommodate the volume of traffic 10 occupants bring. Having that high number of occupants, turns what should be a residential home into a hotel event center, ruining our neighborhood,

Please limit the rental frequency, as it is extremely disruptive to have a constant stream of strangers, with no regard for our neighborhood streaming through,

in addition to constant parties and garbage overflowing in the street 7 days a week.

Please, make a distinction between hosted and non-hosted short term rentals and absentee owners, these non-hosted absentee owner short term rentals are creating a private and public nuisance in our neighborhood.

Please put less attention to the city's revenue collections and more efforts in preserving Santa Rosa residential neighborhoods.

Thank you,

Deborah Leaf

Santa Rosa Ca

95409

From: [Short Term Rentals](#)
To: [City Council Public Comments](#)
Subject: October 12 CC# 15.1 Short-Term Rental Urgency Ordinance Public Comment
Date: Monday, October 11, 2021 3:00:16 PM

From: Scott Booth <boothsmd@gmail.com>
Sent: Friday, October 8, 2021 6:29 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Short Term Rentals (STR)

I am concerned regarding the proliferation of STR in my Montecito Heights neighborhood:

These frequently become party houses with the associated noise/traffic/parking issues. There are also concerns regarding wrong direction drivers trying to find these rentals on one-way roads.

It is irresponsible to allow these rentals in high fire risk neighborhoods as the short term tenants are often unaware or do not care about appropriate fire precautions. Just imagine the poorly supervised open fire pits, outdoor barbecues and fireworks in some of these high fire risk zones (category 4 according to the Santa Rosa Fire Department notices we receive yearly).

Conversion of rental homes to STR reduces our available housing stock for permanent residents, displacing them with transients.

- Please consider a moratorium on STR in Santa Rosa until appropriate rules governing them are in place.

- Do not allow STR in residential zone areas, especially Wild Urban Interface / high fire risk districts.

- Managers / Owners should be required to live on site on these STR properties. This would greatly reduce the noise / party issues and reduce the need to involve law enforcement in responding to noise complaints.

- Require signage in the front yard of STR with the manager's contact information to allow neighbors to call when issues (noise, parking, traffic, etc) arise.

I am a long term occupant in my neighborhood (24 years) and would hate to see it turned into a hotel zone or worse yet burned to the ground by transient partiers who don't know better or care.

Thank you for considering my concerns.

Sincerely,

Scott Booth
Santa Rosa, CA 95409

From: [philippe.vendrolini](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Short term rental Ordinance
Date: Monday, October 11, 2021 4:50:13 PM

Hello,

I wanted to leave a comment for the hearing on the 12th:

We are fire victims who returned recently to our rebuilt home to discover a short term rental was set-up close by, this has transformed our neighborhood, it is no longer the quiet valley surrounded by woods settings we knew before, the constant back and forth of new guests, loud partying, and gatherings at the home and around it has negatively impacted our quality of life and ability to enjoy our home.

-In our opinion short term rental in residential areas are generally a nuisance for residents around them.

-They solely profit the owners who turn regular homes into full time businesses. That is not compatible with residential neighborhoods.

-They also represent potential dangerous situations in highly flammable areas like ours where visitors may not have a full understanding of how sensitive our area is.

I know we are not alone with these thoughts, thank you for your work on this ordinance and giving residents more power to control and at this point at least mitigate the bad players here.

Philippe & Shari Vendrolini

 Santa Rosa, 95403