

From: [Robert Anderson](#)
To: [Short Term Rentals; PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Regarding STR ordinance update.
Date: Wednesday, May 3, 2023 3:05:58 PM

Dear Commission and city council,

I would just like to provide some feedback on the proposed ordinance updates. I am asking you to reconsider the maximum of 1 non-hosted str permit OR grandfathering in those who already have more than 1. I have 2 permits for non-hosted str. I am 33 years old and am born and raised in Sonoma County with no college education due to various reasons. STR allows me to provide for myself and my wife nicely in this high-cost-of-living area and without it, I sincerely don't know what work I could do that could provide a living wage. Santa Rosa simply does not have alot of high paying jobs. I have been able to do a tremendous amount of volunteer work in our community due to having this income. Many of us with multiple permits are not bad people or corporations. Or please consider allowing multiple permits in commercial or downtown areas. My permits are in downtown areas that do not disturb neighbors at all since all the neighbors are businesses that shut down at 5 pm. In fact, some of the nearby businesses cause much more of a commotion than my guests do. I have paid my TOT diligently and maintained the requirements. I would like to have a continued positive relationship.

Thank you for your consideration in this regard. It is greatly appreciated!

From: [David Long](#)
To: [Kirk, Lou](#); [Meads, Shari](#); [Jones, Jessica](#)
Cc: [Hartman, Clare](#); [Dunston, Daryel](#); [CityCouncilListPublic](#); [Short Term Rentals](#)
Subject: [EXTERNAL] Fwd: 2636 Knob Hill Drive
Date: Sunday, April 30, 2023 10:02:10 PM

Hello everyone,

Dale's message below is another example, albeit a relatively minor one, of why City Planning and Code Enforcement staff have been barking up the wrong tree for the past 18 months in attempting to regulate Short-Term Rentals. The current form of the ordinance and the strategies being employed for its enforcement are not not protecting neighbors from undesirable and life-altering disturbances coming from Non-Hosted Rentals. This is because those with the power and responsibility to enact rules that protect Santa Rosa citizens are failing to recognize the reasons why Non-Hosted Rentals are not compatible with residential neighborhoods.

The basic reason why they are not compatible is that nearly every Non-Hosted Rental is used primarily by out-of-town people that are on vacation or celebrating either a holiday or a meaningful event in their lives. Most Non-Hosted properties are rented for 2 to 5 nights at a time, which can occur 3 to 5 times a month. That equates to as many as 25 nights per month, with occupancies being in the higher end of the range from May through October. Therein lies the problem of incompatibility. These out-of-town and unfamiliar people may be inherently nice and law abiding, but they behave differently here than when at home, because they are on vacation and often feel entitled by virtue of having paid hundreds or thousands of dollars to stay in the Non-Hosted Rental. They also likely have no in-person contact with the owner or host of the property. Even when disturbances do not happen or when the Short-Term Rental property is vacant, neighbors experience anxiety about when disturbances might next occur or when unfamiliar and NOT inherently nice and law abiding people might be the next renters. These scenarios play over and over again, day after day, month after month, year after year. An end to this should occur ASAP.

That different behavior of Short-Term renters manifests itself in many ways that are disturbing to neighbors and could be as simple as Dale's example where 3 or 4 people are having a celebratory-level conversation outside, in earshot of his bedroom window at 10 PM. These types of disturbances will never turn into a code violation, yet they are intensely bothersome to nearby neighbors, AND they can occur 25 out of 30 nights per month, AND the people generating the disturbances are not full-time neighbors. If they were full-time neighbors, (a) one would feel reasonably comfortable in speaking to them directly about it, and (b) the disturbances would be far less frequent.

The City's code enforcement practice of requiring investigation and obtaining proof at a level that can support deliberations in a court of law is absurdly ineffective in the instances of place and time violations. There is no level of staffing or response that will make this course of action a value proposition for the City.

Right now you are probably saying to yourself, "we've heard this before." That may be true, but perhaps when you hear it for the 50th time and with different examples and details, you might feel compelled to do something proactive and effective to address it. I guarantee that if a few staff or Councilmembers lived adjacent to a habitually disturbing property similar to 2636 Knob Hill Dr, 1611 Manzanita Ave. or 2603 Rancho Cabeza Dr, Non-Hosted Rentals would have been prohibited in residential zoning districts long ago.

Despite the favorable action by the Planning Commission this past Thursday to move staff recommendations for Ordinance change on the the City Council, their overall sentiment was that much stricter enforcement of much stricter ordinance terms are needed. It would behove staff to include that sentiment in the next Short-Term Rental presentation that will be prepared for the Council.

Despite a few minor stumbles, staff did a good job in presenting at the Planning Commission meeting. Unfortunately, when it came time to provide guidance on the Zoning Code and General Plan consistency issue, staff was inept, incorrect and perhaps being a bit defensive in trying to justify the section of the original Urgency Ordinance that allows Non-Hosted Rentals in nearly every residential zoning district - which Ordinance language was, by the way, initially crafted by staff.

Please remember, it's okay and even admirable to admit when a mistake has been made. To offer a thoughtful correction of the mistake as a solution to the problem created is even more admirable.

Non-Hosted Short-Term Rentals are incompatible with residential neighborhoods, and residential zoning districts should be removed from the Ordinance's list of where they are allowed. There are plenty of reasonable ways to administer the resulting creation of non-conforming uses from the 198 Non-Hosted Permits.

Until that or something similarly proactive happens, we will continue to seek engagement with staff and Councilmembers to discuss these issues. We hope that everyone approached will be willing to engage in true back and forth discussions. You are of course welcome to contact us at any time even when we do not ask!.

Thank you,
David Long
Save Our Santa Rosa

----- Forwarded message -----

From: **Dale Sessions** <dale@daledesignsf.com>

Date: Sat, Apr 29, 2023 at 9:15 AM

Subject: 2636 Knob Hill Drive

To: Kirk, Lou <lkirk@srcity.org>

Kirk,

With warmer spring weather upon us, so has the outside activity at the lovely non-STR (hotel) begun to sprung at 2636 Knob Hill Drive.

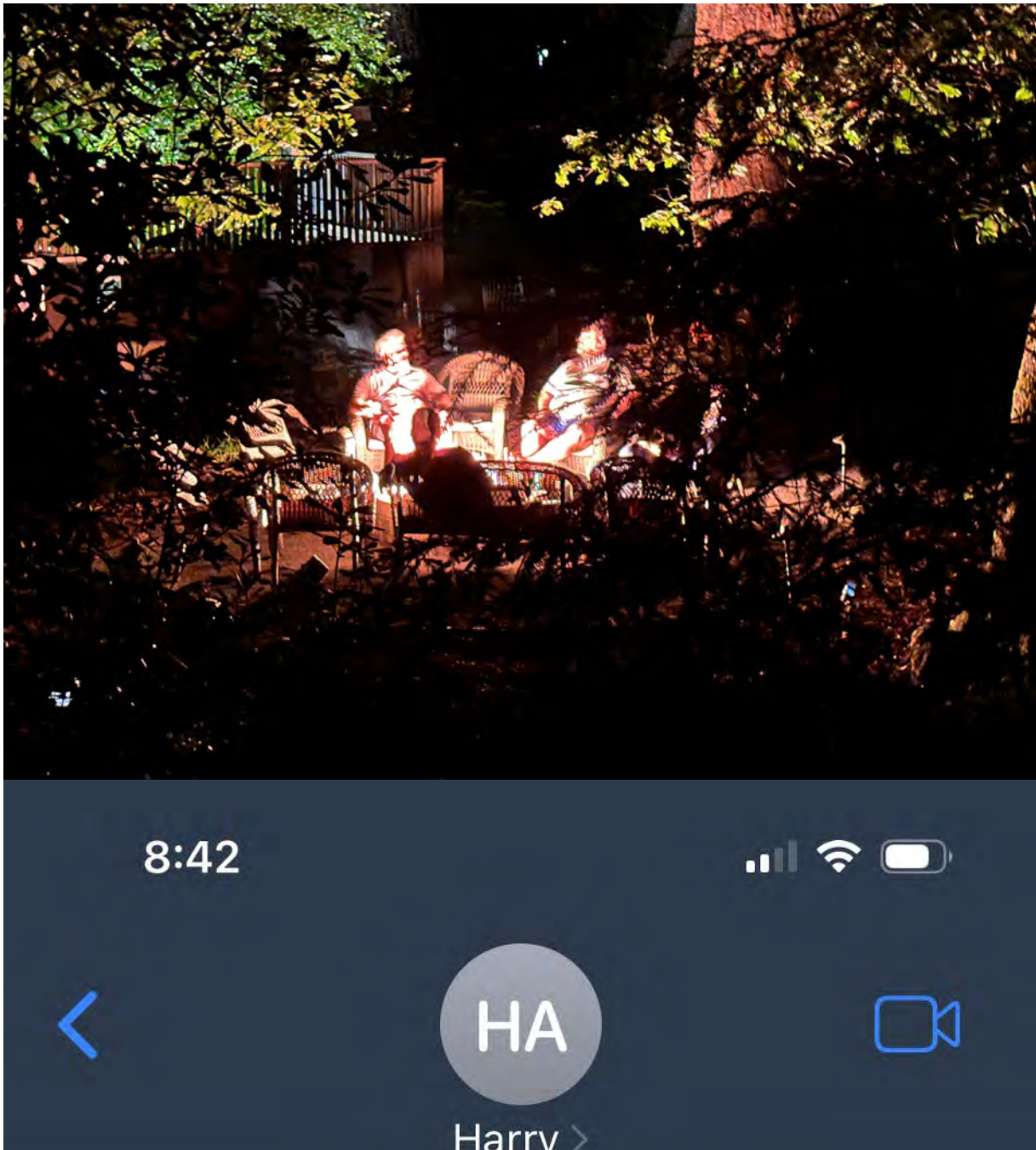
Thursday early evening around 4:pm with the arrival of party guests was a lot of yelling swearing and music pounding from the walls at the property. Contacted Albers and he was responsive however accused me of yelling at his guests. Not the situation at all and it came from another neighbor apparently. But the bigger picture here is the constant corrective action required as every rotation of guests the new problems occur.

Friday evening guests were at the figure pit chatting it up near 10:pm. Not outrageously loud but enough so no one can sleep around here. Sent a txt to Albers at 10:05pm and he responded back at 8:41am. Apparently the 30min response is null and void here again. I called the hotline as well and was told they can be outside after 9:pm and if it's not loud/party there is no violation. The alarming situation here is Alber's delayed response as this is a clear violation. Images below with time stamps.

Appreciate your feedback to the ongoing issues here.

Thank you,

Dale Sessions



Yesterday 10:05 PM



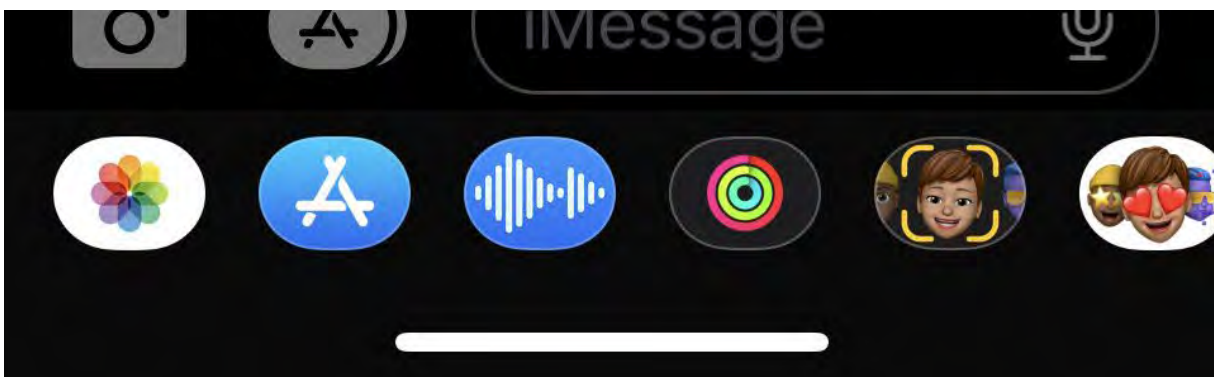
Time stamp shows
this was almost
10:pm.

Read 8:41 AM

Today 8:41 AM

Thank you. I will deal
with it.

🌙 Harry has notifications silenced



--

Dale Sessions

2619 Fir Park Way
Santa Rosa, CA 95404
Cell: 415.244.1283

--

Thanks!

David Long

707.322.8823

From: [Javier Tenorio](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] Proposed Zoning Code Text Amendment
Date: Saturday, April 29, 2023 3:43:00 PM

Hello,

I attended the Santa Rosa Planning Commission meeting on Thursday 4/27 and have a comment regarding the recommendation of the Planning Commission to eliminate the use of all BBQ grills and fire pits at STR locations. Unfortunately, this recommendation cannot be enforced for hosted STRs. As a homeowner who lives in a hosted STR, I am entitled to use my gas grill and fire pit whether I have STR guests on my property or not. I urge you to reconsider the guidance from the Planning Commission as they are not aware of this loophole (or reality for that matter). I encourage you to use the guidance provided by the Fire Chief and Fire Marshall as it creates a level playing field for ALL businesses in the hospitality industry such as hotels, STRs, Bed & Breakfasts, wineries, and restaurants.

Thank you,

Javier

From: [rick](#)
To: [Meads, Shari](#); [Kirk, Lou](#); [Oswald, Jesse](#); [Crocker, Ashle](#)
Subject: [EXTERNAL] Planning Committee Follow-up
Date: Friday, April 28, 2023 11:50:38 AM

Shari, Ashlie, Lou and Jesse, Thank you all for your patient leadership through the Planning Commission meeting last night. As residents of Santa Rosa having a tremendous vested interest in the peace and tranquility of our neighborhoods, we appreciate all you are doing to retain the residential character of those neighborhoods. We realize this is a challenging process and we appreciate the work you are doing to get it right.

I think you all understand, we still have a considerable amount of work to do to alleviate the suffering some of your neighbors continue to experience with those non-hosted STR operators who have no consideration for the neighbors. The sooner we can revoke the permits of those egregious violators the better off we all will be. We look forward to working with you to make that happen.
Regards, Rick Abbott

Sent from [Mail](#) for Windows

From: [Julianne Linares](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] 2023 Short-term rental legislation
Date: Friday, April 28, 2023 12:02:04 PM

To whom it may concern,

I am writing this email as a resident and homeowner in Sonoma County that favors the support and ongoing use of short term rentals in our community. I believe that the permitted, responsible owners of these properties offer a valuable contribution to the growth and well being of our community as a whole, whether it be helping provide jobs for businesses servicing these properties, helping boost the local tourist economy for our small businesses, or having provided refuge for displaced fire victims and most recently storm victims from this substantially rainy winter we experienced. Please, consider what is at stake for taking away the good these homes provide to our communities here, and for the individuals running them that have already shown that they are abiding by the rules and regulations that have been asked of them, and not the few bad apples, that can be found in any walk of life.

In addition, the income that many owners use from their short term rentals is arguably, I believe, a core fundamental right that should not be restricted upon, in giving people another avenue to pursue towards financial securities for the circumstances that we all as humans face continuously (i.e. healthcare costs, dependent care costs, education, retirement, costs of living).

It is my hope and expectation that the governing bodies that oversee this legislation carefully and prudently consider the impact that their decisions have on these short term rental property owners and not solely and with what appears as bias towards the worries and fears of their objecting neighbors, or from groups that have made it their mission to target these tax paying, ordinance compliant, and responsible homeowners.

Thank you & sincerely,

Julianne Linares
(Sonoma County resident since 2008)

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

From: Carlos Abela <losabela@mac.com>

Sent: Friday, April 28, 2023 12:01 PM

To: Short Term Rentals <shorttermrentals@srcity.org>

Subject: [EXTERNAL] Short term rental ordinance - comments

Hello, I cannot attend the city meeting regarding the new short term rental ordinance under consideration but would like to provide my comments. Is this where my comments can be provided to the Board ?

My comments are:

- I do not believe that short term rental guests cause any more disturbances than regular residents of our city.
- If the city takes away a short term rental license due to complaints, why is this not applied to hotel licenses as well ? It should be.
- The city should follow the law and provide for adequate DUE PROCESS before taking away a license or before counting a complaint against the owner. This means a proper investigation of the complaint prior to any city action, not just accepting what the complainant has to say, an administrative evidentiary hearing after the action has been taken and ability to appeal to superior court.

From: [Guasco, Cher](#)
To: [Carlos Abela](#); [_CityCouncilListPublic](#)
Cc: [Hartman, Clare](#); [Jones, Jessica](#)
Subject: RE: [EXTERNAL] Changes to Short Term Rental regulations
Date: Friday, April 28, 2023 4:52:31 PM

Good afternoon,

Thank you for taking the time to share your thoughts with the City Council. We appreciate input from our community. All City Council Members have received your email and I have also forwarded it to the appropriate department.

Sincerely,

Cher L. Guasco | Senior Administrative Assistant
City Manager's Office | 100 Santa Rosa Ave, Rm 10 | Santa Rosa, CA 95405
Tel. (707) 543-4647 | Fax (707) 543-3030 | [cgiasco@srcity.org](mailto:cguasco@srcity.org)

All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.

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

From: Carlos Abela <losabela@mac.com>
Sent: Friday, April 28, 2023 4:45 PM
To: [_CityCouncilListPublic](#) <citycouncil@srcity.org>
Subject: [EXTERNAL] Changes to Short Term Rental regulations

My comments are:

- I do not believe that short term rental guests cause any more disturbances than regular residents of our city.
- If they city takes away a short term rental license due to complaints, why is this not applied to hotel licenses as well ? It should be.
- The city should follow the law and provide for adequate DUE PROCESS before taking away a license or before counting a complaint against the owner. This means a proper investigation of the complaint prior to any city action, not just accepting what the complainant has to say, an administrative evidentiary hearing after the action has been taken and ability to appeal to superior court.

Thank you, Carlos Abela

From: [Dave James](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] Short Term Rentals Changes
Date: Thursday, April 27, 2023 8:55:45 PM

Shari:

I appreciate all you have done administering the no win issue of the short term rentals problem plaguing Santa Rosa. It is truly a no win issue. We all know it. You know it better than anyone.

Having watched the meeting tonight, which is almost to conclude, it has become apparent . . .

The City of Santa Rosa was behind the eight ball and let this situation get to the point where it is now next to impossible, as I see it, to eliminate these horrendous short term rentals in previously occupied regular residential neighborhoods where peace and tranquility previously existed. Even if some of the public comment opposing these short term rentals was exemplified, based on what these poor people living next to them have endured, it doesn't change the fact anyone owing a home here wants

these abhorrent places next to them. They are not all bad, I am sure. But the ones that are bad - and are not very well monitored - it is a living nightmare for those poor people stuck with the fact they have to live next to one and nothing can be done. Unless I am mistaken, we residents stuck with them are just that - stuck with them. Period. It is too late to eliminate short term rentals in Santa Rosa as I see it. I might be missing something. I don't think so. Correct if I am wrong?

The City of Santa Rosa is not ready to renege the permits issued to these short term rental home operators. To say the City missed the boat is about the biggest understatement ever regarding administering these places. It's too late. If I'm wrong, let me know. I don't believe I am wrong of what to expect moving forward. On a go forward basis, we are going to have to live with these establishments if that is what we want to do or endure. It is a pretty sad scenario as I see it.

The legal cost of killing short term rentals to current operators would probably be such a huge financial hit to the City of Santa Rosa - from how many litigation cases coming forward from owners of these commercial business operating them now - it would be impossible the City would ever even consider taking this on. Correct me if I am wrong. I am sure I am not. I'd appreciate getting

a contact with someone in the City's legal department that could verify that. But I think I'm spot on.

So as someone who has lived here for 62 years and now faces living across from one of these god damn places - I am left with a couple of options.

Rent my house to someone who doesn't care-probably someone wouldn't care.
Sell the house at a loss since you have to disclose you live next to one of these places.

It is not your fault, I want to emphasize that. It is the fact Santa Rosa let it get away from them.

I suspect I might as well start accepting the fact I am done here in Santa Rosa and sell my house. It was a great place to live but this situation has made it clearly no longer favorable. Period.

Hope you stay sane through all of this and thanks for what you have done to try and mediate the issue. But at the end of the day - it seems old Santa Rosa residents might as well fold their cards because the damage has been done. The Damage Is Done. S-T Rental owners have the upper hand here by all accounts and all of us old Santa Rosa residents are basically sucking swamp water.

The public comment forum was especially nice tonight. But it was basically never going to favor those opposing existing short term rentals in this City. Thanks for your help again. I'm out.

Thank you

Dave James

From: [Jenny Romeyn](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Subject: [EXTERNAL] in support of STR ordinance
Date: Thursday, April 27, 2023 3:34:32 PM

I'm writing this email as a lifelong resident of Sonoma County, since 1975, a local business owner and short term rental operator. I have owned my business, Cupcake, in Santa Rosa since 2005. My family recently moved out of the area but we kept our home so that I could go back quarterly to check on my business and, as a family, we can go back to spend time with our friends and loved ones. We chose to short term rent our house so that we could afford to continue making the mortgage on what is now our second home, so that we can schedule when we want to use it personally and so that we can move back one day when the time is right.

I am in support of the requirement to hold a permit and to limit the number of permits available. I'm also in support of regulations and compliance requirements. I do think there are some issues with the current ordinance that could be improved, but overall, I think it's important to have guidelines to keep short term rentals operating as what they should be- places for visitors whom we want to welcome to beautiful Sonoma County to use for vacation when a hotel room won't work (as a family of five, hotel rooms generally don't work when we're travelling so we opt for short term rentals). I do not want parties in my home, nor do I want them in our community and for that reason, I'm in support of some form of compliance requirement.

I am in continual communication with my neighbors and all of them have told me that not only do they not have a problem with visitors staying in my home, but that they enjoy the hospitality aspect of meeting them, hearing about where they're visiting from and welcoming them to the area. Meeting new people is great!

My business also benefits greatly from visitors coming to the area and I would hate to see the negative impact that would have should STR's be banned altogether.

My hope is that our community can find a mutually beneficial balance of welcoming visitors to our community, into our businesses and into the homes of those who want to host them.

Thank you for your time,

Jenny Romeyn, owner/chief fashion officer
CUPCAKE
FOR SWEET & STYLISH KIDS
723 Village Ct. Santa Rosa ca 95405 | 707.579.2165
1300 1st St., ste. 325, Napa, CA 94559 | 707.637.4383
www.shopcupcake.com



From: [Julianne Linares](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rental legislation 2023
Date: Thursday, April 27, 2023 8:35:13 PM

To whom it may concern,

I am writing this email as a resident and homeowner in Sonoma County that favors the support and ongoing use of short term rentals in our community. I believe that the permitted, responsible owners of these properties offer a valuable contribution to the growth and well being of our community as a whole, whether it be helping provide jobs for businesses servicing these properties, helping boost the local tourist economy for our small businesses, or having provided refuge for displaced fire victims and most recently storm victims from this substantially rainy winter we experienced. Please, consider what is at stake for taking away the good these homes provide to our communities here, and for the individuals running them that have already shown that they are abiding by the rules and regulations that have been asked of them, and not the few bad apples, that can be found in any walk of life.

In addition, the income that many owners use from their short term rentals is arguably, I believe, a core fundamental right that should not be restricted upon in giving people another avenue to pursue towards financial securities for the circumstances we all as humans face continuously (i.e. healthcare costs, dependent care costs, education, retirement, costs of living).

It is my hope and expectation that the governing bodies that oversee this legislation carefully and prudently consider the impact that their decisions have on these short term rental property owners and not solely and with what appears as bias towards the worries and fears of their objecting neighbors, or from groups that have made it their mission to target these tax paying, ordinance compliant, and responsible homeowners.

Thank you & sincerely,

Julianne Linares
(Sonoma County resident since 2008)

From: [Larry Slater](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non- hosted rentals
Date: Thursday, April 27, 2023 2:47:23 PM

Hello,

I'm writing in support of a ban on non- hosted rentals in residential neighborhood.

We live in close proximity to such a property and have submitted complaints about noise violations in this past year.

The home was initially listed on a site called " Avant-Stay", and is now on VBRO.
The listing advertises it as an "entertainment paradise" for 8 people.

We've been informed that the company owner of the property was fined for repeated noise violations, and they responded by suing the city.

Enforcement seems to be an endless problem; I believe we are better off as a community by eliminating them altogether, or at a minimum, developing clear guidelines and substantial fines for violations.

Sincerely,

Larry & Ann Slater
3019 Santa Anita Ct
Santa Rosa

Sent from my iPad

From: [Luke McGarva](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Oppose non-hosted STR in residential neighborhoods
Date: Thursday, April 27, 2023 4:12:58 PM

Good afternoon.

My name is Luke McGarva, I have lived in Santa rosa for nearly 40 years and have owned my current home for nearly 12 years. My wife and I have raised our two daughters at our home and purchased it with the confidence that our family-oriented neighborhood would be preserved by long standing zoning codes. When the home next door was sold a few years ago and purchased for the sole purpose of running a commercial hotel enterprise that changed. We now have a new set of strangers partying next door most weekends over the course of 6 to 7 months per year. We are regularly run out of our own back yard and forced to close all our back windows due to constant noise pollution. During the hot summer months this becomes even more problematic since air flow through our home is our only means of keeping things cool. We have little recourse in this matter since the festivities typically run from mid-morning to 9 or 10 at night, not early or late enough to warrant a response from enforcement authorities.

The current zoning code allows several non-residential usages and one transient lodging usage in residential areas. Those allowable non-residential usages include community care facilities, child or adult day care, and certain home occupations. The single allowable transient lodging facility is a traditional bed and breakfast. All the allowable nonresidential usages have several commonalities that distinguish them from a non-hosted STR. First of all, they all provide for some sort of on-site supervision. For example, Daycare facilities (both child and adult) have on-site supervision for the entire time they operate during the day. The same applies to community care facilities. Supportive and Transitional housing are generally linked to other supportive services which act to provide a level of supervision of the participants. A traditional bed and breakfast typically rents only a bedroom in the home occupied by the owner/operator of that home. That owner provides on-site supervision. This in many respects is similar to a hosted STR. This on-site supervision is critical not only for the clients of those businesses but for the surrounding neighbors. Secondly, the bulk of these allowable usages require the application and approval of a minor conditional use permit. The process for receiving a minor use permit requires public notification and a public hearing if requested in writing. Further, there is an appeal process open to the public to appeal the granting of a MUP. This entire process gives the neighbors an opportunity to weigh in on any proposed non-residential usages. Thirdly, all these usages are specified in the current zoning code.

Non-hosted STR's are not legitimate residential usages but instead are transient lodging facilities and commercial businesses that are taking advantage of the fact that they are not addressed by the current zoning code. They are in distinct contrast to the currently allowable usages because there is no on-site supervision, there is no requirement for a conditional use permit which would allow the neighbors to weigh in during the process, and the current zoning code does not specifically allow this usage. Incorporating non-hosted STR's into the zoning code as an allowable usage would not change the fact that there is no on-site supervision, and there is no opportunity for the surrounding neighbors to voice their concerns.

For these reasons, I oppose both the inclusion of non-hosted STR into the zoning code as an

allowable usage in residential areas and the continued operation of non-hosted STR in our residential neighborhoods. I do support a specific provision in the zoning code limiting non-hosted STR to the non-residential areas of our city.

Thank you for your time.

From: [Marsha Douthit](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non hosted Air B&Bs
Date: Thursday, April 27, 2023 2:49:19 PM

Sent from my iPadThe non-Hosted Airbnb's do not comply with the rules and regulations we have one right next-door to us they have more people there than they're supposed to quite often we see them go in the house when they come in and this is in winter when summer comes it's just gonna get worse with a noise factor I am also concerned that they have a fire pit next-door we live in a high fire neighborhood they moved it off the house to under the oak trees if a wind comes up in Oak tree catches the leaf here goes the neighborhood and brush Creek and we all know what that's like that is a huge concern thank you Marsha and Jim Shotwell the non-Hosted next-doorIs 1611 Manzanita

From: [Nikki Stoddart](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Proposed new Short Term Rental Ordinance
Date: Thursday, April 27, 2023 5:22:36 PM

Hi SR City,

I unfortunately cannot attend today's meeting, however I wanted to send you my thoughts regarding the proposed new ordinance for STR's in Santa Rosa.

I have been an Airbnb host for 11 years, and have managed 3 Santa Rosa properties as STR's for various owners. The proposed ordinance has some short sighted and unfortunate restrictions which I believe are unnecessary, misguided, and poorly thought through.

1) Restriction limiting 1 STR per owner: This is unnecessary. There is already a cap on the total number of permits allowed. Those operators in good standing, who have proven over time to run safe, clean, drama-free airbnb properties should be allowed to own multiple properties. Especially if those properties already have permits in good standing. To suddenly decide that owners can only have 1 permit is a massive overreach and frankly, an abuse of power that seems to have no real point other than a naked power grab. It seems intended to satiate the rabid and loud few homeowners who are out to see STR's restricted into oblivion. And for what point?

2) Increase in the fines: This is unnecessary and a profligate abuse of power. Already, owners can be dinged \$500 for very minor issues. We were fined because we didn't have some bit of bureaucratic minutiae on our listing. Now, I understand fines for nuisance, noise issue, or other major problem. BUT THOSE SHOULD BE PUT IN PLACE FOR EVERY PROPERTY, NOT JUST STRS. Allowing anyone with a bone to pick to just hassle STR owners is wrong to begin with. Allowing them to nitpick at \$1500 a pop is just grossly abusive.

In sum, I am all for ordinances that make sense and solve problems. However, it seems to me that the currently proposed ordinance neither makes sense nor solves problems, Focus on removing problem listings- the party houses- and for God's sake leave the rest of us alone.

We pay taxes, we bring jobs to the community such as cleaners, handymen, tradespeople etc and most importantly, we bring happy tourists to Santa Rosa, to shop in our stores, spend money in our wineries, eat in our restaurants, and visit our cafes. We are not causing problems for the community. We run well organized, safe, beautifully designed properties that are an asset to neighborhoods. Lets keep it that way.

Nikki

From: [steve Murdock](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Hosted short term rentals
Date: Thursday, April 27, 2023 2:52:41 PM

I have a hosted short-term rental in my house. I don't think it is fair to lump us together with the unhosted str's. It is my understanding that hosted str's have almost no complaints. I also find the permits and fines to be related to unhosted str's income. If I get a fine of \$1500 that will be 60 to 100% of my monthly income. If it happens during the off-season one fine could be several months of income. I'm afraid of fines and I am doing everything in my power to prevent them but if I get two fines I will be put out of business and will need to go on welfare.

--

Steve Murdock,
short term rental host

From: [Susanne Lake](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Agenda Item 04/27/2023 Short Term Rentals
Date: Thursday, April 27, 2023 4:29:27 PM

Good afternoon.

My name is Susanne Lake. I have a hosted rental in my family home.

- As the former Executive Director of the Sonoma County Tourism Program, I understand the importance of tourism dollars to our city. Tourism is our #1 economic driver. We generate transient occupancy tax revenue and BIA revenues, and we generate visitor spending once the guests get here. Short term rentals create jobs, providing a living wage to housekeepers, landscapers, electricians, plumbers, wait staff at restaurants and wineries, and more. We are part of the tourism eco-system.
- Please do not cap the radius or supply of short-term rentals.
 1. We, Sonoma County, the destination, will lose competitive edge in the visitor industry.
 2. We know that limiting supply only increases costs. Vacation rentals provide an affordable alternative to hotels. For example, a family of six can stay in a vacation rental for \$300 a night. There isn't a hotel in Santa Rosa that would accommodate 6 people for \$300. This creates a situation where only the elite can travel here.
- The fee hike, which tripled, is excessive. Violations should be on a sliding scale and categorized by administrative, noise, and safety.
- I am opposed to someone searching my home at any time.

I am a retired widow now.

1. It's expensive to live in Sonoma County. I can't afford to live here without this income.
2. My home is too big for one person. I get to share it with others who come to our beautiful destination and who are looking for alternatives to hotels. My guests even get to bring their dog.
3. I have lived here for fifty years. I don't want to move. I want to stay in my family home and this is my retirement strategy.

Thank you.

--

Susanne Lake
(707) 583-5993

From: [Tiffany A](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Subject: [EXTERNAL] Santa Rosa strs
Date: Thursday, April 27, 2023 4:37:44 PM

CAUTION: This email may contain a sensitive financial request. Please verify the sender's identity before taking action.

Hello all-

I wanted to voice my opinion. Vacation rentals provide access for families who want to visit amazing cities like Santa Rosa. They also allow my family to visit. We spent two months in our home last year and celebrated Christmas there but we love to share our home with others when we are not there.

When we rent our home we recommend many amazing local places like Willis wine bar, Spinster Sister and Fredia cafe supporting local businesses. I also always recommend wineries in town. The restrictions are tighter than nearly any city. I think a balance between permanent residents and renters can be found.

Also, it seems unfair to have a system where permanent renters or owners can call anytime they want on a vacation home, even without real reason to. I fear any more restrictions will just make this worse and cause more unwanted calls to the city.

Tiffany Katuls
Client Communications Manager
Full Circle Home Loans, Inc
Call or text: 949-287-2288
Branches in Upland, Newport Beach & Temecula
BRE # [01971313](#) NMLS # 235211
w: www.FCHomeLoans.com
e: tiffany@FCHomeLoans.com

WARNING! WIRE FRAUD ADVISORY: Wire fraud and email hacking/phishing attacks are on the increase! If you have a closing transaction with us and you receive an email containing Wire Transfer Instructions, DO NOT RESPOND TO THE EMAIL! Instead, call FCHL loan officer/closer immediately, using previously known contact information and NOT information provided in the email, to verify the information prior to sending funds.

From: [Carl Campbell](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] Planning Commission Discussion
Date: Thursday, April 27, 2023 2:10:39 PM

I was notified of this meeting and am unable to attend, but wish to share my comments.

It would appear that the City has received comments about bad behavior by short term rental guests, in particular at non-hosted rentals.

These bad actors would be handled by the owners/City ordinances. What concerns me is the majority of the non-hosted rentals have no problems whatsoever, but are negatively affected by your oft changing rules, fees, fines, etc.

I am writing because I live adjacent to one of these non-hosted rentals on Humboldt St. and feel you should also hear positive comments rather than just negative.

I am retired and am at home much of the time. I and my family have had no problems of noise, traffic, parking, etc.

In fact, the owner checks in frequently to ask about any problems or concerns. A couple of times she called about complaints and asked me to check - one about parking, the other about noise. I went outside and then walked over to the property. In both instances the complaints were bogus.

I would urge you to objectively review the issues. Punish the bad actors but not the great majority who are following the rules.

Thank you,
Carl Campbell
740 Carr Avenue
707-888-8042
ocarlcampbell@gmail.com

From: [Diana Mambretti](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Opposition to Non-Hosted Short Term Rentals
Date: Thursday, April 27, 2023 1:53:21 PM

As a Santa Rosa resident and a resident of an area in which there are non-hosted short term rentals, I would like to express my objection to these types of rentals. Non-hosted rentals are in my opinion similar to a hotel and do not belong in a residential area. These types of lodgings should be in an area zoned for commercial type businesses not in areas zoned for single family homes. Thank you for your consideration in this matter.

Sincerely,
Diana Mambretti

From: [Eric Fraser](#)
To: [Weeks, Karen](#); [Sanders, Terrence](#); [PLANCOM - Planning Commission](#); [Holton, Jeffrey](#); [Duggan, Vicki](#); [Cisco, Patti](#); [Carter, Charles](#); [Peterson, Julian](#)
Subject: [EXTERNAL] Santa Rosa STR Program
Date: Thursday, April 27, 2023 12:25:23 PM

Dear Chair Weeks and Commissioners, Staff;

Please accept my heartfelt thanks for the roles you play in developing the City's STR program. You are between that proverbial "rock and hard spot".

As a researcher involved in studying STR policy in the City, County, Coast and in many jurisdictions in this State and Country, I can understand the tremendous pressure on public officials to "get it right". Looking at the list of anti-STR complainers that includes retired law enforcement, retired senior government officials, "movers and shakers", and other VIPs underscores the pressures you are under civically and politically. They feel they know what strings to pull; facts be damned.

Some are expecting to have STR owners/operators and pro-STR folks encourage testimony from the tens of thousands of guests who have enjoyed staying at a STR here. Assuredly, visitors were pleased, as seen in the comments received for feedback that are prompted for almost every stay that is booked online. STR owners/operators and their agents love their Santa Rosa, so why would there be an expectation for guests to need to defend the reputations of owner/operators as well as their own and other members of their group? Many anti-STR advocates have claimed that guests (Short-term Renters) are the source of negative impacts, when facts tell a different story for the most part. Short-term renters and their guests will just vote with their money rather than care about the potentially racist*, anti-STR rantings of a few. It's not the visitor's problem to solve, and they have alternatives to take their families to other places and away from any perception of corruption. The "Homes not Hotels" signs are not an indication of the STR owner/operator acting dishonorably, instead it's a reflection of people who have granted themselves permission to be threatening, inhospitable, and war-like. (*refers to the undefined "neighborhood character" claim.)

Unfortunately, the City started off on the wrong foot in 2021 by convening in secret, pushing through an Urgency Ordinance, and straying away from actual fact finding. In 2022, the City engaged in several unjust actions

against STRs including another Urgency Ordinance, pretextual actions by government officials to put STRs in a bad light, and the persistent use of propaganda and methodologies apparently designed to denigrate STRs further.

The City has been responsible for a huge amount of unsavory conduct against STR owners/operators and their agents and guests. In the background have been political campaigns, a suspicious deal regarding the Arthouse (a project of affordable condominiums that opened as a "boutique hotel". More on that below), an arrest of a code enforcement officer, at least one lawsuit, and a continued assault on STR properties from a home-grown terrorist group with the slogan "Homes Not Hotels!" that has the implied consent to operate without legal crosschecks by senior City staff.

I don't like to study any of this, it's so distasteful and shows at the core that our City is composed of a lot of bullies who feel they can force their will on others. No, I'm not talking about STR Owners/Operators who operate their homes within the regulations, and who are trying to keep up with the City's manipulative strategies, or must defend themselves against vexatious neighbors.. well, by now you know who I'm talking about.

As an experienced STR host who has been creating TOT (and BIA, but that's another story) for the City for over 7 years, I can say I do love hosting and STRs, and my City. That's probably why my neighbors encouraged me to start a neighborhood group that has engaged over 175 residential properties, 150 businesses, and thousands of volunteers to perform over \$500,000 worth of beautification in our historic neighborhood.

My guests are great, having caused a few problems for me but NONE for my neighbors and NONE for the City from their stays. The guests to our STR tend to be representative of the Bay Area and the rest of the world as a whole, and do not fit into the characteristics of the City's monolithic demographics as we host people from many other cultures and races. During the Tubbs fire, and subsequent disasters, our STR has hosted evacuees, victims, first responders and essential workers. Our research shows that there is a huge amount of unused sleeping capacity in our existing housing stock, estimated at over 36,000 bedrooms in the City! It's not uncommon to see one or two people living in a 3+ bedroom home. STRs are a proven method for leveraging unused sleeping spaces and empty

second homes.

I'm wondering if a requirement to be a leader in Santa Rosa is to be a bit of a sadist. I'm wondering if Senior Staff and elected officials actually enjoy seeing conflict, considering how inflamed the conversation has become since the City has refused to deal in facts, has staff that are anti-STR activists, and has engaged in much behind the scene dealing with anti-STR activists, and has denied legitimate participation by STR advocates in a substantive way. The time has come to have a legitimate series of workshops with a steering committee so we can have a mutually beneficial STR program.

The apex of STR activities in the City was apparently in 2017. STRs are not a new phenomenon, and the decision to not regulate STRs historically was based on the infrequency of legitimate nuisance complaints received. Now the City has called a War on STRs that allows the anti-STR forces to attack with all sorts of claims and stories, few backed up by verifiable facts. By the way, the apex of second/recreational homes probably occurred in the 1970's, but today the estimate is that around 3,500 second/recreation homes are present (this is important because activities at second homes and other properties are frequently blamed on STRs).

Now activist staff will present the concept that the number of complaints against STRs is significant without disclosing that over 97% of those complaints came from just a few anti-STR activists and have little to do with verified nuisances. Instead it shows the conspiratorial approach used by City staff to accommodate anti-STR activists. Government managers who operate in good faith would instead see a problem in coddling unfounded and vexatious complaints, the potential for corruption within their ranks, and basic injustices that would open them up to judicial review and legal actions. In many ways, the War on STRs shows the essence of what this City is, unfortunately.

Samuel Johnson seems to have summed up our situation best: 'Among the calamities of war may be jointly numbered the diminution of the love of truth, by the falsehoods which interest dictates and credulity encourages.' (from *The Idler*, 1758)

In the preparation of information to be foundational in protecting people's

civil, property, and due process rights, I'm working hard not to "hate" on actors engaged in the War who have abdicated their civic duties to engage in fact-based gathering and deliberation, but when I see members of our government taking sides and even fomenting the War, it creates a very deep sadness and feelings of hopelessness within my core, and the undue burden of stress upon my mind. If the government is dishonest and manipulative - the quality of life for all people, regardless of their opinions about STRS, in all areas of governmental interface is impacted. I think most residents would agree with my sentiments.

Before I prescribe an antidote to diminish the War, restore peace and justice, and deliver increased quality of life to all who live and visit Santa Rosa, I do need to get to the bottom of the Arthouse project (620 7th). We have yet to take a deep dive but from what we know, condominium projects sometimes are created to allow owners to be managed by the developer as an STRs when not in use by the owner. This project appears to fit that description, but unlike other similar projects studied, the Arthouse did not go through the City's STR permitting scheme- why? Who owns the individual units? Are anti-STR activist staff, elected officials, and other connected political players being protected by having this project "off the radar"?

I assume that today's Planning Commission will be another battle in the War, so I'll participate remotely. I don't like seeing how people behave in War - I'm a lover. Because truth is an essential to freedom - I'll fight, but only when processes that can produce justice are deployed.

For today's business, the Commission is placed in a position of demanding verified and truthful information. They need to rise above the noise of War, the manipulations of activist staff (even if it supports individual political ideologies) and order the creation of a forum where facts are sought out and verified, and the STR policies flow from that. This should include the formation of a STR working group, and a series of public workshops. This approach would yield the best solutions for managing STRs, resolving neighbor v neighbor conflicts in many scenarios and property types (not just STRs), unlock opportunities for economic growth AND quality of life - and be FAIR and JUST.

Respectfully submitted,

Eric Fraser
TRUTH IN TOURISM
707.479-8247
truthintourism@gmail.com

From: [Stan Paule](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] Santa Rosa Proposed Short Term Rental ordinance revisions 042723
Date: Thursday, April 27, 2023 1:47:38 PM

Good afternoon:

The Santa Rosa planning commission has solicited the input of current Hosted and Non-Hosted short-term rental operators. My wife and I are Hosted STR operators in your district.

We pay our property taxes the same as those neighbors who are up in arms about the viability of their neighbor's STR operators. The current ordinance comes close to criminalizing hosts of short-term rental operators.

We request that no additional punitive restrictions be placed on STR operators until there is a working group assembled for ordinance discussion revisions that include the City Council Member in each district with one Hosted and one Non-Hosted STR operator and an equal number of neighbors in order to hash out reasonable objections and remedies. **All voices must be heard.**

CURRENT FINE STRUCTURE

Our recent experience with an administrative citation illustrates the severity and the injustice of the current ordinance that begs to be reviewed.

Having been sent a notice that our online Hosted BnB listing was missing several elements cited in section 20-48.070 D, we quickly made the changes within hours. I wrote an appeal to the enforcement officer stating that this was an oversight due to a family emergency and that the corrections had been made within hours and asked if he could reduce the \$500, 1st offense fine to a warning.

He passed the appeal onto a senior code enforcement officer who wrote to me stating **"Though I completely understand this sentiment, please understand that Code Enforcement staff have been given specific direction by the City Council to enforce the Short-Term Rental Ordinance in a vigorous and assertive manner that we must follow."**

The City Council must amend the ordinance to remove "shall pay" to "may pay" to give code-enforcement officers the discretion to exercise judgment to respond to a first offense with a warning rather than an immediate \$500 fine.

HOSTED-SHORT TERM RENTALS ARE NOT THE SAME AS NON-HOSTED WHOLE-HOUSE

SHORT-TERM RENTALS

The City Council and Staff don't appear to have a good understanding of the nuances in the Short Term Rental business. I believe this is probably due to the "torch and pitchfork" mentality the neighbors of Non-Hosted STR homes have brought to the Council's attention. As mentioned earlier, there should be an established work group in each district to advise the Council Members.

One size doesn't fit all and there are substantial differences between a Hosted "mom and pop" STR and a Non-Hosted STR.

A \$500 fine for a Hosted STR equals about a week of revenue for the Hosted, and approximately one night of revenue for the Non-Hosted.

Please ask your staff to report how many public nuisance violations have been reported about Hosted STR. It is probably very low if any; and If they can't provide that number readily, it illustrates my point that there is a lack of understanding about the difference in impacts on the neighbors of Hosted vs Non-Hosted

We request The City Council to amend Table 48.1 Enforcement Penalties to be changed to lesser amounts for Hosted STRs: 1st violation for administrative or public nuisance violation-a warning;

2nd citation \$250 fine

3rd citation \$750,

4th revocation of the STR permit.

THERE IS NO VIABLE APPEAL PROCESS FOR ADMINISTRATIVE OR NUISANCE CITATIONS TO BE ARBITRATED

There is no appeal process that fairly arbitrates complaints and grievances between neighbors' complaints and STR rental operators. If an up-in-arms neighbor next to an STR wants 'stick-it-to" the STR operator next door, all they have to do is repeatedly complain to code enforcement, and under the current STR Ordinance Enforcement Penalties, the third violation within a year costs the operator \$2000 fine and revocation of the STR permit for the remainder of the year.

We request the City Council establish a grievance hearing process to hear both sides of the story in order to provide justice for all parties. The current process does not provide for an appeal process allowing the operators a reasonable objection to be heard and understood that may allow for a repeal of an alleged violation

THE CURRENT ORDINANCE IS TOO RESTRICTIVE FOR GUESTS OF SMALL STR UNITS

Under the current ordinance for a one or two-bedroom Hosted STR allows two guests per bedroom and 50% of that amount for visitors during daytime hours. This is too restrictive for small Hosted STRs.

We request that the City Council amend the ordinance to be amended to allow a one-to-one ratio of visitors to guests when the permit allows up to four overnight guests.

THE CURRENT ORDINANCE VIOLATES PRIVACY AND THE FOURTH AMENDMENT CONCERNING "NOTICE TO INSPECT"

The current ordinance states that "#8. The short-term rental unit shall be made available by the owner for inspection by code enforcement, building, police, or fire personnel by request at any time."

This is an undue process that would reasonably fail in a court of law adjudicating a violation of our Fourth Amendment rights against unreasonable searches by the government. Even landlords must give their tenants a 48-hour notice to enter or inspect a rental property under California Law.

We request that the City Council amend the ordinance to state that an STR unit shall be made available for inspection after a 48-hour notice.

Please discuss our proposals. We are willing to meet with Council Members or their staff to explore viable working groups and fair and just outcomes.

Thank you for your consideration,

Stan and Janette Paule
707-331-0024

Stan Paule
[707.331.0024](tel:707.331.0024)

From: [Anne Fenlon](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non hosted STRs
Date: Wednesday, April 26, 2023 5:07:53 PM

I support the guidelines the city of SR has worked on But non hosted STRs have created disruptions in neighborhoods, with City PD and FD covering these complaints.
Please continue with the permit limits set forth and only grant new permits when an existing one expires or the property is sold.
I vote for ONLY HOSTED STRs in santa rosa
Thank you

Anne

From: [Bernadette Burrell](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] STR ordinance
Date: Wednesday, April 26, 2023 8:08:54 PM

Hello

Thank you for considering my email. Living next to a non-hosted short term rental has changed the character of our neighborhood. Unless you are forced to live next to one you just don't really get it.

I realize there are other businesses that happen in residential zoning but day care and adult senior living serve the community. Non-Hosted serve the investor. Hosted STR's serve the community by allowing income for families and they live on the property.

As a Santa Rosa resident, I oppose any increase in the current cap of 198 non-hosted STR in our residential areas. Furthermore, I believe all non-hosted STR should be located only in commercially zoned areas of the city, where all other commercial lodging facilities are located.”

Respectfully,
Bernadette Burrell
Elim

From: [Eric Fraser](#)
To: [Weeks, Karen](#); [Sanders, Terrence](#); [PLANCOM - Planning Commission](#); [Holton, Jeffrey](#); [Duggan, Vicki](#); [Cisco, Patti](#); [Carter, Charles](#); [Peterson, Julian](#)
Subject: [EXTERNAL] STRs: List of Source Documents using the City's Nextrequest system
Date: Wednesday, April 26, 2023 4:59:32 PM

Dear Chair Weeks and Commissioners,

The City of Santa Rosa uses a third-party cloud-based server to manage public records requests called NextRequest. Below is a list of records requests available on the Nextrequest system. <https://cityofsantarosaca.nextrequest.com/>

You do not need to sign up for an account to view records, and requests can be made anonymously, although all ours were prepared to share source data with other researchers. Most of our requests were made in response to the 2021 STR Urgency Ordinance and the 2022 STR Urgency Ordinance but contain information that can still help keep activist staff from straying too far from a basis of facts. You can review the original requests, and on another tab, the documents. The City refuses to post readable documents in some cases, so you may need to download a file for further conversion (e.g. ".msg" files).

You can search the entire log of complete requests to find a lot of information from government documents on many topics. We have an additional 700 pages of responsive documents from our requests made prior to the implementation of Nextrequest in 2019. These additional documents are informative about the response from heroic responses of Airbnb to design systems to quickly house evacuees and victims during the Tubbs Fire, TOT payment records that show that most STRs voluntarily submitted TOT, problems with SRTBIA accounting, and the City opting out of the Voluntary Collection Agreement with Airbnb to be paid TOT directly (2015). The City may have lost over \$1 million in tax revenue over the past 7 years because of this misfeasance (the City originally asked for the agreement, but then reneged. Sonoma County signed one.) Contact me for copies of these files.

We'll also provide a new enforcement matrix that should make those processes more transparent and just.

Eric Fraser
TRUTH IN TOURISM
707.479-8247

<u>Next Request File</u>	<u>Topic</u>
22-727	SRTBIA

22-440	SUBJECT MATTER EXPERTISE - ENFORCEMENT
21-1280	SHORT TERM RENTALS; Permit application fee
21-1271	SHORT TERM RENTALS: Accounts in "Good Standing"
21-1233	CHANGES MADE TO PAGE ON SRCITY.ORG WEBSITE
21-1207	SHORT TERM RENTAL URGENCY ORDINANCE: CITY STAFF WORKING GROUP
21-1208	SHORT TERM RENTALS URGENCY ORDINANCE: CEQA
21-1209	SHORT TERM URGENCY ORDINANCE: 9/22/21 Montecito Heights Neighborhood Meeting
21-1210	SHORT TERM RENTAL URGENCY ORDINANCE: ECONOMIC RECOVERY TASK FORCE
21-1172	FIRE PREPARATON SURVEY
21-1085	GRANICUS - CONTRACTS, PRESENTATIONS, AND EMAILS
21-1086	CODE ENFORCEMENT FILES
21-1087	SHORT TERM RENTAL SURVEY (August 2021)
21-1089	TOT ACCOUNTS WITH MISSING ADDRESSES
21-1090	TOT ACCOUNTS WITH MISSING RECORDS OF REMITTANCES
21-927	Ordinance establishing short term guest
21-928	Ordinance that establishes lodging types
21-929	"Registered" Short-Term Rentals
21-930	Revenue (TOT/BIA) from STRs
21-931	Revenue (TOT/BIA) from STRs; automated collection thereof
21-932	BIA Governance

21-933	TOT Financial Impact
21-934	STR "web scrape"
21-935	Regarding "161 Unregistered Short-Term Rentals"
21-936	"Renter Displacement"
21-937	"Super Hosts and Venture Capital Ownership"
21-938	"Decrease Available Housing Stock"
21-939	"Overconcentration and Commercialization of Residential Neighborhoods"
21-940	"Uneven Playing Field Between Other Lodging Providers and Short-Term Rental Owners"
21-941	"Tension Between Short-Term Rental Owners and Neighbors"
21-942	"Noise, Trash, and Exterior Lighting"
21-943	"Parking"
21-944	"Events and Party Houses"
21-945	"Potentially Difficult to Contact Transient Renters"
21-946	"Evacuation Impacts"
21-946	Emergency Response
21-947	"Open and Unattended Fires"
21-947	"Limit Outdoor Fires"
21-948	"How Bad Can it Get?"
21-949	Temporary Use Permit
21-950	Extend Quiet Hours to Between 9 pm and 8 am
21-951	"Look to Existing Regulations ... as Guides"
21-952	Economic Analysis of STRs
21-953	Politically Active Organizations
21-208	Economic Interests of Elected Officials

From: [Eric Fraser](#)
To: [Weeks, Karen](#); [Peterson, Julian](#); [Carter, Charles](#); [Cisco, Patti](#); [Duggan, Vicki](#); [Sanders, Terrence](#); [Holton, Jeffrey](#);
[PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Fwd: Planning Commission Presentation; errors and omissions
Date: Wednesday, April 26, 2023 4:38:07 PM
Attachments: [Presentation \(44\).pdf](#)

Hello Chair Weeks and Commissioners;

I'm forwarding you a message sent about the staff presentations and a list of errors and omissions we have found. Our hope was to get some additional insight from staff prior to sending it on to the planning commission, but time is short.

Staff, despite representing extensive public outreach have only interacted with the community in a way to create anti-STR sentiment. These refuse to work with facts, finding more use with informal surveys that can be twisted to support pre-conceived notions. STRs have never been "at the table" and allowed quality time to present our information. It's always reacting to the manipulations of the City; short notice meetings, 2-3 minutes testimonials - our city is acting like bullies!

There have been no workshops, only sessions made for "listening" but produced in a way by staff to be anti-STR echo chambers.

We want to deal with facts, not wild claims of negative impacts or with anyone impeding the understanding of the mostly positive impacts of STRs. We know from experience that most STRs pose no problems, and contribute positively to the community in many ways. We also know the economics of STRs, and staff makes wild claims about STR impacts without any foundation in the Economic Sciences. For instance, staff cites research showing increases in housing costs, but that's for a jurisdiction with a 4% concentration of STRs in housing compared to our 0.1%. The author of the study, Dr. Davide Proserpio (UCLA) followed up the study staff cited to show however that significant spending on improvements and maintenance occurs when a jurisdiction has operating standards but no cap or limit on STRs, even when the number of STRs is so small. In a healthy STR ecosystem, opportunities taken to be a STR host ebb and flow, specific houses do not become lifelong STRs, yet the investments made to houses linger on. The restrictions that the City is now considering will only give a handful of properties competitive advantages, and assure that high-occupancy rate STRs will extend for a long period of time at the same locations. The competitive advantages are something that will also increase the likelihood of corrupt acts within government. Some STRs may have a long life as an STR, but in an unrestricted marketplace that is because it is conveniently located and well operated. With all the hysteronics, the number of STRs currently in Santa Rosa is very similar to 2017, the high water mark of STR activity in the City.

Furthermore, research shows that as regulations increase so does corrupt government acts in the permitting process. We have seen evidence of permits being approved out-of-order, for instance or apparently given preferential treatment.

Unfortunately, staff set policy on the wrong foot by being so abusive as to the facts, fomenting conflict among neighbors, and creating a fictitious narrative for the Urgency Ordinance. Why? What's the real story?

It continued with how code enforcement administered the ordinance with abuses of due process, soliciting unfounded and vexatious complaints, a secretive abatement and collections policy, and much more, all during a time when a Code Enforcement Employee was arrested for Attempted Extortion.

For policy to be useful and durable, it needs to be constructed with justice in mind.

More research is needed in the public domain to cut through the City's false narratives and present facts to guide policy, so we would advise that the Planning Commission call for an actual workshop in May or June. Perhaps a STR working group.

With the excessive amount of unfounded complaints, over-the-top testimony, staff manipulation of data and process, lots of misunderstandings, and little transparency, the next document we'll prepare before the meeting will be an enforcement chart to introduce justice back in the process. This would have a pathway for removing scofflaw operators, hold violators accountable including guests, and put vexatious complainers on notice.

You'll see that the approach through a transparent and legal code enforcement process will eliminate the need for any other restrictions, and the loosening of existing ones.

I'll also send over a list of source documents available through the City's nextrequest PRA portal. Most of the information was requested in response to fact finding the two Urgency Ordinances, and verifying information about TOT/SRTBIA collection, spending, and governance. People have been finding it helpful.

Respectfully submitted,

Eric Fraser
TRUTH IN TOURISM
707.479-8247

----- Forwarded message -----

From: **Eric Fraser** <truthintourism@gmail.com>

Date: Tue, Apr 25, 2023 at 11:10 PM

Subject: Planning Commission Presentation; errors and omissions

To: <citycouncil@sonomacity.org>, Rogers, Chris <crogers@srcity.org>, Rogers, Natalie <nrogers@srcity.org>, Meads, Shari <SMeads@srcity.org>, Alvarez, Eddie <ealvarez@srcity.org>, <mstapp@srcity.org>, MacDonald, Dianna <dmacdonald@srcity.org>, Fleming, Victoria <vfleming@srcity.org>, <jokrepie@srcity.org>

Dear Mayor Rogers and City Council;

Today I testified to the City Council about errors and omissions by staff leading up to the 4/27/23 Planning Commission Meeting regarding changes to the STR Ordinance and City Code. In addition to the problems related to the document

package noted in another email to the city clerk, I have identified problems within the staff presentation (slide show, attached) as noted below:

Staff Presentation – submitted by Shari Meads, Senior Planner

- 1) Page 4: Refers to the timeline of 8/10/21 and 9/14/21, however we have public records showing that STR policy was already in motion as of 12/08/2020 with the Economic Recovery Taskforce (no public meetings), nine months before Ms. Meads indicated the work was ordered on an Urgency Ordinance by the infrequently convened Economic Development Subcommittee meeting 8/10/21. Source: <https://cityofsantarosaca.nextrequest.com/documents/8909288>
- 2) Page 4, 5: Refers to community feedback received since August 2022 through online surveys. We'll attach exhibit 131-21-1 related to a claim filed 10/11/21 showing a responsive document provided by the City for PRA 17-065 to our final submissions to the Planning Commission and into public documents. This quote is from a vendor to the City called Probolsky Research (Newport Beach, CA): "Online surveys are not considered to be statistically valid by the American Association of Public Opinion Researchers (AAPOR)... Why is there a heavy reliance on information that can easily show bias, be deceptively created to obtain preconceived conclusions?"
- 3) Page 5: Virtual Community Meetings were not recorded/transcribed for public record completely, including the main staff presentations as well as the breakout sessions, but the information is being used by staff to shape public policy.
- 4) Page 5: Santa Rosa Tourism Business Improvement Advisory Board meeting 11/16/2023. This was called as a Special Meeting of a board that infrequently meets (see online agenda at <https://santa-rosa.legistar.com/>. There are no representatives of STRs on this Board; they are not allowed to serve as authorized City Code 6-56.260 (https://library.qcode.us/lib/santa_rosa_ca/pub/city_code/item/title_6-chapter_6_56-article_iv-6_56_400). Also see existing SRTBIA board members at <https://www.srcity.org/1392/Tourism-Business-Improvement-Area-Adviso>

One property owner and SRTBIA boardmember, Hugh Futrell, may have skirted around the STR ordinance by opening a "Boutique Hotel" instead of planned condominiums for the Arthouse project. Why was this information of keen interest to the assessed properties of SRTBIA delivered in a way that excluded STR owners and managers?

5) Page 6: 198 Non-Hosted Short-Term Rental Permits. According to information on Page 9 only 167 permits have been approved. Furthermore, the actual number of non-hosted STRs is fewer than 167 for a number of reasons including that many hosted STRs in good standing applied for non-hosted permits but continue on as hosted operations, several dozen non-hosted permits were issued to owners who have not remitted TOT (yet?) with many doing so to preclude others due to the proximity requirement. Staff wildly overstated the number of non-hosted STRs operating in the City, misrepresenting the need for an Urgency Ordinance (see S. Meads slideshows in the 8/10/21 and 9/21/21 Economic Development Subcommittee meetings). As of 4/13/23, we estimate that around 50 of 167 non-hosted STRs operate at an occupancy < 70%, ~50 of 167 at an occupancy of 30 – 69%, ~30 of 167 at an occupancy of 1-29%, and ~38 of 167 at 0% occupancy.

6) Page 9: Please provide information regarding the claim: "4 non-hosted and 1 hosted located in a nonresidential district. Specify all zoning districts according to the number of STR permits issued. Do I need to order this information as a PRA?

7) Page 9: Santa Rosa with 69,495 residential units, it is important to indicate the number of second/recreational homes, for accurate comparisons. US Census data on "Vacant Homes" and the subcategory seasonal/recreational homes would reveal around 3,500, or around 5% of the all residential units in the City. With the number of ~100 non-hosted STRs operating above 30% occupancy, this is only 0.1% of Santa Rosa's housing units, truly a de minimis number well under 1%. More importantly, only 2.8% of the estimated 3,500 second/recreational homes are enrolled in the STR Permitting scheme, although the use of these other non-permitted

second homes create similar negative impacts attributed to the regulated non-hosted STRs (parties, occupancy, parking, fire threat). There is no evidence that STRs take housing stock “off the market” in any statistically significant way.

8) Page 10: Code Enforcement Statistics.

-281 Complaints received, however that does not track with the actual number of code enforcement cases noted through the citizen portal. Do I need to request the list via PRA?

-263 Cases Closed, but only 119 Administrative Citations Issued. Our research shows where some cases were closed without penalty, but others were assessed penalties for the same class of complaint (i.e a case was opened for a defective advertisement, or confusion over the permitting process.) Even the few quality of life complaints (noise, occupancy) have had an uneven disposition with some STR owners able to avoid penalties, but others really jerked around. Based on records received via PRA and through the citizen portal over 100 are low-level “administrative” violations for defective advertisements, etc.

-263 Cases Closed but only 119 Administrative citations issued, meaning there is only a rate charge rate of 45%. The other 55% cases represent unfounded or vexatious complaints, or cases closed without a fine being paid. As stated above, research shows where some were fined but others not for similar violations. Research also indicates that where regulations increase in a jurisdiction, corruption of public officials also increases in permitting as well as enforcement (Santa Rosa has had a problem with this), so if some cases were settled with a little “grease”, the appropriate oversight authorities should want to know (FBI, State Attorney). As troubling the prospect of public corruption is, having a system where members of the public can make unfounded and vexatious complaints without repercussions is unconstitutional. Many of the complaints received by the City came from just a few individual anti-STR activists that were encouraged by activist staff. With 162 complaints settled without penalties, the corresponding cost to process the complaint internally may be \$500 per or \$81,000 spent pursuing baseless complaints, or more (staff will ask for an increase in fines on this go-around, ostensibly to cover "costs"). The solution is fines should only be

levied for substantial cases left unresolved using the complaint procedure regarding noise, parking, occupancy, or fire risk. Fines and compelled mediation should be required for complainers who file 2 or more unfounded or vexatious complaints.

9) Pages 11 – 15. We'll comment on proposed amendments by referring to the actual proposed zoning code text amendments.

10) Page 15: "aligns penalties for STR violations with California Government Code provisions applicable to STRs". Which codes exactly?

11) Page 16, 28: We maintain that the major changes to Chapter 20-48 require CEQA-level fact finding. We base this on the volume of information submitted by City staff regarding STRs which is incorrect, incomplete, and misleading. Also, the impact on civil rights, due process, and property rights. As well, the claims of negative impacts to residential quality-of-life are being analyzed. Emergency preparation is being considered both by the claim of STR creating a hazard (unproven) to the proven aspect of the role of STRs in housing evacuees, victims, and essential workers.

12) Pages 17-23: Community on-line surveys, see comment # 2.

13) Page 24: Using the statistically inferior collection method of online surveys, whisper campaigns, and public input that is not transparent, Staff lays out their secret agenda first by stating "advantages"

14) Page 24: Economic Benefits – why is the economic benefit noted as "potential" when you have proof of economic activity from TOT. These guest stays produce accepted economic benefit as noted in reports by the Economic Development Board, Sonoma County Tourism, and Visit Santa Rosa. See comment #11.

15) Page 24: "Provide a good investment opportunity" needs more explanation. Missing from this would be a economic impact research, as well as research about the market forces that impact STR demand and therefore supply.

16) Page 24: Missing are benefits to the local community by STR owners, managers, employees, and guests (many STR owners contribute lodging and cash to area non-profit organizations and schools)

17) Page 24: Missing are extensive benefits to a neighborhood and housing stock paid for by property improvements and a higher standard of maintenance. In a STR regulatory scheme that only enforces standards and does not have proximity limits, exclusion areas, excessive fees the benefit of property improvements is intensified as STRs go in and out of lodging short term tenants. In an unlimited environment the average length a STR may naturally operate is around 3 years; in jurisdictions with limits that property will increase in occupancy and remain a STR for a longer time (estimated at 7+ years).

18) Page 24: Missing are the extensive benefits of having bedrooms available during a time of crisis including natural disasters, disruptions in power, or other community or personal disasters. According to extensive public records, Airbnb and other booking platforms mobilized 1000s of housing units for victims, evacuees, and essential workers responding to the Tubbs and other fires. I know we did!!! STRs have the ability to pivot to mid-term and long-term leasing of furnished spaces when the need arises.

19) Page 24: Missing are the benefits that STRs provide to families, and small groups, as well as people who need or desire to cook their own foods.

20) Page 24: Missing are the benefits to provide affordable lodging alternatives to pricey hotels and motels.

21) Page 24: Missing is the benefit to consumers in having lodging choices so they can reduce vehicle miles driven.

22) Page 24: Missing is the opportunity to provide essential funds to maintain a historic structure, respond to an emergency, care for aging parents or special medical circumstances.

23) Page 24: many second/recreational homes are not, would not otherwise be available to long-term tenants.

24) Page 25: Non-hosted STRs are not hotels or motels. Prove otherwise. Differences in tax basis, number of rooms, laws protecting the operator of a hotel/motel, taxes directed to schools and more differentiate ANY STR from hotels/motels. This is a false equivalency.

25) Page 25: The concept of “overconcentration” is just the City’s attempt to malign STRs and requires verifiable research to support that contention. See comment #11.

26) Page 25: Comparing STRs to hotels needs verifiable research not innuendo and misleading information.

27) Page 25: “Each STR potentially removes a residential unit”, is one of the major reasons for the Urgency Ordinance and informing the changes to 20-48.010. See comment #7 and #11. The likelihood that this is true on a reasonable scale is statistically very, very small. The market determines demand for STRs, not the supply. When STRs pivot to longer term occupancies in a jurisdiction that has no limits or proximity, the long-term tenants benefit from maintained and renewed properties. Research suggests that the presence of STRs INCREASES the availability of housing units for long-term tenants as otherwise unused second/recreational houses are activated.

28) Page 25: STRs DO NOT increase real estate process according to research ordered by the County of Sonoma and provided by Dr. Rob Eyler of Sonoma State University (EFA). There has not been any instance where a real estate seller needed to disclose that a STR permit, or license existed in an adjacent property, according to industry experts. Prove it or stop fear mongering.

29) Page 25: The possibility that a non-hosted STR could turn into an incident is real. However, neighbors of STRs should fear their own government due to at least two pretextual incidents where government officials in Santa Rosa “commandeered” STRs, in violation of leases and permissions by the owners

and booking platforms, to produce events with large numbers of people (these are the only significant incidents to report about STRs since the licensing system began). Because STRs are regulated, the likelihood of owners causing an incident are very remote. There is a possibility that guests might break the rules; that's why the person who breaks the rules should be held accountable. Activist staff, pandering politicians, and anti-STR forces have been trying to use fear to their advantage, so if residents are fearful then the parties who fomented the fear should answer to that. If there was no "neighborhood notification" many neighbors would be otherwise unaware a STR is next door.

30) Page 26: The City's "War on STRs" has pitted neighbor against neighbor using rumor, innuendo, propaganda and fear techniques, by not providing verifiable facts in the deliberations over policy and regulations, and by not providing a fair and functioning code enforcement system for ALL property complaints that is free from corruption, STR owners, managers and guests as well as property owners and residents overall are negatively impacted by the City's War on STRs.

31) Page 26: There is no proof that STRs have a negative effect on neighborhood cohesiveness and character. There has been a consequence of the City's War on STRs in that a local terrorist group called "Homes Not Hotels" has emerged, so I guess that is one form of neighborhood cohesiveness. The few dozen Homes Not Hotels members, because of the implied permission of staff and elected officials have abused STR owners, workers and guests including trespassing, swatting, business interference, vandalism, slander/libel, and assault. Without proof, the City (our City) is just trying to demonize STRs.

32) Page 26: There is no proof that STRs reduce the number of students in public schools. The leading indicators for a declining school population include an aging demographic, lower birth rate, educational alternatives.

33) Page 26: There is no proof that STRs reduce the number of community volunteers, or "regulars" to local businesses. STRs increase business,

REGULARLY, and STR owner managers and associated business have an admirable record of community involvement. On behalf of our non-hosted STR, we lead our local neighborhood group, responsible for over \$500,000 in improvements over the past 7 years.

34) Page 26: Problematic homes occupied by long term tenants, owners in residence, or even vacant have as high or higher propensity to “damage feelings of community and safety” than STRs.

35) Page 27: Beware the double-speak, activist staff and pandering politicians have their agendas.

36) Page 29: Comments about the proposed changes to Chapter 2-48 to the City Code will track those changes.

Respectfully submitted,

Eric Fraser

TRUTH IN TOURISM

truthintourism@gmail.com

Research Enhancements (Optional)

Online Survey

Online surveys are not considered to be statistically valid by the American Association of Public Opinion Researchers (AAPOR), but they do offer broad opportunity for the public to participate and have their voice heard. We always ensure that results from the online survey are tabulated and reported separately from telephone surveys.

The City would promote the online version of the survey via its website and social media channels to encourage participation.

"In Their Own Words" – Field Focus Groups

Field Focus Groups are conducted by obtaining more than 100 in-person interviews of relevant respondents. This gives us the opportunity to provide, video and audio recorded responses and create a video report that illustrates and contextualizes research results in a way that static reporting on a page cannot.

These in-person, on-camera interviews are conducted in public places where large groups of people gather. Core to this aspect of the research is open-ended questions, capturing verbatim responses that uniquely translate the data.

These Field Focus Groups allow us to derive not only the way people talk about taxes and City services – but capture the specific and unique vernacular they use. Additionally, we can sometimes even capture people in a group setting and see how they discuss water together.

Due to confidentiality concerns, we cannot release footage of most of our client work but you can see a brief, untouched example of this video concept here: <http://youtu.be/gRACC-etozk>

Typically, we produce a highly edited 3 – 5-minute video culled from all the footage we film (we separately provide the full set of raw footage). However, we are always open to suggestions and will gladly produce whatever length production you request based on the available footage.

EXHIBIT 131-21-1
From PRA 17-065
7/23/15 – CITY OF SANTA
ROSA PUBLIC OPINION POLLING

Short-Term Rentals Ordinance Amendments

Planning Commission

April 27, 2023

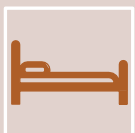
Shari Meads
Senior Planner

Short Term Rentals Ordinance Amendments

- Revise and add new definitions and policies
- Incorporate technical changes including reorganization and the addition of clarifying language to improve functionality and aid in implementation and enforcement
- Review community feedback received since August 2022

What is a Short-Term Rental?

Short-Term Rentals (STRs) are the rental of a private residence for less than 30 days



Hosted STR: The homeowner lives and sleeps on site during the STR period.



Non-Hosted STR: The homeowner does not live and sleep onsite during the STR period.

Background

- **Prior to 10/13/2021** - No regulations for STRs, other than prohibiting in most accessory dwelling units, and requiring Transient Occupancy Tax (TOT) and Business Improvement Area (BIA) assessments
- **8/10/2021 and 9/14/2021** - Economic Development Subcommittee directed staff to regulate STRs
- **8/2021 and 9/2023** - Online community survey and virtual public meeting
- **10/13/2021** - City Council adopted Ordinance No. ORD-2021-011 to add Chapter 20-48, Short-Term Rentals to the Zoning Code
- **5/17/2022** - Economic Development Subcommittee directed staff to bring forward amendments to stop accepting new non-hosted applications and clarify code enforcement

Background

- **08/09/2022** City Council adopted Ordinance No. ORD-2022-008 and Resolution RES-2022-177 to set a maximum number of 198 non-hosted STRs, clarify enforcement penalty information, and establish a STR Permit renewal fee
- **9/23/2022 to 12/18/2022** – Online community survey
- **10/2022 and 12/2022** – Pop-up events
- **11/14/2023 and 12/12/2023** – Virtual community meetings
- **11/16/2023** – Santa Rosa Tourism Business Improvement Area Advisory Board meeting

Standards and Requirements

Permit Requirement

198 Non-Hosted Short-Term Rental Permits Citywide

1000' Separation Between “New” Non-Hosted Short-Term Rentals

Overnight Guests = Two per Bedroom (Maximum of 10)

Daytime Guest Allowance = $\frac{1}{2}$ # of Overnight Guests

Parking Requirements = One Space per Bedroom

Quiet Hours = 9 p.m. to 8 a.m. and no Outdoor Amplified Sound

Fire and Life-Safety Requirements

Events Prohibited

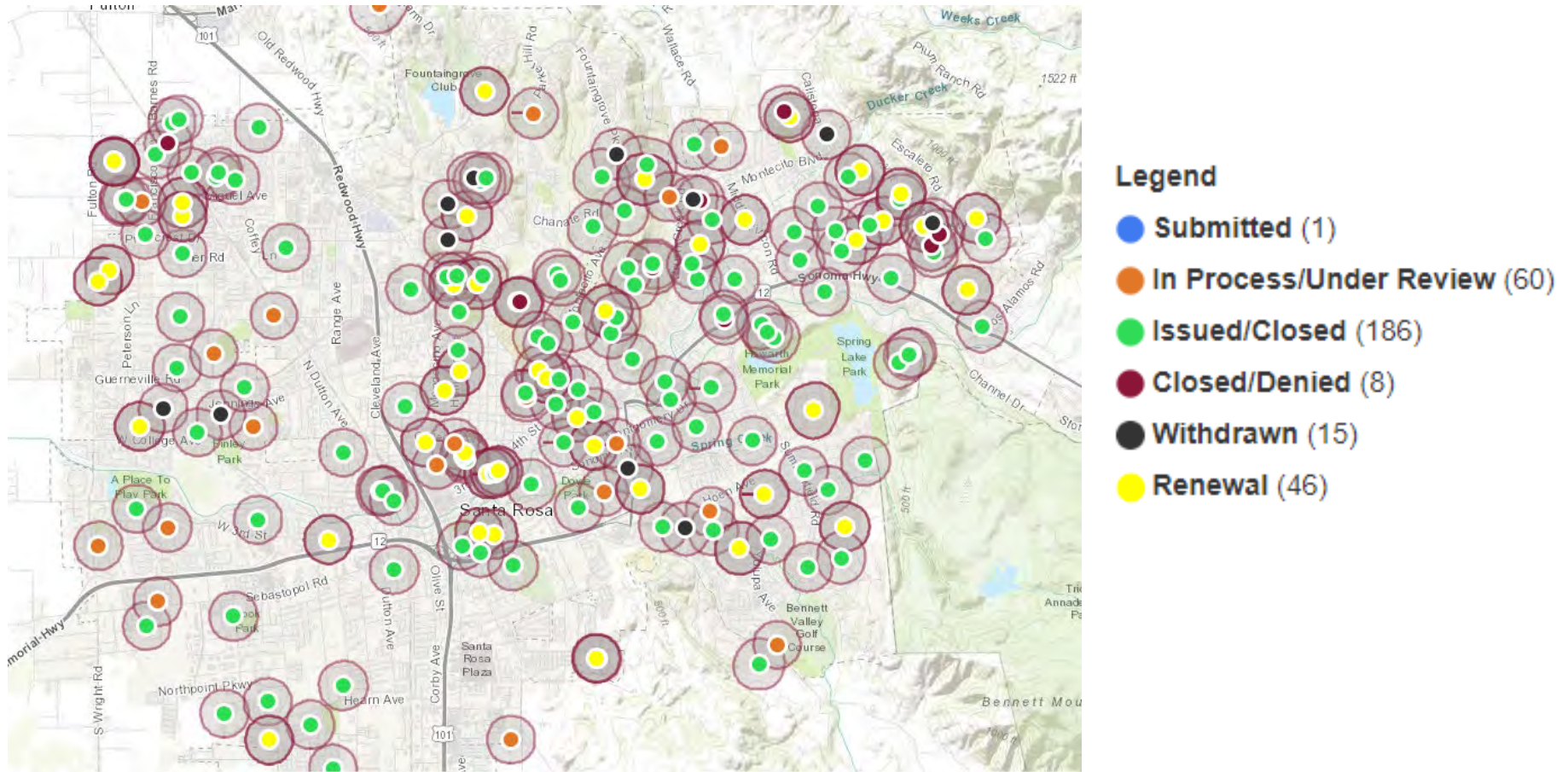
Neighbor Notification

Code Enforcement Penalties

Initial Complaint Directed to 24/7 Contact

Enforcement Penalties		
First Violation	Second Violation Within One Year	Third Violation Within One year
\$500	\$1,000	\$2,000 with Permit Revocation and/or Loss of Operator in Good Standing Status

Non-Hosted Short-Term Rentals - Locations



<https://SRCity.org/STRSearch> or go to srcity.org/STR and select “Search STR Permits”

Current STR Permit Status

- New STR Permits as of April 13, 2023:

	Approved / Issued	Pending / In Plan Review	Denied	Withdrawn	TOTAL PERMIT APPS
Hosted	58	17	1	7	83
Non- Hosted	167	19	8	15	209
TOTAL	225 (77%)	36 (12%)	9 (3%)	22 (8%)	292

- 60 renewal applications received
- 4 non-hosted and 1 hosted located in a non-residential zoning district
- As of 2021, the City had 69,495 residential units - less than 1% are STRs

Current Code Enforcement Status

Code Enforcement Status as of April 13, 2023:

- STR related complaints received: 281
- Enforcement cases closed: 263
- Enforcement cases open: 18
- Administrative citations issued: 119
- Assessed penalties: \$85,000
 - ✓ First citation: 88 at \$500
 - ✓ Second citation: 21 at \$1,000
 - ✓ Third citation: 10 at \$2,000

- Section 20-48.010, Purpose.
 - ✓ Technical changes.
- Section 20-48.020, Application of this chapter.
 - ✓ Technical changes.
 - ✓ Clarify that requirements apply to STR owners, agents, local contacts, short-term renters, and daytime guests of short-term renters.
- Section 20-48.030, Definitions.
 - ✓ Technical changes.
 - ✓ Deletion of unnecessary terms.
 - ✓ Addition of definitions for: Renoticing Fee, STR Permit Application – New, and STR Permit Application – Renewal.

Proposed Amendments

- Section 20-48.040, Short-Term Rental Permit requirements and limits.
 - ✓ **Permit requirements:** Technical changes and addition of unit type restrictions.
 - ✓ **Location requirements and permit limits:** Technical changes and addition of policy to limit owners to one hosted and one non-hosted permit.
 - ✓ **Initial application:** Technical changes, clarify application requirements, remove language related to Operators in Good Standing and New Operators.
 - ✓ **Duration of STR Permit:** Clarify that permits are valid for one-year and automatically void upon expiration but can be renewed.
 - ✓ **Annual Requirement:** Clarify renewal process, requirements, and limits.

- Section 20-48.040, Short-Term Rental Permit requirements and limits
(*continued*).
 - ✓ **Neighbor notification:** Clarify notification and renotification requirements.
 - ✓ **Transferability:** Clarify non-transferability.
 - ✓ **Loss of Operator in Good Standing Status:** New section to clarify causes for loss of status.
 - ✓ **Denial:** Technical changes and addition of justifications for denial.
 - ✓ **Appeals:** Clarify appeal process.

- Section 20-48.050, Registration requirements.
 - ✓ Technical changes.
- Section 20-48.060, Occupancy and parking requirements.
 - ✓ Technical changes.
 - ✓ Clarify parking size requirements consistent with City standards.
- Section 20-48.070, Operating requirements (formerly Operational standards).
 - ✓ Technical changes.
 - ✓ Reorganize to include general and life safety operating requirements.
 - ✓ Prohibit bonfires at STRs.
 - ✓ Add language for outdoor lighting, trash/recycling, water conservation, and exit, fire and emergency signage requirements.

- Section 20-48.080, Enforcement.
 - ✓ Rewritten to clarify enforcement remedies and options and provide an overview of how complaints may be submitted.
 - ✓ New language:
 - ☐ Reenforces local contact failure to respond per requirements constitutes a violation of the permit;
 - ☐ Aligns penalties for STR violations with California Government Code provisions applicable to STRs, and indicates when and how such penalties shall be assessed; and
 - ☐ Establishes circumstances under which revocation proceedings are triggered and clarifies the types of violations that constitute verified violations for revocation proceedings.

Zoning Code Text Amendment Findings

- Zoning Code Section 20-64.050(B) requires the following findings to be made for a text amendment:
 - ✓ The proposed amendment is consistent with the goals and policies of the General Plan, and any applicable specific plan.
 - ✓ The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
 - ✓ The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
 - ✓ The proposed amendment has been reviewed in compliance with the California Environmental Quality ACT (CEQA).

Community survey August 2021 - responses:

- Establishing a permit requirement and occupancy limits;
- Extended quiet hours;
- Noticing of adjacent property owners;
- Requiring a limit on the number of STRs allowed by owner;
- Advertising requirements;
- Annual renewal requirements;
- A limit on the number of rental nights allowed per year; and
- Enforcement policies that include fines and removal of license/ability to operate STR.

Community Outreach and Engagement 2022

- Community outreach and engagement August 2022 to present:
 - ✓ Focus group meetings with industry representatives and neighborhood individuals/groups
 - ✓ Public survey
 - ✓ Pop-up events
 - ✓ Two citywide meetings
 - ✓ Santa Rosa Tourism and Business Improvement Area meeting
 - ✓ Sonoma County Action Partnership Roseland Community Building Initiative meeting
 - ✓ KBBF live radio broadcast

Community Outreach and Engagement 2022: Survey Results Summary

- Demographic information (respondents could choose all that apply):
 - ✓ 87% of respondents are full-time Santa Rosa residents
 - ✓ 76% own residential property in the City
 - ✓ 15% live in rental property in Santa Rosa
 - ✓ 22% own commercial property in the City
- STR Ownership (respondents could choose all that apply):
 - ✓ 87% are not STR owners
 - ✓ 13% own an STR in the City or another jurisdiction
- Living proximity to a STR (respondents could choose all that apply):
 - ✓ 17% live near a hosted STR
 - ✓ 36% live near a non-hosted STR
 - ✓ 21% do not live near a STR
 - ✓ 36% are unsure if they live near a STR

Community Outreach and Engagement 2022: Survey Results Summary *(continued)*

- The existing cap of 198 non-hosted STRs citywide:
 - ✓ 63% responded that the cap should be unchanged or that fewer non-hosted STRs should be allowed
 - ✓ 35% responded that there should be no cap or that more non-hosted STRs should be allowed
 - ✓ 3% did not answer

- Should the City limit how many STRs an entity can own:
 - ✓ 68% responded yes
 - ✓ 29% responded no
 - ✓ 3% did not answer

Community Outreach and Engagement 2022: Survey Results Summary *(continued)*

- The existing 1000-ft minimum distance between non-hosted STRs in single family dwellings:
 - ✓ 65% responded that the 1000-foot minimum distance should be unchanged or made larger
 - ✓ 29% responded that the 1000-foot minimum distance should be made smaller or eliminated
 - ✓ 5% did not answer

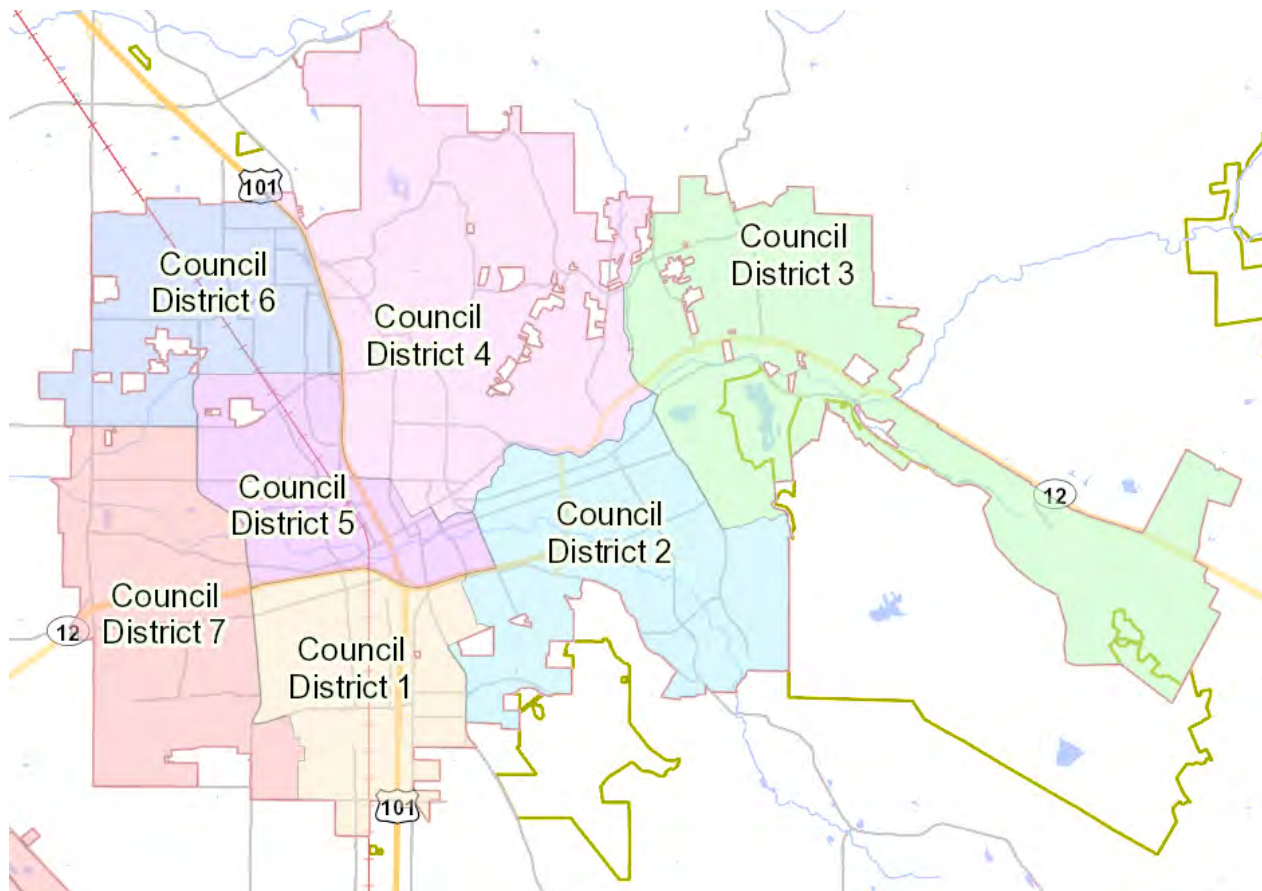
- The existing 1000-ft minimum distance between new non-hosted STRs in single family dwellings Downtown:
 - ✓ 60% responded that the required minimum distance should be the same as citywide
 - ✓ 35% responded that the required minimum distance should be less Downtown
 - ✓ 5% did not answer

Community Outreach and Engagement 2022: Survey Results Summary *(continued)*

- The 1000-ft minimum distance between non-hosted STRs in multi-family units citywide and Downtown:
 - ✓ 66% responded that multi-family units should be separated by 1000-feet, more than 1000-feet, or not allowed in multi-family units
 - ✓ 29% responded that the required distance should be less than 1,000-feet or removed entirely
 - ✓ 6% did not answer
- Code enforcement penalties:
 - ✓ 75% responded that the existing penalties are adequate or not harsh enough
 - ✓ 19% responded that they are too harsh
 - ✓ 6% did not answer

Community Outreach and Engagement 2022: Results Summary *(continued)*

- Council district in which respondents live:
 - ✓ 1: 4%
 - ✓ 2: 12%
 - ✓ 3: 11%
 - ✓ 4: 33%
 - ✓ 5: 6%
 - ✓ 6: 6%
 - ✓ 7: 5%
- 10% of respondents do not live within City limits, and 10% did not respond



Community Outreach and Engagement 2022: Advantages Sited

- ✓ Economic benefits (TOT and potential for related activities to increase sales tax).
- ✓ Positive impact on businesses that support STRs.
- ✓ Provide a good investment opportunity.
- ✓ Positive impact on tourism (helping Santa Rosa remain attractive and affordable market).
- ✓ STR guests frequently visit local attractions/businesses/restaurants.
- ✓ Offer alternative lodging for traveling families and professionals.
- ✓ Allows individuals to keep their homes in challenging economic times.
- ✓ Non-hosted STRs provide greater income/flexibility than long-term rentals.
- ✓ Non-hosted STRs allow families/individuals who live in different places for periods of the year to make money while they are away.

Community Outreach and Engagement 2022: Disadvantages Sited

- ✓ Non-hosted STRs are hotels/businesses otherwise not allowed in residential.
- ✓ 1000-foot non-hosted separation did not apply to Operators in Good Standing so has not reduced overconcentration.
- ✓ STRs not subject to same degree of inspections and restrictions so have an unfair advantage over other lodging.
- ✓ Each STR potentially removes a residential unit that could be used by someone/a family hoping to live full-time in the community.
- ✓ STRs inflate real estate prices, but neighbors wanting to sell must disclose a STR nearby – potentially negatively impacting home values.
- ✓ Possibility that non-hosted could turn into an incident requires neighbors to be constantly on alert.

Community Outreach and Engagement 2022: Disadvantages Sited *(continued)*

- ✓ STRs can pit neighbors against neighbors.
- ✓ STRs have negative effect on neighborhood cohesiveness and character.
- ✓ STR owners making money at expense of neighbors' ability to peacefully enjoy their homes/outdoor spaces.
- ✓ Non-hosted STRs reduce community connections and reduce number of students in schools, community volunteers, and “regulars” at local businesses.
- ✓ Frequent turnover of guests damage feelings of community and safety – guests do not consider impacts on neighbors and do not keep same waking hours of surrounding homes.

- Based on community response, the following potential additional amendments have been identified:
 - ✓ Prohibit non-hosted STRs in residential zones.
 - ✓ Decrease, increase, or eliminate non-hosted STR cap.
 - ✓ Reduce or increase required non-hosted setback.
 - ✓ Provide alternative separation requirement for multi-family units.
- Staff is not recommending any of above changes at this time.
 - ✓ Implementation may make existing permits filed/issued in good faith non-conforming
 - ✓ Staff has not received direction to make fundamental changes to the Ordinance
 - ✓ Suggestions would be major shift from adopted regulations

California Environmental Quality Act

- Not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c) - The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
- 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.
- Exempt 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.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution:

1. Recommend to City Council adoption of Zoning Code text amendments to Title 20 of the Santa Rosa City Code, Chapter 20-48, Short-Term Rentals, to revise and add new definitions and policies, and to incorporate technical changes including reorganization and clarifying language to improve functionality and aid in implementation and enforcement.

- Shari Meads, Senior Planner
- Jessica Jones, Deputy Director-Planning
- Jesse Oswald, Chief Building Official
- Lou Kirk, Assistant Chief Building Official
- Paul Lowenthal, Division Chief Fire Marshal

Short-Term Rentals webpage:
srcity.org/STR

Short-Term Rentals dedicated email address:
shorttermrentals@srcity.org

From: [Erik Linde](#)
To: [PLANCOM - Planning Commission: Fleming, Victoria](#)
Subject: [EXTERNAL] No non hosted STR's in residential neighborhoods
Date: Wednesday, April 26, 2023 8:08:48 PM

Hello commissioners,

I would like to address a couple things that I see as problematic with allowing STR's in residential neighborhoods. We all know that there is a affordable housing issue in Santa Rosa. There are other consequences to low availability of housing.

I. The citizenry is getting older, these citizens no longer have kids. Without available affordable housing, families with kids can't find housing or afford housing. School funding and enrollment is being affected and schools are closing. Workers are unable to work where they live and we are forcing workers to drive into town to work.

The city councils mission is:

To provide high-quality public services and cultivate a vibrant, resilient and livable City

1. Deliver Housing for All

Pursue housing options for residents of all income level.

4. Promote Economic and Community Vibrancy

Sustain and develop a diverse and thriving economy that benefits Santa Rosa residents and businesses and contributes to the community's economic health.

Airbnb is a \$74 billion company, netting 2 billion a year. I would say at the expense of our housing stock and community fabric.

Please outlaw STR's in residential neighborhood. Allow working families to live here, enrich our neighborhoods, sustain our schools. The general plan is asking for more units to be built, that will take time. We need all available housing to be for our families and community. Then, maybe our children will be able to move back and make a life here instead of being priced out by speculative and predatory business model. How does this make Santa Rosa a more livable vibrant city?

Erik Linde

(C) 530-945-4612

From: [Jose Arturo Ibarra](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] I oppose any increase in the current cap of 198 non-hosted STR in our residential areas.
Date: Wednesday, April 26, 2023 5:36:46 PM

As a Santa Rosa resident, I oppose any increase in the current cap of 198 non-hosted STR in our residential areas. Furthermore, I believe all non-hosted STR should be located only in commercially zoned areas of the city, where all other commercial lodging facilities are located.

Best regards,

Jose Arturo Ibarra
Contact CELL #: 707.858.8040

From: [Monica Bryant](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Oppose non-hosted Short Term Rentals in residential neighborhoods
Date: Wednesday, April 26, 2023 4:42:02 PM

Dear Planning Commission,



As a Santa Rosa resident, I live next to a non-hosted short term rental. It is out of place and harms the neighborhood with its commercial approach. ***Wine Country Redwood Estate*** comes up on google maps when friends and family come to visit us at our house adjacent to this "estate". Hosted short term rentals are fine with me. I have friends who rent a room over their garage on airbnb. A non-hosted "estate" next to our home of 37 years negatively impacts our neighborhood. I oppose any increase in the current cap of 198 non-hosted STR in our residential areas. And when those 198 non-hosted STRs end, phase them out completely. In addition, I believe all non-hosted STR should be located only in commercially zoned areas of the city, where all other commercial lodging facilities are located.

Thank you for your work for our community. Santa Rosa is a great place to live. It has gone through so much with the fires. Please keep the long view in mind for making Santa Rosa a healthy beautiful community.

Sincerely,

Monica Bryant

--

Monica Bryant
Mo Ni Kai Art Studio
2625 Fir Park Way
Santa Rosa, CA 95404
707 481 3415 mobile
monicabryant@monikaiart.studio
<https://www.monikaiart.studio/>
 [@monikaiart](#)
 [@monikaiart](#)

From: [priscilla bale](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Opposition to unhosted short-term rentals
Date: Wednesday, April 26, 2023 9:05:43 PM

Dear Members of the Planning Commission,

My name is Priscilla Bale. My husband and I own our home in Bennett Valley.

Before I begin this letter, I want to acknowledge and thank the Santa Rosa Code Enforcement staff who have been very responsive and helpful to us.

There is an unhosted short-term rental house located directly behind our home. According to its permit application, it is owned by a wealthy out-of-town couple. It is managed by a professional vacation rental company.

The internet rental listing for the house extols it in detail as an ideal entertainment spot.

I'm sure you have heard all the horror stories about unhosted short-term rentals. Our experience has been typical - a steady stream of loud, disruptive, daytime and nighttime outdoor parties that often culminate in shouting, drunken carousing, and foul language. One drunken tenant even began shouting the "F" word over and over. My husband and I are concerned about inviting our granddaughters, ages 13 and 8, over to our home.

Complaints to the management company have resulted in the parties being shut down at 10pm, but the managers have done nothing about screening their tenants.

Consequently, we do not feel secure in our home when there is a party across the fence. We don't know who will be living across the fence from us on weekends nor do we know if they are bringing drugs into our neighborhood. Our next door neighbor, an elderly widow, was afraid to call the police during the last rowdy party. She told me that she was afraid of reprisals.

Last month, NBC News reported on a story from August, 2021. A 19-month-old toddler died from fentanyl exposure at an unhosted Airbnb short-term rental in Florida. The previous tenant had hosted a drug party in the house a few days before. House cleaners did not do a thorough job and probably left some fentanyl residue behind.

The City has instituted some new rules that should help this situation. A City employee will come to our neighborhood to validate complaints about a party. If a weekend is busy, though, it may require some time for the employee to arrive -

meanwhile, the neighbors will have to endure the noise. The new City rules still do nothing about identification of strangers that the tenant has invited into the rental home.

Finally, proponents of unhosted short-term rentals are arguing that they bring income and jobs to Santa Rosa. Actually, short-term rentals diminish our local economy. They remove prospective family homes from our very limited housing inventory and they reduce the value of the homes surrounding them. Our realtor has told us that having a short-term rental behind us has probably reduced the resale value of our home by at least 15%. There are 6 homes located around the rental house - causing 6 families or couples to suffer a substantial equity loss. If you multiply the number of unhosted short-term rentals in the City by 6 and then by 0.15..you will end up with a multi-million dollar loss to residents.

If all these homeowners seek to have their property tax assessments reduced, how much property tax money will Santa Rosa lose?

Unhosted short-term rentals are destroying our residential neighborhoods. Residential neighborhoods are the beating heart and soul of Santa Rosa. Unhosted short-term rentals belong in commercially zoned areas - not in residential areas. Houses not Hotels.

Thank you for your time and consideration.

From: [Scott Barbour](#)
To: [Short Term Rentals](#); [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Public Comment for STR Meeting on 4/27
Date: Wednesday, April 26, 2023 7:03:42 PM

Hi there,

I'm the owner of a non-hosted, properly permitted, STR in Santa Rosa and have been operating in good standing by the City regulations and have a 5 star rating on AirBnB. As far as I'm aware, there have been no complaints made to anyone about any of my guests.

I take pride in being a positive contributor to the neighborhood and broader community. My housekeepers earn \$200 each time they clean the home, which is 100% of the fee I collect from guests. My property manager has a daughter whose business connects traveling visitors to local Santa Rosa restaurants and attractions they may enjoy. These positive guest experiences are, I believe, good for the image of Santa Rosa and benefit the economy during their stay at my home as well as when they refer friends/relatives to the area for visiting or relocation.

I'm fully supportive of heavy fines for violations and reasonable restrictions, such as limiting permits to 1 per owner.

There are two amendments to the current STR regulations that I firmly oppose:

1) Limiting the number of nights per year I can host STR guests.

If I'm in good standing, and will be punished harshly for violations, it seems my incentive is to continue to be on my best behavior. Why punish me when I'm a good host and neighbor?

2) Disallowing STRs in residential zones.

This would not only ruin my investment opportunity (which isn't your concern, I know) but would deprive visitors wanting to visit/stay in Santa Rosa's actual neighborhoods and enjoying what we have to offer them. Families may not be able to afford so many rooms in a hotel here, so may instead choose to go elsewhere. This would result in the loss of many positive opportunities for Santa Rosa.

Thank you for your thoughtful consideration in these important matters,

Scott

From: [Paule, Stanley](#)
To: [Meads, Shari](#)
Cc: [Janette Paule](#)
Subject: [EXTERNAL] STR ordinance Review-THIS EMAIL IS MEANT TO BE READ INTO THE PUBLIC RECORD AT SR COUNCIL MEETING APRIL 27,2023
Date: Wednesday, April 26, 2023 7:22:13 PM

Good evening:

The Santa Rosa planning commission has solicited the input of current Hosted and Non-Hosted short-term rental operators. I and my wife are Hosted STR operators.

We pay our property taxes the same as those neighbors who are up in arms about the viability of their neighbor STR operators. The current ordinance comes close to criminalizing hosts of short-term rental operators.

We request that no additional punitive restrictions be placed on STR operators until there is a working group assembled for ordinance discussion that includes the City Council Member in each district with one Hosted and one Non-Hosted STR operator and an equal number of neighbors in order to hash out reasonable objections and remedies. **All voices must be heard.**

Our recent experience with an administrative citation illustrates the severity and the injustice of the current ordinance that begs to be reviewed.

Having been noticed that our online Hosted BnB listing was missing several elements cited in section 20-48.070D, we quickly made the changes within hours. I wrote an appeal to the enforcement officer stating that this was an oversight due to a family emergency and that the corrections had been made within hours and asked if he could reduce the \$500, 1st offense fine to a warning.

He passed the appeal onto a senior code enforcement officer who wrote to me stating **"Though I completely understand this sentiment, please understand that Code Enforcement staff have been given specific direction by the City Council to enforce the Short-Term Rental Ordinance in a vigorous and assertive manner that we must follow."**

The City Council must amend the ordinance to remove "shall" to "may" to give code-enforcement officers the discretion to exercise judgment to respond to a first offense with a warning rather than an immediate \$500 fine.

The City Council and Staff don't appear to have a good understanding of the nuances in the Short Term Rental business. I believe this is probably due to the "torch and pitchfork" mentality the neighbors to Non-Hosted STR homes have brought to the Council's attention. As mentioned earlier, there should be an established work group in each district to advise the

Council Member.

One size doesn't fit all and there are substantial differences between a hosted "mom and pop" STR and a Non-Hosted STR.

A \$500 fine for a Hosted STR equals about a week of revenue for the Hosted, and approximately one night of revenue for the Non-Hosted.

Please ask your staff to report how many public nuisance violations have been reported about Hosted STR.

We request The City Council to amend the Table 48.1 Enforcement Penalties to be changed to lesser amounts for Hosted STRs: 1st violation for administrative or public nuisance violation- a warning; 2nd citation \$250 fine; 3rd citation \$750, 4th revocation of the STR permit.

We fear that there is no appeal process that fairly arbitrates complaints and grievances. If an up-in-arms neighbor next to an STR wants 'stick-it-to" the STR operator next door, all they have to do is repeatedly complain to code enforcement, and under the current STR Ordinance Enforcement Penalties, the third violation within a year costs the operator \$2000 and revocation of the STR permit for the remainder of the year.

We request the City Council establish a grievance hearing process to hear both sides of the story in order for there to be justice for all parties. The current process does not provide for a reasonable appeal process allowing the operators a reasonable process to be heard and understood.

Under the current ordinance, a one or two-bedroom Hosted STR is allowed two guests per bedroom and 50% of that amount for guests during daytime hours. This is too restrictive for small Hosted STRs.

We request that the City Council amend the ordinance to allow a one-to-one ratio of visitors to guests when the permit allows up to four overnight guests.

The current ordinance states that "#8. The short-term rental unit shall be made available by the owner for inspection by code enforcement, building, police, or fire personnel by request at any time."

This is an undue process that would reasonably fail in a court of law adjudicating a violation of our Fourth Amendment rights against unreasonable searches by a government. Even landlords must give their tenants a 48-hour notice to enter or inspect a rental property.

We request that the City Council amend the ordinance to state that a STR unit shall be made

available for inspection after a 48-hour notice.

Please discuss our proposals. We are willing to meet with Council Members or their staff to explore fair and just outcomes.

Thank you,

Stan and Janette Paule
707-331-0024

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [Anna Patterson](#)
To: [Jones, Jessica](#)
Cc: [Meads, Shari](#)
Subject: RE: [EXTERNAL] Oppose Non-Hosted STR in Residential Neighborhoods
Date: Thursday, April 27, 2023 9:04:02 AM

Hi Jessica,

Great, thank you so much for responding. One additional note that I should have included. I am a full time resident and homeowner in Santa Rosa on Alta Vista Ave. I just wanted to make sure this was received as an opinion from a local resident, since I am, born and raised in Santa Rosa.

Thanks again,

Anna Patterson

From: Jones, Jessica <jjones@srcity.org>
Sent: Thursday, April 27, 2023 8:13 AM
To: Anna Patterson <anna@thelooney.com>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Oppose Non-Hosted STR in Residential Neighborhoods

Thank you for your e-mail regarding the proposed Short-Term Rental Ordinance amendments. Your e-mail will be provided to the Planning Commission and included in the project materials.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Anna Patterson <anna@thelooney.com>
Sent: Thursday, April 27, 2023 7:34 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Oppose Non-Hosted STR in Residential Neighborhoods

Dear Planning Commission,

Non-hosted STRs do not belong in residential neighborhoods, so I object to increasing the allowed limit and believe they should be restricted completely. In our neighborhood, non-hosted STRs are

being used for wine tours and party weekends with continually loud pool parties, oversized groups, and police intervention. The neighborhood has seen groups walking down the street to the other Airbnb with glasses of wine, garbage being thrown in their yards while they “bring the party down the street” after the police show up, visitors driving the opposite direction on one-way street, and glares at homeowners in their yards.

To mischaracterize this as temporary housing for workers in the construction and medical fields is disingenuous. Hotels are zoned for a reason, and this does not match a residential neighborhood. The non-hosted STRs are being used as hotels for wine country experiences and directly impacting the housing values of the people living next door to one.

Thanks,

Anna

From: [David Quenelle](#)
To: [PLANCOM - Planning Commission](#)
Cc: [rick; Jose Arturo Ibarra](#)
Subject: [EXTERNAL] Short Term Rentals in residential areas of Santa Rosa
Date: Thursday, April 27, 2023 6:16:30 AM

Dear City Council members,

I am writing to encourage the Santa Rosa City Council to vote against any increase in the current cap of 198 non-hosted Short Term Rentals in our residential areas.

It seems to me that limiting non-hosted STRs to commercial areas of the city would offer people who live in residential areas protection from the inevitable intrusion STRs bring to our neighborhoods.

Thank You for your consideration.

David J Quenelle MD FACS
2734 Treetops Way
Santa Rosa CA 95404
707-484-7136

From: [Eric Fraser](#)
To: [Weeks, Karen](#); [Sanders, Terrence](#); [PLANCOM - Planning Commission](#); [Holton, Jeffrey](#); [Duggan, Vicki](#); [Cisco, Patti](#); [Carter, Charles](#); [Peterson, Julian](#)
Subject: [EXTERNAL] Roles of persons in the STR ecosystem; Draft Enforcement Matrix
Date: Thursday, April 27, 2023 10:32:03 AM
Attachments: [Santa Rosa Enforcement Matrix Draft 042723.pdf](#)
[Santa Rosa STR Program- Roles.pdf](#)
[Santa Rosa STR Program - Roles and Enforcement Matrix 042723.xlsx](#)

Hello Chair Weeks and Commissioners,

As promised, attached are pdfs of the worksheets we prepared for discussion of the roles of people in the STR ecosystem, and enforcement actions that may be directed towards people in those roles.

The attached Excel workbook has two tabs; one for defining persons with legal responsibilities, the other contains the Enforcement Matrix.

Our information includes the following suggestions:

- The person who creates the violation is responsible for the violation.
- Unfounded, false, and vexatious complaints penalize the Complainer.
- Most violations that are administrative in nature are infractions, more serious violations for nuisance are misdemeanors.
- When calculating fines for Owner/Operators, verified violations at ALL of their permitted properties over the past year are considered as prior violations. By holding Owners/Operators with multiple properties (limit: 3 non-hosted) accountable for all prior violations when calculating the fines or other enforcement actions they would be subjected to thereby escalating more severe penalties when compared to an Owner/Operator of a single STR.

I'll send an additional email summarizing our sentiments for today's commission meeting.

Respectfully Submitted,

Eric Fraser

Truth in Tourism

707.479-8247

truthintourism@gmail.com

(Permission granted to publish phone and email address)

Enforcement Matrix for Chapter 20-48, Short-term Rentals

<u>Chapter section</u>	<u>Description</u>	<u>Law Reference</u>	<u>Issue</u>	<u>Type of Action</u>	<u>Who is primarily subjected to the enforcement action?</u>	<u>Process Notes</u>	<u>Fine</u>	<u>Appeals process</u>
20-48.040	Failure to File for hosted STR Permit		Owner/Operator fails to file for hosted STR Permit	Infraction	Owner/Operator	Administered by the Code Enforcement Director or assigned junior officials.	Allowed to cure and pay TOT, if failure to cure, violation becomes a infraction with penalties of \$500, \$1,500, and \$2,000.	Code Enforcement Director followed by appeal to a Judicial Officer
20-48.040	Failure to File for STR Permit		Owner/Operator fails to file for non-hosted STR Permit, or deliberately misrepresents their permit as "hosted".	Misdemeanor	Owner/Operator	Administered by the Code Enforcement Director or assigned junior officials.	Allowed to cure and pay TOT, if failure to cure, violation becomes a misdemeanor with penalties of \$1,500, \$3,000, and \$5,000.	Code Enforcement Director followed by appeal to a Judicial Officer
20-48.050	TOT Certificate, payment requirements	City Code 20-54.100	Certificate not obtained, TOT not remitted	Misdemeanor with specific processes in City Code 20-54	Owner/Operator	Handled entirely within the Finance Department		
20-48.060 A and B	Occupancy Limits		Short-term Renter exceeds published and contractual requirements for total occupancy anytime during day or night according to proof by Complainer and legal process	Infraction against Short-term renter at first, creates an infraction for the Owner/Operator if the problem is not addressed in 45 minutes of complaint. If "party", "special event", or a declared nuisance than it may be a Misdemeanor for the Short-term Renter	Short-term Renter, with repercussions for the Owner/Operator if not addressed with in 45 minutes.	Administered by the Code Enforcement Director or assigned junior officials.	For the Short-term Renter, a penalty of \$500 for first violation, for the Owner/Operator a warning on first violation for not responding to the Complainer within 45 minutes, followed by increasing fines of \$500, \$1,000, \$2,000. For the Owner/Operator the assessment of penalties considers enforcement history over all properties for the past year.	Code Enforcement Director followed by appeal to a Judicial Officer
20-48.060 C	Parking	City Code Chapter 11-08	Short-term Renter and guests violate Parking Restrictions. Owner/Operators' defective advice may have contributed to the problem. According to proof of the Complainer and legal process.	Depending on circumstances, a citation to the owner of the vehicle will be cited. The Citation will contain more information about fines and appeals	Owner of the vehicle is the primary subject for enforcement. If the parking problem was caused by misrepresentations on the Owner/Operator's permit application, advertisement, or contract then the Owner/Operator will be subjected to a penalty of Misdemeanor	Administered by the Code Enforcement, Fire, and Police Departments in the City	The vehicle citation is handled by the vehicle's owner according to information on the citation. If the Owner/Operator is cited, the fines are levy after given an opportunity to cure good-faith errors followed by fines of \$1,500, \$3,000, \$5,000. The owner/operators' history over ALL registered STR properties for that Owner/Operator is considered for level of fine.	For the Vehicle Owner, the process is stipulated on the Citation. For the Owner/Operator, the process is administered by Code Enforcement with an administrative review by the Code Enforcement Director, followed by a Hearing Officer, then a Judicial Officer, if necessary.
20-48.070 A 1	Other Codes and Laws	TBD	According to proof and legal process					

20-48.070 A 2	Noise	City Code 17-16	A violation of either quiet hours or daytime standards according to proof provided by Complainer and legal process	Depending on the circumstances, a citation will be issued to the Short-term Renter.	Short-term Renter, with repercussions for the Owner/Operator if not addressed within 45 minutes.	Administered by the Code Enforcement Director or assigned junior officials.	For the Short-term Renter, a penalty of \$500 for first violation, for the Owner/Operator a warning on first violation for not responding to the Complainer within 45 minutes, followed by increasing fines of \$500, \$1,500, \$2,000. For the Owner/Operator the assessment of penalties considers enforcement history over all properties for the past year.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 A 3	Outdoor Lighting		According to proof provided by Complainer and legal process	Infraction if good-faith error, Misdemeanor track if bad-faith	Owner/operator. If violation was caused by a material omission or deception on the permit application, the Owner/Operator is subject to the Misdemeanor track for fines and appeals	Administered by the Code Enforcement Director or assigned junior officials.	If good faith error, Owner/Operator is allowed to correct. If bad-faith misrepresentation on the permit, the fines are \$1,500, \$3,000, \$5,000.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 A 4	Trash		According to proof provided by Complainer and legal process	Infraction	Owner/operator	Administered by the Code Enforcement Director or assigned junior officials.	Infraction: Allowed to cure, followed by fines of \$500, \$1,500, \$2,000	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 A 5	Permit Posting		According to proof provided by Complainer and legal process	Infraction	Owner/operator	Administered by the Code Enforcement Director or assigned junior officials.	Infraction: Allowed to cure, followed by fines of \$500, \$1,500, \$2,000	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 A 6	Water Conservation Advice for Short-term Renter		According to proof provided by Complainer and legal process	Infraction	Owner/operator	Administered by the Code Enforcement Director or assigned junior officials.	Infraction: Allowed to cure, followed by fines of \$500, \$1,500, \$2,000. Violations at all the owner/operator properties over the past year considered when assessing fines.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 A 7	Events or Gatherings	City Code 17-16	According to proof provided by Complainer and legal process	Misdemeanor for Short-term Renter, Misdemeanor for Owner/Operator is failure to address the problem within 45 minutes.	Short-term Renter, with repercussions for the Owner/Operator if not addressed within 45 minutes.	Administered by the Code Enforcement Director or assigned junior officials.	For the Short-term Renter, a penalty of \$2,500 for first violation, for the Owner/Operator a warning on first violation for not responding to the Complainer within 45 minutes, followed by increasing fines of \$1,500, \$3,000, \$5,000. For the Owner/Operator the assessment of penalties considers enforcement history over all properties for the past year.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 A 8	Advertising Requirements		According to proof provided by Complainer and legal process	Infraction	Owner/operator	Administered by the Code Enforcement Director or assigned junior officials.	Infraction: Allowed to cure, followed by fines of \$500, \$1,500, \$2,000. Violations at all the owner/operator properties over the past year considered when assessing fines.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer

20-48.070 B	Emergency Planning		Failure by Owner/Operator to submit and update emergency plan with application	Misdemeanor	Owner/operator	Administered by the Code Enforcement Director or assigned junior officials.	Misdemeanor: Allowed to cure, followed by fines of \$1,500, \$3,000, \$5,000. Violations at all the owner/operator properties over the past year considered when assessing fines.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 B 5	Outdoor Burning, etc.		Failure by Owner/Operator to follow requirements according to proof provided by Complainer and legal process.	Misdemeanor	Owner/operator	Administered by the Code Enforcement Director or assigned junior officials.	Misdemeanor: Allowed to cure, followed by fines of \$1,500, \$3,000, \$5,000. Violations at all the owner/operator properties over the past year considered when assessing fines.	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.070 B 5	Outdoor Burning, etc.		Short-term Renter brings additional devices or violates house rules according to proof provided by Complainer and legal process.	Misdemeanor	Short-term Renter	Administered by the Code Enforcement Director or assigned junior officials.	\$2,500	Code Enforcement Director followed by appeal to a City Hearing Officer, then a Judicial Officer
20-48.080	Enforcement		Unfounded, false, and vexatious complaints by Complainer	Misdemeanor or Felony, subject to law and private legal action.	Complainer	TBD	According to State Law	
20-48.080	Enforcement		Unfounded, false, and vexatious complaints by City Employee	Misdemeanor or Felony, subject to law and private legal action.	City Official	TBD	According to State Law	

Roles of people with contractual and other legal responsibilities:	Definitions:
Agent	Authorized in writing by the Owner/Operator to handle day-to-day management of the STR. Agents' contact information is on file with the City and is public record.
City Manager (City)	The City employee with ultimate responsibility for managing the City's STR program.
Code Enforcement, Director (City)	Lead City official legally responsible for administering code violation against STRs
Complainer	A person who files an official complaint against any other person in the STR program.
Daytime Guest	A person invited into a STR by the Short Term Renter
Finance Director (City)	A City Employee responsible for issuing the TOT certificate and administering TOT collection efforts.
Fire Marshall (City)	Lead City employee tasked with developing and administering fire safety and abatement programs.
Hearing Officer (City)	A City employee tasked with hearing the initial appeal to a decision made regarding STR permits or code enforcement actions.
Host	A person who greets a Short-term Renter and physically monitors their entire stay.
Local Contact	A person stipulated as primary contact when a property is in the possession of a Short-term Renter
Officer of the Court (State)	A State of California administered professional assigned for judicial review of an appeal of a STR issue after the actions of a City Hearing Officer.
Owner/ Operator	The owner of the STR property. The Owner/Operator's information is on file with the City and is public record.
Owner/ New Operator	The owner of the STR property when first applying for a STR permit.
Owner/ Operator in Good Standing	The owner of a property with a history of paying TOT prior to 10/27/21
Parking Director (City)	A City employee responsible for creating parking policy.
Planning Director (City)	A City employee responsible for issuing permits, and the initial appeals process.

Police Chief (City)	A City employee responsible for law enforcement activities.
Short-term Renter	A person who contracts with an Owner/Operator for a term of fewer than 30 days.
Tenant	A person who contracts with an Owner/Operator for a term of 30 days or more. This person is exempt from STR provisions unless also an Agent.
Vehicle Owner	A person who is the registered owner of a vehicle.

From: [Jackie Guilford](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Subject: [EXTERNAL] Public Comment for April 27 Planning Commission Meeting (STRs)
Date: Thursday, April 27, 2023 10:11:30 AM

I am IN FAVOR of keeping the current STR Rules the way that they are.

I am a single working mom with one hosted and one non-hosted short term rental. I live in Santa Rosa with my two daughters. I am not wealthy and I am not a corporation. The extra income provided by listing these homes on Airbnb is critical for paying my family's bills.

I am friendly and in constant communication with my neighbors and I have stricter house rules than the ordinance requires. I have a noise monitor and I am available 24/7 in case an incident comes up. I have been compliant with all rules and have been paying TOT/BIA since 2017.

I appreciate that rules are being developed around short term rentals and I think that the ones in place are fair and should remain. I do not think that responsible, local operators should be limited to only one permit. If anything were to change, I would like to see limitations on short term rental operators that live out of the county or are corporate entities.

One other concern that I have is the use of noise monitors. The one that I have notifies me of sounds outside louder than 65 decibels, which I think is quite strict. I would appreciate more guidance on what decibel level constitutes a noise violation as it seems to be quite arbitrary right now. I want to be sure I am in compliance but there is presently not guidance in this area.

Thank you for considering community voices on this ordinance.

-Jackie Guilford

STR operator and resident, Montgomery Village Neighborhood

From: [Jon Atherton](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Subject: [EXTERNAL] Short Term rentals allow me to stay in CA - do not do this!
Date: Thursday, April 27, 2023 9:45:23 AM

Please protect short term rentals and your own constituents who voted for you and expected you to protect them! Quashing short term rentals will not solve California's housing crisis - it will only drive folks out.

With the cost of living dramatically increasing over the past few years and only accelerating with rampant inflation, being able to rent one's resident on a short term basis allows many people, including myself as a senior, to stay in their home rather than move out of the area. Some of your residents travel around California for work or to visit family, and yet call Santa Rosa home base. Short term rentals allow us to afford our homes, not lose access since we again live here the much of the year, and rely on this income to survive and pay our mortgages.

The City Council should protect property rights. Folks bought and made a life here expecting that if they spent their hard earned money, sometimes their life savings, to secure a home, that they should be able to rent it in order to meet the needs of their life. I visit my granddaughters in the bay area frequently and will stay for 6-7 days sometimes to help out. Short term allows me to afford to do this!

The City Council should be looking at ways to incentivize more housing and long term rentals if that is the prerogative of the City Council. It does not need to and should *not* punish law-abiding SR residents with new prohibitions and restrictions on private property that propose to fundamentally change the rules to the severe detriment of its constituents.

FAIR rules based on a good neighbor policy is reasonable. Draconian fines with no due process that allows neighbors to abuse the system, and frankly residents is unconstitutional and will invite litigation and liability for the city.

For all of these reasons, I strongly oppose any rules or ordinances that unfairly target homeowners that use short term rentals to survive and stay in the county.

JJ

From: [Judy Gantz](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] April 27th meeting Please read
Date: Thursday, April 27, 2023 2:39:45 AM

Those of us who earn income from Short Term Renters have become misrepresented in the Council meetings. The majority of us run really good rentals. Please protect our rights too.

I am a retired widow and this rental income is allowing me to keep my home with a yearly rise in all expenses on a set income. I have NEVER had a complaint from any neighbors about my STR and yet, I could give you many stories about how rude, noisy, and disrespectful some of my neighbors have been to me and my family over the twenty years. If you opened a hearing for people in the county to complain about neighbor behaviors, you would have a meeting for at least a month!

Please create rules that support those offering STR and their neighbors without prejudice for either side. Using a heavier and heavier hammer of just increasing fines is not the answer. I suggest the following:

BEFORE someone "breaks the rules" in STR GIVE A handbook simple to read and follow.

Then, if a rule is broken:

First time: Give ONE warning

Second Time: Go to mediation with the complainant (the mediators decide who pays for the session after listening)

Third Time: Give a fine

If the Offense happens a 4th time

1) Remove their license or permit

In this process you recognize humans make mistakes. Let someone fix it. Second time you make two people face and hear each other and hear the complaints or justification. This has the opportunity to create a county culture of tolerance and hopefully more face to face for respect. Normal neighbors make noise, drive fast on roads, etc.

Third time the fine is a harsh consequence, and then the 4th time stops all renting after going through a very fair process.

Making these rules clear to EVERYONE puts us all on equal footing.

Thank you for sharing this perspective I can not attend the April 27th meeting.

Judy

From: [Judy Gantz](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] April 27 meeting Please read
Date: Thursday, April 27, 2023 3:03:19 AM

I can not attend the April 27th meeting online or in person. I urge you to consider my voice in your decision on the STR situation.

After participating in the first meeting April 25th, I understand the difficulty of the decisions you must make around the STR issues. Overall, those of us who earn income from Short Term Renters have become misrepresented in the Council meetings. The majority of us run really good rentals. I could give you many stories about how rude, noisy, and disrespectful some of my neighbors have been to me and my family over the twenty years and this has NOTHING to do with STR. If STR did not exist and you opened a hearing for people in the county to complain about neighbor behaviors, you would have a meeting for at least a month! "Normal" neighbors can be reclusive and do not want to be friendly or have a "cozy" neighborhood. Putting all these neighborhood problems on STR's is inaccurate.

I am a retired widow and this rental income is allowing me to keep my home with yearly rises in all expenses yet on a set income. Having STR 's allows more people of different incomes to come our county because of the varied price range for lodging on air bnb. At present, Sebastopol has ONE hotel. The proposed new hotel will be much more expensive than renting air bnb.

I have NEVER had a complaint from any neighbors about my STR. It is hard work to clean and maintain a good rental. We are NOT rich people who run STR's. We need our rights protected too.

Please create rules that support both those offering STR's and their neighbors. I do not think using a heavier and heavier hammer is the answer to the STR complaints.

I suggest the following:

BEFORE someone "breaks the rules" in STR's, GIVE out a handbook that is simple to read and follow. Distribute it to County home owners. Ask town mayors to spread the word and get the information out.

Then, if a rule is broken:

First time: Give ONE warning

Second Time: Go to mediation with the complainant (the mediators decide who pays for the session after listening)

Third Time: Give a fine

If the offense happens a 4th time

1) Revoke their license or permit

In this process you recognize humans make mistakes. Let someone fix it. Second time you make two people face and hear each other with the complaints or justification. This has the opportunity to create a county culture of tolerance and hopefully more face to face for respect. Normal neighbors make noise, drive fast on roads, have parties, blast music, etc. Third time the fine is a harsh consequence. The 4th time stops all renting after going through a very fair

process.

Making these rules clear to EVERYONE puts us all on equal footing.

Thank you for sharing this perspective at the April 27th meeting. Please preserve the rights and efforts of STR's.

Judy

From: [Kristin Guerrero](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Reduce and revoke STR permits in the city of Santa Rosa 4/27/23
Date: Thursday, April 27, 2023 10:06:16 AM

Hello to all,

Please include in your reading today and for the meeting set for today.

You all have promoted, and permitted excessive amounts of Short Term Rentals throughout the city and the county. This must stop.

Do all that is needed to reduce and revoke STR permits in residentially zoned neighborhoods.

The 198 cap needs to be addressed, by reducing and eliminating STR's in our city.

A glaring example of what NOT to do and permit:

Tillmont Way - 2 non hosted STR's near each other

Kelsey Knolls - 1 hosted STR that is right next to one of the others with the shared property line

Three large residential homes that are far less than 1,000 feet apart and on one street the STR homes consume 50% of the homes on that street.

This is vastly unacceptable, and you all know very clearly why.

Do expect solution oriented actions to remedy these problems you all have generated.

Sincerely,

K. Guerrero & Family

Sent from my iPhone

From: [Mark Sokol](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Cc: [Karen](#)
Subject: [EXTERNAL] Feedback for today's meeting
Date: Thursday, April 27, 2023 7:34:01 AM

Dear Santa Rosa Planning Commision,

We are writing to express our concern regarding the proposed vacation rental restrictions being considered by the city council. We strongly believe that these restrictions would have a negative impact on our community, and we urge you to reconsider them.

Vacation rentals have become an important part of our local economy, providing additional income for homeowners and supporting local businesses such as restaurants, shops, and attractions. Many families and individuals rely on vacation rentals as a source of income to cover their mortgage payments, property taxes, and other expenses. By imposing more restrictions on vacation rentals, we risk taking away a valuable economic opportunity for our residents and potentially harming our local economy.

Furthermore, vacation rentals provide tourists with a unique and flexible lodging option that allows them to experience our city in a different way. Vacation rentals offer travelers the opportunity to stay in different neighborhoods, experience local culture, and interact with residents, contributing to the diversity and vitality of our community. Restricting vacation rentals would limit the options available to tourists and could potentially discourage them from visiting our city, which could result in decreased tourism revenue and negative impacts on local businesses.

We understand that there may be concerns about noise, parking, and other issues related to vacation rentals. However, we believe that these concerns can be addressed through effective regulations and enforcement, rather than imposing blanket restrictions that could adversely affect the entire vacation rental industry and our local economy. Based on the data provided it seems the majority of the complaints come from a small percentage of the vacation rentals. Why not draft regulations that narrow down the irresponsible managers? An example would be any non-hosted vacation rental must use a professional property management firm with certifications.

We value the diversity of housing options and the economic benefits that vacation rentals bring to our community. We respectfully request that you consider the potential negative impacts of additional vacation rental restrictions and seek alternative solutions that balance the needs of residents, tourists, and local businesses.

Thank you for your attention to this important matter. We are available to discuss this further or provide additional information if needed.

Sincerely,
Mark Sokol & Karen Lambertz
714-227-3334

Owners of
TK4361 - 1505 Jewell Drive
&
TK5122 - 1665 James Ave

From: [Mylodge](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] Sort Term Rentals
Date: Thursday, April 27, 2023 9:52:46 AM

To Whom it may concern,

As a single guy I always knew it would be hard for me to afford a house in this market.

When I First saw my house I knew it was perfect for me. Not only did it have the classic Craftsmen style that I love it had income potential. I wouldn't have to eat rice and ground beef every day of the week to pay my mortgage.

It was a friend of mine who turned me on to Air BnB. She had a granny unit that she rented and had used Air BnB when she traveled.

It has been far more work being a host than having a long term tenant but I make a little more money and have met some wonderful people along the way.

I love to share my favorite places with guests. Not only is it great to hear how much they liked my recommendations but I feel good knowing I have helped the small local businesses that I like so much.

Matt Lodge
830 3rd Street, Santa Rosa
707 799-9173

From: [Gray, John M](#)
To: [PLANCOM - Planning Commission](#); susan.gorin@sonoma-county.org
Subject: [EXTERNAL] Short Term Rentals Legislation
Date: Tuesday, April 25, 2023 4:33:35 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello,

I'm a realtor in the Santa Rosa/Kenwood area and am concerned about the proposed short term rental restrictions under consideration. Research data shows that only 0.3% of homes in Santa Rosa are engaged in short-term rentals, a tiny amount. Rather than focus on limiting short-term rentals (which bring meaningful tourism dollars to the community), we should focus on building more housing. Additionally, reasonable regulation can address specific neighborhood concerns.


As a short-term rental property owner in Palm Springs, I would encourage you to investigate the well-thought out permitting and restrictions in that city. These have thoughtfully balanced neighborhood concerns with property owner inputs. I believe it's a model that could work in Santa Rosa.

Link for PS ST Vacation Ordinance here: <https://www.palmspringsca.gov/government/departments/special-program-compliance/vacation-rentals-1098>

Best,
John Gray



JOHN GRAY, REALTOR®
CalRE #01971913
600 Bicentennial Way, Ste.100 | Santa Rosa, CA 95403
C. 707.871.7275
Email: john.gray@cbrealty.com
Web: johngrayhomes.com
Instagram: [@johngrayhomes](https://www.instagram.com/johngrayhomes)

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From: [Jonathan Storie](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Support Short Term Rentals
Date: Tuesday, April 25, 2023 9:01:46 PM

I am a retired 25 year long Santa Rosa/Sonoma county resident. I operate a licensed, responsible, short term rental in the city of Santa Rosa. My home is the best maintained property in the immediate area. We actively monitor the property and do not allow parties or neighborhood disturbances. My rental brings valuable tourism dollars to the area that supports restaurant's, shops, the fairgrounds event center and other local businesses. Exactly the small businesses that provide living wages to our residents. It also provides valuable occupancy and sales tax to the city and county to maintain public services that we all rely on. Responsibly managed short term rentals don't detract from our community, they enhance it. A few, unfortunate incidents in wealthy neighborhoods should not be impetus to ban and further restrict responsible and lawful STRs in the city. Please concentrate your efforts on eliminating unlicensed operator's, not the many licensed, law abiding, tax paying community members such as myself. My wife and I personally rely on our STR to sustain us in retirement. Please support responsible and lawful STRs in our community.

Respectfully,
Jonathan Storie

From: [Justine Malone](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Short Term Rentals](#)
Subject: [EXTERNAL] Short term rentals
Date: Tuesday, April 25, 2023 5:43:57 PM

Hello, I'm writing in support of having legal permitted short term rentals in Santa Rosa. I've owned my home for over 20 years. I've owned my small business for 15 years. I can't live on either income alone, so it's important for my family that we continue to be able to rent out our home to travelers. We have the occasional and regular need to use the home for visiting family so renting it out as a long term rental is not an option for us. If short term rentals were banned in Santa Rosa I will say with almost complete certainty that I would have to sell my beloved family home and even possibly my business, and relocate to another state. We have never had any complaints or violations at our str, and we pay our TOT on time each quarter. We have been hosts for 8+ years. Renting out our home has also allowed us to be able to afford to upkeep it at a level we couldn't otherwise, and of course to also support other Sonoma County businesses. My business Cast Away Yarn Shop is a popular local shop, I served on the Historic Railroad Square board for 5 years, and I love Sonoma County. I live on the same site (hosted) as my Airbnb. I think hosted single permit holders should remain permitted. Thank you,

Justine Malone
Cast Away Yarn Shop
100 4th st
Santa Rosa, Ca 95401
(707) 546-9276
castawayyarnshop.com

From: [Monument Home Services Inc Larry Jenks](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] Short term rental ordinance
Date: Tuesday, April 25, 2023 10:39:53 PM

I am writing to urge loosening of the extreme rules regarding vacation rentals. I feel like it doesn't matter what the public or anyone says, regardless of the multiple zoom "town hall meetings"

None of the suggestions and explanations of short term rental operators have been considered and no part of the ordinance has been relaxed, in fact it seems to be going in the direction of more restrictive rules.

1. First and foremost we have property rights to use our property as we see fit when we own it.
2. Short term rentals are not "party houses". As owners have testified repeatedly noise detectors and security cameras have been installed to combat any disturbances. Due to probably damage and mess no owner would ever knowingly allow a party. It is one of the greatest fears an owner has.
3. The typical vacation renter is a young family with kids, sometimes traveling with a friendly dog. Often grandparents rent local homes to visit new grand children. There are many reasons for travelers to prefer to stay in a single family home vs. a hotel. People who rent short term are not crazed partiers.
4. This ordinance is really based upon NIMBY neighbors not liking the lack of control and not liking seeing "new" people in their neighborhood. Sometimes people are just complainers, Nextdoor is full of them, for example.
5. It is very hypocritical to vigilantly persecute short term rental homes and at the same time allow homeless to run wild starting fires and severely impacting the lives of people who live nearby. If you put the same energy into stopping people camping on the Joe Rodata Trail that would be a much more reasonable pursuit. It appears that the city and county cares less for residents of Casa Del Sol, southwest santa rosa or Doyle park areas than wealthy residents of Montecito who complain about seeing new people but are very lucky not to have RV;s full of crack heads parked in front of their homes as residents of the west side endure daily.
6. Long term rentals can be a problem too. Long term renters typically do not care for the landscape, and do take up the street with excess cars, and do not stay for the very long term. Why is this ok vs. short term rentals which are impeccably maintained.
7. Short term rentals create high paying jobs for landscapers, handymen, and house cleaners. Short term rentals also generate a significant amount of TOT money.

8. The ordinance was created in a very unfair, sneaky way in that the 1000 foot rule was added after telling new operators to wait until Dec 5 to apply. Many people waited from October until December 5 in good faith only to have the rules changed during the process on the very last day.

In closing do you really have enough real negative data to justify affecting the income of so many short term operators?

This ordinance is based upon a small but vocal group of busybodies and killjoys who get away with harassment of their neighbors and will be soon assisted by the City of Santa Rosa in doing so.

From: Lynette Mcneany
To: PLANCOM - Planning Commission
Subject: [EXTERNAL] Short Term Rentals
Date: Tuesday, April 25, 2023 4:44:25 PM

I am writing to you to express my support for short term rentals in Santa Rosa.

Short term rentals are great neighbors when managed properly, and they help support local jobs in our community, including shops, restaurants, and wineries.

Best regards,
Lynette

If you enjoyed your experience, please take a moment and leave me a review. [Click here.](#)



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Thank you.

FAFLD

From: JenKin.Madeleine@DOC
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Pro str
Date: Tuesday, April 25, 2023 5:13:42 PM

Hello

I am single 72 year old state worker who owns and operates one Airbnb in sr. As soon as I can I will retire back into my home. When Sonoma developmental center shuttered I had to work in the capital. Later my grandson was born there. I don't love living in sac but for now I have to. My home is well maintained and I can keep it all because it's an Airbnb. I have a cleaning crew, a gardener and have a group of grounds people at my call. I audit m neighbors frequently to see how they feel. They say few cars, maybe 1, very quiet, no parties. I leave it with call me if for any reason you have a concern. LTR lowered my overall value, they always cost me tons of money to return the pty to its better shape. Str let's me get in weekly. I am depending on the Airbnb to sustain me until I can relocate back to where my heart is, Sonoma county. 1. We are good for businesses.

2. we do add significantly to the tax base, 3. We are not lessening my neighborhood 4. There are constitutional issues with the str ordinance on its face and in application. 5. Non hosted are being singled out and unfairly treated. 6. Original promises are being whittled away, reneged on and forgotten. 7. The fines are too high. 8. Sr lacks the resources to investigate complaints fairly. Thank you.

Madeleine Jen Kin, JD
818 523 7078
Madeleinejenkinjd@gmail.com
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From: [Andrew Smith](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] STR Rentals Comments- Planning Commission - April 27, 2923
Date: Tuesday, April 25, 2023 6:49:27 PM

The city of Santa Rosa has a housing shortage and still suffers from the Tubbs Fire. Despite thousands of homes rebuilt that were destroyed, additional housing is limited by resources.

Santa Rosa's housing costs going up despite mortgage rates increasing. People leaving our city due to housing costs. Schools losing students due to housing costs. And governments including Santa Rosa and Sonoma County having trouble recruiting due to housing costs despite good salaries and benefits.

Non-hosted STRs take away existing housing and drive up the cost of housing by investors willing to bid up the price as they can recoup their higher costs with short term rentals. So why would Santa Rosa want a housing policy that does this?

I would recommend the following for the STR program:

Keep the Hosted program as is for owners renting out their property while living there.

No more permits given to Non-hosted STRs.

Phase out the program over two (2) years to give those owners a chance to recoup their investment and even make money. Then decide whether to live in the property, lease it out on a yearly rental or sell it.

Andrew Smith
Santa Rosa

From: [Eric Fraser](#)
To: [Meads, Shari](#); [City Clerk](#)
Subject: [EXTERNAL] Deficiencies in the packet for the 4/27/23 Planning Commission
Date: Tuesday, April 25, 2023 6:40:44 PM

Hello Shari;

We are taking a deep dive into the document package provided by your office to the Planning Commission for their meeting 4/27/23.

I'll get into the defects in the information in future communications.

This email indicates serious flaws in the document package.

Attachment 6 - Proposed Zoning Code Text Amendments - Redline - appears incomplete as the text ends at the end of the Enforcement Table and does not align completely with Exhibit A, and the pages are not numbered. Please confirm that Attachment 6 is complete.

Attachment 7 on the Agenda - August 2021 STR Survey Results - is actually labelled as Attachment 8...there is no Attachment 7 apparently.

Attachment 8 on the agenda - Survey 9/23-12/19/22 - is actually labelled Attachment 9

In addition, many of the attachments are unnecessarily large and were not saved using standard procedures that reduce the size of the attachment.

Thank you for your attention to this matter...

Eric Fraser
TRUTH IN TOURISM
707.479-8247

From: [Chris Cain](#)
To: [PLANCOM - Planning Commission](#)
Cc: [rick](#); [Julie Cain](#)
Subject: [EXTERNAL] Oppose non-hosted STR in residential neighborhoods
Date: Wednesday, April 26, 2023 12:24:28 PM

Hello Santa Rosa Planning Commission!

My family and I have resided in Santa Rosa for the past 9 years in the Proctor Heights neighborhood. I just retired from Keysight Technologies as an executive vice president, after 37 years of service to Hewlett Packard, Agilent Technologies and Keysight Technologies. Non-hosted Short-Term-Rentals located within long-term residence neighborhoods likely provides an economic benefit to the non-hosted Short-Term-Rental owner but comes at substantial impacts to neighboring long-term residents. I have witnessed first-hand my neighborhood negatively impacted with higher traffic at all hours of the day and night, increased speeding on our narrow and twisty neighborhood roads, parking that blocks access by residents and emergency vehicles, increased litter (especially liquor bottles), excessive noise, and offensive language. We have rarely had the city respond to requests for enforcement, so these issues continue to happen and are growing as the number of non-hosted Short-Term Rentals grow in our neighborhood. Not all short-term-rental tenants create these issues, but more and more of them are using a short-term-rental to "let loose and party, since we don't live here". Our neighborhood increasingly is feeling more like downtown San Francisco, filling with transients that don't share our family-oriented lifestyle and that has been putting our safety at risk and erodes taxpaying residents' quality of living. We are giving serious thought to moving elsewhere, where we can again enjoy a high quality of living in a beautiful, quiet, diverse, and friendly neighborhood.

Best Regards,
Christopher Cain

From: [deborah leaf](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 26, 2023 3:38:54 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

- 1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.*
- 2. Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.*

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

*The even sadder truth is that, on average, **every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties.** In many instances the negative impacts are even more widespread.*

By choosing to allow Non-Hosted Short-Term Rental to operate in residential neighborhoods the City has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Deborah Leaf

From: [Peter Borberg](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] SRT
Date: Wednesday, April 26, 2023 4:09:20 PM

I have lived in my Santa Rosa home for 43 years in a quiet neighborhood with 35 homes. We now have two Short Term Rentals on our street. One is next door to me, which is a large 5 bedroom with a pool on our property line. There is never a resident living there, only a constant stream of transients. While not all are "bad actors", we have had many loud parties and constant street parking. Too often they totally ignore the standards set by the ordinance and feel they have a right to disrespect the neighbors because they paid for a weekend of partying. Calls to the contact people are minimally effective at best. I often receive a text stating they have contacted the renters and the car, noise, loud music, whatever, is not from them. I am then asked to provide verification of complaint. This is not my responsibility to enforce standards.

STRs are commercial enterprises and should not be allowed in residentially zoned neighborhoods.

Diane and Peter Borberg

Sent from my iPad

From: [Diane Andreini](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] I support STR's
Date: Tuesday, April 25, 2023 9:41:41 PM

I have operated a hosted STR thru Air BnB since Sept 2016. This has been a very positive experience for me. I have met wonderful people from all over the world. Not one of my guests has caused any problems. It has provided me with extra earning so that I can continue to living in Sonoma County. They have enjoyed staying in Santa Rosa and spend there vacation money here in Santa Rosa. All in all, it is a wonderful way to bring new people into our community and spend their money here.

HOSTED STR'S ARE NOTHING OTHER THAN POSITIVE !!! Stop trying to do away with STR's --
!!!

From: [Diane Andreini](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Good things about STR"s
Date: Wednesday, April 26, 2023 8:41:31 AM

I have had a hosted private room for many years -- during this time I have not had any problems with any of my guests. I have meet wonderful people. These guests bring revenue into the City and County. I pay the City 12% TOT (just like the hotel system), guests spend money at small business and restaurants.

I REALLY think if you look at the numbers you will see this a good thing for the City and not a bad thing.

You might like to spend your time and energy on controlling the amount of homeless people that come into our town and how they are supported by local government -- which cost lots of money with no source of revenue!

Please STOP trying to doing away with STR's that can be a valuable asset to the City and its residents!!

Thank you, Diane

From: [Erich Rail](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Oppose Non-hosted Short-Term Rentals in Residential Neighborhoods
Date: Wednesday, April 26, 2023 4:03:22 PM

Dear members of the Santa Rosa Planning Commission,

As a Santa Rosa resident, I oppose any increase in the current cap of 198 non-hosted Short-Term Rentals in our residential areas. Furthermore, I believe all non-hosted Short-Term Rentals should be located only in commercially zoned areas of the city, where all other commercial lodging facilities are located.

I'd like to remind you that the decisions you have made in the past and will make tomorrow evening have consequences -- serious consequences -- to the residents of Santa Rosa that you are duty bound to serve. I'd like to share with you the consequences your previous decisions have had on two of those residents.

My wife and I bought our dream retirement home in Fountain Grove in March 2017. We lost it to the Tubbs Fire in October of that year. We worked very hard, and spent several hundreds of thousands of dollars of our retirement savings, to rebuild our home and our lives; reoccupying it in April 2019.

Since that time, the 5-bedroom 4,900 square foot house across the street from us was sold to a woman who lives in Georgia and immediately converted it to a non-hosted Short-Term Rental. Shortly thereafter, the 5-bedroom 3,400 square foot house next door to us was sold to a gentleman who owns two other homes in Sonoma County, and he immediately applied for a non-hosted Short-Term Rental permit. Finally, the 5-bedroom 4,600 square foot house that shares our back fence was recently sold and the buyers applied for a hosted Short Term Rental permit. Apparently, after spending in excess of \$2,000,000 for their new home, the new owners have represented to the city that they will utilize the 4,600 main house as a hosted Short-Term Rental, and they will live in the 500 square foot guesthouse. This defies logic.

As a result of Santa Rosa's current Short-Term Rental ordinance, we are now surrounded by, what are essentially, three "Boutique Hotels". The current ordinance now allows the three Short Term Rentals surrounding our property to bring in a total of 30 renters each night and a total of 15 additional guests during the daytime for a grand total of 45 unknown people to enjoy the amenities offered by these rentals. We've had family reunions, business retreats, anniversary weekends, bachelor parties, bachelorette parties, golf outings; all with the associated good times, loud voices, and loud music that creates anxiety for my wife and me virtually every weekend. This constant flow of unknown people don't have the respect for the peace and tranquility of our neighborhood that we and our other neighbors do because they are not our neighbors -- they're simply here temporarily ... for a good time.

All of this comes with a steady stream of gardeners, pool cleaners, repairmen, house cleaners, property managers, and the regular sound of "beep, beep, beep" at all hours of the day and night from the minibus that is utilized by the property management company to shuttle its guests to

different activities. The rental's trash cans go out on Monday (the day the gardeners come) and stay out on the street in front of our picture window until the property management company finally takes them in before the next guests arrive on Thursday or Friday.

The circumstances and activities that we endure on a weekly basis describe exactly those of commercial Boutique Hotels. That's exactly what these Short-Term Rentals are, and they simply don't belong in a residential neighborhood.

Some people talk of property rights of Short-Term Rental owners "in good standing" being potentially infringed upon by the implementation of restrictions; but what about our property rights as homeowners "in good standing" of a residential neighborhood? Non-hosted Short-Term Rentals exist to maximize the profit of nonresident owners at the expense of surrounding homeowners whose property rights are being infringed upon.

This body and the City Council has made mistakes in the past. No one could have anticipated the damage that the unrestrained growth of the Short-Term Rental industry would cause to residential communities across our country. I encourage you to take advantage of this opportunity to correct past mistakes and beginning the process of undoing some of the damage you have allowed to occur. I beg you to reject the "technical changes" proposed by city staff and direct staff to draft an ordinance limiting non-hosted Short-Term Rentals to commercially zoned areas of the city.

Thank you.

Erich and Melissa Rail
3615 Tillmont Way
Santa Rosa, CA 95403

From: [Josette Brose-Eichar](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rentals
Date: Wednesday, April 26, 2023 10:54:15 AM

Dear Santa Rosa Planning Commission Members,

I do not live in the city of Santa Rosa. I am a short term rental owner in an unincorporated area of Sonoma County. I have read the proposed changes for your upcoming meeting. I can find nothing in it that addresses the rights or obligations of existing short term rental owners. It appears your document needs to be improved to designate clearly what changes apply to all permit holders, existing or grandfathered permit holders and new permit holders. Specifically it is not clear on the one owner per property point. I do think it would be illegal to revoke an existing permit of someone who currently has more than one property that you issued permits for. Those of us who buy and improve a property do it with a financial plan to recoup our investment and provide future income. We make these financial decisions based upon the ordinances in place for our business segment at the time. So revoking an already issued permit would seem to be illegal.

I would suggest that revoking permits that you have already issued under changed rules may result in a lot of lawsuits for the city of Santa Rosa. The county had this realization, and those of us who had permits kept them.

Sincerely,

Josette Brose-Eichar
Boyes Hot Springs.

From: keli.vice@vicecommunications.com
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] I oppose non-hosted STR in residential neighborhoods
Date: Wednesday, April 26, 2023 10:14:09 AM

Please do not raise the current cap on Non-Hosted STRs in residential areas. The large home behind me is already trying to get an STR permit – we have lived here 20 years and it would be a complete nightmare for us to have constant weekend partiers right behind us while we are trying to enjoy our home and yard.

This particular house has converted their garage to a game room –and build an un-permitted bathroom and granny unit – both of which they are already advertising on both AirBND and VRBO without an STR permit. They only have two parking spaces on the property and are promoting a 5-bedroom / Sleeps 12 rental with “plenty of street parking” and “an amazing sound system”:

[https://www.airbnb.com/rooms/710060941916376590?](https://www.airbnb.com/rooms/710060941916376590?source_impression_id=p3_1665420744_IgqYupDuMUJu0E6X)
[source_impression_id=p3_1665420744_IgqYupDuMUJu0E6X](https://www.vrbo.com/2998973?adultsCount=10&unitId=3571017)
<https://www.vrbo.com/2998973?adultsCount=10&unitId=3571017>

These rentals are devastating for neighbors’ peace and quiet, not to mention negatively affect local hotels and restaurants which have already felt the impact of COVID.

I vehemently oppose new STR permits. Thank you for listening!

Keli Vice

Vice Communications

(707) 527-8423 (voice)
(707) 228-5028 (text)
keli.vice@vicecommunications.com

From: [Ken Piazza](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Oppose Non-Hosted STR in Residential Neighborhoods
Date: Wednesday, April 26, 2023 1:57:41 PM

Planning Commission Members,

I am a concerned Santa Rosa resident and homeowner who is extremely opposed to any increase of the current Short Term Rental cap of 198 and the loosening of any restrictions on Non-Hosted STR units. All Non-Hosted Short Term rentals have no place in a residential neighborhood and belong only in an industrial zoned area of the city where you find other commercial lodging. I have lived in Santa Rosa for 35 years and am a homeowner in a residential neighborhood in Northwest Santa Rosa. With the allowing of Non-Hosted STR units in residential neighborhoods, my wife and I, who live literally next door to one of these STR hotels, are saddled with the increase noise from the occupants, underage drinking and loud parties, large parties in violation of STR regulations and revolving tourist and venue buses coming in and out of the neighborhood during various times of the day. We have no idea who these occupants are, who come and go on a weekly basis. To top it off, the owner of this STR Hotel by us doesn't even live in the area or state. He lives on the eastern seaboard. As a Santa Rosa Resident I am extremely opposed to Non-Hosted STR "hotel" units which have no place in residential neighborhoods which are for the residents of this community, not hotel occupants who belong in commercial zoned areas of our city.

Thank you for your time.
A Concerned SR Resident,

Ken Piazza

From: [Marie P](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] No unhosted short term rentals!!!
Date: Wednesday, April 26, 2023 11:22:23 AM

Hello,

I live next door to an unhosted short term rental and it is a nightmare. We never know who will be there. We dread Fridays when they arrive. Will this be a good weekend or a bad weekend for us? Who IS next door to us??? There have been parties, excessive cars and two weeks ago the house was broken into. No house on our block has even been broken into that I know of.

I don't understand why a hotel is allowed in a residential neighborhood??? It is unsupervised. It is a business. In a residential neighborhood where we have lived for over twenty years! Here's a picture of a wine van picking up people this past week, it happens all the time. We're in a regular subdivision. This is a business masquerading as a home. It's awful. We have plenty of hotels in Santa Rosa for people to stay at. Hotels belong in commercial areas.

Please stop all unhosted short term rentals. I have no problem with hosted rentals. I have no problem with rentals. But these unhosted short term rentals are a hotel and a business in a residential neighborhood. They don't belong here!!! Please stop our nightmare. No unhosted short term rentals should be allowed in residential neighborhoods.

Regards,

Marie Piazza

From: [Maureen Linde](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Fleming, Victoria](#)
Subject: [EXTERNAL] Short Term Rentals
Date: Wednesday, April 26, 2023 11:06:17 AM

Good morning- My name is Maureen Linde. My and my husband and I are Sonoma County natives and we live next door to a short term rental. I will be at the upcoming meeting to speak, but I also wanted to send you an email in case one of you aren't present, or if the meeting goes too long and I am unable to speak.

My husband and I moved to our current east Santa Rosa home in 2014. It is in a beautiful area of Hidden Valley. It was not the most attractive home on the block when we bought it and we have worked tirelessly for the past 8 1/2 years to make it our own.

About a year and a half ago our next door neighbor at the time put her home on the market and unbeknownst to her sold it to an AirBnb host. This "neighbor" I must mention, lives in Southern California and has eight other short term rentals throughout California and touts herself as an "STR expert". This has become her business. It is very big business! If you don't think one homeowner owning 8 short term rentals doesn't have an affect on the housing and rental market, you are mistaken. This homeowner does not volunteer to clean up the parks (as my husband and I do), she doesn't volunteer in schools or vote for you (as my husband and I do), she is a property owner here because it was easy for her to get a license and start her lucrative business on the backs of unsuspecting homeowners.

This short term rental next to our home is listed as a 4 bedroom, however on the tax records it is a 3 bedroom and was sold to my prior neighbor as a 3 bedroom. How the short term rental can list it as a 4 bedroom is hard to comprehend. I have asked code enforcement about this discrepancy and I haven't had a reply to my inquiry. Also this home has a pool. The 8 people that they can legally host as well as an additional 4 people as their guests creates a party atmosphere. There is typically drinking, smoking (even though it is a non-smoking home), yelling, foul language, splashing, dogs barking, kids yelling, music well beyond the 9 o'clock curfew, cars coming and going, etc.

My husband works from home and it has become difficult to conduct business from his office when this home is occupied. We typically leave all our doors and windows closed to minimize the distraction and noise from the property. It has greatly affected our peace and privacy.

I have been given names and numbers to call and it seems easy to make a call to get a complaint rectified, but sometimes it takes hours of back and forth texting and calling to get a resolution. We are the ones policing this home, It is unfair that you are allowing this business to reside in a beautiful, once peaceful neighborhood. Please take into consideration how you would feel if this home were next to you. How would you want the city to react? You can make all the rules and regulations, but the fact of the matter is, this is a business and it should not be allowed to ruin the sanctity of our neighborhood.

I want to mention one other thing before I close. I am also a licensed real estate agent. If we were to sell our home to escape this insanity, we will have to disclose living next to this short term rental. Our equity is greatly affected by this short term rental. Who will compensate us for that? Who wants to buy a home next to a short term rental? Would you? Would you want your "neighbor" to be a short term rental? I bet not.

Please I implore you to do the right thing as other cities have and ban non-hosted short term rentals within a residential neighborhood.

Thank you,
Maureen Linde

From: [Mike Bryant](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Mike Bryant](#)
Subject: [EXTERNAL] Oppose non-hosted STR in residential neighborhoods
Date: Wednesday, April 26, 2023 10:57:51 AM

Dear Planning Commission members,

I believe all non-hosted STR should be located only in commercially zoned areas of the city, where all other commercial lodging facilities are located.

No one in favor of non-hosted STR's is sharing a backyard to backyard fence with one. The noise and drinking is burdensome.

Please support our homeowner interests and keep non-hosted STR's out of residential areas.

Thank you,

Michael Bryant

distressed homeowner living next to a non-hosted STR

From: [Peter Burrell](#)
To: [Short Term Rentals; PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Objection to Short term rentals in residential neighborhoods
Date: Wednesday, April 26, 2023 2:14:00 PM

Good Day,

I am writing to express my objection to Short term rentals in residential neighborhoods.

I live next to a short term rental.

It's been a concern for us and causes great anxiety for our family whenever new people arrive. It attracts big groups of people of all sorts coming to party in Santa Rosa. We've all heard horror stories of what has happened in short term rentals.

The LLC that owns the next door property is made up of out of town investors from the East Bay that own multiple Short term rentals in Santa Rosa and other Bay Area communities. You can tell by the way they operate the property they don't care about our neighborhood, only maximizing their profits

Many cities have outlawed short term rentals because of the destruction of the social fabric of neighborhoods. It must be expensive for cities to regulate and police the rentals that seem to be disregarding the laws.

Have you considered allowing them only in the same zoning as hotels?

You should consider that there are more than 3000 short term rentals in the area, so they will have a louder voice than the opponents of short term rentals.

These owners have money to use to garner support so they can continue their large annual income streams.

Please consider allowing short term rentals only in commercial neighborhoods.

Thank you,

Peter Burrell
Santa Rosa, CA

From: [rick](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rentals-SOSR vs SCCH
Date: Wednesday, April 26, 2023 9:27:20 AM

Much of Santa Rosa is eagerly anticipating the Planning Commission meeting tomorrow. The residents of Santa Rosa are eager to present our case for maintaining the existing 198 cap and arguing for a reduction in that cap. In addition to all the residents composing Save Our Santa Rosa, you will be hearing from many members of a group called the Sonoma County Coalition of Hosts (SCCH). This group is composed of owners and operators from throughout the county, not just Santa Rosa. It is the same group who rallied its members to appear before the Board of Supervisors and the Windsor Town Council. Based on the fact that there are between two and three thousand "vacation" rentals in Sonoma County and only 198 non-hosted STR in Santa Rosa, it's reasonable to assume that most of the members of SCCH are not Santa Rosa residents. They are effectively outsiders trying to impose their vision of unlimited STR's everywhere not only in Sonoma County and Windsor, but now ,also, in Santa Rosa. Please keep this in mind as you read their emails and hear their testimony.

Thank you, Rick Abbott

Sent from [Mail](#) for Windows

From: [SCOTT.VOTEY](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Oppose non-hosted STR in residential neighborhoods
Date: Wednesday, April 26, 2023 10:18:08 AM

To the Planning Commission:

As a Santa Rosa resident I oppose any increase in the current cap of 198 non-hosted STR in our residential areas. Furthermore, I believe all non-hosted STR should be located only in commercially zoned areas of the city, where all other commercial lodging facilities are located.

Scott R. Votey MD
5784 Trailwood Dr, Santa Rosa, CA 95404

From: [V.T](#)
To: [PLANCOM - Planning Commission: Jones, Jessica](#)
Subject: Re: [EXTERNAL] Non-Hosted Short-Term Rentals
Date: Wednesday, April 26, 2023 3:03:38 PM

Dear Ms. Jones,

If I may, I would like to add to my previous email and emphasize how stressful the burden of monitoring non-hosted short term rentals is for those of us living next to them, or nearby. As you recall, even the Santa Rosa Police Chief was frustrated with the complicated enforcement situation.

The burden of monitoring, documenting, and reporting violations is not something the residents should assume. We merely wish to enjoy our home-time when we get back from work. We don't wish to invest in sound pressure meters, recording equipment, cameras, or to hire attorneys to litigate. The emergency ordinance is for all practical purposes impossible to enforce. We really should not have any non-hosted short term rentals in residentially zoned parts of town.

Thank you very much for taking these comments under consideration.

Best regards,

Vladan Temer

On Wednesday, April 12, 2023, 04:03:48 PM PDT, Jones, Jessica <jjones@srcity.org> wrote:

Thank you for your e-mail to the Planning Commission regarding the proposed Short-Term Rental Ordinance amendments. Your e-mail will be provided to the Planning Commission and included in the project materials.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



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

From: V T <pianovt@yahoo.com>

Sent: Tuesday, April 11, 2023 9:07 PM

To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Non-Hosted Short-Term Rentals

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.

Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

The even sadder truth is that, on average, every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties. In many instances the negative impacts are even more widespread.

By choosing to allow Non-Hosted Short-Term Rental to operate in residential neighborhoods the City has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Vladan Temer

From: [Eric Fraser](#)
To: citycouncil@sonomacity.org; [Rogers, Chris](#); [Rogers, Natalie](#); [Meads, Shari](#); [Alvarez, Eddie](#); [Stapp, Mark](#); [MacDonald, Dianna](#); [Fleming, Victoria](#); [Okrepkie, Jeff](#)
Subject: [EXTERNAL] Planning Commission Presentation; errors and omissions
Date: Tuesday, April 25, 2023 11:10:57 PM
Attachments: [Presentation \(44\).pdf](#)

Dear Mayor Rogers and City Council;

Today I testified to the City Council about errors and omissions by staff leading up to the 4/27/23 Planning Commission Meeting regarding changes to the STR Ordinance and City Code. In addition to the problems related to the document package noted in another email to the city clerk, I have identified problems within the staff presentation (slide show, attached) as noted below:

Staff Presentation – submitted by Shari Meads, Senior Planner

- 1) Page 4: Refers to the timeline of 8/10/21 and 9/14/21, however we have public records showing that STR policy was already in motion as of 12/08/2020 with the Economic Recovery Taskforce (no public meetings), nine months before Ms. Meads indicated the work was ordered on an Urgency Ordinance by the infrequently convened Economic Development Subcommittee meeting 8/10/21. Source:
<https://cityofsantarosaca.nextrequest.com/documents/8909288>
- 2) Page 4, 5: Refers to community feedback received since August 2022 through online surveys. We'll attach exhibit 131-21-1 related to a claim filed 10/11/21 showing a responsive document provided by the City for PRA 17-065 to our final submissions to the Planning Commission and into public documents. This quote is from a vendor to the City called Probolsky Research (Newport Beach, CA): "Online surveys are not considered to be statistically valid by the American Association of Public Opinion Researchers (AAPOR)... Why is there a heavy reliance on information that can easily show bias, be deceptively created to obtain preconceived conclusions?"
- 3) Page 5: Virtual Community Meetings were not recorded/transcribed for public record completely, including the main staff presentations as well as the breakout sessions, but the information is being used by staff to shape public policy.

4) Page 5: Santa Rosa Tourism Business Improvement Advisory Board meeting 11/16/2023. This was called as a Special Meeting of a board that infrequently meets (see online agenda at <https://santa-rosa.legistar.com/>. There are no representatives of STRs on this Board; they are not allowed to serve as authorized City Code 6-56.260 (https://library.qcode.us/lib/santa_rosa_ca/pub/city_code/item/title_6-chapter_6_56-article_iv-6_56_400). Also see existing SRTBIA board members at <https://www.srcity.org/1392/Tourism-Business-Improvement-Area-Adviso>. One property owner and SRTBIA boardmember, Hugh Futrell, may have skirted around the STR ordinance by opening a "Boutique Hotel" instead of planned condominiums for the Arthouse project. Why was this information of keen interest to the assessed properties of SRTBIA delivered in a way that excluded STR owners and managers?

5) Page 6: 198 Non-Hosted Short-Term Rental Permits. According to information on Page 9 only 167 permits have been approved. Furthermore, the actual number of non-hosted STRs is fewer than 167 for a number of reasons including that many hosted STRs in good standing applied for non-hosted permits but continue on as hosted operations, several dozen non-hosted permits were issued to owners who have not remitted TOT (yet?) with many doing so to preclude others due to the proximity requirement. Staff wildly overstated the number of non-hosted STRs operating in the City, misrepresenting the need for an Urgency Ordinance (see S. Meads slideshows in the 8/10/21 and 9/21/21 Economic Development Subcommittee meetings). As of 4/13/23, we estimate that around 50 of 167 non-hosted STRs operate at an occupancy < 70%, ~50 of 167 at an occupancy of 30 – 69%, ~30 of 167 at an occupancy of 1-29%, and ~38 of 167 at 0% occupancy.

6) Page 9: Please provide information regarding the claim: "4 non-hosted and 1 hosted located in a nonresidential district. Specify all zoning districts according to the number of STR permits issued. Do I need to order this information as a PRA?

7) Page 9: Santa Rosa with 69,495 residential units, it is important to indicate the number of second/recreational homes, for accurate comparisons. US Census data on “Vacant Homes” and the subcategory seasonal/recreational homes would reveal around 3,500, or around 5% of the all residential units in the City. With the number of ~100 non-hosted STRs operating above 30% occupancy, this is only 0.1% of Santa Rosa’s housing units, truly a de minimis number well under 1%. More importantly, only 2.8% of the estimated 3,500 second/recreational homes are enrolled in the STR Permitting scheme, although the use of these other non-permitted second homes create similar negative impacts attributed to the regulated non-hosted STRs (parties, occupancy, parking, fire threat). There is no evidence that STRs take housing stock “off the market” in any statistically significant way.

8) Page 10: Code Enforcement Statistics.

-281 Complaints received, however that does not track with the actual number of code enforcement cases noted through the citizen portal. Do I need to request the list via PRA?

-263 Cases Closed, but only 119 Administrative Citations Issued. Our research shows where some cases were closed without penalty, but others were assessed penalties for the same class of complaint (i.e a case was opened for a defective advertisement, or confusion over the permitting process.) Even the few quality of life complaints (noise, occupancy) have had an uneven disposition with some STR owners able to avoid penalties, but others really jerked around. Based on records received via PRA and through the citizen portal over 100 are low-level “administrative” violations for defective advertisements, etc.

-263 Cases Closed but only 119 Administrative citations issued, meaning there is only a rate charge rate of 45%. The other 55% cases represent unfounded or vexatious complaints, or cases closed without a fine being paid. As stated above, research shows where some were fined but others not for similar violations. Research also indicates that where regulations increase in a jurisdiction, corruption of public officials also increases in permitting as well as enforcement (Santa Rosa has had a problem with this), so if some cases were settled with a little “grease”, the appropriate oversight

authorities should want to know (FBI, State Attorney). As troubling the prospect of public corruption is, having a system where members of the public can make unfounded and vexatious complaints without repercussions is unconstitutional. Many of the complaints received by the City came from just a few individual anti-STR activists that were encouraged by activist staff. With 162 complaints settled without penalties, the corresponding cost to process the complaint internally may be \$500 per or \$81,000 spent pursuing baseless complaints, or more (staff will ask for an increase in fines on this go-around, ostensibly to cover "costs"). The solution is fines should only be levied for substantial cases left unresolved using the complaint procedure regarding noise, parking, occupancy, or fire risk. Fines and compelled mediation should be required for complainers who file 2 or more unfounded or vexatious complaints.

9) Pages 11 – 15. We'll comment on proposed amendments by referring to the actual proposed zoning code text amendments.

10) Page 15: "aligns penalties for STR violations with California Government Code provisions applicable to STRs". Which codes exactly?

11) Page 16, 28: We maintain that the major changes to Chapter 20-48 require CEQA-level fact finding. We base this on the volume of information submitted by City staff regarding STRs which is incorrect, incomplete, and misleading. Also, the impact on civil rights, due process, and property rights. As well, the claims of negative impacts to residential quality-of-life are being analyzed. Emergency preparation is being considered both by the claim of STR creating a hazard (unproven) to the proven aspect of the role of STRs in housing evacuees, victims, and essential workers.

12) Pages 17-23: Community on-line surveys, see comment # 2.

13) Page 24: Using the statistically inferior collection method of online surveys, whisper campaigns, and public input that is not transparent, Staff lays out their secret agenda first by stating "advantages"

14) Page 24: Economic Benefits – why is the economic benefit noted as

“potential” when you have proof of economic activity from TOT. These guest stays produce accepted economic benefit as noted in reports by the Economic Development Board, Sonoma County Tourism, and Visit Santa Rosa. See comment #11.

15) Page 24: “Provide a good investment opportunity” needs more explanation. Missing from this would be a economic impact research, as well as research about the market forces that impact STR demand and therefore supply.

16) Page 24: Missing are benefits to the local community by STR owners, managers, employees, and guests (many STR owners contribute lodging and cash to area non-profit organizations and schools)

17) Page 24: Missing are extensive benefits to a neighborhood and housing stock paid for by property improvements and a higher standard of maintenance. In a STR regulatory scheme that only enforces standards and does not have proximity limits, exclusion areas, excessive fees the benefit of property improvements is intensified as STRs go in and out of lodging short term tenants. In an unlimited environment the average length a STR may naturally operate is around 3 years; in jurisdictions with limits that property will increase in occupancy and remain a STR for a longer time (estimated at 7+ years).

18) Page 24: Missing are the extensive benefits of having bedrooms available during a time of crisis including natural disasters, disruptions in power, or other community or personal disasters. According to extensive public records, Airbnb and other booking platforms mobilized 1000s of housing units for victims, evacuees, and essential workers responding to the Tubbs and other fires. I know we did!!! STRs have the ability to pivot to mid-term and long-term leasing of furnished spaces when the need arises.

19) Page 24: Missing are the benefits that STRs provide to families, and small groups, as well as people who need or desire to cook their own foods.

20) Page 24: Missing are the benefits to provide affordable lodging

alternatives to pricey hotels and motels.

21) Page 24: Missing is the benefit to consumers in having lodging choices so they can reduce vehicle miles driven.

22) Page 24: Missing is the opportunity to provide essential funds to maintain a historic structure, respond to an emergency, care for aging parents or special medical circumstances.

23) Page 24: many second/recreational homes are not, would not otherwise be available to long-term tenants.

24) Page 25: Non-hosted STRs are not hotels or motels. Prove otherwise. Differences in tax basis, number of rooms, laws protecting the operator of a hotel/motel, taxes directed to schools and more differentiate ANY STR from hotels/motels. This is a false equivalency.

25) Page 25: The concept of “overconcentration” is just the City’s attempt to malign STRs and requires verifiable research to support that contention. See comment #11.

26) Page 25: Comparing STRs to hotels needs verifiable research not innuendo and misleading information.

27) Page 25: “Each STR potentially removes a residential unit”, is one of the major reasons for the Urgency Ordinance and informing the changes to 20-48.010. See comment #7 and #11. The likelihood that this is true on a reasonable scale is statistically very, very small. The market determines demand for STRs, not the supply. When STRs pivot to longer term occupancies in a jurisdiction that has no limits or proximity, the long-term tenants benefit from maintained and renewed properties. Research suggests that the presence of STRs INCREASES the availability of housing units for long-term tenants as otherwise unused second/recreational houses are activated.

28) Page 25: STRs DO NOT increase real estate process according to research

ordered by the County of Sonoma and provided by Dr. Rob Eyler of Sonoma State University (EFA). There has not been any instance where a real estate seller needed to disclose that a STR permit, or license existed in an adjacent property, according to industry experts. Prove it or stop fear mongering.

29) Page 25: The possibility that a non-hosted STR could turn into an incident is real. However, neighbors of STRs should fear their own government due to at least two pretextual incidents where government officials in Santa Rosa “commandeered” STRs, in violation of leases and permissions by the owners and booking platforms, to produce events with large numbers of people (these are the only significant incidents to report about STRs since the licensing system began). Because STRs are regulated, the likelihood of owners causing an incident are very remote. There is a possibility that guests might break the rules; that’s why the person who breaks the rules should be held accountable. Activist staff, pandering politicians, and anti-STR forces have been trying to use fear to their advantage, so if residents are fearful then the parties who fomented the fear should answer to that. If there was no “neighborhood notification” many neighbors would be otherwise unaware a STR is next door.

30) Page 26: The City’s “War on STRs” has pitted neighbor against neighbor using rumor, innuendo, propaganda and fear techniques, by not providing verifiable facts in the deliberations over policy and regulations, and by not providing a fair and functioning code enforcement system for ALL property complaints that is free from corruption, STR owners, managers and guests as well as property owners and residents overall are negatively impacted by the City’s War on STRs.

31) Page 26: There is no proof that STRs have a negative effect on neighborhood cohesiveness and character. There has been a consequence of the City’s War on STRs in that a local terrorist group called “Homes Not Hotels” has emerged, so I guess that is one form of neighborhood cohesiveness. The few dozen Homes Not Hotels members, because of the implied permission of staff and elected officials have abused STR owners, workers and guests including trespassing, swatting, business interference,

vandalism, slander/libel, and assault. Without proof, the City (our City) is just trying to demonize STRs.

32) Page 26: There is no proof that STRs reduce the number of students in public schools. The leading indicators for a declining school population include an aging demographic, lower birth rate, educational alternatives.

33) Page 26: There is no proof that STRs reduce the number of community volunteers, or “regulars” to local businesses. STRs increase business, REGULARLY, and STR owner managers and associated business have an admirable record of community involvement. On behalf of our non-hosted STR, we lead our local neighborhood group, responsible for over \$500,000 in improvements over the past 7 years.

34) Page 26: Problematic homes occupied by long term tenants, owners in residence, or even vacant have as high or higher propensity to “damage feelings of community and safety” than STRs.

35) Page 27: Beware the double-speak, activist staff and pandering politicians have their agendas.

36) Page 29: Comments about the proposed changes to Chapter 2-48 to the City Code will track those changes.

Respectfully submitted,

Eric Fraser

TRUTH IN TOURISM

truthintourism@gmail.com

From: [rick](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] STR comment
Date: Wednesday, April 26, 2023 9:05:40 AM

Shari, Your planned presentation to the Planning Commission looks well thought out. I'd like to quibble with you on one item. At the bottom of page 9 you state "Less than 1% are STR's". All our Save Our Santa Rosa supporters believe that percentage is irrelevant for the following reasons: You have heard numbers from both city staff and the proponents of increased STR's that currently Santa Rosa has less than 1% of its housing supply allocated to STR. They contend that this is a relatively small percentage when compared to other communities.

We do not believe such a statistic has any relevance to the discussion of numbers of STR within a community. There is no generally accepted standard addressing what percentage of a community's housing stock should be devoted to short term rentals. Nationally, this number varies from zero to highs in the 20%. No one agrees on what an appropriate percentage should be.

We argue more relevant measures would be the need within the community for preservation of the existing housing supply for residents, the shortage of housing for residents at all economic levels, the lack of a need for additional transient lodging facilities to accommodate visitors and the fact that each of those 198 STR's directly impact eight surrounding neighbors for a total of 1584 surrounding properties.

We all know that Santa Rosa and Sonoma County currently have a shortage of housing for permanent residents at all economic levels. Given that shortage, it is imperative that we preserve as much of our existing supply of housing for permanent residents as is possible.

We already have between 2 and 3 thousand short term rentals within the county. That is more than enough to accommodate all those visitors who wish to stay in a short term rental. That number, also, has an impact on the supply of housing available for workers in the tourism industry. According to the most recent annual report on tourism released by the county, one of the main challenges for that industry is a lack of available workers, not a lack of available lodging. The lack of available housing directly contributes to a lack of available workers.

If staff continues to feel a need to focus on a percentage as an appropriate measure, we would encourage them to follow the lead Healdsburg, Sonoma, Cloverdale, Rohnert Park, Napa County and soon to be Windsor. The percentage they all feel appropriate is zero.

Thanks again for all your work on this issue over the past few years.

Regards, Rick Abbott

Sent from [Mail](#) for Windows

From: [Sonia Taylor](#)
To: [Weeks, Karen](#); [Peterson, Julian](#); [Carter, Charles](#); [Cisco, Patti](#); [Duggan, Vicki](#); [Holton, Jeffrey](#); [Sanders, Terrence](#)
Cc: [Meads, Shari](#)
Subject: [EXTERNAL] Re: Short Term Vacation Rentals, Item 8.2 on 4/27 PC Agenda
Date: Wednesday, April 26, 2023 12:02:23 PM

Chair Weeks and members of the Santa Rosa Planning Commission:

I will appreciate your taking the following comments into consideration on Thursday when you contemplate changes to Santa Rosa's Short Term Rental Ordinance.

First, I want to make clear that I generally have no objection to Hosted short term rentals; conversely, I generally object to all Non Hosted short term rentals in any residentially zoned neighborhood in Santa Rosa.

As is well documented, hosted short term rentals generally are not a problem to their residential neighbors, because the owner of the property is present and can immediately address any issues that could pose a problem to their neighbors. Plus the owner of the property is part of the neighborhood community.

On the other hand, non hosted short term rentals are explicitly a commercial operation in a residential neighborhood, which is inappropriate for all of the reasons cited by not only Santa Rosa in the proposed resolution on this matter, but by the lived experiences of those adjacent and near to non hosted short term rentals. Yes, there are other commercial operations permitted in residential neighborhoods, specifically child and elder care, but those uses have a clear overall community benefit, unlike non hosted vacation rentals, which do not have any overall community benefit other than to the property owner. Further, the other commercial operations permitted in residential neighborhoods have a business operator who is part of the neighborhood community, and will therefore be more likely to work out any problems cooperatively, unlike non hosted vacation rentals, which rely on the continual arrival and departure of strangers with no connection to the neighborhood.

With non hosted vacation rentals it is not a matter of "there are just a few bad actors." The fact is that non hosted short term rentals irreparably damage the fabric of residential neighborhoods, even when the guests of those short term rentals are impeccably well behaved. Not knowing who your neighbors are, as is the case with all non hosted short term rentals, cannot be changed and is a strong contributing factor to the deterioration of the long term residents' feeling of safety and community.

We've all had the experience of having new neighbors move in, and the feeling of low grade anxiety about the new neighbors -- will they be nice, will they have kids who will be playmates for our kids, or will they have dogs that bark all the time, or have 5 cars that all have to park on the street, etc. Usually, though, because everyone is living full time on the same street, whatever problems there might be get worked out, simply because everyone is part of the same neighborhood community.

A non hosted vacation rental, on the other hand, is like having new neighbors moving in continuously, and because they're strangers and always will be, there's no possibility of ever working out any conflicts.

Residential neighborhoods should be for long term residents, not for commercial hotel

operations.

Therefore, I would urge you to approve the proposed ordinance in front of you on Thursday, with the following suggestions:

1. Section 20-48.070 A 4 -- Trash and recycling facilities: Owners of all non hosted short term rentals should be required to have the largest trash can (for regular trash) available for their guests, and evidence of that should be required as part of any application/renewal application. Further, owners of all non hosted short term rentals should be required to ensure that the trash is emptied every week. Vacationers are likely to have larger quantities of trash and are less likely to understand or care about our recycling options than permanent residents.
2. Section 20-48.070 A 6 -- Water conservation: Although we are finally out of three years of drought, there's no question that the drought will be back. All hosted and non hosted short term rentals should be required to either have or install the code current low flow toilets, as well as low flow shower heads and sink faucets. People on vacation, and paying for what is essentially a hotel, are not going to be interested in conserving water (which I understand), but as a condition of any short term rental permit, the owner of the property should be required to do as much as possible to make it easy for the guests to use less water. This should be a requirement for all applications.
3. Section 20-48.070 B -- Life, safety requirements: I believe there should be an explicit requirement for working smoke detectors, carbon monoxide detectors and fire extinguishers in every hosted and non hosted short term rental (perhaps this is contained else where in Santa Rosa Code, but I believe it should be explicit in this ordinance). For smoke detectors and carbon monoxide detectors, there should be adequate numbers to protect all possible guests during the day time and at night. See, 5, below, regarding fire extinguishers.
4. Section 20-48.070 B 2 -- Right to privacy: While I support this provision, I believe it should be expanded to state that all video surveillance, etc. should be **prohibited** off of the rental property. In no case should the owner of any short term rental unit be permitted to capture or transmit audio, video or still images of any property other than the one they own, including of all public spaces surrounding the property such as streets/sidewalks, etc. without the explicit permission of all surrounding permanent neighbors.
5. Section 20-48.070 B 4 -- Exit, fire and emergency signage: While there is a reference to showing the locations of all fire extinguishers on the short term rental property, I cannot find any requirement that there be **any** fire extinguishers on the short term rental property in the first place (perhaps this is contained within some other City code section, but even if it is, it should be explicitly stated herein). I would request that this ordinance be amended to **require** fire extinguishers on all short term rental properties. At a minimum, there should be a requirement for one fire extinguisher in each bedroom and at least one fire extinguisher in the common area, and that the property owner is required to maintain all fire extinguishers in current operational condition with annual inspections, which inspections should be included in any application.
6. Section 20-48.070 B 5 -- Outdoor burning: I believe it is the height of insanity to allow any flames in or on any short term rental property, whether inside in a fireplace or wood stove, or outdoors in any form whatsoever.

It appears on Santa Rosa's GIS map showing the locations of short term rentals that a large number of them are contained within areas of Santa Rosa's Wildland Urban Interface (WUI), which are the areas in Santa Rosa that are in high/very high fire danger areas, and many of which have already burned in recent wildfires.

Those of us who live in Santa Rosa's WUI areas are excessively cautious when it comes to all flames and BBQs. People on vacation are unlikely to be as cautious, and in spite of the proposed regulations contained in the within ordinance, it is likely that there will be fires/BBQs in violation of the ordinance, just out of ignorance. Further, it will be difficult for neighbors (who are required do all of the enforcing, frankly) to know whether violations are occurring, since that would require an egregious violation visible over fences, or a fire out of control. In fact, there is simply no way to enforce these requirements, at all.

Since the consequences of flames and BBQs can be severe, I believe that all indoor and outdoor burning/BBQs should simply be banned year round on any short term rental property within Santa Rosa's WUI areas.

Thank you for your consideration. I would be happy to discuss my concerns with any of you - please do not hesitate to contact me if you have questions.

Sonia

Sonia Taylor
707-579-8875
great6@sonic.net

From: [David Ginilo](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Subject: [EXTERNAL] Short Term Rental Owner Statement
Date: Monday, April 24, 2023 10:20:11 PM

Hello,

I hope this email finds you well. My name is David Ginilo and I own a short-term rental in Santa Rosa. A little bit about myself: I grew up in Sonoma County and currently work as a firefighter in the Bay Area. I saved for years to afford this home while working in the middle of the ocean for 6-8 months a year as a Merchant Marine before becoming a firefighter. The income received from short-term renting my home helps me afford to live in Sonoma County.

I rely heavily on this income to be able to live in the area and limiting it would make my ability to live and start a family here very difficult.

I am not a large corporation. I am a blue-collar worker/home-owner whose career revolves around protecting others. Please recognize that many owners such as myself use this income to live and work in the area.

Thank you for your time.

Sincerely,

David Ginilo

From: [jeremy wystalski](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Re: keep short term rentals
Date: Monday, April 24, 2023 9:32:18 PM

Hello my name is Jeremy and i want explain why short term rentals are important to me, my family and the residents of Sonoma County. Short term rentals are important to me, they are how i make money. They are also important, because they are how my family makes money and without them we would not be able to survive financially in Sonoma County and would be forced to move. Lastly short term rentals are important to the residents, because they provide much needed business and bring in tourists who contribute to the economy of Sonoma County. For all these reasons i hope you understand how important short term rentals are to Sonoma County and how devastating getting rid of them would be.

On Monday, April 24, 2023, 09:08:11 PM PDT, jeremy wystalski <jeremywystalski12345@yahoo.com> wrote:

Hello my name is Jessica and I want to express why I believe short term rentals are beneficial to me , my family, and my community . Short terms rentals are useful to me because that is how I support myself financially and how I am able to afford my college tuition and reach my goal of becoming an elementary school teacher. In addition to short term rentals providing me an income to reach my goals and be financially stable short term rentals are also the way my mother makes her income . My mother is an immigrant from Europe and came to the United States to be financially stable and provide a comfortable lifestyle for her family which has been made possible through cleaning short term rentals . If short term rentals were no longer able to operate this would impact my life and my mothers life drastically and threaten our financial security making it impossible for me to go to school and become a teacher and forcing my mother to relocate out of Sonoma County to support her family . I worry about other Sonoma County residents who rely on cleaning short term rentals and how they will support themselves and their families if we restrict the ability for these rentals to operate . As a Sonoma County resident I care about our community and these short term rentals bring valuable businesses and guests that shop at our local businesses . I would like you to reconsider restricting short term rental and see how this decision will hurt the residents of Sonoma County .

From: [jeremy.wystalski](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] keep short term rentals
Date: Monday, April 24, 2023 9:08:22 PM

Hello my name is Jessica and I want to express why I believe short term rentals are beneficial to me , my family, and my community . Short terms rentals are useful to me because that is how I support myself financially and how I am able to afford my college tuition and reach my goal of becoming an elementary school teacher. In addition to short term rentals providing me an income to reach my goals and be financially stable short term rentals are also the way my mother makes her income . My mother is an immigrant from Europe and came to the United States to be financially stable and provide a comfortable lifestyle for her family which has been made possible through cleaning short term rentals . If short term rentals were no longer able to operate this would impact my life and my mothers life drastically and threaten our financial security making it impossible for me to go to school and become a teacher and forcing my mother to relocate out of Sonoma County to support her family . I worry about other Sonoma County residents who rely on cleaning short term rentals and how they will support themselves and their families if we restrict the ability for these rentals to operate . As a Sonoma County resident I care about our community and these short term rentals bring valuable businesses and guests that shop at our local businesses . I would like you to reconsider restricting short term rental and see how this decision will hurt the residents of Sonoma County .

From: [Kyle Cott](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Support of short term rentals
Date: Monday, April 24, 2023 9:39:42 PM

Hello good evening

I wanted to write a quick letter in support of short-term rentals, especially the ones that are managed and run well, with owners or managers who are responsive and responsible.

I have managed many short-term rentals over the past 15 years or so since Airbnb became a thing. Now I have friends and colleagues who do the same, and I have moved on to non-rental second home management.

I think a few of the reasons to keep short-term rentals around are not only the benefit of owners who are working to save money for retirement or other in this economy, but also people who travel to other areas for work should be able to rent out their space to somebody in need while they are away.

I have been in need of short-term rentals a few times myself, even though I live full-time in this community. After the Kincaid fire, losing my home meant I needed to find another one immediately, but while hundreds of other families were also searching for rentals in the area, many of us leaned on short-term rentals until something more permanent popped up. I am only one example, but there are countless others behind me.

I understand the regulations are difficult to enforce, and people will always try to find loopholes... But there are still good, responsive, responsible homeowners out there who are either running their short-term rental themselves, or a trustworthy management business (such as my company, Sonoma Second Home) run it for them. If there was a way, maybe increasing qualifications inside certain neighborhoods or municipalities even, that might be an option for making things run a little more smoothly. Regulations as far as vetting the guests could be another option. There are many ways to fix the issue, because we do like to depend on the tourist dollars feeding our local economy here in Sonoma County.






Thank you for taking the time to read my concerns.

Kyle Cott

From: [Maria Wystalski](#)
To: [_PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] short term rentals
Date: Monday, April 24, 2023 9:20:24 PM

Hello my name is Maria and cleaning short term rentals is how I make my income without this income I would have to relocate out of Sonoma County . I came from Europe and cleaning rentals has provided me the opportunity to live the American Dream and provide financial security for my family .I hope by reading this you can see how vital short term rentals are for the economy and residents of Sonoma County.

RE: [EXTERNAL] Please stop another short term rental on our very small street

 Short Term Rentals
To:  railmemail@gmail.com;  Short Term Rentals
Cc:  Erich Rail;  Meads, Shari
Retention Policy 2 years old - Inbox (2 years)

Expires: Expiration Suspended (4/23/2025)

From: railmemail@gmail.com <railmemail@gmail.com>

Sent: Monday, April 24, 2023 4:37 PM

To: Short Term Rentals <shorttermrentals@srcity.org>

Cc: Erich Rail <2210hod@gmail.com>

Subject: Re: [EXTERNAL] Please stop another short term rental on our very small street

The property at 3607 was purchased by a person who lives in Georgia and she never spent a night there. How is she an "owner in good standing"?

The property at 3612 Tillmont way purchased the property to turn it into another short term rent and has been putting in a pool and getting it ready to short term rent - he got the permit on the last day available via his real estate agent who happens to be the same one who listed the property and sold it to him and also listed and sold the property at 3607 Tillmont way. Both properties were sold for \$500K below listing price. Same thing for the Kelsey Knolls property - sold for \$500K less than asking price.

Do you not have any common sense at all?

What are our rights as homeowners who actually live here? Not only did we lose our home to the Tubbs fire but we went through the horrible experience of rebuilding it - only to be surrounded by short term rentals. Do you have any common sense at all? Have you ever looked into this?

Stop citing the ridiculous city rules; obviously made by somebody who does not have a short term rental anywhere around them or any common sense. You are part and parcel of the downturn of this City.

Again, we ask what about our rights? Don't we have a right to live in a residential area which we bought into?

Erich and Melissa Rail

From: [Jennifer Tussey](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Jennifer Tussey](#)
Subject: [EXTERNAL] In SUPPORT of short term rentals
Date: Tuesday, April 25, 2023 9:02:51 AM

Hello,
short term rentals are a vital lifeline for local businesses, homeowners as well as traveling medical community, educational community and respectful tourists at large. I don't mind restrictions/forbidding of large groups or parties, but there is a sensible way for short term rentals to work for all.

I am in SUPPORT of short term rentals.

Thank you,

Jennifer Tussey Guerra
homeowner at 7 Yerba Pl , 95409

Sent from my iPhone

From: [Kristen McKenna](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Support for Vacation Rentals
Date: Tuesday, April 25, 2023 10:30:35 AM
Attachments: [Outlook-mrbatcfh.png](#)

I am writing to express my strong support for the vacation rental industry. As someone who has personally benefited from vacation rentals, I believe they are a valuable and important aspect of the tourism industry. Vacation rentals offer a unique and personalized experience for travelers or locals looking for a staycation.

Unlike traditional hotels, vacation rentals provide guests with a sense of home away from home. With amenities like full kitchens, private outdoor spaces, and multiple bedrooms, vacation rentals are ideal for families and larger groups.

Vacation rentals offer a more affordable alternative to traditional hotels. Many vacation rentals are priced competitively and can be more cost-effective for families or groups who would otherwise need to book multiple hotel rooms. This provides a benefit to individuals traveling on a budget and helps the Small Business Vacation Rental owner who can make a living as well.

Vacation rentals often provide a significant economic boost to local communities. They create jobs for property managers, housekeepers, and maintenance staff. Vacation rental guests are also more likely to shop at local businesses and restaurants, contributing to the local economy.

As a property owner myself I would like the right to rent my home out if I ever needed to. One of the benefits of owning a home is having the right to use your property. I would like to one day rent out my home as a vacation rental as part of my retirement plan.

The expense of purchasing a home is tremendous for people. Being able to supplement your mortgage by renting out your home here and then is an amazing option. Having that option could save someone from losing their home.

I strongly encourage you to support the vacation rental industry and its continued growth.
Thank you for your consideration.

Sincerely,

Kristen McKenna
REALTOR® | Lic. 02029413
The **Hedges • Davis** Group at Vanguard Properties
900 College Avenue, Santa Rosa, CA 95404
Cell: 707.490.2049
kristen@vanguardsonoma.com

Follow us on Social Media at:

<https://www.facebook.com/TheHedgesDavisGroup/>
https://www.instagram.com/the_hedges_davis_group/



From: [ron krause](#)
To: [PLANCOM - Planning Commission: Short Term Rentals](#)
Subject: [EXTERNAL] STR Ordinance
Date: Tuesday, April 25, 2023 4:05:10 PM

Dear Planning Commission,

We own a home within the city limits of Santa Rosa. We use the home as a second home and as a Short Term Non-hosted Rental to supplement our retirement income.

We have a valid STR Permit with the city and we pay our TOT/BIA taxes on the income. We have been permit holders in good standing since October 2021.

We thoroughly vet renters and have neighbors who keep a close watch on activities at the home. We haven't had any problems at all due to our vigilance.

We are writing this to protest the idea of eliminating STR permits for Non-Hosted rentals AND the tripling of violation fees. If a violation occurs, after we have done everything in our power to prevent a violation, then the fees should be assessed to the renters who were in violation.

We feel it is unfair to penalize Hosts who have guests who prefer to park on the street after being instructed to park in the garage. Our neighbors choose to park on the street instead of in their two car garage. Are they penalized? The answer is no! Why are permitted STR Hosts treated so poorly?

We bring in needed tax dollars and provide a need for families visiting the area who want to be together in a home.

We feel it is not in the best interest of the City of Santa Rosa to continue penalizing people who bring tax dollars to the city.

Perhaps a solution would be to track down the Unpermitted STRentals being advertised on travel platforms like Airbnb and Vrbo. These seem to be the ones who are allowing parties, events and noise, as well as much neighborhood angst.

Please consider what is fair to all City of Santa Rosa homeowners.

Sincerely,

Marianne and Ron Krause

From: [Liza Henty-Clark](#)
To: [Short Term Rentals](#); [Meads, Shari](#)
Cc: [Chris Henty Clark](#)
Subject: [EXTERNAL] Question about Proposed amendment to short term rental ordinance
Date: Friday, April 21, 2023 8:10:31 AM

Hello Shari or other city council members & staff,

I was just reading over the agenda for the council meeting on the 27th. I see that one of the amendments being considered is to limit the number of permits to 1 non-hosted permit and 1 hosted permit per owner. This amendment would affect us very much as we currently have 3 non-hosted permits. I was just wondering whether you have a gauge on how likely this amendment is to be passed and implemented? What is the purpose of it since there's already a cap on non-hosted permits? How many owners does it affect? We are local owners and self manage our properties. Two of the properties are owned by my husband & I, and one property is actually co-owned with my parents.

If this were to pass we would probably do some substantial changes to our plans. Our cleaner would lose a significant part of her income from us (about \$20k/year). We are providing a high quality job to a mom that only wants to work part-time - paying her \$50/hour with a flexible work schedule during school hours. The city would also lose about the same amount in yearly tourist occupancy taxes from us. It's also possible we may need to evict our long term renters who have below market rent and a very nice home at one of the properties so that we could move in and have a hosted permit for that property.

I guess I'm also wondering if it does pass if there would be any leeway to transfer the one permit of the home that is co-owned with my parents into their name? Or to have one permit in my name and one in my husband's name?

Thanks for any help and insights you can provide!

Liza and Chris Henty-Clark

Sent from my iPhone

From: [Marsha Douthit](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] 1611 in Manzanita
Date: Thursday, April 13, 2023 9:46:51 AM

Sent from high we live it 1617 Manzanita the Airbnb next-door still has many more people than they're supposed to high we live it 1617 Manzanita the Airbnb next-door still has many more people than they're supposed to. It's even posted online they have their septic pump frequently since the usage is so high and city ordinance did come in and change the lighting. I think you for that that was making us crazy. It was like having a Christmas tree blinking light while you're trying to watch television there's still some noise but things have settled down a lot Of course it's winter so I hope the drinking doesn't start in the gaming and the yelling and screaming when summer comes. They slid this through very slightly. Thank you so much Jim and Marsha shotwell my iPhone

From: [Katie Booth](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Tuesday, April 11, 2023 5:06:42 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

- 1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.*
- 2. Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.*

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

*The even sadder truth is that, on average, **every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties.** In many instances the negative impacts are even more widespread.*

By choosing to allow Non-Hosted Short-Term Rental to operate in residential neighborhoods the City has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Catherine Booth

From: [Dan & Laurel Grow](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] short term rentals
Date: Tuesday, April 11, 2023 6:15:55 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

- 1. **Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.***
- 2. **Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.***

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

*The even sadder truth is that, on average, **every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties.** In many instances the negative impacts are even more widespread.*

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It's time to make substantive changes to the Ordinance that preserve the character

and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Dan and Laurel Grow

From: [Dave James](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Tuesday, April 11, 2023 7:02:10 PM

Dear Planning Commissioners:

On April 27th, you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.**

As an across the street neighbor to a Non-Hosted S-T Rental, I can validate this Non-Hosted Short-Term Rental is operating as a commercial use business. In many instances, business entities have rented this house. Upon observing four to six trucks with the business company sign clearly showing on the vehicles' doors, it is hard to disguise the fact that this Short-Term Rental is anything other than an operating transient lodging business situated squarely in a residential zone. Simply, a commercial business being allowed to operate in a residential neighborhood. There is clearly no other way to describe it. The character of the neighborhood has been forever changed with the changes brought about by this Non-Hosted Short-Term Rental.

The changes being proposed by staff will do nothing to correct the inconsistencies with the City's Zoning Code. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

1. Prohibit **future** Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.
2. Allow **existing** Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45-60 days is a good starting point for discussion.

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of these things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

The even sadder truth is that, on average, **every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties.** In many instances the negative impacts are even more widespread.

By choosing to allow Non-Hosted Short-Term Rentals to operate in residential neighborhoods, the City of Santa Rosa has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank You.

David James

From: [John Bonnet](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Tuesday, April 11, 2023 7:34:34 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on

April 27th.

Thank you.

John Bonnet
3640 Alta Vista Ave
Santa Rosa, Ca 95409

Sent from [Mail](#) for Windows

From: [laurel grow](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Tuesday, April 11, 2023 6:14:07 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.

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Thank you.

From: [Sm Shea](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] STRs in Santa Rosa
Date: Tuesday, April 11, 2023 5:21:39 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.
Stephanie Simons
(707) 570-6428
319 Brockhurst Drive
Santa Rosa, CA 95401

From: [V.T](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non-Hosted Short-Term Rentals
Date: Tuesday, April 11, 2023 9:06:54 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Vladan Temer

From: [Bob Grove](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] non-hosted short-term rentals
Date: Wednesday, April 12, 2023 8:52:15 AM

Dear Planning Commissioners,

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Thank you.

Robert J. Grove

--

Bob Grove

“It's what you learn after you know it all that counts.”

— [John Wooden](#)

From: [Diana Mambretti](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Wednesday, April 12, 2023 1:10:08 PM

[View this email in your browser](#)



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Thank you.

Diana Mambretti

From: [Don Cook](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Regulations on Non-Hosted Short-Term Rentals
Date: Wednesday, April 12, 2023 6:09:20 AM

Dear Planning Commissioners,

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Thank you.

Donald J. Cook

From: [Gilbert Reyes](#)
To: [PLANCOM - Planning Commission](#); [Planning Shared](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Wednesday, April 12, 2023 8:30:28 AM

Dear Planning Commissioners,

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April 27th.

Thank you.

Sent from [Mail](#) for Windows

From: hroeser@cds1.net on behalf of [Heinz Roeser](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 10:39:40 AM

Dear Planning Commissioners,

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Keep these hell house businesses out of our residence neighborhoods.

Thank you.

Heinz Roeser

From: jdm@vom.com
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Wednesday, April 12, 2023 1:16:02 PM

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Thank you.

John Musilli

From: [Jose Arturo Ibarra](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non-Hosted Short-Term Rentals are transient lodging
Date: Wednesday, April 12, 2023 12:39:20 AM

Dear Planning Commissioners,

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Thank you.

Best regards,

Jose Arturo Ibarra
Contact CELL #: 707.858.8040

From: [Judy Reyes](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 9:33:55 AM

Dear Planning Commissioners,

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Thank you.

Judy Reyes
5750 Trailwood Drive
Santa Rosa, CA 95404

Sent from [Mail](#) for Windows

From: [Lisa Vollendorf](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rentals
Date: Wednesday, April 12, 2023 10:44:48 AM

Dear Santa Rosa Planning Commissioners,

I am writing to urge you to vote to prohibit future non-hosted short-term rentals in all residential zoning districts **and** to restrict the current (existing) non-hosted short-term rentals to fewer than 45 days per year.

Here is more background for my requests:

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you for your consideration, Lisa Vollendorf

5784 Trailwood Dr, Santa Rosa CA

From: [Mary Shea](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-term rental ordinance
Date: Wednesday, April 12, 2023 3:44:28 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.**

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.
2. I would prefer that Non-hosted STR's be phased out, however, if you must allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating, then restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

The even sadder truth is that, on average, **every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties.** In many instances the negative impacts are even more widespread.

By choosing to allow Non-Hosted Short-Term Rental to operate in residential neighborhoods the City has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of

our residential neighborhoods and restore houses to being residences rather than businesses.
Please do that on April 27th.

Thank you.

From: [Melanie Carlston](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 8:06:59 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

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Thank you.

Melanie Carlston

5747 Trailwood Dr
Santa Rosa

Sent from my iPhone

From: Monica Jacobson <mkuhlmanjacobson@mac.com>
Sent: Wednesday, April 12, 2023 10:31 PM
To: _PLANCOM - Planning Commission
Subject: [EXTERNAL] Short term rental nightmare to long term citizens

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Monica Jacobson
mojac@me.com
7074811337
1621 Manzanita Ave
Santa Rosa 95404
Please excuse any typos
Sent from my iPhone

From: [SCOTT VOTEY](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance (City Code Section 20-48)
Date: Wednesday, April 12, 2023 1:08:17 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.**

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Scott R. Votey MD
5784 Trailwood Dr
Santa Rosa CA 95404

From: [Terry Duncan](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 9:05:28 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Theresa & Michael Duncan

Sent from my iPad

From: [Vanessa K. Rashbrook](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Regulations on Non-Hosted Short-Term Rentals
Date: Wednesday, April 12, 2023 6:35:07 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Vanessa Rashbrook

From: [Erik Linde](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rental needed changes
Date: Thursday, April 13, 2023 3:45:05 PM

Dear Planning Commissioners,

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Thank you.

Erik Linde
(C) 530-945-4612

From: [Michael Carlston](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Thursday, April 13, 2023 1:11:00 PM

Dear Planning Commissioners,

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Thank you.

Michael Carlston

From: [Rob Senn](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Homes, not hotels, in residential districts
Date: Thursday, April 13, 2023 11:04:22 AM

Dear Planning Commissioners,

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Thank you.

Rob Senn

1610 Manzanita Ave.
Santa Rosa, CA 95404-2057
310-837-7366

From: [Scott Booth](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Urgency Ordinance
Date: Thursday, April 13, 2023 10:57:54 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Scott Booth

From: [emwiig](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term rentals: please preserve long term rental stock
Date: Friday, April 14, 2023 8:14:14 AM

Dear Santa Rosa Planning Commission,

Regarding the upcoming meeting on short-term rentals, you'll have likely already reviewed the results of surveys and community outreach, so I'd like to offer just a bit of nuance for your consideration. Nearly half of Santa Rosa's residents rent their homes, yet only 14% of the survey respondents are renters. And it's likely that any further public comment you'll hear will be likewise skewed, as that's just the lopsided nature of these things.

So my request is simply that you keep in mind these missing voices, many of whom struggle to find affordable housing within a tight market with so few options, made even tighter when potential long-term rentals get converted into more lucrative short-term vacation stays. So it's with them in mind that I urge you to advocate for stricter limits, in particular on non-hosted stays. Until supply meets demand, we've got to protect what little rental housing stock we have.

Sincerely,
Evan Wiig
501 Shortt Rd, Santa Rosa, CA 95405

From: [Peter Birdsall](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Non-Hosted Rentals
Date: Friday, April 14, 2023 11:09:22 AM

Dear Planning Commissioners:

On April 27th, you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

We are writing to urge you to prohibit new non-hosted short-term rentals in all residential zoning areas of the city. Such non-hosted rentals are really transient businesses that are inconsistent with the quality of life in residential neighborhoods, and conflict with the urgent need to increase the availability of housing for people who live and work in Sonoma County.

Although we recognize that the city must consider the need for lodging for tourists and the opportunity to generate revenue for investors, those objectives must be subordinate to providing adequate housing for residents in safe, quality neighborhoods. Our children cannot afford to live and work in Santa Rosa. We have heard from neighbors about the severe disruption and anxiety caused by non-hosted rentals. Please stop the approval of new non-hosted short-term rentals in residential areas.

Thank you for your consideration. Please call or email if we can provide any additional information.

Peter Birdsall and Cynthia Pilar
3663 Rutherford Way
Santa Rosa, CA 95404

Peter Birdsall
President, Education Advocates
(916) 719-1315

From: [Planning Shared](#)
To: [Jones, Jessica](#)
Subject: FW: [EXTERNAL] Short-Term Rental Ordinance
Date: Monday, April 17, 2023 5:04:45 PM

From: John Rovai <jrovai@sbcglobal.net>
Sent: Monday, April 17, 2023 4:50 PM
To: Planning Shared <planning@srcity.org>
Subject: [EXTERNAL] Short-Term Rental Ordinance

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the short-term Rental Ordinance (City Code Section 20-48).

As You consider changes to the Ordinance, the most important and pertinent fact for you to understand is

that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the general Plan.**

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It’s time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you,

Mary Ann Rovai
2739 Treetops Way
Santa Rosa, CA 95404

From: [David Mangurian](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes for Woodside Hills neighborhood, Santa Rosa
Date: Tuesday, April 18, 2023 5:39:59 PM

Dear Planning Commissioners,

I am entirely in agreement with the following and hope that you take action to prohibit non-hosted short term rentals in my neighborhood, Woodside Hills, Santa Rosa AND to limit the all short term rentals to two weeks per year when this issue is discussed by the planning commission on April 27, 2023. Woodside Hills is a peaceful quiet neighborhood of about 200 homes and the vast majority of us residents want to keep it that way.

Sincerely yours,

David Mangurian, 2742 Treetops Way, Santa Rosa CA. Tel: 707-755-3883

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

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You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

*The even sadder truth is that, on average, **every one (1) Non-Hosted Short-Term Rental causes severe negative impacts to six (6) neighboring properties.** In many instances the negative impacts are even more widespread.*

By choosing to allow Non-Hosted Short-Term Rental to operate in residential neighborhoods the City has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

From: [Maureen Linde](#)
To: rreynosa@townofwindsor.com; ssalmon@townofwindsor.com; [Fudge, Debora](#); tpotter@townofwindsor.com; mwall@townofwindsor.com
Cc: [Meads, Shari](#); [Fleming, Victoria](#); crogers@crcity.org
Subject: [EXTERNAL] Short Term Rentals
Date: Monday, April 10, 2023 9:44:00 AM

Good morning- I am a resident of Santa Rosa and I live next door to a short term rental. I am writing to you in hopes that you will not grandfather in short term rentals because you feel that the policies and regulations that Santa Rosa have implemented have made a difference in the residential areas of Santa Rosa.

I am here to tell you that no matter how many rules, regulations and guidelines that are implemented in the short term rental ordinance, they have not made a positive impact on my standard of living. We live right next door to a home that allows 8 overnight guests and four additional guests during the day. The home has a pool, so as you can imagine during peak summertime the backyard is a mecca for hanging out. Let me tell you that almost every weekend, the noise that emanates from the backyard is disruptive to say the least. The music, the foul language, the screaming children and barking dogs, the slamming and banging of doors opening and closing, the overhead cafe lights left on all night, the turning around in our driveway late at night, the parking in front of our mailbox, the rudeness when you ask them to lower their voices or their music, the coming and going of Uber, pool cleaners, large wine tasting vans, house cleaners, gardeners, etc., etc.

This past week we had to call the 24-hour contact due to loud music being played well beyond the 9:00 quiet hour curfew.

Turns out the number the city provided as a contact was incorrect as she didn't have the authority to contact the guests. Therefore, she contacted code enforcement and they in turn had to come to the home and ask the renter to turn down the music. This happens over and over and over again.

I want to ask all of you, if your neighbor sold their home to a short term rental, would you want that next to you? I guarantee if you are being honest, all of you will say, absolutely not. When it affects someone else, it is easy to say, "these are just bad actors". They are all bad actors in my opinion, it doesn't matter how many regulations you try to implement, bottom line the homeowner next to the short term rental is the one who suffers.

The homeowner that owns the home next to me has NINE short term rentals. This is a very lucrative business. She touts that she is a "short term rental expert" on her Facebook page. This just sickens me as a lifelong resident of Santa Rosa, that someone whom doesn't have any ties to this area, comes in, buys up a home that could be used for one of our citizens, but instead turns it into her business, there is something very wrong with that!

If one person owns nine homes, think of the impact on the housing market when most people who own short term rentals have on average two homes they use as their business. No wonder there is a housing shortage. If you do away with short term rentals in Sonoma County, it would very much have a positive effect on our housing shortage and home/rental prices.

Please take into consideration this matter as if a short term rental was right next door to YOU!!!

From: [Maureen Linde](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] 2603 Rancho Cabeza Drive Short Term Rental
Date: Tuesday, April 11, 2023 12:22:40 PM

Shari- I am emailing you today because the last two guests that have stayed at the above-mentioned rental I have had to call the 24-hour contact. The number that was provided from the City was inaccurate, as she said she didn't have authority to contact any guests. She did call code enforcement for me as the guest was playing very loud music at 11:00 at night. Code enforcement did show up and asked him to turn the music down.

Early this morning (3 a.m.) a large truck with trailer and a car showed up and starting unpacking their personal belongings while talking, laughing, cursing with eachother as they commiserated about the "fucking great house with enough bathrooms for all of us". Yes, this is at three in the morning! They also proceeded to the backyard laughing and cajoling about the pool while turning on all the outside lights.

I texted the correct 24-hour contact and her reply was, "they are working night shift". So this is ok behavior because they have night shift hours? I am beyond upset that this happens over and over and over again and I am constantly trying to get someone to put a limit on this house as far as guests or time allowed to rent out. The pool is also an issue as it creates a party atmosphere with people congregating from early in the morning until late in the evening-most of the time with alcohol involved which creates a whole other set of issues.

PLEASE HELP ME GET MY HOME BACK!!! PLEASE HELP US RETAIN THE NEIGHBORHOOD WE ONCE HAD!!!!

Thank you,
Maureen Linde

From: [Marsha Douthit](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] 1611 in Manzanita
Date: Thursday, April 13, 2023 9:46:51 AM

Sent from high we live it 1617 Manzanita the Airbnb next-door still has many more people than they're supposed to high we live it 1617 Manzanita the Airbnb next-door still has many more people than they're supposed to. It's even posted online they have their septic pump frequently since the usage is so high and city ordinance did come in and change the lighting. I think you for that that was making us crazy. It was like having a Christmas tree blinking light while you're trying to watch television there's still some noise but things have settled down a lot Of course it's winter so I hope the drinking doesn't start in the gaming and the yelling and screaming when summer comes. They slid this through very slightly. Thank you so much Jim and Marsha shotwell my iPhone

From: [Katie Booth](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Tuesday, April 11, 2023 5:06:42 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

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- 1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.*
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Thank you.

Catherine Booth

From: [Dan & Laurel Grow](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] short term rentals
Date: Tuesday, April 11, 2023 6:15:55 PM

Dear Planning Commissioners,

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Thank you.

Dan and Laurel Grow

From: [Dave James](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Tuesday, April 11, 2023 7:02:10 PM

Dear Planning Commissioners:

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As an across the street neighbor to a Non-Hosted S-T Rental, I can validate this Non-Hosted Short-Term Rental is operating as a commercial use business. In many instances, business entities have rented this house. Upon observing four to six trucks with the business company sign clearly showing on the vehicles' doors, it is hard to disguise the fact that this Short-Term Rental is anything other than an operating transient lodging business situated squarely in a residential zone. Simply, a commercial business being allowed to operate in a residential neighborhood. There is clearly no other way to describe it. The character of the neighborhood has been forever changed with the changes brought about by this Non-Hosted Short-Term Rental.

The changes being proposed by staff will do nothing to correct the inconsistencies with the City's Zoning Code. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

1. Prohibit **future** Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.
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Thank You.

David James

From: [John Bonnet](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Tuesday, April 11, 2023 7:34:34 PM

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April 27th.

Thank you.

John Bonnet
3640 Alta Vista Ave
Santa Rosa, Ca 95409

Sent from [Mail](#) for Windows

From: [laurel grow](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Tuesday, April 11, 2023 6:14:07 PM

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Thank you.

From: [Sm Shea](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] STRs in Santa Rosa
Date: Tuesday, April 11, 2023 5:21:39 PM

Dear Planning Commissioners,

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Thank you.
Stephanie Simons
(707) 570-6428
319 Brockhurst Drive
Santa Rosa, CA 95401

From: [V.T](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non-Hosted Short-Term Rentals
Date: Tuesday, April 11, 2023 9:06:54 PM

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Thank you.

Vladan Temer

From: [Bob Grove](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] non-hosted short-term rentals
Date: Wednesday, April 12, 2023 8:52:15 AM

Dear Planning Commissioners,

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Thank you.

Robert J. Grove

--

Bob Grove

“It's what you learn after you know it all that counts.”

— [John Wooden](#)

From: [Diana Mambretti](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Wednesday, April 12, 2023 1:10:08 PM

[View this email in your browser](#)



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Diana Mambretti

From: [Don Cook](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Regulations on Non-Hosted Short-Term Rentals
Date: Wednesday, April 12, 2023 6:09:20 AM

Dear Planning Commissioners,

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By choosing to allow Non-Hosted Short-Term Rental to operate in residential neighborhoods the City has consciously chosen to serve and support a privileged minority of 198, while all but ignoring thousands of residents whose daily lives, safety and property values are in real jeopardy because of those 198 Non-Hosted Short-Term Rentals. That is wrong.

It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Donald J. Cook

From: [Gilbert Reyes](#)
To: [PLANCOM - Planning Commission](#); [Planning Shared](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Wednesday, April 12, 2023 8:30:28 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

- 1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.*
- 2. Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.*

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on

April 27th.

Thank you.

Sent from [Mail](#) for Windows

From: hroeser@cds1.net on behalf of [Heinz Roeser](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 10:39:40 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Keep these hell house businesses out of our residence neighborhoods.

Thank you.

Heinz Roeser

From: jdm@vom.com
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term Rental Ordinance
Date: Wednesday, April 12, 2023 1:16:02 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.

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Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.

Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point

for discussion.

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Thank you.

John Musilli

From: [Jose Arturo Ibarra](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Non-Hosted Short-Term Rentals are transient lodging
Date: Wednesday, April 12, 2023 12:39:20 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Best regards,

Jose Arturo Ibarra
Contact CELL #: 707.858.8040

From: [Judy Reyes](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 9:33:55 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Judy Reyes
5750 Trailwood Drive
Santa Rosa, CA 95404

Sent from [Mail](#) for Windows

From: [Lisa Vollendorf](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rentals
Date: Wednesday, April 12, 2023 10:44:48 AM

Dear Santa Rosa Planning Commissioners,

I am writing to urge you to vote to prohibit future non-hosted short-term rentals in all residential zoning districts **and** to restrict the current (existing) non-hosted short-term rentals to fewer than 45 days per year.

Here is more background for my requests:

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.**

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.
2. Allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you for your consideration, Lisa Vollendorf

5784 Trailwood Dr, Santa Rosa CA

From: [Mary Shea](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-term rental ordinance
Date: Wednesday, April 12, 2023 3:44:28 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.**

The changes being proposed by staff will do nothing to correct those inconsistencies. Achieving consistency with the City's guiding documents is one of the overarching responsibilities of the Planning Commission and at this juncture can only be accomplished by making the following changes to the Ordinance.

1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040.
2. I would prefer that Non-hosted STR's be phased out, however, if you must allow existing Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating, then restrict their rental to some maximum number of days per calendar year - no more than 45 to 60 days is a good starting point for discussion.

You will hear, or maybe have already heard, stories from people that own, manage and/or support Non-Hosted Short-Term Rentals about how these businesses are essential, beneficial and even welcomed in our community. The sad truth is that they are none of those things. Rather, their stories are self-serving and orchestrated by an industry trade group (Sonoma County Coalition of Hosts) as part of a strategy where pure investment-driven Non-Hosted Short-Term Rental businesses are blending in with the hardship stories of a few truly deserving "Mom and Pop" rental situations in an attempt to preserve their very profitable enterprises.

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It's time to make substantive changes to the Ordinance that preserve the character and safety of

our residential neighborhoods and restore houses to being residences rather than businesses.
Please do that on April 27th.

Thank you.

From: [Melanie Carlston](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 8:06:59 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Melanie Carlston

5747 Trailwood Dr
Santa Rosa

Sent from my iPhone

From: Monica Jacobson <mkuhlmanjacobson@mac.com>
Sent: Wednesday, April 12, 2023 10:31 PM
To: _PLANCOM - Planning Commission
Subject: [EXTERNAL] Short term rental nightmare to long term citizens

ear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Monica Jacobson
mojac@me.com
7074811337
1621 Manzanita Ave
Santa Rosa 95404
Please excuse any typos
Sent from my iPhone

From: [SCOTT VOTEY](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance (City Code Section 20-48)
Date: Wednesday, April 12, 2023 1:08:17 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.**

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Thank you.

Scott R. Votey MD
5784 Trailwood Dr
Santa Rosa CA 95404

From: [Terry Duncan](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Wednesday, April 12, 2023 9:05:28 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Theresa & Michael Duncan

Sent from my iPad

From: [Vanessa K. Rashbrook](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Regulations on Non-Hosted Short-Term Rentals
Date: Wednesday, April 12, 2023 6:35:07 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.

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Thank you.

Vanessa Rashbrook

From: [Erik Linde](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short term rental needed changes
Date: Thursday, April 13, 2023 3:45:05 PM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

*As you consider changes to the Ordinance, the most important and pertinent fact for you to understand is that **Non-Hosted Short-Term Rentals are transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code for Residential Zoning Districts and the General Plan.***

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It's time to make substantive changes to the Ordinance that preserve the character and safety of our residential neighborhoods and restore houses to being residences rather than businesses. Please do that on April 27th.

Thank you.

Erik Linde
(C) 530-945-4612

From: [Michael Carlston](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes
Date: Thursday, April 13, 2023 1:11:00 PM

Dear Planning Commissioners,

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Thank you.

Michael Carlston

From: [Rob Senn](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Homes, not hotels, in residential districts
Date: Thursday, April 13, 2023 11:04:22 AM

Dear Planning Commissioners,

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Thank you.

Rob Senn

1610 Manzanita Ave.
Santa Rosa, CA 95404-2057
310-837-7366

From: [Scott Booth](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Urgency Ordinance
Date: Thursday, April 13, 2023 10:57:54 AM

Dear Planning Commissioners,

On April 27th you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

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Thank you.

Scott Booth

From: [emwiig](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short Term rentals: please preserve long term rental stock
Date: Friday, April 14, 2023 8:14:14 AM

Dear Santa Rosa Planning Commission,

Regarding the upcoming meeting on short-term rentals, you'll have likely already reviewed the results of surveys and community outreach, so I'd like to offer just a bit of nuance for your consideration. Nearly half of Santa Rosa's residents rent their homes, yet only 14% of the survey respondents are renters. And it's likely that any further public comment you'll hear will be likewise skewed, as that's just the lopsided nature of these things.

So my request is simply that you keep in mind these missing voices, many of whom struggle to find affordable housing within a tight market with so few options, made even tighter when potential long-term rentals get converted into more lucrative short-term vacation stays. So it's with them in mind that I urge you to advocate for stricter limits, in particular on non-hosted stays. Until supply meets demand, we've got to protect what little rental housing stock we have.

Sincerely,
Evan Wiig
501 Shortt Rd, Santa Rosa, CA 95405

From: [Peter Birdsall](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Non-Hosted Rentals
Date: Friday, April 14, 2023 11:09:22 AM

Dear Planning Commissioners:

On April 27th, you will consider recommendations by staff for changes to the Short-Term Rental Ordinance (City Code Section 20-48).

We are writing to urge you to prohibit new non-hosted short-term rentals in all residential zoning areas of the city. Such non-hosted rentals are really transient businesses that are inconsistent with the quality of life in residential neighborhoods, and conflict with the urgent need to increase the availability of housing for people who live and work in Sonoma County.

Although we recognize that the city must consider the need for lodging for tourists and the opportunity to generate revenue for investors, those objectives must be subordinate to providing adequate housing for residents in safe, quality neighborhoods. Our children cannot afford to live and work in Santa Rosa. We have heard from neighbors about the severe disruption and anxiety caused by non-hosted rentals. Please stop the approval of new non-hosted short-term rentals in residential areas.

Thank you for your consideration. Please call or email if we can provide any additional information.

Peter Birdsall and Cynthia Pilar
3663 Rutherford Way
Santa Rosa, CA 95404

Peter Birdsall
President, Education Advocates
(916) 719-1315

From: [Planning Shared](#)
To: [Jones, Jessica](#)
Subject: FW: [EXTERNAL] Short-Term Rental Ordinance
Date: Monday, April 17, 2023 5:04:45 PM

From: John Rovai <jrovai@sbcglobal.net>
Sent: Monday, April 17, 2023 4:50 PM
To: Planning Shared <planning@srcity.org>
Subject: [EXTERNAL] Short-Term Rental Ordinance

Dear Planning Commissioners,

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As You consider changes to the Ordinance, the most important and pertinent fact for you to understand is

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Thank you,

Mary Ann Rovai
2739 Treetops Way
Santa Rosa, CA 95404

From: [David Mangurian](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance changes for Woodside Hills neighborhood, Santa Rosa
Date: Tuesday, April 18, 2023 5:39:59 PM

Dear Planning Commissioners,

I am entirely in agreement with the following and hope that you take action to prohibit non-hosted short term rentals in my neighborhood, Woodside Hills, Santa Rosa AND to limit the all short term rentals to two weeks per year when this issue is discussed by the planning commission on April 27, 2023. Woodside Hills is a peaceful quiet neighborhood of about 200 homes and the vast majority of us residents want to keep it that way.

Sincerely yours,

David Mangurian, 2742 Treetops Way, Santa Rosa CA. Tel: 707-755-3883

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Thank you.

From: [Maureen Linde](#)
To: rreynosa@townofwindsor.com; ssalmon@townofwindsor.com; [Fudge, Debora](#); tpotter@townofwindsor.com; mwall@townofwindsor.com
Cc: [Meads, Shari](#); [Fleming, Victoria](#); crogers@crcity.org
Subject: [EXTERNAL] Short Term Rentals
Date: Monday, April 10, 2023 9:44:00 AM

Good morning- I am a resident of Santa Rosa and I live next door to a short term rental. I am writing to you in hopes that you will not grandfather in short term rentals because you feel that the policies and regulations that Santa Rosa have implemented have made a difference in the residential areas of Santa Rosa.

I am here to tell you that no matter how many rules, regulations and guidelines that are implemented in the short term rental ordinance, they have not made a positive impact on my standard of living. We live right next door to a home that allows 8 overnight guests and four additional guests during the day. The home has a pool, so as you can imagine during peak summertime the backyard is a mecca for hanging out. Let me tell you that almost every weekend, the noise that emanates from the backyard is disruptive to say the least. The music, the foul language, the screaming children and barking dogs, the slamming and banging of doors opening and closing, the overhead cafe lights left on all night, the turning around in our driveway late at night, the parking in front of our mailbox, the rudeness when you ask them to lower their voices or their music, the coming and going of Uber, pool cleaners, large wine tasting vans, house cleaners, gardeners, etc., etc.

This past week we had to call the 24-hour contact due to loud music being played well beyond the 9:00 quiet hour curfew.

Turns out the number the city provided as a contact was incorrect as she didn't have the authority to contact the guests. Therefore, she contacted code enforcement and they in turn had to come to the home and ask the renter to turn down the music. This happens over and over and over again.

I want to ask all of you, if your neighbor sold their home to a short term rental, would you want that next to you? I guarantee if you are being honest, all of you will say, absolutely not. When it affects someone else, it is easy to say, "these are just bad actors". They are all bad actors in my opinion, it doesn't matter how many regulations you try to implement, bottom line the homeowner next to the short term rental is the one who suffers.

The homeowner that owns the home next to me has NINE short term rentals. This is a very lucrative business. She touts that she is a "short term rental expert" on her Facebook page. This just sickens me as a lifelong resident of Santa Rosa, that someone whom doesn't have any ties to this area, comes in, buys up a home that could be used for one of our citizens, but instead turns it into her business, there is something very wrong with that!

If one person owns nine homes, think of the impact on the housing market when most people who own short term rentals have on average two homes they use as their business. No wonder there is a housing shortage. If you do away with short term rentals in Sonoma County, it would very much have a positive effect on our housing shortage and home/rental prices.

Please take into consideration this matter as if a short term rental was right next door to YOU!!!

From: [Maureen Linde](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] 2603 Rancho Cabeza Drive Short Term Rental
Date: Tuesday, April 11, 2023 12:22:40 PM

Shari- I am emailing you today because the last two guests that have stayed at the above-mentioned rental I have had to call the 24-hour contact. The number that was provided from the City was inaccurate, as she said she didn't have authority to contact any guests. She did call code enforcement for me as the guest was playing very loud music at 11:00 at night. Code enforcement did show up and asked him to turn the music down.

Early this morning (3 a.m.) a large truck with trailer and a car showed up and starting unpacking their personal belongings while talking, laughing, cursing with eachother as they commiserated about the "fucking great house with enough bathrooms for all of us". Yes, this is at three in the morning! They also proceeded to the backyard laughing and cajoling about the pool while turning on all the outside lights.

I texted the correct 24-hour contact and her reply was, "they are working night shift". So this is ok behavior because they have night shift hours? I am beyond upset that this happens over and over and over again and I am constantly trying to get someone to put a limit on this house as far as guests or time allowed to rent out. The pool is also an issue as it creates a party atmosphere with people congregating from early in the morning until late in the evening-most of the time with alcohol involved which creates a whole other set of issues.

PLEASE HELP ME GET MY HOME BACK!!! PLEASE HELP US RETAIN THE NEIGHBORHOOD WE ONCE HAD!!!!

Thank you,
Maureen Linde

From: [Sonoma County Coalition of Hosts](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] Hi Shari - Short Term Rental Comments
Date: Monday, February 7, 2022 9:16:24 AM
Attachments: [image.png](#)



Dear Shari,

Our coalition hopes that the first round of permitting has gone well for the planning staff; we understand it is hard to implement new processes. Please let us know if there is anything we can do to help, such as educating our members on key issues, etc.

As Santa Rosa looks to implement a more permanent ordinance, our Coalition wanted to weigh in on a few key policy areas.

1. Short-Term Rental Permit Application Fee and Duration

We propose an initial fee should be \$150 per STR bedroom, renewable every two years for permits in good standing at a fee of \$75 per bedroom. Other cities charge far less than our current fee. San Francisco is only \$450 for two years. Why start over every year, this is more work for City staff than is necessary.

2. Daytime guests-Hours and Limits

Daytime Hours of 7:00 a.m. and 10 p.m. should be aligned with the City ordinance. Limit the total number of daytime guests to 16 people for all Short-Term Rentals. This allows for people to have meals together, such as 8 couples for a lunch, or 4 couples plus their children. All noise, nuisance, parking and safety regulations must be observed.

The current ordinance makes illegal a hosted rental of one bedroom having another couple over for lunch.

3. Parking Requirements

Short-term rentals should be allowed to contract for off-street spaces to meet the occupancy/ parking requirement for their permit.

4. Events that follow occupancy, noise, and safety rules

Gatherings should be allowed that meet occupancy and parking limits, noise levels and other related criteria. No law should be created that prohibits the right of the people to peacefully assemble.

5. Host.

The Urgency Ordinance states the owner must be present during hosted short-term stays. The practical problem here is sometimes an owner may need to leave on an emergency, have an impromptu business trip come up etc. that makes it impossible to follow the ordinance without cancelling guests at the last minute. Why not make it owner or immediate, such as spouse, sibling, or adult child? This gets around the legal problem that could occur. In unhosted situations, there is no requirement to have someone present, so this minor change makes it easy for all to comply.

Allowing an immediate family member of the owner to host a Short-Term Rental also creates stable and affordable housing situations for them. Adult children, retiring parents, and siblings are examples.

6. Renters AND Owners

Many other jurisdictions give the same rights to owners and renters (with the landlord's permission) for hosted short-term rentals. This is a more egalitarian approach, allowing people at all income levels to participate, not just those of us lucky enough to own property. Imagine a single mom renter whose kid goes off to college. She needs the room available when they are home, but can host people at other times, so she can pay her child's college expenses. This is also true for seniors who sometimes want their grandchildren to visit.

7. 1000' Radius between vacation rentals

We believe a better way to regulate the number of non-hosted rentals is to limit the number of permits one owner can be issued, which is a position favored, by the majority of SCCH hosts who responded to our July 2021, [Survey](#). If the allowed issued is a reasonable number, zoning restrictions, 1000' radius limit or cap on overall number of non-hosted short-term rentals will not be necessary.

This would be fair to Santa Rosa homeowners, since every resident would maintain the same rights, and limits.

Please let us know how we can best facilitate a dialog with you on these issues. We are happy to gather our members for an input session. We look forward to helping in any way we can.

Sincerely,
The [Sonoma County Coalition of Hosts](#)

From: [Bernadette Burrell](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] Policy STR
Date: Thursday, December 16, 2021 10:33:05 AM

Shari,

You asked us to write separate emails for policy. I wanted to bring to your attention Avantstay. Below is the letter that I sent to the councilmen, and others in regards to their business practice. In my letter there is a link to a recent article that was published. In my opinion this goes against what Santa Rosa is trying to do with helping homeowners on both sides of the issue in regards to STR.

Thank you for your time,

Bernadette

Dear Council Person,

I want to bring to your attention an article that I found extremely forth telling of what our neighborhoods and housing stock are facing. Big corporate entities coming in and buying up homes around us. They represent high net worth investors, and institutions that can invest in building a short-term rental portfolio. They are now raising 150 million dollars for expansion.

This should not be permitted to continue. This is not the concept of what the city council or the county of Sonoma wants to take place in our neighborhoods. It goes against the concept of letting primary residence homeowners have an income flow by renting out a few rooms in their homes. This is big business coming in and taking over our neighborhoods.

I have one of these homes next to me. What is it like for me now? A constant flow of everchanging strangers next to me. Every week I need to contact their concierge manager about issues. The problem with that is I am not living in a hotel room I am living in my home that is now located in a hotel zone. While their guests may have hotel amenities the neighbors around them have nothing but noise, partying, obnoxious lighting and entitled owners and guests. THIS HAS TO STOP!

There are now 4 of these homes within walking distance from my home. 13 in Santa Rosa. This is big business abusing the system and the regulations that are put in place. They have come with their series A funding and helped destroy our neighborhoods.

I ask you; how would you feel if they bought a home next to you? Below is the URL for the article and a link to the Avantstay website. Protect the people of your communities!

<https://techcrunch.com/2021/12/15/avantstay-a-platform-for-kitting-out-and-then-renting-out-high-end-vacation-rental-homes-raises-160m/>

<https://avantstay.com/regions/sonoma?adults=1&guests=1>

Respectfully,

Bernadette Burrell

1605 Manzanita Ave

Santa Rosa, California 95404

707 230 3555

From: [David Long](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance Amendment
Date: Wednesday, February 8, 2023 8:38:50 AM
Attachments: [Survey Comment Analysis 230205.xlsx](#)

Hi Shari,

How are you doing? It's been a while since we last spoke. Now that the big storms have given us a break, and the results of the latest Short-Term Rental survey are in, I thought now would be a good time to reconnect with you.

Speaking of the survey, even though it focused on a fairly narrow band of potential Ordinance adjustments not far off center from what the Ordinance now states, the results do point strongly in the direction of more stringent regulation of Non-Hosted Short-Term Rentals.

Additionally, I did something that likely no one else had the time or inclination to do with the nearly 900 comments submitted by survey participants – analyze them as data points. That analysis is attached and shows that

1. Those who strongly oppose Non-Hosted STR outnumber those who strongly favor them by approximately a 2:1 margin
2. The City should modify the current Ordinance to eliminate or at least more severely restrict the number of Non-Hosted STR in residential Zoning Districts and create more lenient standards for Hosted STR.

With the Economic Development Subcommittee cancellation in January, I'm not sure if the Short-Term Rental issue carries a high priority for you right now, but it is my understanding that the City Manager has or will soon ask Staff to prepare some specific options and recommendations that can be used to guide the Ordinance amendment development meetings when they get going again.

To keep this email as brief as possible, I will close by requesting a meeting or phone conversation with you to discuss how you plan to use the survey results, the mounting opposition to Non-Hosted Short-Term Rentals and the City's Zoning Code to help shape the City's next steps on this issue.

Please let me know what works best for you.

I will be out of town February 12th to 18th, but just about any time during the remainder of this week or from February 20th to 23rd will work for me.

Sincerely,
David Long

--

Thanks!

David Long
707.322.8823

From: Andrew Smith <a.asmith@comcast.net>
Sent: Tuesday, November 15, 2022 10:11 AM
To: Meads, Shari <SMeads@srcity.org>
Subject: [EXTERNAL] Short Rental Meeting last night

Shari,

Greetings. Good meeting by your group and the ability to divide everyone into smaller groups for discussion. Much appreciated.

Two questions that I did not ask last night due to the time constraint.

ONE: It was referenced in the discussion group on the illegal STRs now that there is a cap on the number of non-hosted STRs. One STR owner mentioned that they were able to track those not legal in Santa Rosa. Without enforcement and no penalties for doing this, they will proliferate in our city and be outside the control of Santa Rosa.

What is Santa Rosa doing to track these illegal STRs? And what penalties can be issued to send a message that a property owner has to be legal to run a STR and caught?

TWO: The issue of a STR in a homeowner association (HOA) has been pushed to the HOA to decide if that STR should be allowed. I agree 100% that Santa Rosa can't track all legal documents and restrictions on HOAs but here is an easy way to make sure the STR owner has the right to run a STR in that HOA.

Add the following two questions to the application form:

ONE: Is the property in a homeowner association? Yes or No. If no, ignore the next question. If yes, answer the next question.

TWO: Does the property owner has written permission from the homeowner association to run a STR? If yes, attach written document. If no, suspend application until they bring the written document.

If the applicant answers no to the first question and is in a HOA, the HOA has the right to contact Santa Rosa and ask that the permit be rescinded.

This does not put a burden on Santa Rosa to ask these two questions related to a homeowner association.

Thanks.

Andrew Smith
Santa Rosa

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Re: Feedback for today
Date: Tuesday, December 13, 2022 3:19:56 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Tuesday, December 13, 2022 3:10 PM
To: Michael Arce <mike_arce@outlook.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Tamara Reyes Santos <tamarareyes_s@hotmail.com>; Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Re: Feedback for today

Hi Michael,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance and also to attend the City's community meeting. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



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

From: Michael Arce <mike_arce@outlook.com>
Sent: Monday, December 12, 2022 2:18 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Cc: Tamara Reyes Santos <tamarareyes_s@hotmail.com>
Subject: [EXTERNAL] Re: Feedback for today

One more follow up note for today:

In addition to raising the non-hosted cap, a suggestion would be to extend the application and or allotment of non-hosted rentals for those that purchased within one year of the ordinance being issued (regardless of 1000' distance requirement). For instance, extend the allotment for those that purchased from October 21'-October 22' (or the date the ordinance went into effect). Then this can become the new cap for non-hosted rentals for the time being.

We felt blind sided by the ordinance as we closed on the property and it went into effect, eliminating our ability to host a unit.

Thank you again,

Michael Arce
650-255-7580

> On Dec 12, 2022, at 2:00 PM, Michael Arce <mike_arce@outlook.com> wrote:

>

> Hello,

>

> I just stumbled upon the recording from the STR meeting from last month and that there is a meeting today. However, I would like to suggest that the 1000' limit is reduced to 700' or something smaller. I own 229 & 231 W 6th Street and the idea was to host at one of the units and upon closing we found the ordinance went into effect limiting us because of the 1000' limit. There should be at least a waiting period of 6 months or a year to list if within 1000' feet is kept (unhosted). Another suggestion is if owning a multi unit building we can host 50% of units or something of the like.

>

> This is just a suggestion, to keep the residence and STR units balanced. I do want to find a way to list one of my units on Airbnb, and the city should provide a path for that.

>

> Looking forward to todays call,

>

> Michael Arce

> 650-255-7580

>

> Owner

> 229/231 W 6th Street

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Short-term rentals in Santa Rosa
Date: Tuesday, December 13, 2022 3:37:59 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Tuesday, December 13, 2022 3:16 PM
To: priscilla bale <priscillabale@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>; Kirk, Lou <lkirk@srcity.org>
Subject: RE: [EXTERNAL] Short-term rentals in Santa Rosa

Hi Priscilla,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I also thank you for sharing the issues you have dealt with regarding the short-term rental behind your home.

I have copied both Shari Meads, Senior Planner, and Lou Kirk, Assistant Chief Building Official on this e-mail. Shari is working on the potential amendments to the current Ordinance, and can include your comments and suggestions with those that have already been provided. Lou can look into the violation complaints and provide a response on those.

Shari and Lou – Please see the e-mail below.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: priscilla bale <priscillabale@gmail.com>
Sent: Monday, December 12, 2022 3:40 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Cc: priscilla bale <priscillabale@gmail.com>
Subject: [EXTERNAL] Short-term rentals in Santa Rosa

Dear Members of the City Planning and Code Enforcement Staff,

My name is Priscilla Bale. My husband and I live at 3011 Santa Anita Court here in Santa Rosa. There is a short-term rental located directly behind our home.

Because of our experience with this property, I am contacting you to request that the City prohibits all non-hosted short-term rentals located in residential zones. Sonoma County and the Cities of Healdsburg, Rohnert Park, Sonoma and South Lake Tahoe have all banned unhosted STRs in residential areas.

Unhosted Short-Term Rentals do not belong in residentially zoned areas, Unhosted STR are indeed hotels - commercial establishments.

- They host a transient, unscreened population that has no interest in maintaining the quiet atmosphere of our neighborhoods;
- They could potentially bring dangerous people into a neighborhood;
- Why allow a use that does not comply with zoning ordinances and has the proven potential of disrupting a neighborhood with unruly, disrespectful parties and events.

Short-term rentals lower the property values of all the neighboring houses. Who would want to buy our house with all the noise complaints registered with the City? My husband and I are retired. If the STR behind us lowers our property values by even 10%, we have no way of going back to work long enough to make up for the loss of its value. Our neighbors and my husband and I have all fixed up and maintained our homes to create a beautiful and hospitable neighborhood. The STR owners are taking advantage of our years of hard work in order to make money with an STR that lowers all our property values. By allowing an STR behind our home, the City has effectively taken some of the value of our house away from us.

Finally, there is a serious housing shortage here in Santa Rosa. A STR house could instead be sold or rented to a family that needs a home and participates in the community - volunteering for a Scout troop, Little League, Garden Club. etc.

At the last Community Meeting, a member of the City Staff theorized that STRs bring money into the City. Do they - with the expense of administering them, police calls, City Code Enforcement Officials, court costs? What if all the neighbors of an STR filed for property-tax reappraisals because the value of their homes had been reduced by proximity to an STR?

Here is a brief account of our experience: Loud amplified music, loud late-night parties with drinking, swearing and men shouting the f word and making cowboy yells until late at night, constant

weekend daytime parties again with amplified music, drinking and loud behavior (even this Thanksgiving) that made peaceful use of our backyard impossible especially during last summer.

We have two granddaughters who come to visit and I literally am afraid that they will experience these rough parties with terrible language. Since AvantStay clearly does not review the backgrounds of who rents the house, we have no idea if some of these unruly tenants are dangerous people. Now, I am reluctant to have my granddaughters come to visit on weekends because I don't know what will happen and who will be staying just over our backyard fence.

At first we followed the City's instructions to notify AvantStay about the unruly tenants and loud parties. While AvantStay quickly and politely responded by notifying the tenants and asking them to stop their behavior - which they did, there was no change in the steady stream of disruptive, intolerable parties. Later, in September, I started filing violation complaints accompanied by cell phone screen shots of AvantStay's apology text messages. Three of these complaints were classified as "unfounded" and those cases were closed. Finally, for my fourth complaint, I called the police. The police filed a police report which resulted in the property receiving a Violation Notice and a \$500 fine.

Last Saturday night, there was another large, very noisy party. I called the police and they told me to call the Code Enforcement phone number. My neighbor and I both called and left messages. Eric Stevens came to investigate 30 minutes later. The party ended and the sound turned off 10 minutes before he arrived - so I wasn't able to file a verifiable complaint.

If there are several parties or events going on in Santa Rosa on a busy night, I don't see how just one person, no matter how conscientious they are, can arrive at party STR venues in enough time to efficiently record and verify complaints. This new system so far hasn't worked.

Thank you for your time and consideration spent reading this letter.

Priscilla Bale
650-269-1866

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Comments on STR
Date: Thursday, December 15, 2022 2:27:09 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Thursday, December 15, 2022 2:11 PM
To: Gary Bortner <gary.bortner@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>; Bisla, Sachnoor <sbisla@srcity.org>
Subject: RE: [EXTERNAL] Comments on STR

Hi Gary,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

I apologize for the length of time it has taken to process your Short-Term Rental Permit, but can assure you that City staff is working diligently to complete processing permits. I also wanted to clarify that the one-year timeframe for the permit would start upon issuance of your permit, not from the date you submitted your application.

I also apologize for any delay in communication from the City. If you can provide the address and/or permit number for your STR Permit I can look up where you are in the process.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Gary Bortner <gary.bortner@gmail.com>
Sent: Wednesday, December 14, 2022 10:09 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Comments on STR

I found this email address on the City of Santa Rosa website <https://www.srcity.org/3704/Ordinance-Update-and-Public-Review-Proce>. It said " Contact the City to provide feedback" I have feedback. Probably a lot. My intent is to offer constructive thoughts / ideas / comments.

I've participated in some online meetings, though with a group of people I try to limit my comments to allow everyone to speak. This email is a chance to more fully discuss these comments.

Complaints (sorry)

Before I get started, I do have a couple of complaints. Perhaps I should have brought this up in the "what's working / not working" sessions online.

Not working:

1) Time to permit. When I applied at the end of May/ beginning of June, the website said "2 to 4 months" to get a permit. It's now December. No permit. Fortunately, the moratorium on new permits makes it easy to track progress online. It is looking like an approval rate of a little less than one permit a day. Given where I am in the queue, we're looking at another couple of months, and we have some holidays coming up, so I'm guessing the end of Feb. That's 9 months from when I applied! I'd like to note that there was no backlog cashing my check for the STR permit fee. A permit that's good for 12 months. I sure hope that I don't have to get another permit 3 months after I finally get my first one. Which leads me to another complaint

2) Communication. I wrote and asked someone to confirm that a permit is valid for a year from when it is issued not requested. It should be, but I just want to hear it. Nothing. No response. Before that, as we passed the 2 month anniversary of my application, I tried to find out when it would be done. I was directed to the person doing the permitting, but never received a response - after multiple emails. I did eventually find one person who wrote something back other than "not my job, try ...". I now know my place in the queue and can track it, which is useful, but that took all too long and too many emails. My intent is to stay here in the winter and rent the rest of the year to help pay for the place. I had hoped, based on the "2-4" month wait time posted on the website, that I could rent it for a bit before I came out to stay. Based on that assumption, I made several cross country trips, spending time and money, in a rush to get it ready. No need. I could have waited until I came out for the winter and fixed things up at my leisure. I would have saved a lot of gas, airfare, and vacation time – if I had a good estimate. So that lack of communication did have an effect.

That out of the way, here are thoughts and some responses to STR criticisms.

Criticisms.

At the meetings I went to, most of the complaints about STRs fell into two categories. The biggest one was noise. The next one was basically "these people aren't from around here".

On the noise issue, a noisy house is not a reason to ban all STRs, which is what some were asking for. It would be like banning cars because one guy is driving around w/o a muffler. We deal with these issues with cars, we can deal with them with rentals.

On the second issue, I heard someone go as far as to say "they say STRs help local business like restaurants, but restaurants want local customers". I am not sure what restaurant this person dines at, but I have never been to a restaurant that checked my residency. I'm pretty sure they're happy to take my money wherever I'm from. I've staying in Airbnb's and VRBO around the country and around the world. It's a different experience than a hotel. You get more of a flavor of the area. Other towns across the US and the world allow STRs and let people, some from Santa Rosa even, get that experience. It would be wrong to deny people from those same places the same experience here.

There was a third line of criticism that I heard, and it had to do with greed. Big corporations taking are taking over neighborhoods. STR operators are getting rich from the huge rents. I don't know stats, but as a prospective STR operator I can guarantee that 1) I'm not a big corporation and 2) I'm not getting rich. Not that there's anything wrong with the latter. I am pretty sure there are other operators just like me. In this area, probably most of them. I say that because of who shows up in meetings, and what I heard from a company which is in this business of STRs. What that company said was that they don't want to touch this area because of the regulations -so I will put that under "what's working".

One last criticism I want to respond to. At the last meeting, several homeowners in my breakout group said they shouldn't have to police their neighbors. I think part of that stems from the difficulty they've had in reaching an appropriate person and getting a response. That's something the city can address, and from what I'm hearing they are addressing. Back to the basic criticism that unless there are enforcement people on every corner, reporting violations is up to the neighbors. I would suggest that is true for most things. When there's an accident, there's not normally an ambulance right there. Someone has to call it in. When there's a burglary - same thing. This should work like anything else. Clear rules and proper enforcement will drive compliance. Those who want to comply, will, when they know how. Those who don't much care, will, when they find out it's going to cost them. And that trickles down to the renters. If they know they will lose deposits because of a violation, they're going to behave.

Thoughts for improvements

Sound monitors. If noise is the problem, address the noise. I have yet to be approved, so I can't say first hand, but I totally expect a sound monitor to reduce problems. As I said earlier, if guests know they're there, and they know they will lose a deposit for a violation, then they will behave. I would. I'd suggest making montiors a requirement to rent unhosted, but I'd like to see a study first. Look at who has monitors and compare complaints for those houses to those without. You'd have to adjust for size of the house in such a survey. The effectiveness in a 1200 sf 2 bedroom may be different than that in a 5000 sf 6 bedroom house. One last thing on the meters, the one I have makes an attempt to determine if there's a crowd by tracking the number of bluetooth devices. One could circumvent that by turning their phone off, but just try to get someone to do that. I think it's safe to assume at least one operating phone per person.

We need guidelines. What is too loud during quiet hours? What is too loud during regular hours? If we allow leaf blowers (which I hate) during the day, we shouldn't make guests whisper during the same period. This ties back to the sound meter as well. If I have a definition of "loud", I can set the meter properly. A certain DB level lasting a certain amount of time, or more, during certain hours.

Having a definition will also prevent harassment calls. From meetings, I know those happen.

Large rentals seem to be the biggest problem. I heard complaints about gatherings of 100 people. Even adjusting for hyperbole, I couldn't get that many people in my place if I stacked them like sardines. Small places aren't the problem. Larger places need more supervision / enforcement and should pay higher fees. Varying the fees by size also makes sense financially. In meetings I attended, neighbors talked about how rentals are making \$1800 / night. I wish. If I get \$400, I'll be happy. Someone getting \$400 / night can't afford to pay as much, and shouldn't have to pay as much, as someone getting \$1800. When determining large vs. small, I would not just go by number of bedrooms. Square feet matter. No one will rent a 1300 sf 4 bedroom house as a party house. They would rent a 4000 sf 4 bedroom as one.

A distinction between hosted and unhosted should be made. Hosted should pay less. They're likely making less in rents, and for sure are less of a problem and burden on the enforcement people. The rules should be relaxed for hosted as well. No proximity limit for instance.

The definition of "hosted" should be clarified and expanded. "Hosted" shouldn't be limited to the person on the title. A family member, significant other, or close friend should count. Also, the definition of being present should be clarified / made less restrictive. If someone is living in a house, books a renter, then has to go out of town for some emergency, they shouldn't have to cancel the renter. The poor renter made plans, bought airfare - they shouldn't have to scramble to find a new place for something that's not their fault. As long as the operator has a history of being there most of the time - i.e. is operating in good faith, he or she should get a pass.

I would consider a category for part time operators. If the idea is to keep out corporate ownership, and limit to individual operators who may care more about their property, this distinction makes sense. If I'm going to live here part of the year, I'm going to want guests to take care of my place. I'm also more involved in my community and with my neighbors. I'd suggest the license should be cheaper too - I'm only making money part of the year.

Many are opposed to corporate ownership. I get that. But we shouldn't automatically exclude LLCs. There are legal and liability reasons to form a single person LLC. For instance, if someone stubs their toe on a rock because I didn't have a sign posted saying "rocks are hard" I don't want to lose everything I own because they have a good lawyer. This is way different than the large corporations people are trying to ban.

In the last breakout session I was in, there was a suggestion to limit arrival times of guests. I think that's a bad idea. People come in from all over and arrive at all times. It's unreasonable to demand they get there before say 8 or even 10 PM. There can be factors out of a guest's control like traffic or a flight delay. Plus, what's special about arrival time? What's the difference between someone arriving at midnight on the first day vs. someone coming back from a late dinner and some drinks at midnight? Are we going to say "no entry or egress between certain hours"? This is clearly trying to address noise. There are better ways. Quiet hours. Sound monitors. Clear definitions of "quiet hours"

Parking can be a problem. There are current rules for number of cars and spaces provided. I would put this under the "current regs are working" category. Perhaps it will need tweaking as time goes on, but the concept is good.

Day guests. It is reasonable and appropriate to allow more people during the day than are allowed to stay over. People meetup, and then go somewhere. People carpool. People have dinner together, then go home. I'm not sure of the right number. 50% more than allowed for overnight seems like a starting point. I wouldn't go any lower. Hosts can enforce this (sort of - it's not exact) via the Bluetooth monitoring on some sound monitors.

Overnight guests. Limiting guests based on house size seem reasonable. 2 per bedroom seems like a reasonable limit. I'd put this under "currently working".

I think rules should be relaxed in a number of categories for areas closer to downtown. Housing is more dense, STRs should be allowed to be more dense as well. There's already noise from traffic - car and pedestrian, as well as from various restaurants and bars, so maybe quiet hours could be reduced or done away with.

Not all violations should be treated equally. A minor rule infraction should not result in the same

consequences as an all night party. The fine should fit the crime.

Permits. Renewals should be less than first time permits. There should be a way to put a permit on hold if you need to take the house out of the rental market for some period of time. Maybe up to a year. Let's say there's a cap and the city is at it (as they are). You are one of the lucky permit holders. But you need to do some major repairs and can't rent for several months. Or maybe your Aunt Edina just got divorced and needs a place to stay for a year. If you don't renew the permit, you lose your spot. But why should you have to pay for a permit if you're not renting? Hence a hold.

Benefits of short term rentals

STRs bring tourists. That's money for businesses – restaurants, wineries, breweries. The repair, furnishing, and prep of the house brings in money to the community (I know this all too well). Money goes to housekeeping. If you have a local manager, he or she gets money.

STRs generate revenue through taxes and permit fees

STRs allow vacationers to experience a real sense of the area - not just another chain hotel.

STRs provide lodging for families. Everyone gets to stay in the same place. Have meals together. Make plans together.

STRs allow those who couldn't afford a hotel and restaurant every night to take a vacation.

STRs are a perfect fit for Sonoma's wine country. It's just fun to go wine tasting, bring back a bottle or two from your favorite winery, cook dinner together and share it.

On the owner side, STRs allow those who of us who can't afford a house here to live here. That is, hosting may be the only way some can pay the mortgage. I would fall into that category. I currently live in MN. I want to move here. It's really cold in the winter. Like negative a lot. My current employment won't let me live here year round. But they will let me live here in the winter. I can't afford to leave the place empty 8 months so I can stay here 4 months. The solution is to rent it when I'm not here. Then when I finally retire, I have a place.

I hope this was useful. If you wish to contact me, feel free to email or call.

Regards,

Gary Bortner

gary.bortner@gmail.com

415-385-1700 - cell

From: [Bernadette Burrell](#)
To: [Meads, Shari](#); [Hartman, Clare](#); [Muela, Cecilia](#)
Subject: [EXTERNAL] Policy
Date: Saturday, February 19, 2022 11:27:47 AM

Shari

I told you I would continue to look into AVANT STAY practices. This article (URL BELOW) really tells "who they are" . 500 million dollars to go out and buy up single family residence so they and their investors can turn a profit. Have homes become hotels in residential neighborhoods which is a non conforming use.

Primary residents should be the only ones permitted to use their homes as STR. Not out of town investors ruining the character of our neighborhoods. The only way to stop them is regulation!!!

<https://therealdeal.com/2022/02/15/investment-firms-take-aim-at-short-term-rentals/>

Thank you for your time.

Respectfully,
Bernadette Burrell

From: Bernadette Burrell <bc1605@gmail.com>
Sent: Wednesday, November 16, 2022 6:09 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] follow the money

I attended the zoom meeting on Monday evening. I appreciate that the city is listening to both sides of the STR issue. I know that it was a gargantuan effort to put that together.

My observation from the evening was that it was skewed way too far on the STR owners side. I understand that they had more callers and a louder voice. What I found horrifying was that many of the people that spoke up were owners outside of Santa Rosa City limits. Why are these investors permitted to weigh in on local politics? Listened to and commented on?
Reducing any of the ordinance to favor those that make a profit off of commercial enterprises in our residentially zoned neighborhoods is just a money grab for the city and for the investors of these STR's.
They would like to see the 1000 ft separation dropped to 300 feet by the way the car drives. How many STR's would that permit?

The last point I would like to make is these investors will find a way to make money.
For example 424 Simi Place was purchased on 1/6/2022 they applied for their permit on 1/28/22. Two short weeks after buying the property for 665,000. These investors also own 719 Yulupa . They carefully looked at where was a 1000 ft set back and bought the house. Legal yes, but now this starter home will be a 7 person non-hosted STR instead of housing a family for our community. This is the problem. Housing becoming hotels in our residentially zoned neighborhoods.
If you go on the city website and look for a home business permit it states

Your business does not generate vehicular or pedestrian traffic not normally associated with a single family residential use.

No clients visit the home on a regular basis

Not more than 25 percent of the home is used for business.

No non-hosted STR falls into compliance. Eliminate non-hosted investor owned STR's from our residential neighborhoods.
Allow only primary home owners and hosted STR's to operate in residentially zoned areas of Santa Rosa.

These investors will find ways to invest and make money. They always do. It should not adversely affect the citizens that live by these commercial enterprises. Would you like to live next to a hotel? I do and I can tell you it is no fun!
Respectfully,
Bernadette Burrell

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] mass shooting at an Airbnb
Date: Thursday, December 15, 2022 2:20:00 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Thursday, December 15, 2022 1:55 PM
To: Bernadette Burrell <bcb1605@gmail.com>; Kirk, Lou <lkirk@srcity.org>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] mass shooting at an Airbnb

Hi Bernadette,

Thank you for your feedback and for sharing the information about the article you read, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Bernadette Burrell <bcb1605@gmail.com>
Sent: Thursday, December 15, 2022 9:07 AM
To: Kirk, Lou <lkirk@srcity.org>; Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] mass shooting at an Airbnb

Hello,

I wanted to bring to your attention the mass shooting at an airbnb. Although this did not happen in Santa Rosa it is quite possible that it could be the non-hosted STR next to any of us neighbors who are forced to live next to these unsupervised hotels.

I want to bring up a few points from this article.

1. It was the neighbor next door that had to call the owner that there was a party going on.
2. This house according to the article and to our current ordinance would be "considered an operator in good standing"
3. It was too late when the owner showed up to the property. A guest was already dead and others wounded by gun violence.

This situation could happen at any time. Every week strangers show up next to me. No supervision to the transient occupants at the hotel next door. The house "hotel" next to me is advertised on multiple websites airbnb, VRBO, Avantstay and yes [HOTELS.COM](https://www.hotels.com)!!!!

This article also points out that hotlines, calls to owners can happen after the fact, when it is too late. No owner of non-hosted STR's can guarantee the neighbors safety as they do not know who is going to show up. The Flintridge incident should have been the wake up call that the city of Santa Rosa needed. 300 plus guests could have ended in a nightmare situation.

Please, please recommend to the Economic Development board and to the city council that non-hosted STR's have no place in our neighborhoods. These unsupervised commercial enterprises are a money grab for the investors that own them and a safety risk for the neighbors around them.

https://13wham.com/news/local/mass-shooting-at-rented-airbnb-unit-property-owner-speaks-out-it-was-a-shock-rochester#google_vignette

Respectfully,
Bernadette Burrell

https://13wham.com/news/local/mass-shooting-at-rented-airbnb-unit-property-owner-speaks-out-it-was-a-shock-rochester#google_vignette

From: [Short Term Rentals](#)
To: [Meads, Shari](#)
Subject: FW: [EXTERNAL] residential zoning
Date: Tuesday, March 14, 2023 9:54:59 AM

Public correspondence for the STR Update file.

Jess

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Bernadette Burrell <bcb1605@gmail.com>
Sent: Friday, February 24, 2023 1:20 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] residential zoning

Hello Planning department,

I am sure by now you have been made aware of the decision of the Windsor city council to ban non-hosted STR's from operating in residential zoning. They also gave a one year window for all non-hosted STR's to cease doing business in residential zoning.

I am asking the planning department and the city council members of Santa Rosa to fall in-line with every other governing entity in Sonoma county and prohibit non-hosted short term rentals in all residentially zoned areas.

I live next to one of these hotels. In one word, a miserable neighbor to have. Last week a group of guys rented the house. I counted the amount of times they used the F word in a span of five minutes. I stopped at 50. Cursing and foul language is not a violation. However, it does violate the right to peaceful enjoyment of the neighbors around this property. I could give example after example of other situations that we have to endure on a weekly basis. But I will stop there and ask you this question, would you like your family to live next to a short term rental? Endless parade of strangers every week?

Do what your constituents voted for on the last two surveys that were sent out by the city of Santa Rosa. Eliminate short term rentals in residential zoning.

Respectfully,

Bernadette Burrell

<https://www.pressdemocrat.com/article/news/windsor-council-aims-to-ban-non-hosted-short-term-vacation-rentals-from-nei/>

From: Anne Fenlon <cafenlon2@gmail.com>
Sent: Wednesday, November 16, 2022 2:39 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] No more Short term rentals

Dear City Planning Staff Member,

I advocate for the elimination Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are commercial transient lodging enterprises without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that prohibit Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/ host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Anne Fenlon RN
2335 Humboldt St
Santa Rosa CA 95404

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Non-Hosted Short-Term Rentals are commercial transient lodging enterprises
Date: Tuesday, November 29, 2022 3:20:19 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Tuesday, November 29, 2022 2:39 PM
To: Dan & Laurel Grow <higrow@sbcglobal.net>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Non-Hosted Short-Term Rentals are commercial transient lodging enterprises

Hi Laurel,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Dan & Laurel Grow <higrow@sbcglobal.net>
Sent: Friday, November 25, 2022 11:01 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Non-Hosted Short-Term Rentals are commercial transient lodging enterprises

Dear City Planning Staff Member,

I advocate for the elimination of Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are **commercial transient lodging enterprises** without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that **prohibit** Non-Hosted Short-Term Rentals in residential zones. Why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Laurel Grow

5771 Trailwood Drive

Santa Rosa

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Support for NO non-hosted short term rentals
Date: Monday, November 21, 2022 9:48:40 AM

Shari Meads (she/her) | Senior 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

All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.



Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Monday, November 21, 2022 9:48 AM
To: Alison J. Head <ajhead1@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Support for NO non-hosted short term rentals

Hi Alison,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Alison J. Head <ajhead1@gmail.com>

Sent: Friday, November 18, 2022 8:13 AM

To: Short Term Rentals <shorttermrentals@srcity.org>

Subject: [EXTERNAL] Support for NO non-hosted short term rentals

Dear City Planning Staff Member,

I advocate for the elimination of Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are **commercial transient lodging enterprises** without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the Cities of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that **prohibit** Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Alison Head

4760 Montecito Avenue

Santa Rosa, CA 95404

ajhead1@gmail.com

From: [Liza Henty-Clark](#)
To: [Short Term Rentals](#)
Subject: [EXTERNAL] Regarding feedback on comprehensive short term rental ordinance - primary residence rentals
Date: Tuesday, November 30, 2021 9:40:38 PM

To Whom It May Concern:

As a current short-term rental owner/manager, Santa Rosa resident and worker, I wanted to offer some feedback on the current urgency ordinance. I hope this modification will be considered when the board comes together again to draft a comprehensive proposal.

I would like to advocate that besides the categories of “hosted” and “non-hosted/non-owner occupied” short-term rentals, there should be an additional category that allows homeowners to rent out their primary residence up to 90 days without being subject to the 1000’ rule for non-owner-occupied properties. For home owners that are interested in this benefit and would like to travel or visit family etc for portions of the year, it can help substantially to offset the high cost of home ownership in Santa Rosa.

While I am in agreement with the limitation the 1000’ rule places on investors turning a substantial portion of the housing stock into vacation rentals, I think a distinction should be made for residents/owner-occupants wanting to receive some benefit from the short term rental marketplace without regard to the distance their house is from other full-time rentals. Thanks for your careful consideration! Liza Henty-Clark

Sent from my iPhone

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] short term rentals
Date: Thursday, November 17, 2022 9:58:07 AM

Shari Meads (she/her) | Senior 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

All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.



Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Thursday, November 17, 2022 9:56 AM
To: merry humphreys <merry5@sonic.net>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] short term rentals

Hi Merry,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: merry humphreys <merry5@sonic.net>
Sent: Thursday, November 17, 2022 7:24 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] short term rentals

Dear City Planning Staff Member,

I advocate for the elimination Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

*Non-Hosted Short-Term Rentals are **commercial transient lodging enterprises** without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.*

*The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that **prohibit** Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?*

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Merry E. Humphreys

2415 Slater Street

Santa Rosa, CA 95404

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Non-Hosted Short-Term Rentals are commercial transient lodging enterprises
Date: Monday, November 21, 2022 1:02:22 PM

Shari Meads (she/her) | Senior 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

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Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Monday, November 21, 2022 12:48 PM
To: Jose Arturo Ibarra <josearturoibarra@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Non-Hosted Short-Term Rentals are commercial transient lodging enterprises

Hi Jose,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Jose Arturo Ibarra <josearturoibarra@gmail.com>

Sent: Sunday, November 20, 2022 7:36 AM

To: Short Term Rentals <shorttermrentals@srcity.org>

Subject: [EXTERNAL] Non-Hosted Short-Term Rentals are commercial transient lodging enterprises

Dear City Planning Staff Member,

I advocate for the elimination Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are commercial transient lodging enterprises without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that prohibit Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/ host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Best regards,

Jose Arturo Ibarra
5779 Trailwood Drive
Santa Rosa, CA 95404

Contact CELL #: 707.858.8040

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Non-hosted STR should be eliminated
Date: Tuesday, November 29, 2022 3:38:22 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Tuesday, November 29, 2022 2:49 PM
To: Monica Jacobson <mkuhlmanjacobson@mac.com>; Short Term Rentals <shorttermrentals@srcity.org>; Oswald, Jesse <JOswald@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Non-hosted STR should be eliminated

Hi Monica,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Monica Jacobson <mkuhlmanjacobson@mac.com>
Sent: Monday, November 28, 2022 10:12 AM
To: Short Term Rentals <shorttermrentals@srcity.org>; Oswald, Jesse <JOswald@srcity.org>
Subject: [EXTERNAL] Non-hosted STR should be eliminated

Dear City Planning Staff Member,

As a long-time resident and a loyal contributor to the community of Santa Rosa, through my career and support to many community organizations, investing in this community for 32 plus years. I advocate for the elimination of Non-Hosted Short-Term Rentals (rentals without an owner resident on site) from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are **commercial transient lodging enterprises** without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma and the City of Healdsburg, Rohnert Park, and Sonoma have adopted regulations prohibiting Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff, or neighborhood residents. Contrary to your current thinking, owner/host vetting of their transient occupants, remote monitoring, and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Monica Jacobson, retired educator

1621 Manzanita Ave. Santa Rosa 95404

7074811337

From: [Carl Jaeger](#)
To: [Rogers, Chris](#); [Sawyer, John](#); [Fleming, Victoria](#)
Cc: [Hartman, Clare](#); [Meads, Shari](#); [Schwedhelm, Tom](#)
Subject: [EXTERNAL] Follow Up from HOSTED Rental Conversation from Economic Development Meeting
Date: Tuesday, May 17, 2022 12:11:33 PM

Dear Mayor Rogers and Councilmembers Fleming and Sawyer,

I wanted to add to my comments in this morning's meeting about HOSTED rentals.

I am Carl Jaeger and I spoke about having to switch my permit from HOSTED to NON HOSTED, not because I want to, but because I have to based upon the way you wrote the law.

Once we receive our permit, our intention is to host all rentals, as we have since the start. We believe it does away with the noise, nuisance and safety problems that UNHOSTED rentals can bring. Besides, my adult son resides here.

I purchased my home at 5751 Trailwood Dr. in July of 2021 so that my son and his partner could live in Santa Rosa, attend their college online, and have an affordable place to live.

I come to the house Mon-Fri to work, am here myself to greet and talk to guests, and have set up my office here. (video production).

I also envision having to move my parents here in the next year or two as they are having a hard time living across the country independently.

Hosted rentals is the way we afford the costs of living here in Sonoma County.

The law as written does not allow an immediate family member to be the resident host, only the owner. The law incentivizes people to apply for the NON HOSTED status.

This is the reverse of what we want. In fact, we should seek ways to incentivize HOSTED rentals.

Other municipalities, like San Francisco, allow renters and owners to partake in hosted rental activity. With the permission of the landlord, a renter can benefit in the same way an owner can. This is more egalitarian to people of all income levels.

Tax Revenue

Sonoma County and San Francisco collect the taxes automatically from the guest and remit them to the municipality. I know that we are missing revenue from hosts who either have not registered, or who find it so hard to calculate and remit the tax, that they just don't do it. Why are we not doing the same?

I am available to meet with any of you that would like to discuss any of these STR issues.

All The Best,

Carl

--

Carl Rashad Jaeger
ScottStreetFilms.com - Light+Sound+Big Ideas
415-505-2275

Meads, Shari

To: Rosanne Johnson
Subject: RE: [EXTERNAL] Regarding Hosted Short Term Rental

>
> -----Original Message-----
> From: Rosanne Johnson <roxiemj1@gmail.com>
> Sent: Thursday, March 30, 2023 2:40 PM
> To: Meads, Shari <SMeads@srcity.org>
> Subject: [EXTERNAL] Regarding Hosted Short Term Rental
>
> Hi Shari,
>
> The administrator for Sonoma County Coalition of Host, suggested I
> reach out to you. I have read over the ordinances regarding a hosted
> short term rental and it reads to me like you have to be an owner
> occupied host. I have been a renter at the property for 10 + years and
> have my landlord's permission to do a short term rental. They want to
> sell the property to me in about a year and we decide that being a
> host would help me raise money for my down payment and show passive
> income. I can not do a full time rental of the space because my washer
> & dryer are in that room's bathroom and need access a couple times a
> month. If it matters it has a separate entrance but is part of the
> unit and the property is zoned residential/commercial. The property
> address is listed Below
>
> 732 Davis St.
> Unit C
> Santa Rosa, Ca 95401
>
> If you could clarify if this is possible, for me to have hosted short term rental, I would greatly appreciate it. Thank you!
>
> Rosanne Johnson
> 1(707)322-5309
>
>
> Sent from my iPad

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] NOV 14 STVR Meeting
Date: Tuesday, November 29, 2022 3:19:58 PM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Tuesday, November 29, 2022 2:38 PM
To: EDWARD KINNEY <ed.kinney@comcast.net>; Short Term Rentals <shorttermrentals@srcity.org>; Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] NOV 14 STVR Meeting

Mr. Kinney,

Thank you for participating in the Short-Term Rental community meeting, and for providing your follow-up comments and suggestions. Your comments will be considered along with the other comments and suggestions provided by the community, and will be sent to the Planning Commission and City Council for their consideration.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: EDWARD KINNEY <ed.kinney@comcast.net>
Sent: Thursday, November 24, 2022 12:18 PM
To: Short Term Rentals <shorttermrentals@srcity.org>; Meads, Shari <SMeads@srcity.org>
Subject: [EXTERNAL] NOV 14 STVR Meeting

I appreciate your efforts in hosting the meeting. I participated and must say that it

was more entertaining than it was an effective use of time. The time allotted for comments was not nearly enough, considering the number of participants. There was no control of an individual's use of time, shortening comment time of others.

While there were some constructive comments made, most were inconsequential. As a result I want to add my comments in written form.

I want to address the most critical aspect of the STVRs - noise complaints. Your office should have all the data regarding noise issues. You can access dates and time regarding noise complaints from SRPD. The TOT folks can provide the quarterly occupancy figures. That will give you a true picture of the depth of the true "noise issue" complaint. You could then share that data with all interested parties.

The second issue raised was a potential loss of value to surrounding properties. Is that factual or imagined? If factual, I would like to see the supporting data. Until that is proven it should not be a consideration.

The benefits to individual homeowners and the community are numerous. For retirees, like myself, who are on a fixed income, it provides a way to help pay for increases in costs of homeownership. Taxes continue to climb, along with utilities and other assorted maintenance expenses. These concerns are only compounded by the current state of inflation and stock market losses. STVRs attract visitors to our community that don't want to stay in hotels. These visitors add to revenues of restaurants and the many other tourist destinations. They also encourage employment. All of these benefits add up to more tax revenue for the city. It's a win all around.

If properly managed STVRs can be non intrusive to the community. I would propose the following requirements be included or changed in the STVR regulation:

1) Unhosted STVRs must have a contact or management company living within the city limits to handle any issues arising during a guest's stay.

2) The number of allowable STVRs should be increased to 400, at least. The current number, 197, is purely an arbitrary figure. If the authorized number is based on a percentage of population, let's say a mere 1 percent, and assuming an average of 4 guests per STVR, the number of units would 442. That is based on the current population of 177,000 in Santa Rosa. If we base it on 1 percent of current households in Santa Rosa, that number would be 660, as there are 66,000 households currently in Santa Rosa.

Other changes should be included,

3) Limiting the number of STVR units owned to one per person initially. This will make STVRs

unattractive to companies buying up multiple properties for rental purposes.

4) Reducing separation requirements from 1000 ft to 300 ft

- 5) Reducing fees. Current fees are too expensive. I paid \$1120, nonrefundable, to apply along with \$800 to get an appropriate site plan. This is unaffordable for most people wanting operate an STVR. \$100 per bedroom would be fair and reasonable.
- 6) Renewal of a license should be every two years at \$50 per bedroom.
- 7) Daytime guests allowed should be 2 per bedroom. The current number is far too restrictive and unreasonable.
- 8) Daytime guest visiting hours should be 8 AM to 10 PM.
- 9) Enforcement and penalties should be commensurate with the infraction.
- 10) Approval time should be reduced. The time required for approval of an application is waaaay too long. I submitted my application on 5/11/22. I received confirmation on 9/16/22 that my plan was acceptable however it would be another "few months" before ready for formal review.
- There was no discussion regarding what follow on steps need to be met before final approval. Assuming the application is approved, I also need time to market the property, which is probably three months, meaning the whole process could take a year. We're not building a house here. I hope the applications are not being shelved until the new regulations are approved.

In short, properly regulated and managed STVRs can be very unobtrusive while also being a benefit to the community. I look forward to any comments you may have.

Sincerely, Ed Kinney
SVR22-048

From: [Short Term Rentals](#)
To: [Meads, Shari](#)
Subject: FW: [EXTERNAL] observation of excessive sympathy towards STR owners
Date: Tuesday, November 15, 2022 10:00:12 AM

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



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

From: Lisa Kraus-Rayner <cupcakechef@gmail.com>
Sent: Tuesday, November 15, 2022 9:52 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] observation of excessive sympathy towards STR owners

Good Morning,

I attended yesterday's meeting via Zoom and have an observation to share.

It seems that quite a few people have bought homes intending to make them STR'S that did not get permits. I do understand the disappointment however when starting any business research is required. I believe what I heard was that everyone who was in the process of applying for a permit was allowed already. I feel the need to say this because I interpret quite a bit of sympathy towards this and increasing the numbers of rentals allowed.

Perhaps while considering this we should also sympathize with every homeowner that spends their hard earned money for a carefully chosen home they live in full-time and was not purchased near a STR. We were given no choice but to deal with these businesses daily. A comment was made that maybe we should have to disclose STR's when selling our homes which would make it even harder to escape and regain our privacy not to mention the suspected loss in property value.

I believe that even with the very good efforts to get input from as many residents as possible the input will always be skewed toward people who have experienced the disruption or are STR owners. Until people are directly effected it's not even on their radar and this gives new owners an advantage over unsuspecting homeowners.

Thanks for your time,
Lisa

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Permit
Date: Thursday, November 17, 2022 4:17:50 PM

Shari Meads (she/her) | Senior 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

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Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

From: Jones, Jessica <jjones@srcity.org>
Sent: Tuesday, November 15, 2022 3:46 PM
To: Jeffrey Kuhn <jpaul.kuhn@gmail.com>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Permit

Hi Jeffrey,

Thank you for your response and for sharing your comments and concerns. I have copied Shari Meads, Senior Planner, who is leading the process of updating the current Short-Term Rental Ordinance. Your comments and suggestions will be included in the process moving forward, which will include review and action by both the City's Planning Commission and the City Council. Also, if you haven't already done so, I would encourage you to complete the survey on the [Short-Term Rental website](#).

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Jeffrey Kuhn <jpaul.kuhn@gmail.com>

Sent: Tuesday, November 15, 2022 12:49 PM

To: Jones, Jessica <jjones@srcity.org>

Subject: Re: [EXTERNAL] Permit

When the "Emergency " ordinance was passed I heard more about the opposition and was not even sure the ordinance was real. And being busy with emergency call at the hospital I was late.

I was able to discuss my case last night with Susan during the town hall zoom meeting. She agreed that the 1000 foot rule needed amending and hopefully that will happen. As it is there is a house in another neighborhood that applied before I did. On a flat projection of the earth his corner of his property is 950 feet from the corner of my property. The houses are more than 1000 feet apart. These are good sized lots. And there are hills that are not measured too.

But my real argument is that it is about a 3 mile drive to get from my house to the other property. We are in no way "neighbors " or even close.

I would like to have someone of authority take a look at this please.

And of course I look forward to having this "Emergency " rewritten to reflect the various nuances involved. There is no "Emergency!"

Thank you for your consideration

Sent from my iPhone

On Nov 15, 2022, at 11:52 AM, Jones, Jessica <jjones@srcity.org> wrote:

Hi Jeffrey,

Thank you again for your e-mail and for providing the address for the property you are inquiring about. I have looked into your permit (SVR21-204), and per City records the application was submitted and paid for on December 11, 2021 (see attached receipt). Pursuant to [Zoning Code Section 20-48.040\(B\)\(3\)](#), "after December 3, 2021, no non-hosted short-term rentals may be proposed within 1,000 feet from the property line of another existing or proposed non-hosted short-term rental."

Because your application for a non-hosted STR Permit was received by the City on December 11, 2021 it is subject to the 1,000-foot distance requirement. Unfortunately there is another non-hosted STR Permit that was submitted prior to your application and has been approved within 1000 feet of your property at 3430 Terra Linda Drive. As a result, your application cannot be approved. You mentioned in your e-mail that you submitted your application prior to the December 3, 2021 deadline. If you have documentation of this that is different than what the City records show, please forward that information to me.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa

Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Jeffrey Kuhn <jpaul.kuhn@gmail.com>

Sent: Monday, November 14, 2022 12:32 PM

To: Jones, Jessica <jjones@srcity.org>

Subject: Re: [EXTERNAL] Permit

3430 Terra Linda Dr

Sent from my iPhone

On Nov 14, 2022, at 12:30 PM, Jones, Jessica <jjones@srcity.org> wrote:

Hi Jeffrey,

Thank you for your e-mail. Can you please provide me with your address so I can look up your permit to find the current status?

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue,
Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



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

From: Jeffrey Kuhn <jpaul.kuhn@gmail.com>

Sent: Thursday, November 10, 2022 11:57 AM

To: Meads, Shari <SMeads@srcity.org>; Oswald, Jesse <JOswald@srcity.org>

Subject: [EXTERNAL] Permit

I came down to the planning office last week to check on my STR permit. It is shown as pending but I could not get any more information.

I was a few days late filing but as of 12/3/21 it was received. I was asked for additional information around February but I have not heard any more.

Last week I was fined \$500 for advertising my rental without a permit.

I have been renting my house out about 3 times a year since 2016 and paying taxes. I have never had any complaints from any neighbors.

Do you have any idea when I will have my permit? I'm missing out on about \$3,000 for Thanksgiving and don't want to miss out on another \$3,000 for Christmas.

Thank you.

Sent from my iPhone

From: charles kuhn <chaskuhn@comcast.net>
Sent: Monday, November 21, 2022 11:07 AM
To: Jones, Jessica <jjones@srcity.org>; Public Information Office <pio@srcity.org>
Cc: Carol Molly johnson <goodgolly1@comcast.net>
Subject: [EXTERNAL] Re: Short-Term Rental Information - 4600 Bennett Valley Rd

I am writing in response to the message below and to the Eventbrite invitation to share our experiences, concerns, and suggestions regarding the City's STR non-hosted regulations. We are among those who purchased properties recently, relying on then-current information, and are now restricted from non-hosted STR activity. We found our place in early September, and were assured by the owner that it had been long used for non-hosted rentals (VRBO) with success. We checked the City's website in September and found that no other non-hosted STR permits were within 1000 ft. Our escrow closed in early October, and we were surprised to see that the STR permit maps had changed and we are shown as slightly less than 1000 ft from a property well outside our home's neighborhood/enclave (see attached).

We have several concerns, including why/how the maps changed (we thought all the permit/applications had been recognized at the time). We are also concerned that the map may not reflect the actual location of our home (it appears to have a different orientation from the building, etc.) Note that the restricted area appears to run through our driveway. Google maps estimates the distance between front doors at 1045 ft, but backyards make the minimum distance smaller (see below).

We would like the City to consider several options to make these restrictions less onerous, and our property eligible for a non-hosted STR permit.

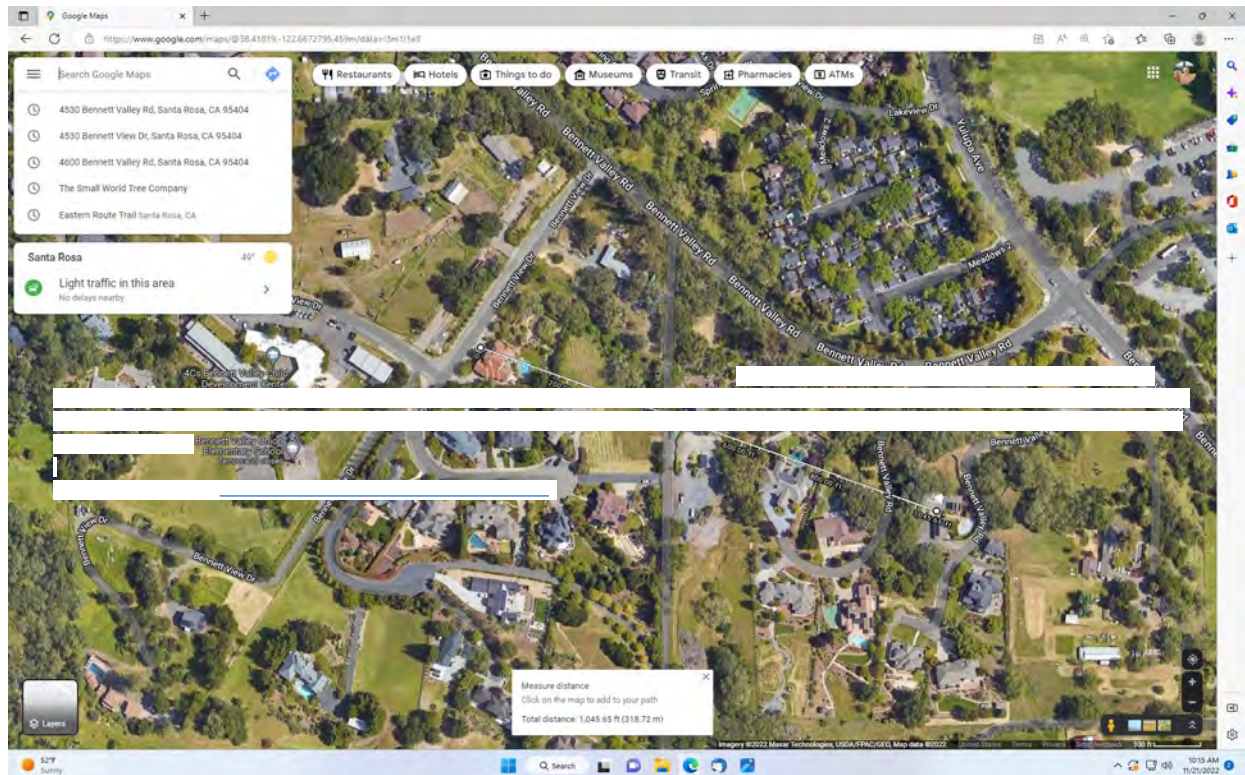
- First would be a reduction of the minimum 1000 ft property separation, especially in relatively dispersed areas where no roads connect the properties. Maybe make the measurement from building to building for larger lots?
- Second would be to increase the number of permits available, either to reflect the differences in neighborhoods or to the size of the rentals themselves (it appears that many of the complaints stem from sites that suit larger gatherings and result of noise and traffic).
- Third, it does seem reasonable to require a professional rental agency for larger properties to provide the assurance that a responsible party is available 24/7 to address problems if they arise (this is how we arranged our STR in Hawaii for 15 years).
- Finally, it seems that if a property has a history of being successfully operated as a non-hosted STR, and the neighbors agree, it would be reasonable to grant permits not unlike 'grandfathering' of other conditions.

Please let me know if you would like to discuss our situation or suggestions, need any additional information, etc.

I would like to compliment the City staff on presenting and managing a complex and lively set of conversations from the numerous participants. I was encouraged that several participants offered very similar experiences and suggestions to ours for the non-hosted STR process in Santa Rosa.

Charles Kuhn
415 203 7136

PS: I only check email irregularly, please let me know via text or voicemail at my cell if you respond.



From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Feedback to Ordinance
Date: Tuesday, November 15, 2022 10:27:52 AM

Shari Meads (she/her) | Senior 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

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From: Susanne Lake <slake@sonic.net>
Sent: Tuesday, November 15, 2022 8:40 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Feedback to Ordinance

To Whom It May Concern,

I think its time that the city created a working committee/brain trust comprised of non-hosts, hosts, staff, and residents to create a win-win ordinance.

In absence of that committee, please accept my input to the ordinance. Here are the items that I take exception to.

1) I think there should be a limited to the number of permits an owner or corporation should have. This limit in itself would be fair to homeowners and corporations. One never knows when one may need to use their home to create additional income. Restricting new permits for residents isn't fair just because they missed the arbitrary cut off date.

2) Enforcement/Penalties - not all crimes are the same. \$500 for an administrative should be fined differently than a house that has a party. Please consider working with the host/non-host to resolve administrative issues with a courtesy email or warning before there is a financial penalty.

3) Daytime guests - The daytime hours, stated in the ordinance as 8am to 9pm should be aligned with the City noise ordinance and extended to 10pm.

4) Requiring Hosts to be Present - Hosts should have the ability to name a substitute host (friend, sibling, etc.) should they need to go out of town when guests are confirmed to be in the STR. Canceling on guests is bad business, not only for the STR, but also for the tourism industry/destination. We don't want that reputation.

5) Education - Hosts/non-hosts should be required to take a course on the do's and don'ts of short term rentals similar to the Ambassador program led by Sonoma County Tourism.

Susanne Lake

1160 Franquette Ave

(707) 583-5993

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Airbnb
Date: Thursday, November 17, 2022 9:43:44 AM

Shari Meads (she/her) | Senior 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

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From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Thursday, November 17, 2022 9:39 AM
To: SusanneLake@sonic.net; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>; Kirk, Lou <lkirk@srcity.org>
Subject: RE: [EXTERNAL] Airbnb

Hi Susanne,

Thank you for sharing this information with us.

Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Susanne Lake <susannelake@sonic.net>
Sent: Wednesday, November 16, 2022 11:42 AM
To: Short Term Rentals <shorttermrentals@srcity.org>

Subject: [EXTERNAL] Airbnb

Good day,

In speaking with the community about the party scene in vacation rentals, it would be important to let them know that Airbnb has heard from hosts/non-hosts that parties are unwanted and a problem for vacation rentals.

To that end, Airbnb has upgraded their website to address some of the community and owner/hosts' concerns about parties and events.

They have enhanced their reservation screening process with technology that analyzes a hundred factors to flag bookings that lead to unauthorized parties. They have successfully tested in Australia and will be rolling out in the US in early 2023.

They are also setting new enforceable standards for which each guest must agree to before making a reservation. They will hold guests accountable through a system of education, suspension and removal, if necessary.

Although this won't solve all of the event issues, it is one step towards "peace".

Susanne Lake

(707) 583-5993

--

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(707) 583-5993

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Bedroom/guest limit
Date: Tuesday, November 15, 2022 10:30:34 AM

Shari Meads (she/her) | Senior 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

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From: Gary Lentz <gelentz@gmail.com>
Sent: Monday, November 14, 2022 7:23 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Bedroom/guest limit

I feel very strongly that the interim ordinance focuses on arbitrary measures such as the number of people per bedroom when we should be focusing on the very simple negative impacts from short term rentals, such as excessive noise and too much street parking.

Many of us have outfitted our short term rentals to accommodate more than two people per bedroom and should not have that infringed based on this arbitrary measure. Additionally, I have had guests at my rentals interrupted a number of times by nosy neighbors who want to count the number of people who are there. This is leading to a very dysfunctional neighborhood relationship.

It would be much preferable to just focus on the negative impacts such as noise and parking and leave the rest to the responsible hosts to manage.

Get [Outlook for iOS](#)

Meads, Shari

To: Jones, Jessica
Subject: RE: [EXTERNAL] Short Term Rentals

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

From: Maureen Linde <maureenlinde@gmail.com>
Sent: Wednesday, February 22, 2023 9:36 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: [EXTERNAL] Short Term Rentals

Hello- I am hopeful that Windsor City Council will be banning short term rentals in neighborhoods. They are allowing hosted short term rentals to remain in business. I would hope they will set a precedent for Santa Rosa to follow. I live next to a short term rental and it has been nothing short of "hellish". All the rules and regulations that have been instituted are not enough to maintain the neighborhood feel that we once had on our street. The short term rental also has a pool. In the summer the yelling, screaming, profanity, dog barking, partying goes on and on all day long. Under the guidelines they are allowed up to 12 people outside from 8 am to 9 pm every day. It is relentless and quite frankly we are unable to enjoy our peace and quiet in our yard while this home is being rented.

PLEASE BAN SHORT TERM RENTALS IN THE CITY LIMITS!!!! I WANT MY HOME BACK! I WANT OUR NEIGHBORHOOD BACK!

THANK YOU!

Maureen Linde

From: [David Long](#)
To: [Meads, Shari](#)
Subject: [EXTERNAL] Short-Term Rental Ordinance Amendment
Date: Wednesday, February 8, 2023 8:38:50 AM
Attachments: [Survey Comment Analysis 230205.xlsx](#)

Hi Shari,

How are you doing? It's been a while since we last spoke. Now that the big storms have given us a break, and the results of the latest Short-Term Rental survey are in, I thought now would be a good time to reconnect with you.

Speaking of the survey, even though it focused on a fairly narrow band of potential Ordinance adjustments not far off center from what the Ordinance now states, the results do point strongly in the direction of more stringent regulation of Non-Hosted Short-Term Rentals.

Additionally, I did something that likely no one else had the time or inclination to do with the nearly 900 comments submitted by survey participants – analyze them as data points. That analysis is attached and shows that

1. Those who strongly oppose Non-Hosted STR outnumber those who strongly favor them by approximately a 2:1 margin
2. The City should modify the current Ordinance to eliminate or at least more severely restrict the number of Non-Hosted STR in residential Zoning Districts and create more lenient standards for Hosted STR.

With the Economic Development Subcommittee cancellation in January, I'm not sure if the Short-Term Rental issue carries a high priority for you right now, but it is my understanding that the City Manager has or will soon ask Staff to prepare some specific options and recommendations that can be used to guide the Ordinance amendment development meetings when they get going again.

To keep this email as brief as possible, I will close by requesting a meeting or phone conversation with you to discuss how you plan to use the survey results, the mounting opposition to Non-Hosted Short-Term Rentals and the City's Zoning Code to help shape the City's next steps on this issue.

Please let me know what works best for you.

I will be out of town February 12th to 18th, but just about any time during the remainder of this week or from February 20th to 23rd will work for me.

Sincerely,
David Long

--

Thanks!

David Long
707.322.8823

From: [David Long](#)
To: [Short Term Rentals](#); [Meads, Shari](#)
Subject: [EXTERNAL] STR Workshop #2 recap
Date: Tuesday, December 13, 2022 9:31:25 AM

Hi Shari,

Thanks for running the second workshop. Forums like this take a lot of staff time and effort. I am certain that everyone appreciates the opportunity to be heard and hopes that their ideas will be acted upon in a favorable manner.

Like the first workshop, the breakout facilitators need some (better) training on how to report out. Several were scattered, rambling and not entirely accurate or balanced in the representation of what was discussed in their session. Although this was fairly easy to deduce from personal observation of the report-out, it was corroborated by participants of 4 different breakout sessions.

Most, if not all of the breakout sessions had roughly equal representation from both sides, yet most of the 11 report-outs were tilted towards ideas for "improving" the ordinance through changes that would make it easier and more flexible for Non-Hosted STR to operate.

I know that most breakout session participants on the anti-STR side conveyed enough first-hand accounts, feelings and ideas for staff to understand that moving towards zero Non-Hosted Short-Term Rental permits in residential zoning districts is the prudent thing to do, yet that concept and the reasoning behind it was mentioned just once or twice during the report-out.

Councilmember elect Mark Stapp has attended both STR Community Workshops and I applaud him for making that effort. No other Councilmembers were present in either workshop. Unfortunately, unless the entire recording and/or accurate transcripts for every breakout session are made available, Councilmembers, staff and the public, all lack important access to an accurate record of what was discussed.

Can the City post on its website either a recording or complete transcripts of the breakout sessions from both workshops?

The tenor of the report-out by staff facilitators was yet another indicator that City staff remains focused on the following two ordinance improvement goals that are impossible to achieve and therefore **doomed to fail**.

1. Reaching a middle ground that helps or facilitates the success of Non-Hosted STR and significantly reduces disruption of residential neighborhoods.
2. Improving reactive enforcement measures to eliminate "bad actors."

City staff has enough information to realize that the above goals are unattainable and should therefore be considering a different approach to further ordinance amendment.

I hope that Lou Kirk's transcript notes from our breakout session conveys the following important fact that he inaccurately summarized.

There are no "bad actor" or "good actor" Short Term Rentals, so please stop representing that they exist as classes to be eliminated or supported. No matter how well-intentioned owners

and hosts might be, there is nothing that they can do to prevent bad behavior or promote good behavior by an endless list of transient renters over which they exercise little to no oversight.

Lou also missed conveying the comment that Non-Hosted STR are unsupervised transient lodging businesses and a commercial use that is inconsistent with the City's Zoning Code and General Plan. This is an important overarching tenet of what is not working with the current ordinance. Please start paying attention to it rather than trying to appease Short-Term Rental owners and hosts.


Thanks again for running a second community workshop on STR. Staff is entering a very challenging period on this issue and it is time to craft draft ordinance amendments that lean strongly towards what the majority of its citizens want and deserve rather than facilitating misplaced business ventures.

--

Thanks!

David Long

707.322.8823

	A	B	C	D	E
1	Analysis of Comments from Short-Term Rental Survey Conducted by City				
2	Survey Open from 9/23/22 to 12/18/22				
3	Analysis by David Long, 2/5/23				
4					
5	READ THIS FIRST  Notes & Findings:				
6	1. Survey Respondents were asked to "provide any additional thoughts or ideas about what is working well with the current Short-Term Rental Ordinance and/or what needs improvement."				
7	2. Most answers (comments) did not address what is working well or what needs improvement, but instead provided an opinion relative to the level of restriction imposed by the current Ordinance. Therefore, this analysis categorized each comment in terms of its expression about the current level of restriction.				
8	3. The entire collection of comments were copied from https://www.srcity.org/DocumentCenter/View/37462/Short-Term-Rental-Survey-Results_v220110?bidId= , and placed, unaltered in spreadsheet rows 34 through 903.				
9	4. The categories available for assignment to each comment are described below in spreadsheet rows 23 through 28, along with statistics calculated for each category.				
10	5. Category "E" comments are strongly Anti-Non-Hosted STR, while Category "C" and "P" comments are strongly Pro-Non-Hosted STR.				
11	6. Category "O" comments are split between the Anti- and Pro- camps, with both sides sometimes also wanting more lenient restrictions on Hosted STR.				
12	8. A conservative review of Category "O" comments reveals an approximate 50-50 split for those trending Anti-Non-Hosted STR and those trending Pro-Non-Hosted STR.				
13	7. The discrepancy between 877 comments reported on the website and 870 comments copied to the spreadsheet is neither explainable nor statistically relevant to this analysis.				
14	9. The two overarching findings of the comment analysis are:				
15	a. Citizens who strongly oppose Non-Hosted STR outnumber those who strongly favor them by nearly a 2:1 margin				
16	b. The City should modify the current Ordinance to more severely restrict the number of Non-Hosted STR in residential Zoning Districts and create more lenient standards for Hosted STR.				
17					
22	Comment Category	Number of Comments	% of Total Comments	% of Total Applicable Comments (i.e. "X" excluded)	Category Description
23	E	327	38%	43%	Believe Non-Hosted STR are a big problem and prefer to see all Non-Hosted STR eliminated, prohibited in Residential Zoning Districts or otherwise severely restricted (e.g. allow Non-Hosted STR only in primary residences)
24	C	154	18%	20%	Favor allowing Non-Hosted STR to continue with far fewer restrictions, City is wasting its time creating rules
25	P	34	4%	4%	Private property rights trump everything, owners should be allowed to use their property in any manner they choose
26	O	216	25%	28%	Current Ordinance is mostly okay but needs better enforcement, some modifications (limit days/number owned/local owner), and/or more lenient regulations for Hosted STR
27	N	32	4%	4%	Neutral or no change necessary
28	X	107	12%	14%	Comment does not clearly align with a Pro, Con or Neutral stance on Short-Term Rentals or the Ordinance
31					

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
34		1	O	Dec 18 2022 10:08 PM There is a perceived lack of accountability and control involving nonhosted short term rentals in residential areas, specifically ensuring renters follow local noise and parking rules.	
35		2	E	Dec 18 2022 06:19 PM I don't like my neighbor essentially running a business next to my home. I should be in a residential area, not a business district	
36		3	E	Dec 18 2022 04:03 PM Neighbors should be informed in advance. We couldn't figure out why we were having so many unknown people and cars in our neighborhood which is unsettling. The "renter" is making money at the expense of potential congestion in neighborhood. I don't like living next to rental!!!!	
37		4	E	Dec 18 2022 03:57 PM I think people running rentals Air B&B, etc should have to notify neighbors possibly getting neighbor byin!!!! Neighbors are impacted with unknown people and vehicles in the neighborhood - this is VERY different from having friends or family visit	
38		5	E	Dec 18 2022 01:44 PM Neighborhoods are micro-communities that make the larger community/city stronger and safer. Short-term rentals tear the fabric that bind the micro-communities together. How can you let your children play outside when you know nothing about the people staying next door? Are you going to knock on the door of a short-term rental to borrow a cup of sugar? Sonoma County already has plenty of nice hotels and resorts to accommodate those wishing to visit our area. Please foster safer neighborhoods and tourist friendly hotels. Thank you for reconsidering the current ordinance.	
39		6	E	Dec 18 2022 12:53 PM Do not sell houses for rentals to outside corporations for financial gains when us local people need the housing. This is driving up prices we can't afford, even when we have good paying jobs. Please provide any additional thoughts or ideas about what is working well with the current Short-Term Rental Ordinance and/or what needs improvement.	
40		7	C	Dec 18 2022 12:35 PM We need to make sure that Sonoma County and Santa Rosa remain an attractive and affordable market for visitors. Short-Term Rentals have been a crucial tool for doing that. Any regulation needs to be as light as possible, as cautious as possible, and the least disruptive as possible. Taking units off the market will only make us less attractive.	
41		8	O	Dec 18 2022 09:45 AM I'd like to see a web site with map that makes it easy to pinpoint and contact city about STRs with noise, number of guest, parking, etc. violations Rather than hunting down owner/managers for each STR (we have several in our neighborhood). I don't necessarily need the city to act in the moment but to use such a system to catalog infractions and identify problem properties	
42		9	E	Dec 17 2022 09:18 PM The ordinance at least sets some rules but they are weak and difficult to enforce. Need to prohibit all NonHosted Short-Term Rentals in residential neighborhoods.	
43		10	E	Dec 17 2022 08:56 PM The current ordinance is extremely difficult to enforce and does not address the heart of the problem which is, every Non-Hosted Short-Term Rental has an ongoing potential to generate disturbances and lifesafety problems in residential neighborhoods. The current cap of 198 was a step in the right direction, but the ordinance needs to eliminate all Non-Hosted Short Term Rentals by a specific date.	
44		11	E	Dec 17 2022 08:39 PM Short term rentals should be regulated the same as commercial hotels, including zoning.	
45		12	N	Dec 17 2022 07:14 PM The permitting review period is unacceptable for HOSTED and NON-HOSTED. With the amount of TOT coming in, this is simply unacceptable.	
46		13	O	Dec 17 2022 07:13 PM Hosted Venues do not need any of the strict regulations as the Non -hosted venues!	
47		14	E	Dec 17 2022 11:19 AM Short term rentals should be banned altogether until vacancy rates exceed 10%. They should never be allowed in multi family	
48		15	O	Dec 17 2022 11:05 AM It all comes down to vetting the owner and enforcing noise and hours rules	

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
49			16	E	Dec 17 2022 11:00 AM Short Term Rentals are driving up the prices of long term rentals and driving down availability of long term rentals and contributing to a city wide housing crisis and homeless population. It is also driving down availability of housing for sale and I fear that I may never have the opportunity to purchase a home if this trend continues.
50			17	O	Dec 17 2022 10:56 AM Item #14 should have been allowed to answer, keep the same, 1 year. Downtown makes more sense for increasing the density of short term rentals than the surrounding neighborhoods; it might even help with downtown development. People have come to have an expectation or quiet outside of downtown, that corporate "Start-up" house buyer in Sonoma was not something I want to experience. Forgive me not knowing the ordinance, but a noise requirement should be confirmed to any expansions, also max persons per sq ft would also be helpful, with stiff penalties of violators. (No party rentals in the city, at all) No short term rentals at all within the city would also be an acceptable alternative
51			18	E	Dec 17 2022 10:55 AM Encourage more small business and family operated rentals. Discourage larger operations from outside the community.
52			19	E	Dec 17 2022 10:27 AM Rents are affordable here for working poor & elderly residents. We lost too much of our housing in the Tubbs fire. Focus on AFFORDABLE housing for those of us who live here!
53			20	E	Dec 17 2022 10:17 AM Stop short term rentals that ruin the fabric of community
54			21	E	Dec 17 2022 10:10 AM Short term rentals do not belong in residential neighborhood. They increased rental rates and affect neighborhoods in a negative way. Yep.
55			22	E	Dec 17 2022 09:51 AM No short term air bnb
56			23	E	Dec 17 2022 09:41 AM There should not be short term rentals in multi family buildings. People who rent them are typically there to have parties which disturbs the neighbors and pack the local parking. They are loud and having strangers in and out of the homes threatens the safety and security of the neighborhood
57			24	X	Dec 17 2022 09:33 AM Na
58			25	E	Dec 16 2022 11:42 PM The City should inspect the str's to assess the possibility that the home's outdoor gathering spaces are placed too close to the neighbor's fenceline. Our home's bedrooms are within 10 feet of the outdoor gathering area and the noise is a serious issue. Noise abatement should be taken seriously because str's occupants eat later, play later, talk into the wee hours of the morning, slam their car doors at all hours, and generally do not keep the same waking hours of the surrounding homes, creating a noisy environment in a community of commuters trying to sleep. Unhosted str's should be concentrated in business and commercial areas because they are businesses! The owners I have been exposed to are uncaring and tend to downplay the very real noise issues their residents are making by saying these noises are typical noises you would hear in any community, but this is false (and disrespectful) because of the different hours the vacationer's hold, plus the expectation they seem to have that, since they are on vacation,
59			26	C	Dec 16 2022 06:05 PM Short term rentals are a vital part of our economy and tourism industry. Implementing too many restrictive policies will impact our city negatively, and those who purchase properties should not be told what to do with them.
60			27	O	Dec 16 2022 04:03 PM The process to renew a permit in good standing should be much easier. Wasteful to require copies of documents City already has in their system.
61			28	E	Dec 16 2022 02:59 PM A more thorough evaluation of restrictions on permits of properties governed by an HOA.
62			29	O	Dec 16 2022 02:28 PM For the previous question, folks should be allowed one more chance to get another short term rental permit, and if they are in violation a second time they shouldn't be allowed to get another permit ever. There needs to be consequences versus giving people the ability to pay their way out of violations.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
63			30	O	Dec 16 2022 02:00 PM Rather than timing and distance, we need enforced noise and nuisance ordinances for short term rentals.
64			31	E	Dec 16 2022 12:43 PM I am not a fan of rentals for SFR's. They tend to deter neighborhood cohesion.
65			32	O	Dec 16 2022 11:51 AM How about using a math algorithm that measures clustering density to decide when such rentals have become too dense? Better than subjective.
66			33	E	Dec 16 2022 09:57 AM Short term rentals are taking away housing stock from our community. Furthermore, these hotels take away neighborhood flavor and community. Other problems are noise and parking issues. Regulate more!
67			34	E	Dec 16 2022 09:17 AM Non-hosted short term rentals are a blight on our residential neighborhoods. The city should prominently post all the requirements (loudness, number of occupants, etc, who to call for violations)
68			35	O	Dec 16 2022 08:52 AM Short term rentals should not be grandfathered in because they were in existence before 2021. Owners should also not be penalized by not being able to make there home a short term rental just because someone else has already done this within a 1000 foot boundary before they did. Everyone should have the same opportunity. Maybe permits should expire after a certain time frame and then you would need to re-enter a lottery or maybe the solution is that you can reapply for an open position if there is a total number of properties that can be rented as a short term rental in the city.
69			36	O	Dec 16 2022 08:51 AM Accessory Dwelling Unit requirements to not be used as short term rentals needs to be enforced
70			37	E	Dec 16 2022 08:10 AM Short term rentals are having a negative effect on the community. People are buying rental properties to turn them into short term rentals. The income is too attractive. This is a wild west situation. They should be banned. I will not stay in one.
71			38	E	Dec 16 2022 07:53 AM Short Term rentals bring increased traffic and noise and should be severely limited as an annoyance to neighbors and to permanent residents of the city.
72			39	E	Dec 16 2022 07:15 AM There are many unregulated, unregistered short term rentals hosted and non-hosted in Santa Rosa and the process to report these short term rentals by a resident is very cumbersome. The is process to turn in these properties to the city needs to be simplified. I know of at least three hosted and non hosted short term rentals within my neighborhood and all are within 3 blocks of each other and none are not registered rentals with the city of Santa Rosa but are listed on AirBNB or VRBO and for homeowners or residents having to live with all of these Short-Term Rentals It's a huge problem!
73			40	E	Dec 16 2022 04:38 AM Limits in HOA communities and primarily residential neighborhoods should value the homeowners peace and quiet
74			41	P	Dec 16 2022 03:49 AM I think people should be "allowed" to use their own homes as they desire as long as there are no disturbances. Government overreach has become burdensome for people trying to make a living and be able to afford to live in this high cost region. I'm surprised at how harsh these ordinances have become. I have a friend who is a host and hear what the city is proposing and I don't see that the city should be so harsh. Focus on crime and homelessness and the upkeep of the city. It's become dirty and dangerous in so many ways.
75			42	O	Dec 16 2022 01:47 AM The inspectors need to actually go out and inspect these properties and make sure the property owners are following the rules. If not, the penalties and fines need to be severe enough that they follow the laws. The money generated needs to be put into affordable housing!! Not for some LL to be able to rob people for \$2400 to \$3000.++ a month for a STUDIO!! Affordable housing needs to be a PRIORITY in this County!!
76			43	E	Dec 15 2022 11:50 PM Short term rentals are filling apartments that could provide needed long term rental to local residents instead of tourists.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
77			44	E	Dec 15 2022 11:37 PM Within cities, there should be NO non-hosted rentals - and maybe within counties, as well!
78			45	E	Dec 15 2022 11:19 PM I think it is risky Business to allow non hosted airbnbs. It puts the neighborhood at risk of people damaging the units as well as surrounding neighborhoods.
79			46	O	Dec 15 2022 10:26 PM Enforcement of Ordinance needs improvement to address unpermitted rentals.
80			47	X	Dec 15 2022 09:58 PM Some homeowners regularly host large, noisy music events alongside other homes. A noise limit should apply citywide to limit these raucous noisy events that are nuisance to neighbors. Similarly there should be limits and enforcement to loud mufflers and radios that create excessive noise pollution. It is well documented that excessive noise causes tensions, animosities and often fights because they are a form of assault that is unenforced in Santa Rosa.
81			48	C	Dec 15 2022 09:52 PM The freedom of various short term rentals is legally permitted with the approved permits.
82			49	E	Dec 15 2022 08:15 PM Thank you for taking on this issue. Lets build some new hotels
83			50	E	Dec 15 2022 07:36 PM I have concerns about even having too many hosted STR in a single neighborhood
84			51	O	Dec 15 2022 07:15 PM Please do what Redwood City does: allow any property owner to STR their property for a cumulative total of 90 days/year. Anyone who wants to STR for another 90 days would need to apply and if accepted, pay the city for the privilege. Multiple complaints about the property would lead to a denial of the right to STR.
85			52	E	Dec 15 2022 07:11 PM Short term rentals are a travesty in this inordinately expensive housing market. People are struggling enough to afford living here. Short term rentals are a money grab.
86			53	X	Dec 15 2022 07:06 PM The previous question did not have any option "stay the same." The question did not make sense.
87			54	E	Dec 15 2022 06:59 PM No short term rentals should be allowed at this time, as an air b&b or as student housing.
88			55	E	Dec 15 2022 06:59 PM Homes, not Hotels! We loose our Community with short term rentals!
89			56	E	Dec 15 2022 06:42 PM I live 1/2 time in South Lake Tahoe and now Healdsburg. We have kids and Grandkids in SR. Coming from SLT, they do not belong in residential neighborhoods. We voted them out going on 4 years ago. Other areas around the lake are looking at it too. It's an infringement on our basic rights to peace and enjoyment of our homes. Downtown or tourist corridor only. It equates to a quasi hotel that does not belong in residential neighborhoods, period.
90			57	E	Dec 15 2022 06:36 PM We are overbuilt / overcrowded in Santa Rosa, no matter how you look at it. Most short term rentals have potential to be problems and disturb neighbors, with inappropriate behavior and too many vehicles. It would have been appropriate to have the survey linked to any of the recent reports or studies documenting the current status of short term rentals in Santa Rosa and any problems that have been associated with short term rentals.
91			58	E	Dec 15 2022 06:15 PM These questions haunt every city. Applying a uniform code makes it easier for those as owners and renters to know what the rules are. All these mixed messages gives both owners and renters ways to circumvent the ordinances. No real easy answers. You will not please everyone BUT those of us who live next to non-hosted short term rentals would like some consideration that their home and property retains rights and value.
92			59	E	Dec 15 2022 06:09 PM short term rentals contribute to high rents and unavailability, leading to more homelessness
93			60	E	Dec 15 2022 06:08 PM We have a housing shortage - lets keep housing for workers, families and direct tourists to lodges, hotels, motels and other facilities which are set up to accommodate and to properly handle (supervise) their guests
94			61	X	Dec 15 2022 06:03 PM Answers to questions asked do not necessarily provide appropriate responses for all points of view. I found myself choosing an answer not really indicating my point of view. I did this to move forward with the survey.
95			62	E	Dec 15 2022 05:56 PM I just have a neighbor the rent a room to different people all the time, often the come knock it my house. I feel afraid because many to strangers came to close to my house
96			63	O	Dec 15 2022 05:53 PM Short term rentals regulations should be strictly enforced. In fact depending on any enforcement violations, I would take away the permit for a time based on severity of the violation.

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
97		64	E	Dec 15 2022 05:52 PM We are not proponents of any "vacation rentals" in established neighborhoods.	
98		65	O	Dec 15 2022 05:51 PM Adequate legal parking should be a consideration.	
99		66	O	Dec 15 2022 05:42 PM I feel that certain neighborhoods don't have many short-term rentals and other higher desirable have more. It should be spaced evenly.	
100		67	O	Dec 15 2022 05:40 PM Enforcement of these requirements is essential. Penalties need to be steep and "hurt".	
101		68	E	Dec 15 2022 05:37 PM Short term rentals should be limited to Commercial Zoning only. It is a commercial business. The same as a motel. If restricted to commercial zoning only then separation distance could be zero.	
102		69	N	Dec 15 2022 05:35 PM We haven't had any trouble related to short term rentals in our neighborhood (Franklin)	
103		70	N	Dec 15 2022 05:29 PM Our short term is very well managed by a property management company.	
104		71	X	Dec 15 2022 05:19 PM Build more dense housing in Santa Rosa	
105		72	N	Dec 15 2022 05:16 PM Case by case consideration for permits.	
106		73	E	Dec 15 2022 05:11 PM The parking situation in little neighborhoods like mine is terrible. Sometimes they rent to groups with 4 or 5 cars, taking spots from residents.	
107		74	E	Dec 15 2022 05:10 PM PARKING SUCKS FOR RESIDENTS WITH SO MANY CARS FROM SHORT TERM RENTALS	
108		75	O	Dec 15 2022 12:12 PM It appears that the owner of an STR has no recourse if a guest violates the rules. If someone rents a car and the rental owner speeds, do you ticket the driver or do you ticket the business who rented the vehicle? Go after the violator!	
109		76	O	Dec 15 2022 08:38 AM I support the most restrictive regulations to limit STR. Additionally, since I support a density cap, there should be an open application process so new owners that want to do this can apply. Currently because of the grandfather clause, it creates an unfair economic disadvantage to those that applied prior to 2021 to those that might want the same opportunity. So, it should be first come first serve on permit renewals and new applications. Right now it's unfair. How does the City compile complaints to consider granting a renewal permit? I've made calls to the police department for noise. Do you collect those reports since at the Nov 14 community meeting you acknowledge poor code enforcement.	
110		77	X	Dec 14 2022 08:36 PM Appreciate the opportunity to have a voice in these important issues that affect quality of life for full-time residents.	

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		78	O	Dec 14 2022 07:05 PM On the last question, there was no "leave it the same" option. That would be my choice. I have a list of thoughts after attending meetings. If you are accepting input by email, I'll do that. But here are a few: Sound monitors. I have yet to be approved, so I can't say first hand, but they should have the ability to reduce problems. If guests know they're there and they know they will lose a deposit for a violation, then they will behave. I would. We need guidelines. What is too loud during quiet hours? What is too loud during none quiet hours? We allow leaf blowers (which I hate) during the day, we shouldn't make guests whisper during the same period. This ties back to the sound meter too. If I have a definition of "loud", I can set it properly. A certain DB level lasting a certain amount of time or more during certain hours. Having a definition will also prevent harassment calls. Large rentals seem to be the biggest problem. I heard complaints about gatherings of 100 people. Even adjusting for hyperbole, I couldn't get that many people in my place if I stacked them like sardines. Small places aren't the problem. Larger places need more supervision / enforcement and should pay higher fees. Varying the fees by size also makes sense financially. In meetings neighbors talked about how rentals are making \$1800 / night. I wish. If I got \$400, I'd be happy. Someone getting \$400 / night can't afford to pay as much and shouldn't have to pay as much as someone getting \$1800. A distinction between hosted and unhosted should be made. Hosted should pay less. They're likely making less, and for sure are less of a problem and burden on the enforcement people. The definition of "hosted" should be clarified. It shouldn't be limited to the owner. A family member or significant other, etc. should be count. Also, the definition of being present should be clarified / made less restrictive. If someone is living in a house, books a renter, then has to go out of town for some emergency, they shouldn't have to cancel the renter. As long as they have a history of being there most of the time - i.e are operating in good faith as a hosted operator, they should get a pass. Perhaps a category of blended should exist? Hosted part year / unhosted part year? Or just part time operator. If the idea is to keep out corporate ownership, limit to individual operators who may care more about their property, this distinction makes sense. If I'm going to live there part of the year, I'm going to want guests to take care of it. I'm also more involved in my community and with my neighbors. I'd suggest the license should be cheaper too - I'm only making money part of the year.	
111					
		79	O	Dec 14 2022 07:01 PM Code enforcement needs major improvement. -Proper notification of regulations should be shared with the owners and property management through multiple channels (emails, texts, mail) -If violation is minor (i.e. number of dedicated off-street parking is missing from the listing) and the property is in good standing, there should be a time to allow to fix the violation and not to penalize the owners with a high \$500 fee. There should be a clear value for the penalty. -code enforcement officers should provide clear instructions what needs to be fixed in the listing, and respond to emails from the owners and property management within 24 hours SLA - the notice of violation should not have any mistakes and should align with the permit requirements issued by the city	
112					
		80	E	Dec 14 2022 05:53 PM More interviews with people who have been impacted by noise and parking etc. from short-term rentals in their area. It is a shame that too many people who rent short term rentals are a problem for the neighborhoods around those properties. But people who live in homes long term should not be made to suffer from short term rental abuses.	
113					
		81	O	Dec 13 2022 02:04 PM The distinctions between hosted and non hosted are based on biases, not facts. Remove the bias. Any neighbor with a grudge can hurt us with false claims. We need that fixed and defined better. Non Hosted owners are being harshly treated and this is not fair. Many of us run a compliant non hosted operation. Plz respect the right to run a small business.	
114					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
115			82	P	Dec 13 2022 12:37 PM The bottom line is property rights, although I am not a property owner telling people what they can do in their own home is a slippery slope. Why is it ok for the bikers next to me to rev their engines early in the morning or for the homeless to destroy the city and camp in front of people's homes and business. Why is the city even thinking about putting effort into this non-issue when we have RV's and tents all over. Get your priorities straight. It smacks of classism. Just because some rich people in Montecito had to see some people they didn't know enjoying themselves we have a problem. Meanwhile the people living around 8th street and along the Joe Rodata trail have been terrorized by homeless for 3 plus years. So no this is a stupid issue created by entitled 1%
116			83	C	Dec 13 2022 11:44 AM The short term rental market for home owners is under attack by a handful of individuals. Property owners should have less restriction/regulation on what rights they have for using there properties as additional income streams. The current financial issues make it even harder for families to make ends meet. Please help family retain the right to use homes as short term vacation rental with their properties and in turn help bring tourism back into our coveted wine country region.
117			84	C	Dec 13 2022 10:14 AM We recently read an appeal for housing for the victims of the housing fires in Sebastopol and the first thought that came to mind is that it's too bad we don't have more short term rentals! We are baffled by the attitude that only short term rental residents can be annoying to neighbors and sincerely wish that had been our experience with all the neighbor owners we've been stuck living near in the past! We are one of the lucky 198 permitted short term rentals but feel it's grossly unfair that our competition is so restricted. Clearly, it's in our own personal best interest that the limits remain and even grow stricter - but we don't at all feel this would be in the best interests of Santa Rosa as a whole. My name is [REDACTED] and I lived in Santa Rosa for over 20 years. I own a permitted short term rental in the Skyhawk neighborhood. In 2017 I could see flames out of the bedroom windows as I scooped my then 6 and 8 year-olds out of bed and tucked them into their car seats - trying not to let my voice shake as I explained to them we needed to leave our home. It took 2 weeks for us to be allowed to go back. 2019 found us evacuated again - thankfully we got to return just in time to trick or treat in our neighborhood. The following fall, I was so scared to be in my own home I couldn't sleep. Every gust of wind had me panicking. My kids' eyes would open wide at the sound of every siren, every breeze. I packed up my house and got it ready to be a short term rental. I promised them we'd come back some time in the future, when it felt safe, and that we could always come back to visit and stay in our home, spend time with our friends and play in our favorite parks. We left our home September 24th, 2020. September 27th the Glass Fire burned down 13 houses in our neighborhood and charred the beautiful hills surrounding our home. Our first guest was my friend and her family who lost their home to Glass. They stayed for 7 weeks. A few more guests enjoyed our home before we got a call from friends who are also neighbors. They couldn't find a place to stay while their home was being repaired from Glass' smoke damage. Once again our home was able to provide a refuge. They stayed for several months.
118			85	E	Dec 13 2022 10:02 AM I live in my house & have a hosted STR in my converted (permitted) garage, for over 5 years. This income is very important to me. I pay 12% BIA/TOT taxes quarterly. Having to pay more city fees is a hardship. I think small-time STR owners should not have these fees. I also think non-hosted STRs should be severely limited, as they take housing and destroy neighborhoods. I think out-of-town people who buy homes here to convert to STRs should not be allowed.
119			86	O	Dec 13 2022 09:56 AM I think it's reasonable to have a permit process and fines for poor behavior/mgmt.
120			87	O	Dec 12 2022 02:34 PM I think the 1000' limit and 198 cap is too much. We bought a 2 unit building in 21' and planned to host one unit. This ordinance prevented us from doing so and has no path to do so. We should be able to at least host one unit.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
121			88	C	Dec 12 2022 08:56 AM I am unsure what the downsides of short term rentals are. Is there evidence that a large corporation or other single entity is operating a lot of STRs in Santa Rosa? As a homeowner, I would like the option to build an ADU and use it as an STR without excessive oversight by the city. Is there evidence that unhosted STRs are causing problems? Is it just a few neighbors who feel affronted by living next to rentals?
122			89	O	Dec 11 2022 10:02 PM I feel like the distance requirement is too strict, especially for the properties with very large land, STR is not going to disturb the neighbors.
123			90	P	Dec 11 2022 08:05 PM The city of SR needs to stay out of the business of what private property owners can and cannot do. You're operating like the Gestapo. Leave our freedoms alone! Mind your own business!
124			91	X	Dec 11 2022 07:03 PM As a licensed property manager and host I see that people are coming into the area for work
125			92	O	Dec 11 2022 06:44 PM Not sure why operators in good standing should be restricted. I fully support punishing bad operators.
126			93	O	Dec 10 2022 09:53 PM There should be adequate oversight to make sure all homes advertised on vacation rental websites have valid city or county permits and pay a yearly fee and proper occupancy taxes
127			94	E	Dec 09 2022 04:27 PM I oppose short term rental properties because they can take away my right to peace and quiet, lower the value of my home create hazards in my neighborhood such as use of an outside fireplace which leads to a fire which can destroy hole neighborhoods. The non owner occupied in my neighborhood has a fire pit that the short term tenants use late into the night.
128			95	C	Dec 09 2022 02:05 PM Santa Rosa is placing undue restrictions on Vacation Rentals and their owners. Enforcement should be by the number of violations. What is is the City trying to accomplish with this ordinance. Its is another case of NYMBYism. You just want the tax revenue from the "occupancy or hotel tax". Let's make certain the "real reason" is stated.
129			96	E	Dec 09 2022 01:22 PM I would not want to be the house on the right or the left of a short term rental ... it's just not a fair situation for us home owners who pay big money in taxes to deal with this
130			97	P	Dec 09 2022 12:03 PM Where does government derive the authority to regulate a person's private property? The city should focus on removing the homeless and reviving businesses downtown rather than punish the citizens for the city's failures.
131			98	E	Dec 09 2022 11:17 AM There needs to be a greater limit on allowed short term rentals - they are detrimental to the community and take housing from residents when housing is already in short supply. They benefit almost no one but their owners, which are often corporations, and are unnecessary when Santa Rosa has a number of local hotels to patronize (who partner more with other local businesses and provide greater foot traffic to downtown).
132			99	E	Dec 09 2022 10:55 AM There are not enough homes for people to live in. Do not allow more inventory to be sequestered. Do not incentivize the hoarding of housing as a passive income source. People need to be able to afford a place to live.
133			100	E	Dec 09 2022 10:11 AM The city should no longer permit non-hosted short term rental or severely limit them. California is in a housing crisis and housing has become too expensive for young people in Santa Rosa. This is only made worse by housing being converted to hotels.
134			101	E	Dec 09 2022 10:08 AM *Hosted* short-term rentals are fine, allowing extra income for the homeowner as well as accountability. If landlords want to rent out an entire unit of housing, it should be for long-term rentals, never short term. Santa Rosa cannot afford for any housing units to be removed from the local market.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			102	E	Dec 09 2022 09:35 AM I don't agree with short-term rentals in the city. There used to be laws restricting commercial use of homes in neighborhoods. Why are these rentals now allowed to exist? There are enough violations, and trouble (such as noise and trash, too many cars parked on the street) that result from commercial use in neighborhoods; whatever happened to restrictions?
135					
			103	E	Dec 09 2022 09:34 AM As a traveller myself, I appreciate being able to rent a house. Otherwise, there are hotels available and plenty of them. It's nice to have a few options, but we need to respect people who live in the area.
136					
			104	X	Dec 09 2022 09:10 AM I think most people who use Airbnb or another like business are responsible, but for the others who aren't neighbors are faced with being disturbed and having to either confront the renters or call the police.
137					
			105	O	Dec 09 2022 08:54 AM I do appreciate the fact that the city recently notified me when a new permit was issued. Maybe they could send an updated list of all the short term rentals in the neighborhood. Also, who do you contact when you have a problem with a short term rental?
138					
139			106	C	Dec 09 2022 08:48 AM Short Term Rentals is beneficial to the tourism for any city and should not be restricted.
			107	E	Dec 09 2022 08:13 AM Short term rentals, and the services that provide them like AirB&B and VRBO are a major contributor to homelessness, and have a negative impact on the well regulated hotel industry. They should be rigorously regulated, heavily taxed to the point that they are no longer a more attractive alternative than long term family rentals. In essence, VRBO should be eliminated in favor of housing people not vacationers. Does no one see the irony in the fact that VRBO is thriving, and we are housing the homeless in hotels & motels?
140					
			108	X	Dec 09 2022 08:01 AM In the surveys, additional information is needed in order to adequately answer questions. I.e. what rules would have had to be broken in order for a short term permit to be revoked? I would think each individual case would need to be evaluated on its own merits. Perhaps there could be a probationary period and if rules are not followed, permanently revoke permit.
141					
142			109	X	Dec 09 2022 07:50 AM ?
143			110	O	Dec 09 2022 07:13 AM STRs are adversely impactful on residents. They should be limited in a reasonable manner.
144			111	X	Dec 09 2022 03:52 AM none

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		112	O	Dec 08 2022 11:55 PM 1) I listened to a Zoom meeting lead by the City. There were claims by attendees that the limit on shortterm rentals (STR), was too low for a city the size of Santa Rosa. This was a misleading and uninformed criticism. Most STRs would be in the downtown area or the most desirable parts of town for obvious reasons, especially the non-hosted, corporate-owned STRs. Thus, most STRs would be clustered in only certain areas. Allowing more STRs would only increase the density in the best areas. 2) Non-hosted STRs should be required to have a local contact on-call 24/7. Local means within maybe a 30-minute drive away. 3) Neighborhood cohesion is vital for long-term quality of life, so we should sharply limit any temptation to damage neighborhoods with STRs, especially non-hosted ones. 4) Non-hosted STRs (run by corporate/equity firms) have only one incentive, to make money (total focus on ROI). Local businesses that decide to make money renting non-hosted STRs can be just as bad...just because something is lucrative is not a good or moral reason to do it. 5) Any policy has to understand the incentives behind the policy. We should want to incentivize quality of life, good neighborhoods, and not STRs, brewpubs, winetasting rooms, etc. I am including a link to an article in Wired Magazine about STRs in Sedona, AZ and elsewhere that damaging to those communities--a warning on where we might be headed. https://www.wired.com/story/airbnb-rentals-sedonaarizona/?bxdid=5cc9e3262ddf9c1a7ae04f1d&cndid=24689943&esrc=AUTO_OTHER&source=EDT_WIR_NEWSLETTER_0_DAILY_ZZ&utm_brand=wired&utm_campaign=auddev&utm_content=WIR_Daily_120722&utm_mailing=WIR_Daily_120722&utm_medium=email&utm_source=nl&utm_term=P5 Airbnb Is Running Riot in Small-Town America	
145					
146		113	E	Dec 08 2022 11:22 PM Short term rentals should not be allowed on residential streets.	
		114	O	Dec 08 2022 10:27 PM The number of cars allowed per bedroom should be limited to one car per bedroom and this should apply not only to rentals but to all residential housing.	
147					
148		115	E	Dec 08 2022 10:11 PM As long as we have a housing shortage public policy should discourage no host short term rentals.	
149		116	X	Dec 08 2022 09:55 PM None	
150		117	C	Dec 08 2022 09:44 PM Short term rentals provide an important and needed service.	
		118	C	Dec 08 2022 09:31 PM Short Term Rentals are a good way for people to make money. If you limit this it may limit tourist coming into our town who on average will spend way more on a weekend then a non tourist. Don't limit free enterprise with government over reach.	
151					
		119	E	Dec 08 2022 08:37 PM Short term rentals are a bad idea for our city. Santa Rosa already has so many problems and look so unattractive. Water for our residents is only going to continue to be difficult to provide! Asking such large amounts of visitors will add to the burden and drain water resources that we cannot replace.	
152					
		120	O	Dec 08 2022 08:16 PM Hosted STR are not a problem, thank you for making that distinction! Also the non-hosted STRs in my neighborhood are not a nuisance (they are quiet guests), but the surrounding neighbors and their signs are the real problem.	
153					
		121	E	Dec 08 2022 07:43 PM This is a disaster in single family home residential neighborhoods. You have allowed unsupervised motel businesses to operate in neighborhoods that people worked hard to save and buy homes to LIVE IN. Why is this even allowed? It's dangerous and intrusive in our neighborhoods. Why do you think some cities have banned them? The city hasn't enforced the rules well, at all. The city enforcement is a joke.	
154					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			122	E	Dec 08 2022 07:36 PM There should not be any short-term rentals allowed in any residential neighborhood. The limits should be based on lot size and location. Downtown homes and properties with larger lots should be allowed. Rentals destroy neighborhoods. We don't want strangers and parties next door. We want to know who is coming and going. Half acre minimum lots or downtown only. The time limits don't change anything. 30 days vs 3 days, you don't know your neighbors either way, it destroys the feel of a neighborhood. No subdivision rentals, keep those for families only. Thank you.
155					
			123	E	Dec 08 2022 06:55 PM My overall view is that the short term rental helps cause housing shortages and drives up the prices of available housing. Hotels have a purpose.
156					
			124	X	Dec 08 2022 06:51 PM Santa Rosa was at one time " one of the best places to live". Now my friends and family want to leave / move because of how relaxed rules and regulations have become.
157					
			125	E	Dec 08 2022 06:29 PM Should not be short term rentals in residential neighborhoods- bad idea. Hotels and motels in business zones should be used.
158					
			126	E	Dec 08 2022 06:27 PM Our neighborhood have already been through have them, it was a terrible experience. Larkfield doesn't want them anywhere near our area, they are the worse thing you can put in a family neighborhood. Please protect our privacy.
159					
			127	E	Dec 08 2022 05:58 PM I appreciate that limits are being set. We have several unhosted short term rentals in our neighborhood and the loud parties, drug and alcohol use as well as screaming profanity affect us allowing our kids outside to play. We also have very limited parking in our neighborhood and these large parties can make it difficult for residents to park. We bought a home in a neighborhood we felt was safe to avoid these problems and at the time we bought, we were part of the North West Santa Rosa neighborhood association that specified that owners were to live in their homes. Now many if the homes are rentals or non-hosted short term rentals. I feel that hosted rentals are appropriate and non hosted rentals are just not working.
160					
161			128	X	Dec 08 2022 05:57 PM Thank you for seeking public input
162			129	X	Dec 08 2022 05:55 PM Question 14needs another option: Leave as is.
			130	O	Dec 08 2022 05:52 PM I believe the majority of short term rentals owners are very responsible people. For those that are not, they should be fined and on a second offense, have their permit revoked forfeited. Santa Rosa is a beautiful city and we should be welcoming visitors.
163					
164			131	X	Dec 08 2022 05:45 PM I wish this survey defined "hosted" versus "non-hosted" as I am only guessing at the difference.
			132	C	Dec 08 2022 05:42 PM I think that it is much too restrictive and doesnt allow for more visitors to enjoy neighborhood living on a vacation like most other cities.
165					
166			133	O	Dec 08 2022 05:40 PM Does not seem to be monitored.there are many in my neighborhood
167			134	E	Dec 08 2022 02:55 PM THESE UNITS are taking up housing that could be available for residents, students, and families.
168			135	E	Dec 08 2022 12:48 PM I don't think the city should be able to ignore HOA restrictions.
			136	E	Dec 08 2022 12:03 PM Short-term rentals, especially for the sake of AirBnb and other such services, need to be blocked entirely. It keeps families from purchasing homes to actually live in, limiting the housing inventory, and causes a shortage of rental properties and rising costs for those forced to rent. We need more housing for families, less for corporations to own.
169					
			137	E	Dec 08 2022 11:38 AM We need a sharp limit on the number of unhosted sites, that in fact should be harsher than the hosted site limit. It is the unhosted short term vacation rentals that are taking long term rental inventory out of the market, not the hosted rentals.
170					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
171			138	E	Dec 08 2022 11:01 AM Corporations shouldn't own and rent out residential property. And there should be a limit to how many homes someone can own in order to make sure everyone has housing first. We should not be utilizing potential homes for short term rentals while our neighbors are out on the streets or being priced out of their own city.
172			139	O	Dec 08 2022 10:47 AM Re #14 - my answer would have been to leave the waiting period to 1 year, but that wasn't an option. Also the owner must demonstrate how they have remediated or will avoid past problems. Short Term rental encourages tourism in Santa Rosa, and in some cases, the ability for groups or families to have a shared and comfortable space, so I support their value. But I don't want to follow the path of Lisbon or Venice, where the majority of residences are short term rentals. The 1000 ft distance between non-hosted rentals ensures the spirit of the neighborhood stays intact or can be fostered.
173			140	X	Dec 08 2022 10:27 AM Raffle for spots
174			141	E	Dec 08 2022 09:46 AM Please protect the rental stock of housing for our own residents.
175			142	E	Dec 08 2022 09:45 AM More housing for actual people.
176			143	O	Dec 08 2022 09:24 AM For revocation, I think that they shouldn't only have to wait a year they should also have to show proof that they have fixed whatever caused them to be revoked in the first place
177			144	C	Dec 07 2022 11:45 AM I think there are a decent number of individuals (like myself) who have not applied for short term rentals because of the current stance/policy of the City. I say that only to make sure you're aware there is probably more demand than what you currently have applications for. Once the regulations are more amenable I would like to apply.
178			145	E	Dec 07 2022 10:55 AM The City needs less or NO non-hosted short term rentals.
179			146	E	Dec 07 2022 07:32 AM Hardworking homeowners should be able to enjoy the sanctity of their residence. I cannot think of an instance where it is appropriate for an entity or individual property owner to profit from the practice of renting out their house with the very real possibility of disrupting the peace and safety of our neighborhoods.
180			147	E	Dec 05 2022 11:45 PM Enforcement is hard to do. Penalties need to be more severe. I feel We shouldn't have unhosted short term rentals at all. Thank you for the survey!
181			148	E	Dec 05 2022 02:25 PM We are lacking permanent housing not short term rentals. Short term rentals remove housing availability that would help solve the long term housing/homeless problem. We also have a history of catastrophic fires. Short term rental users are oblivious of the precautions, not to mention of the need for water saving in our drought. Outside large entities should NOT be able to own short term rentals in our county! No skin in the game, heart or respect for our locale, and understanding of our needs, goals... Housing is expensive, an investment for all of us in our true living situations. Short term rentals deplete our value, peace and safety. Please listen.
182			149	E	Dec 05 2022 01:59 PM Non-Hosted Short Term Rentals are diminishing the availability of housing for Santa Rosa residents in addition to destroying neighborhoods
183			150	E	Dec 05 2022 01:35 PM Even permit separation around the city, zero multifamily unit permits and a penalty system that includes loss of rentable nights instead of a minimal fine, would be my focus points. Thank you.
184			151	E	Dec 05 2022 06:53 AM I live next door to a "hosted" STR, but the owner is not there during the time that guests are there - the owners go away in their RV. So they aren't truly a "hosted" STR. They use their garage to a bedroom and so now with "5" bedrooms they can have 10 guests. They have a pool so guests congregate outside and are noisy at times. I had to resort one incident where guests kept me up past midnight with their noise. The City didn't report back to me if the owners were notified or penalized. A.so their Airbnb site doesn't post quiet times. Obviously the city is overwhelmed and unable to monitor current STR s. So why should there be more?

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
185			152	E	Dec 04 2022 03:45 PM The new 24/7 code enforcement number is a good idea. Non hosted STR should not be allowed in Residential zones
186			153	O	Dec 04 2022 03:19 PM The city needs to aggressively pursue and punish rule infractions. Quite simply, I live in a neighborhood, and DO NOT want to live in a hotel zone.
187			154	X	Dec 04 2022 10:14 AM Happy to see there is now a complaint hotline and enforcement
188			155	E	Dec 04 2022 09:34 AM Non-hosted short-term rentals are a huge problem. Thank you for addressing this pressing issue! I would like to see the ordinance address: 1) atmosphere lighting (into trees such that it is seen from neighbors home) and 2) privacy fencing so that neighbors are not looking into decks and fire pits just yards away from property boundaries.
189			156	E	Dec 04 2022 08:39 AM The current ordinance is insufficient and allows our residential neighborhoods to be relegated to uncontrolled rentals.
190			157	O	Dec 04 2022 08:02 AM Enforcement and registration need to be improved, have unregistered roughly 50' behind my house in JC at present
191			158	X	Dec 01 2022 08:33 AM Short term rentals are a new phenomenon. As such, there will be problems that arise that were not foreseen. So, I am grateful that the City is monitoring the situation.
192			159	X	Nov 30 2022 12:53 PM Short term rentals are not the cause of the housing crisis. Those tourists would need to stay somewhere else, and more hotels would be built to accommodate that demand. Those hotels would compete for land with housing projects, but they can't easily be repurposed into long-term housing if there are changes in demand. Barriers to obtaining construction permits and single-family zoning are the problems that lead to higher housing costs. Homeowners contribute to the problem by prioritizing their own property values over housing affordability.
193			160	E	Nov 27 2022 07:22 PM There is absolutely no justification for allowing non-hosted short term rentals in residentially zoned parts of Santa Rosa. Other cities in Sonoma County have dealt with this long ago. What is different about Santa Rosa?
194			161	X	Nov 22 2022 03:30 PM Care! Follow the money!
195			162	E	Nov 22 2022 12:11 PM Short term rentals are HOTELS. They should be treated as-such and allowed only in zoning where HOTELS are allowed.
196			163	E	Nov 22 2022 11:41 AM There should be no unhosted short term rentals allowed in residentially zoned neighborhoods.
197			164	E	Nov 21 2022 10:45 AM Santa Rosa has always been a family community and should continue as such. Where we know and trust our neighbors. I have 3 of these rentals within a block or two of my home and one of them looks down into my backyard. There is no sense of safety or "know thy neighbor" in what is happening in Santa Rosa with these rentals. There should be designated a section of SR that only short term rentals occupy. Stop spreading them throughout our neighborhoods. They are quite disruptive and unsettling.
198			165	O	Nov 19 2022 09:27 PM 198 rentals in all of Santa Rosa is a very minimal amount of housing being used for short term rentals. While I understand there is a housing shortages, there are many new apartment buildings going up every year. Most of these Hosts use their homes, why would someone rent to long term tenants if they use their homes. Sonoma county can use the income from tourist as well. Thank you for your help!
199			166	E	Nov 19 2022 06:46 PM As long as city zoning defines the differences between residential and commercial areas, there should be no non-hosted, commercial lodging allowed in residential zones.
200			167	E	Nov 19 2022 12:34 PM The entire ordinance is flawed and should be simultaneously repealed and replaced with a new ordinance that does not allow Short-Term Rentals in residential zoning districts.
201			168	E	Nov 19 2022 09:22 AM I am opposed to any non-hosted short term rentals in single family residential areas!

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			169	E	Nov 19 2022 09:13 AM Living next door to a non hosted short term rental, in a million dollar neighborhood, has been a nightmare. Even when everyone is on their best behavior it causes us so much trouble. Cars in and out, people yelling and screaming, not ever knowing when they will stop the behavior or not ever knowing what comes next. It has diminished our way of life tremendously. It's a very sad time to live in Santa Rosa with this next door. All day long we hear people which if it were neighbors they would have things to do outside the home but being on vacation and not having other plans we are subject to noise constantly. It's a huge problem for us.
202					
203			170	O	Nov 18 2022 11:35 PM The 198-unit limit on non-hosted STRs was a welcome development to prevent losing any more housing stock for Santa Rosa residents.
204			171	O	Nov 18 2022 11:30 PM Enforced quiet times and limits to the amount of renters allowed.
			172	O	Nov 18 2022 08:25 PM The city does not currently enforce any of the standards that apply to short term rentals. If the city is not willing to enforce the standards, the standards are useless.
205					
			173	E	Nov 18 2022 11:11 AM Non hosted STR's take away needed permanent housing and ruin the neighborhood. Neighbors are left to police the STR while the STR owners run an unlicensed hotel making a profit on the misery of the neighborhood.
206					
			174	E	Nov 18 2022 10:59 AM 1. Un-Hosted STR's are a Business. They should NOT be allowed in residential areas. 2. The person responsible for ANY STR should be named and easily accessible.
207					
			175	E	Nov 18 2022 10:31 AM I am adamantly against non-hosted short-term rentals, especially in residential areas. They are a nuisance, pose a number of public safety issues, and have a negative impact on property values. Residential areas should be for RESIDENTS. Residents who pay hard-earned money to provide a safe, quiet place to live and raise children should not be treated as a source of income for out of town homeowners. I have a shortterm rental in very close proximity to my home, where my wife and I are raising young children. We're terrified that this home is essentially a revolving door of strangers, and that any of them could pose a threat to our children. They're never in the home long enough for us to understand who they are, if they can be trusted, or if they may have some sort of criminal background. It's just so WRONG that "homeowners" should be allowed to turn and house into what essentially boils down to a hotel. It's garbage, and it's asking for trouble.
208					
			176	O	Nov 18 2022 09:53 AM There needs to be tough penalties for noise, parking and outside fire violations. We've experienced loud parties, backyard bonfires and cars spinning donuts in the street in front of the STR close to us.
209					
			177	E	Nov 18 2022 09:45 AM Please consider the homeowner that lives next to a str first and foremost. It completely changes a homeowner's right to peace and privacy. We always have the onus of disclosure if we want to move. Not fair that we loose equity living next to a str. Will the city reimburse us for that?
210					
211			178	O	Nov 17 2022 10:48 PM Don't charge a permit renewal fee for hosted str.
			179	O	Nov 17 2022 08:40 PM This does not need to be this difficult. 1. operators must live in the community and be the home owners (no management companies) 2. maximum number of nights per year (no more than 6 months out of the year) 3. limit number of guests 4. steep fines for violations 5. everyone gets piece of the pie but only a PIECE, not a whole pie 6. all rentals must have noise sensors 7. one rental per owner This should be available to members of the community, not for investors. Having the ability for residents to rent their home for a certain number of nights per year allows them to afford to stay in their community. PRIORITIZE people who live here.
212					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			180	C	Nov 17 2022 08:14 PM Much refinement is needed re penalties, infractions, permitting fees and renewals, visitor restrictions for smaller units of 1 br etc. Hosted and non hosted are needing to be separated in governing, rules etc..comparing apples and oranges...small individual bedrooms rented out in homes should have "specialty" regulation vs free standing "housing" units...again no comparison initiating rules, regs etc...revise permit application, crazy expectations and have timely turn around on application...persons hosting for years should be granted Grandfather type admission, no hosting during covid was not a consideration when urgency ordinance and pertinent application for permits were initiated, thus leaving hosts out of consideration with all start up dates for permitting...no formal letters were sent out to established hosts for a heads up with the city and it's planned changes..people had been paying their tot charges so no excuse that city had no idea who should be notified of plans before all urgency ordinance and qualifying dates were set! As it stands I feel the city planners and council has no grip on what a firestorm has been created for people who are running a verifiable prosperous business, supplementing their income honestly and fairly as well as supporting the city, county and surrounding areas with happy tourists that are spending many \$\$\$ while enjoying our beautiful area! Start listening to the people who pay your salaries and elect you to support and care for the city as a whole!! Start from scratch and do it right this time with both sides of the community input having a say instead of a few apples spoiling it for everyone, all being accused of bad behaviors!
213			181	E	Nov 17 2022 08:03 AM Non-Hosted STR do not belong in residential areas. Also we want you to honor HOA Communities by asking STR applicants if they are allowed to rent in their HOA - if so provide a letter.
214			182	O	Nov 16 2022 09:32 PM Not enough background information or experience with short-term rentals to give additional ideas. It should be allowed, there should be rules in place to ensure neighbors' peace and tranquility is not jeopardized.
215			183	E	Nov 16 2022 12:36 PM If a no-hosted rental popped up in my neighborhood, I would be greatly concerned. I drove for Uber and knew where many of the short term rentals were because there were parties every weekend, not to mention the horror stories you see on the news.
216			184	C	Nov 15 2022 09:21 AM I understand that there are some other non-hosted STRs that are on large properties and they are restricted from having large events like weddings. I would like to have the City to offer something that would still allow them such as a max # times per quarter that an event is allowed. It seems that if other properties are far away, a wedding can be accommodated. It makes Santa Rosa a memorable place to visit. I also would like to know what the City can do to help hosts. For example, the trash does not go inside a property to bring out the bins while this service is offered in other cities. For an additional fee, can the City work with Recology to offer this service? I also think this would help residents who cannot easily wheel their bins out to the curb every week and bring them back. Also, regarding housing. I think the City needs to take approve more housing to be developed to help with the housing problem that is prevalent here and all around the larger Bay Area. Thank you.
217			185	E	Nov 14 2022 08:04 PM Hosted STR's should only be allowed to operate in a residential neighborhood. Otherwise, it is a hotel and they belong in a commercially zoned area.
218			186	O	Nov 14 2022 07:26 PM Enforcement is lacking. Penalty should be \$500 (1st) / \$1K (2nd) or one night's rental, whichever is higher. The owner operator should be responsible for any cost incurred by first responders for an incident on the property.
219			187	C	Nov 14 2022 06:55 PM The fees and taxes are too much for people who only own one or two rentals.
220					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
221			188	O	Nov 14 2022 05:06 PM The focus should be on rules that preserve neighborhoods. E.g., quite time after 9 pm on school nights. Who stays in the house is misguided. Focus on rules that limit # of cars, noise, and other activities that maintain peace and quiet in neighborhood. I'm concerned with rules that limit owner's rights. E.g., what about "home swapping" - if I want to visit another city? What about work from home? Does that make my home an "office" and not a home? Will that be prohibited? It's a very slippery slope to regulate who can occupy. The focus should be on activity (such as noise; # of cars; reasonable and customary party's/celebrations).
222			189	C	Nov 14 2022 05:05 PM I know of two short term rentals in my neighborhood. I only know of them because those are the only two neighbors that have ever come to my door to say hello or have left their phone number if I ever have any questions or complaints. One of the renters on my street has been there for three years and is horrible about parking and always has a ton of people over, arguing outside late at night. Why don't we just have laws around making noise at night and have the city enforce it, no matter what time of rental or even homeowner?
223			190	X	Nov 14 2022 05:00 PM I have nothing to add at this time.
224			191	O	Nov 14 2022 04:56 PM it's the parking that's the issue, I believe if rules are followed you should be able to apply and be approved for any short term rental such as one that may help pay for care for a parent with dementia! just crack down on the rentals that are blatantly causing trouble for the neighborhood. easy enough to track by the complaints
225			192	E	Nov 14 2022 04:31 PM The short term Rental is not working for the city or it's neighborhoods, it's allowing the rich to come in and buy houses away from the people that work here and want to live here, buy out bidding them and having better offers. It is allowing drug dealers to come into our neighborhoods and make money buy selling drugs, bringing in higher traffic to our neighborhood streets and having no care or respect for the people living in these neighborhoods, because they feel they have a right because they are paying for the place to stay. Enough is enough!! These rentals need to go, or there needs to be a limit on how many there are (I know there is but it needs to be lowered and not be able to change)
226			193	O	Nov 14 2022 03:59 PM I'm disabled and rely on an STR to pay my mortgage and live.
227			194	O	Nov 14 2022 02:36 PM The City needs to distinguish between hosted and non-hosted rentals. All of the problems encountered in Santa Rosa neighborhoods have been the result of non-hosted rentals where the guests have taken advantage of the absence of the host to violate norms and create noise and discomfort in our community. Hosted rentals do not have the same effect: We are present when the guests are here, and inappropriate activities can't happen when we are watching. It appears from the questionnaire that the City gets this, but in the past it has not been clear.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			195	C	Nov 14 2022 12:37 PM The ordinance was rushed through without thought. Many of the requirements make it difficult for mom and pop residents and operators to obtain permits and easier for large corporations without community stake to apply and receive permits. The current cap of non-hosted permits is ridiculously small compared to the number of housing units available in the city. The argument that STR take away from "affordable housing stock" is a joke. STR market may take away from vacation home ownership for wealthy bay area residents- which having empty homes also affects the fabric of a neighborhood and community. The revenue provided by STR in TOT, as well and the local business tourism provides to our community is valuable. STR allow may people to stay living and working in this community, that would otherwise need to sell and move out of the area- bringing their skills, taxes, and families with them. The ordinance feels as if it is punishing all STR operators instead of focusing on bad actors within the community. It felt politically motivated, and very one sided in the response and action of our city officials. As a STR owner, it feels like a witch hunt for STR operators. Having paid \$900,000 for my home, that I must also STR to afford, I notice that many people with "Homes Not Hotels" signs up own there homes free and clear and paid under \$300,000 for them (or are very wealthy and the home is there 2nd or 3rd home). I find it disconcerting that they are allowed to have harassing lawn signs up year round, and this is not enforced as a political or non-profit signage violation. For a community that depends on tourism for viability, we are not welcoming tourists and providing them with a good impression of our city. I wish I had the luxury to afford to live here without having a STR, but I do not. The ordinance should be thoughtful and intentional in it's design, and create ordinance that is effective (instead of undermining) the stated intentions.
228			196	O	Nov 14 2022 10:09 AM I used to have a hosted rental (one room in my house) until I had a baby. I support others being able to do the same, with few restrictions. I know everyone is not as responsible as me, but neighbors often do the policing and the city can enforce when there are problems. I think we need more short-term rentals, given the high cost of hotels and rentals right now. We need more people visiting the city.
229			197	E	Nov 14 2022 07:14 AM Non-hosted short term rentals should not be permitted in areas with residential zoning. They are commercial businesses that severely damage residential neighborhoods
230			198	O	Nov 13 2022 06:09 PM We need to stop allowing permits for additional short term rental properties and increase the fines or revocation of licenses for noise issues. We already have too many on my street and on the next street over!
231			199	P	Nov 13 2022 12:00 PM The ordinance is too restrictive overall. It infringes on property owner rights. It restricts or prohibits responsible owners from operating a STR appropriately without being a nuisance or detriment to the neighborhood or area in which it's located. There is a huge need for STRs that hotels simply can't satisfy. This positively contributes to the tourism industry in Sonoma County and generates substantial revenue to the community through purchases made at restaurants, breweries, wineries and retailers/stores as well as generating significant tax revenue for the City and County.
232					

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		200	E	Nov 13 2022 11:58 AM None of the policy is working. Short-term rentals are businesses operating in residential areas. This is at a minimum a zoning contradiction. Allowing a business to enter a residential area without so much as a review from the residential property owners, is reprehensible and an undeniable act of disregard for individual citizens. The permitting of short term vacation rentals without explicit regulations by which the STR property owners must abide is negligence on behalf of the city and county. Vastly increased protections for the local residents are required. This includes a policy that directs how the STRbusiness owners interact with the local residents - the STRbusiness owners are no longer neighbors and need to be held to different standards than traditional neighbors. For example, I have been repeatedly harassed by the STR-Owner next door to me who claims that I am "unfriendly" and "un-neighborly" for making sure my rights aren't violated by their business. STR-Owners are getting away with violations because the City cannot prove the violations happened. STR-Owners should have increased property taxes, increased fees for garbage collection and other utilities, be subject to a clause that protects local renters from losing their lease to support a conversion to a STR (e.g. a 1-year mandatory vacancy after rental occupancy), and a legal responsibility to ensure their business doesn't encroach on the residents of the neighborhood. Finally, while the 1,000 feet between STRs limits the number of STRs per neighborhood, it also infringes on the usage rights of other property owners, creating an undue privilege for a few property owners.	
233		201	E	Nov 12 2022 03:55 PM Our neighborhood has three STRs in a neighborhood of only ~20 houses. The guests are loud, park everywhere, and invite other guests to visit them at the STR taking up street parking and parking in front of homes other than the STR. Their guests then have the nerve to complain about full time residents having backyard gatherings that are done by 10 pm. It's ridiculous and I'd prefer they weren't allowed at all and that none be grandfathered in for previous permits.	
234		202	O	Nov 12 2022 01:38 PM I'm glad there is an effort being made to control this big problem. My concern is that an ordinance or law means nothing if it is unenforced. The city presently lacks the resources necessary to monitor and enforce current or future STR rules.	
235		203	X	Nov 12 2022 07:36 AM Question 14 should have had the choice to remain the same. I think 1 year is an adequate waiting time but i chose increases as remain the same wasnt an option.	
236		204	O	Nov 11 2022 02:04 PM The number of properties should be kept to a minimum to avoid empty houses	
237		205	E	Nov 11 2022 09:40 AM Limiting the permit for short-term rentals to 30 days a year or something comparable will ensure that rental units stay on the market because no landlord can make a living of a unit that is only rented out for 'one' month a year - however, the penalty would have to be much higher to outweigh the benefit from renting out beyond allowed limitation if the city wants to ensure that short-term rentals do not take away housing opportunity.	
238		206	C	Nov 10 2022 11:48 PM These restrictions are lame	
239		207	C	Nov 10 2022 11:47 PM In this time of economic uncertainty, short-term rentals provide much needed income for people to stay solvent. Many people have seen other income, including salary go down. Housing supply is being impacted by mortgage rates, not short-term rentals. Please be thoughtful about how you setup the regulations.	
240		208	O	Nov 10 2022 11:04 PM Review the Short-Term Rental Ordinance YEARLY for possible amending, based on previous year history of use/complaints/violations.	
241		209	C	Nov 10 2022 09:51 PM I believe that there should be no restrictions or limits on anything when it comes to any options that help give or keep a roof over someone's head.	
242					

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
243			210	O	Nov 10 2022 09:02 PM I think given the housing crisis it should be more lucrative to rent full-time to someone than do short term rentals. The best way to do this is with number of days restrictions. That way you don't limit the number of short term rentals in the city but you make it so people have to decide what makes the most sense for them. A family renting the unit in the back most of the time but having it available for friends to stay there might choose to go the short term rental route. But a landlord won't turn over all their properties into short term rentals.
244			211	O	Nov 10 2022 08:53 PM Too many nonpermitted units are operating without penalty.
245			212	O	Nov 10 2022 08:07 PM We have far to many short term rentals that are owned by corporate interests
246			213	O	Nov 10 2022 07:34 PM I think any problems lie when the person does not live within an hour of their non-hosted rental. Because then they are not members of the community. Having a "manager" manage it does not seem to be doing the job
247			214	E	Nov 10 2022 06:32 PM My landlord had 5 rooms for rent- 3 permanent and two short term. Short term rentals did not follow any house rules, made extra noise and parties. Upset us long term renters. Looser guidelines.
248			215	E	Nov 10 2022 06:09 PM There is no reason someone who does not live in the close vicinity should be allowed to disturb the peace of an entire neighborhood, often hundreds of people, with no regard for peace and quiet. That's really just dumping on other people for profit, and is truly contrary to commonly accepted concepts of "neighborhood".
249			216	E	Nov 10 2022 05:56 PM No non hosted short term rentals in any residential area.
250			217	O	Nov 10 2022 05:45 PM Owners should be permanent Santa Rosa residents. No outside owners or companies buying our properties for short term rentals!
251			218	C	Nov 10 2022 05:44 PM Homeowners are endowed with the rights to self determine the best & highest use for their investment, equity, realty, etc. By and large short term rental hosts are responsible, tax paying, law abiding citizens who provide a service (unlike a hotel) in that there is only ONE INDIVIDUAL family hosted at a time. By and large these individual families, whom we host are responsible, tax paying, law abiding citizens who come to our beautiful city visiting family, working and yes visit our parks, oceans, wineries and local businesses. Guest issues are rare, and irresponsible homeowners should be cited and permits revoked for repeat offenses. But to blanket restrictions, pander to the hotel lobby and limit investor potential in Santa Rosa is shortsighted at best and at worst accede economy and wealth to neighboring cities who have friendlier policy and fewer draconian conservative restrictions - inviting investments/jobs into their communities vs ours.
252			219	E	Nov 10 2022 05:22 PM We have plenty of hotels and motels in Sonoma County. Every single home used as an AirBNB is one less home available to people who actually live and work here. We know people in neighborhoods who have several short-term rentals, like three or four houses. It's all about the money, and that mindset usually ends badly for others.
253			220	O	Nov 10 2022 04:50 PM I suggest to limit non-hosted permits per person, as opposed to the 1000 foot radius, caps or any other limitations.
254			221	O	Nov 10 2022 04:49 PM Hosted listings don't seem to cause any issues. Same for non-hosted if people rent their personal home out when they are out of town, for example. But people who own several homes solely for the purpose of using them for vacation rentals seems unfair.
255			222	C	Nov 10 2022 04:19 PM I have hosted for 8 years without a single short term tenant issue. All guests have been respectful of my property and out neighbors. Short terms rentals help property owners defray cost of ownership while making use of second homes that would otherwise sit empty much of the year. I believe in having clear rules which are enforced in order to ensure that our community is protected.

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
256		223	O	Nov 10 2022 01:48 PM Our non-hosted rental property is in unincorporated rural Santa Rosa. I think it is easier to keep neighbors happy in a rural setting. We have fines and or penalties for disturbances that are deducted from damage deposit if neighbors are inconvenienced or house rules are not followed. I find when the guest knows up front it will cost them to be inconsiderate to the neighbors it works best.	
257		224	O	Nov 10 2022 11:44 AM It is unfair to limit homeowner who may desperately need to make their home into an STR just because there is already an STR next door. This is unlawful and could cause a family to go through a financial disaster. By enforcing laws to make sure hosts are responsible and respecting their neighborhoods is essential. Bad hosts should be removed permanently. There is no excuse to be a bad host or to jeopardize a neighborhood's safety or character.	
258		225	C	Nov 10 2022 11:09 AM The current ordinance came out too harsh without the the adequate input of the property owner hosts who really have vested interests to keep the property in good order and in good relations with neighbors all around. The 1000 ft. separation rule to operate is unreasonable, arbitrary, without just cause.	
259		226	C	Nov 10 2022 10:09 AM most airbnbs are not a problem. neighbors who harrass guests and make exaggerated complaints should be punished. Hosts do not want parties and try to avoid this. It is not the norm but the exception.	
260		227	O	Nov 10 2022 09:10 AM Short term rentals should be allowed to operate unless they are causing a nuisance or noise issues for the neighbors. The vast majority of short term rental operators run orderly, well managed, quiet, low-impact rental properties that do not negatively impact the neighborhood. Short term rentals bring lucrative tourist dollars to neighborhoods and provide an important tax base for the city/county. Unless a property is causing problems, let it be! No need for more regulation: just enforce the existing laws which are much stricter than the need to be as is!	
261		228	X	Nov 10 2022 07:49 AM I'm not very clear on the implications of the said policy. I answered my questions based on what I assumed but need more information and look forward to a meeting to explain pros and cons. Thank you	
262		229	C	Nov 10 2022 07:06 AM Well managed Vacation rentals help bring tourism to the city without damaging the neighbors and should not be penalized with excessive regulation such as limits to number of rental days in a year	
263		230	C	Nov 10 2022 07:05 AM I like the TOT payment system. I like the requirement to have local property management which creates jobs in the area. The local tourism economy needs \$\$ spent by tourists as many hotels in the area are unaffordable to middle class families	
264		231	O	Nov 10 2022 06:45 AM It's hard enough to afford to live in California. Don't take peoples means of income on the homes they'll probably never be able to pay off. The rules are strict as they are.	
265		232	X	Nov 10 2022 02:25 AM Recommendations for hosted STR's that are not in operation for the year to have a discounted or non operating permit renewal fee. There may be life events that occur that results in not being able to rent a room out of the home that entire year, and we wouldn't want to go through the entire process of a new permit application and fee, if we didn't renew for one year. Having more information available to permit holders, sharing emails and communication about the ordinance updates and for participation, For example, I received this survey from Airbnb, in email, not the city of Santa Rosa, which should be something we receive from the city providing the survey.	

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		233	O	Nov 09 2022 11:02 PM Too many STRs in a small area or neighborhood can ruin the character of the neighborhood, especially if they are "party houses." Residents don't want the latter nearby. Too many STRs can also reduce property values if potential buyers are aware there are a number of them in the neighborhood. People like friendly neighborhoods where their children can play outside and they can meet other neighbors. Corporations should not be permitted to purchase homes, especially stately homes in historic neighborhoods, and turn them into STRs. We have a small STR nearby that rents single rooms, and they park so many cars on our block that the street cleaner can never clean our street. It's like a "hot sheet hotel" with people and cars coming and going every other day. It's an advantage for homeowners to be able to have a hosted STR on their property, as long as it's not a nuisance to others. We have a small cottage behind our home in a completely walled in courtyard. We (in our early 80s) have relied on the extra income to put a new roof on our nearly 100 year old home and help put our grandson whose parents are deceased through college. Without the extra STR income, we could not have accomplished either of those. Our wonderful guests have visited from all across the globe and spend time and money in the county. In recent years, many of our guests have come from within the state for a "quick getaway" or to attend a wedding or a wine event. Our cottage sleeps two max. Our guests are quiet and respectful as they should be.	
266		234	C	Nov 09 2022 10:29 PM Short Term Rentals are valuable to our local businesses in Santa Rosa. Shopping Dinning as well as maintaining the properties in good condition. Revenue is a win,win for the entire community.	
267		235	X	Nov 09 2022 09:45 PM the process for obtaining guest parking permits in 1 hour zones (I live 2 doors from the Veterans Building) needs improvement. Currently, I am able to request only 6 nights of guest parking for a rolling month...that's not enough.	
268		236	O	Nov 09 2022 09:17 PM THE OWNERS OF THE STR are not the problem it is the people that rent them that create problems -- if the renter causes a problem or disobeys a rule they should be charged with a penalty of breaking the rules	
269		237	C	Nov 09 2022 08:57 PM Short-term rentals should be unrestricted. The recent Ordinance should be repealed.	
270		238	O	Nov 09 2022 08:41 PM I feel that most of the hosts are responsible and want what is best for their homes, neighbors and neighborhoods and utilize all methods possible to ensure that guests follow the rules. We want to bring more tourism to Santa Rosa to share the beauty, patronize local businesses and show visitors, first hand, what it's like to experience Santa Rosa like a local.	
271		239	C	Nov 09 2022 06:05 PM Keep the properties that are well manage where they took care of property grass trim, clean no loud noise no party after hours. I live next door to my neighbors who do Airbnb but she manages very well. Her place always look nice vs my drug attic neighbor before. If they can keep their place always clean like her I don't have a problem	
272		240	E	Nov 09 2022 06:04 PM Short term rentals of room in a place where the owner resides is reasonable use of rooms where an owner may not want a permanent tenant. Short term rentals for non owner occupied properties shouldn't exist here. FYI: There is a housing crisis, particularly in the single family home market.	
273		241	C	Nov 09 2022 05:49 PM Short term rentals can be a great asset to the city when managed properly. A few negligent owners should not ruin it for everyone else.	
274		242	O	Nov 09 2022 05:38 PM I have a successful and enjoyable unit attached to our house that is private and well away from neighbors. I almost always get quiet guests and have not had a problem with noise or complaints. But I am sensitive to the "Homes, not Hotels" sign in front of many houses. The non-hosted rentals seem to get more out of hand at times so I sympathize. Over all I think it's great for SR tourism, as I always have a booklet of recommendations and spots to visit. People come from all over the US and abroad to visit our area. I am a promoter of that, but want my fellow neighbors to be happy.	
275					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
276			243	C	Nov 09 2022 05:19 PM The City collection of taxes is exuberant. The City promotes tourism yet wishes to limit or restrict where tourist can stay. Seems like the City Council need to get their priorities sorted.
277			244	X	Nov 09 2022 05:08 PM curfews, noise and parking should apply equally to all residents
278			245	O	Nov 09 2022 05:08 PM Is the fee charged this year of about 1500\$ to be charged every year? That is 1/4 of my income per quarter or more. Not a fair amount. It should be a sliding scale depending on income. I have only a small room in my home with a single bed.
279			246	P	Nov 09 2022 04:57 PM It's non of the city's business what homeowners decide to do with their property. We are already paying too much property taxes.
280			247	C	Nov 09 2022 04:47 PM The city should focus on safety and providing care to people in need. Ever increasing regulations on tax paying families that provide access to country living/experiences in a sharing economy is not appreciated
281			248	P	Nov 09 2022 04:44 PM I am not involved in short term rentals however there are constitutional protections for property rights. It is not ok for the city to tell people how to use their property. The only exception is for homes that have a history of disturbances. I have one such property in my neighborhood and there are typically families with small kids staying the weekend. The narrative of wild party house is the exception not the rule.
282			249	C	Nov 09 2022 04:36 PM I think the non-hosted should have guideline on how they supervise guests. Possibly, they need a large deposit as a way to discourage any big parties to take place. Remove guest immediately if they disturb neighbors.
283			250	E	Nov 09 2022 04:28 PM I have hosted one 2-person unit in my backyard for many years with no problems & no neighbor complaints. The new permit cost is not fair; I already pay 9% and 3% tot & bia taxes. People shd not be allowed to buy homes only to rent them as str. Non-hosted str shd not be allowed. Party houses shd not be allowed. Hosts with multiple str. shd not be allowed.
284			251	O	Nov 09 2022 04:19 PM I think the permit is to high. It should be lower
285			252	C	Nov 09 2022 04:14 PM I don't support an extensive regulation. It seems that a permit with some noise and parking rules would be sufficient to handle the bad actors. My neighbor is doing a great job at being responsive, and we haven't had issues. That's more than I can say for my neighbors who don't rent their houses.
286			253	O	Nov 09 2022 01:29 PM The paperwork and process involved is prohibitive already, Increasing that and bringing harsher penalties would definitely effect tax income and owner rights.
287			254	N	Nov 09 2022 10:28 AM Don't penalize responsible STVR owners for the misdeeds of a few non responsible owners. The rules and penalties are sufficient as currently stated.
288			255	P	Nov 09 2022 10:10 AM I don't rent a house, but I don't see any reason for this ordinance. Property owners have always had the right to rent out their house. If there is noise or parking issues, we have other laws that address these problems. Property rights should be protected.
289			256	X	Nov 09 2022 09:35 AM We believe it is unfair to fine an owner if a problem hasn't been rectified in 30-45 minutes when it might be unsafe for them to so while awaiting City Police to arrive.
290			257	O	Nov 08 2022 04:19 PM My friends and family all use short term rentals for business and getaways. This is bec it is cost effective and allows for a more comfortable stay. Hotels cost too much. Without str, we would not take spend the same money in the area. Maybe look at more guest restrictions... guests that do not follow rules tend to be the biggest issue and worry for a str.
291			258	O	Nov 08 2022 03:56 PM I think there should be a limit to new non-hosted permits per person, as opposed to the 1000 foot radius, caps or any other limitations.

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			259	C	Nov 08 2022 02:01 PM The limit of 2 persons per bedroom should be increased to 3 persons, or another method of limiting the number of guests should be used. Maybe depending on the type of housing or number of beds provided. Also, requiring one parking spot per bedroom is not practical. A 4 bedroom home doesn't typically have 4 spots available, and 4 cars for 8 people is not usually the case. Most are families traveling in one car, and sometimes another group in a second car. Thank you
292			260	C	Nov 08 2022 11:21 AM A non hosted short term rental is a great benefit to our community as long as it is managed correctly. Bad actors must be removed. This includes dwellings with issues AND rental managers that do no ensure their guests are continually following the rules. No matter the density the poorly managed properties will continue to be an issue.
293			261	O	Nov 08 2022 09:53 AM The enforcement policy needs to be clarified.
294			262	O	Nov 08 2022 09:51 AM Permit wait time is too long. Fee is too high. Disorganization of this process is embarrassing for the City of SR.
295			263	X	Nov 08 2022 08:15 AM None
296			264	X	Nov 08 2022 07:45 AM Gathering feedback is so important. Happy to see the council doing that.
297			265	E	Nov 07 2022 02:00 PM Less short term rentals!!
298			266	O	Nov 07 2022 12:37 PM If a host uses Airban and offers a monthly discount, Airbnb applies the monthly discount at 28 days. In this case the current definition of STR is 30 days so a host is still obligated to pay the fees of 12% to TOT and BIA which does not seem far. Additionally, the city does not allow AirBNB to collect the TOT and BIA so this puts STR hosts at a disadvantage to hotels where the fees are added to the hotel bill and collected at the time of payment. As a host I have to increase the price of the room night to offset the fees which makes my room night appear higher. Visitors are accustomed to paying additional taxes and fees on a hotel room but their view is still that the room rate is the lower amount without the fees. I have hosted a STR for over two years without a complaint from any of my neighbors as we very conscious in ensuring our guests do not disturb the neighbors. I am concerned that at some point we are held to a stricter standard than our neighbors with regards to their own parties. I certainly hope the enforcement of the complaints is fair and offers the host a chance to contest the complaint.
299			267	C	Nov 07 2022 11:08 AM I live right next to 2 short-term rental houses, right in the same streets as all of these anti short-term rental people. Let me tell you, they are lying - so much fake drama about the disruptions they cause. There was one time in so many years that there was a traffic backup from a lot of cars stopping in the street. I have a lot more issues with my full time neighbors than these two houses. These anit people just want to tell people what they can do in their own homes. Its sick.
300			268	C	Nov 07 2022 10:57 AM I do not think the city should be spending so much time and money on this ordinance. Short-term rental issues seem like a manufactured problem of a few rich people with too much time and influence. It's unbelievable how they have distracted the city officers from important Santa Rosa issues like homelessness!
301			269	C	Nov 07 2022 10:44 AM I worked at short-term rental homes during covid when I could not work other places. I still work there now. They are kind people who work really hard to maintain their homes and host guests.
302			270	C	Nov 07 2022 10:44 AM I suggest to limit new non-hosted permits per person, as opposed to the 1000 foot radius, caps or any other limitations.
303			271	C	Nov 07 2022 10:32 AM My business is supported by short-term rental guests and other visitors. This ordinance is the opposite of investing in our downtown, our economy, or our future.
304					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			272	C	Nov 07 2022 09:41 AM The distance limit for NON-HOSTED permits should take into consideration the density of the housing in that neighborhood. The greater the density of a given area the smaller the distance between permitted rentals. A set number of feet radius works well in some areas and poorly in others. I would prefer something that isn't "one size fits all".
305					
			273	P	Nov 06 2022 02:08 PM I think regulations like these erode property rights for all of us. I disapprove of this law, or any further laws.
306					
			274	C	Nov 06 2022 02:04 PM Thank you for your time and efforts, but this type of regulation is not what we want. Our city needs to be focused on improving our schools, reducing homelessness, and stopping the big increase in violent crime. Let these homes pay taxes for more funding, and please let our city council focus on these problems that impact all Santa Rosans.
307					
			275	C	Nov 06 2022 01:58 PM My neighbor has a short-term rental. There have not been any problems. Another neighbor family even stayed there when there was an emergency in their house. I see no reason to take his right to rent his house away.
308					
			276	C	Nov 06 2022 01:52 PM A lot of businesses in Santa Rosa are going to suffer or completely disappear without the visitors brought by these homes. The City Council promised they would work on improving our downtown for businesses like mine. This is the opposite! Stop this foolishness!
309					
			277	C	Nov 06 2022 08:42 AM My small business depends on tourism. We already lose enough to Sonoma and Healdsburg - now you want to drive even more visitors away from Santa Rosa? You may see a lot of businesses like mine be driven out as well.
310					
			278	P	Nov 06 2022 08:38 AM I don't rent my house, but I'm so tired of this special interest nonsense. Stop taking away our rights.
311					
			279	X	Nov 06 2022 08:31 AM Stop working on writing regulation after regulation for a few houses!! Our streets are not safe! You should be working on the homeless problem, the crime problem. Robberies and shootings are happening all the time.
312					
			280	C	Nov 06 2022 08:23 AM I do not support a bunch of extra regulations. There are already laws that govern quiet hours, parking, etc.
313					
			281	C	Nov 06 2022 02:25 AM The current regulations are too intrusive and hinder free expression and creativity in providing a valuable service and opportunity for home owners and travelers (guests).
314					
			282	O	Nov 05 2022 05:45 PM It appears the major issue is non hosted where we are hosted. We also have opened up our airbnb to Santa Rosa and Paradise fire victims. Rentals offer a great flexibility during high rental times (graduations, holidays, festivals) and during emergencies (fires, floods, earthquakes, etc)
315					
			283	C	Nov 05 2022 05:37 PM I would like the option to rent my house out if I need to, but still be able to use it to come back home. This law prevents people like me from being able to start doing this in the future.
316					
			284	P	Nov 05 2022 05:30 PM People should have the right to rent their house out however they want to. Its their house. If we have noise or party problems, there should be laws that apply to everyone. My neighbor's kids play music outside ALL THE TIME and their friends park all over the street. We should all be willing to follow the same rules and have the same punishments. Otherwise, we're just segregating a population of "others" so we can take away all of their rights.
317					
			285	C	Nov 05 2022 04:07 PM Short term rentals bring more tourist. There are not enough hotels in our area.
318					
			286	N	Nov 05 2022 03:54 PM Apply no restrictions but monitor the regulations.
319					
			287	X	Nov 05 2022 03:18 PM I recall that the original ordinance had a third penalty of \$1500. When did it double to \$3000? Did I miss a meeting?
320					
			288	O	Nov 05 2022 08:40 AM A lot of my work is at these houses. What am I going to do if suddenly these are shut down? Is the pain of those pushing to shut them down as much as all of us who would lose our jobs?
321					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
322			289	C	Nov 05 2022 08:29 AM I own a business in Santa Rosa. My business depends on the visitors brought by here by short-term rentals. I don't know who's pushing against this, but they obviously don't have the future of Santa Rosa in mind.
323			290	N	Nov 05 2022 08:20 AM People who have been renting their house should be allowed to keep doing it without limited days or penalties. Maybe education if there is an issue or mediation between neighbors. Mediation services would be nice between neighbors in general.
324			291	N	Nov 05 2022 08:13 AM I do not support the city working on this issue further. We have many more important problems! The time and money that you're spending on this for little tiffs between neighbors is ridiculous.
325			292	O	Nov 04 2022 04:33 PM The city should differentiate between home sharing and investment property short term rentals. Home sharing is when you share your own home on a short term rental basis during your absence. You may need to work in another city for 2 or 3 months and in that time you should be able to rent your property short term to cover high costs like property tax, fire insurance etc. Costs are very high in California. This is different from owning multiple investment properties which are not homes but purely used for short term rentals in a commercial sense.
326			293	O	Nov 04 2022 04:08 PM The City of Santa Rosa must differentiate a home sharing rental from an investment property rental. One thing is renting your only own property during your absence vs. buying homes as an investment for the purpose of renting, including non-hosted short-term. A citizen who lives in the city may have a need to move for a couple of weeks or months for work purposes. Renting their own home for a short-term may be crucial for them to cover the high costs of taxes, fire insurances and mortgages.
327			294	E	Nov 04 2022 01:05 PM The people with money / property / power are not going to be deterred by small fines ... only struggling people like myself will be impacted.
328			295	C	Nov 03 2022 11:58 AM Our business benefits from having tourists visit who are staying in "the neighborhood" and are excited to explore. For our area, there hasn't been many adverse impacts aside from housing availability.
329			296	E	Nov 03 2022 11:05 AM Short term rentals are bad because they take housing away from locals. It should be harder to get a permit or banned all together.
330			297	C	Nov 02 2022 09:23 PM Short term rental brings taxes to the city, tourism and it boosts property values. There should be no restriction. We should just issue guidelines and penalties for repeat offenders
331			298	C	Nov 02 2022 05:56 PM Don't restrict short term rentals but work to get non responsive operators out of the business.
332			299	C	Nov 02 2022 02:30 PM *Downtown single-family dwellings & multi-family units should be allowed closer to each other. * Penalties should depend on the violation. One size does not fit all. The penalty for not listing your TOT number should not be the same as if your STR had a noisy, wild party that the police had to break up. * New non-hosted permits could be limited per person, rather than the current 1000 foot radius, caps or any other limitations.
333			300	E	Nov 02 2022 02:10 PM There are so many people in Santa Rosa and the larger Bay Area that are unhoused while houses sit empty, waiting for short-term rental bookings. Along with rent control, strict just-cause eviction policies, and an evaluation of how many private residential properties are owned by private businesses, we absolutely need to cut down on allowing short-term rentals in order to help people get into housing. I hope that when creating these ordinances, the City is leading with compassion for our community members who have no choice but to sleep on the streets.

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		301	C	<p>Nov 02 2022 02:05 PM Irresponsible (and in many cases amateur) STR operators often cause the kinds of problems that generate the most public concern. Parties, noise, failure to follow established laws and regulations. But responsible, professional operators seldom cause these kinds of problems, and if such problems arise, professional operators tend to address them effectively and expeditiously. Responsible operators also generally welcome responsible regulation of STRs. I would advocate for balanced regulation aimed at curtailing the potential negative side-effects of poor/irresponsible STR operation, while recognizing the positive impact these offerings can have on our community. Sustained consumer demand for STRs demonstrates that travelers and other consumers really do love the STR option. Families in particular want and need lodging options other than hotels. Responsible travelers often bring meaningful contributions to local communities. Certainly they spend money and drive economic activity locally. But they also bring a unique element of vibrancy and interchange to our culture. The fundamental question we should be asking when we think of regulating STRs is, do we want visitors to Santa Rosa, or not? If yes, STRs will always be a critical part of the range of lodging options we can offer. Think of STRs as a highly desired and necessary part of a whole, which is our tourism industry. Personally, I was born in Santa Rosa, and grew up there until the age of 17 when I left to attend college. I harbor a deep love and respect for the community. I also return to visit family and friends often. Hotels are not a good option for me, because I now have my own family of five (including my wife and our 3 small children). I know first-hand how important and valuable it is to have the option to stay in an STR. As a traveler, we get to have a unique experience and feel more connected to the local community, which engenders in us a greater sense of respect and interest as compared to staying in a hotel. Anecdotally, I have heard countless stories like mine from other families who rely on STRs when they travel. This is the core element we cater to in the STR I own and operate. And I have spoken to many other STR operators in the area who share my views here. In summary, trying to limit the number or proximity of STRs is less helpful than curtailing and eliminating the irresponsibly managed STRs that create the problems local residents are most upset about. We should not regulate as a hasty reaction to vague but vocal discomfort with the concept of STRs among some of our residents (which frankly can veer into xenophobia or insularity). Instead, we should craft</p>	
334		302	C	<p>Nov 02 2022 01:56 PM The density restrictions are simply too simple of an approach. I think there can be a more thoughtful way to approach limitations versus the blunt instrument of the 1000 foot requirement. Maybe consider a per capita ratio or % of homes rather than penalize people who happen to be somewhat close to an existing STR and therefore are locked out of the STR market permanently.</p>	
335		303	C	<p>Nov 02 2022 12:44 PM Downtown Santa Rosa can be a ghost town and revenue for service industry is dropping. Why would you limit these businesses from generating more revenue and jobs? Short term renters in Santa Rosa go out and spend money and pay taxes both a good thing for the city.</p>	
336		304	C	<p>Nov 02 2022 12:38 PM #9 & #11 There should be no limit to how close STRs are together. #13 There should be varying degrees of consequences. Not all Violations are equal. #14 It depends on the type of violations how long the wait period is. Not all violations are created equal. Why was the survey not sent to STRs via email for opinion. The city has our email addresses. Do you not want our opinion. How is the survey distributed?</p>	
337		305	O	<p>Nov 02 2022 12:37 PM #13 -- one size doesn't fit all. Violations like noisy parties, police called, need to be treated more seriously as opposed to incorrect paper work</p>	
338		306	C	<p>Nov 02 2022 11:18 AM Markets react and change quickly. If there's a stronger market for longterm rentals, then owners will adjust. Legislation that limits markets never works and you can look all over. In fact, most people that operate non-hosted STR properties would not pivot to long term leases if STR's are outlawed, as they generally aren't financially forced to. Therefore, your laws just limit tourism, and thus result in a more limited economy.</p>	
339					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
340			307	C	Nov 02 2022 09:58 AM Why do they want to control the STR in the first place? People should be allowed to rent their properties at their own convenience making sure basic rules are followed to respect full time residents.
341			308	O	Nov 02 2022 09:16 AM There is a big distinction between a Hosted and a Non-Hosted short term rentals. Most Hosted rentals are residents renting part of their home to help with living expenses and Non-Hosted rentals are usually used as a business. Corporations are purchasing homes with several investors and turning these homes into vacation or party homes. Many times the Non-Hosted rentals are not properties owned by Santa Rosa residents but by outside investors. The city should be putting restrictions on these corporations and preventing them from turning our neighborhoods into business operations. These problems that have developed in the last 2-3 yrs are problems developed by NON-HOSTED rentals, like noise and parking. These problems are rare with Hosted rentals. The city should be helping the Hosted rentals, these are Santa Rosa residents, paying property taxes and needing an extra income to survive in their own community. Do not bulk Hosted rental with Non-Hosted rentals. These are very different.
342			309	C	Nov 02 2022 07:54 AM If you have to be more restrictive on short-term rentals, limiting new non-hosted permits per person seems like it would be better for the community than 1000 foot radius, caps or other limitations.
343			310	E	Nov 02 2022 07:46 AM I am against non-hosted STR's and strongly believe the problems associated with them caused all the problems which created a need for this ordinances. Hosted STRs should not be group in this ordinance with the non-hosted. Also, owners who have not yet started paying TOT taxes to the City should be shut down and not issued permits. Problems with hosted rentals and nonpayment of TOT taxes is what started all of this. Get rid of them and your job managing what's left will be easy.
344			311	C	Nov 01 2022 11:19 PM Most rentals NEVER get a complaint. I have been operating for over a decade with no complaints, yet we are constantly vilified and under attack with more taxes, more operating requirements and restrictions. There are only a few rentals that cause the majority of the issues. Deal with those and allow the rest of us to operate in peace. We offer a valuable service to the community. If you were traveling with you family, parents, children and have the option, not to separate into tiny hotel rooms, but get a nice house where you can all visit, relax, enjoy a nice meals together and not worry when the baby cries at night, that you are disturbing other guests at a hotel, you would want that option. This service is popular because people really want it and as long as you can provide parking, not allow parties and maintain a well run property people should be allowed to rent. It is the only reason we can stay in our home and afford our mortgage. If we lost our permit we would have lost our home years ago. Please stop coming up with new restrictions and fees every other month. Some of us are barely hanging on and I don't think you understand that when you increase taxes that is on top of the fees we pay for house keeping, Air BnB or VRBO who take a big chunk, Internet, Cable, utilities, etc. We get a little left over to help pay the mortgage and you want to raise taxes and take what little we are getting why? To spend more on tourism? Doesn't that help the restaurants and wineries? Tax them, it won't help us. When our taxes when up like 3 or 4 percent a few years ago we didn't get more bookings from it and now 2 more percent just a few years later. It's outrageous, you're just taking our money and not providing us any service other than to offer more restrictions and threaten to shut us down.
345			312	C	Nov 01 2022 09:31 PM Enforcement and response to noise complaints is really the key to making a short term rental ordinance work. Being overly restrictive with the number of permits allowed. 1000 foot buffers and ownership types is not beneficial or smart policy.
346			313	C	Nov 01 2022 09:14 PM Bad operates need to be removed. Owners should not have more than 2 short term rentals.
347			314	P	Nov 01 2022 09:04 PM Short term renting is a property right! Stop telling folks what to do with their homes! This is Sonoma!

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			315	O	Nov 01 2022 08:37 PM Everything at the moment seems to be working well. I think to avoid over crowding neighborhoods with STRs, keeping them at a distance is a good idea. In regards to multi-home STRs, I think if there are permanent residents also living in the building, a distance should be further considered because it's too close and can be a major inconvenience. I think that if you do decide to allow STRs in close proximity to permanent residents, maybe the fines should be higher for those specifically to ensure STR operators take it seriously. I think that that there should be a cap at the amount of homes one can operate as a STR. Often times investors come and buy up property that will never go back on market, taking away from people who may need full time rental or even buy property. Those people may care less and will not screen their renters as closely as others who are more closely vested and care. As an owner of a STR, I vet my guests more closely, asking to view their LinkedIn profiles and request non-families to sign contracts acknowledging house rules. I care about my neighbors and want to make sure they're not inconvenienced. I stay in communication with my neighbor to make sure they're not disrupted. We have a lot of kids in the neighborhood and I make it clear to my guests that they need to be mindful. There was some questions in this questionnaire that I thought were unfair, such as is 198 permits enough, not enough, the right amount, etc. That number seems arbitrary to me. I think that understanding how many homes there are in Santa Rosa, and taking distances into consideration, and then taking the percentage you want to be allowed to be a STR is the best way to identify the right amount of permits to be issued. And then we people lose them because they have been fined to many times, the next person on the wait list goes, and those who lost their permit get back in line. Downtown looks to be more highly populated, so having closer proximity STRs may be more disruptive. Not sure, don't have enough data on this. However, what I will leave you with is make decisions based on data. Also encourage STR operators to vet their guests further and to speak with their neighbors. Also, consider fining guests heavily who break the rules noted in the ordinance. I tell my guests about those rules and sometimes, you just get back apples no matter how hard you try to ensure there is no disruption. Thanks for listening!
348					
			316	C	Nov 01 2022 07:55 PM Less restrictions on primary residence short term rentals while we travel. It is beautiful to share the Sonoma farm life with vacation rental folks! Stop treating us like we only care about money! We care about Sonoma and sharing it with others too!
349					
			317	C	Nov 01 2022 07:34 PM Please do not introduce too many regulation. Enjoy the revenue that it brings to county and appreciate how beneficial it is to travelers, host and county.
350					
351			318	X	Nov 01 2022 07:21 PM They should post a bond in advance to offset any enforcement costs
			319	O	Nov 01 2022 07:11 PM Prevention of problems and enforcement is key. Noise meters, parking limits, occupancy limits and no additional day time guests will help.
352					
			320	C	Nov 01 2022 06:38 PM It isn't fair to some long time homeowners that they aren't allowed to rent their home on a short term basis because of the 1000 ft rule.
353					
			321	X	Nov 01 2022 04:45 PM I would like to understand how much the city actually makes on STR'S after all expenses for enforcement, permit and other required employees and all other cost.
354					
			322	E	Nov 01 2022 04:25 PM Due to the housing shortage and increasing numbers of unhoused people short term rentals should be reduced.
355					
			323	X	Nov 01 2022 04:09 PM Everything should be citywide. When you make exceptions, it creates enforcement problems and lends itself to creating disparities.
356					
			324	C	Nov 01 2022 11:02 AM Its not fair that I would not be able to rent my house because someone else in the neighborhood is renting theirs. There shouldn't be a limit on the number of houses or how close they are. There should only be rules to keep the peace.
357					

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
358		325	P	Nov 01 2022 09:21 AM Don't take away my property rights	
359		326	P	Oct 31 2022 06:06 PM My neighbor asked me to fill this out for him. They aren't causing a problem. I haven't seen any problems in or neighborhood. I think they should be left alone to do what they want to do with their house.	
360		327	C	Oct 31 2022 05:58 PM This is gross mismanagement of city resources. To put so much time and effort into this cause by a small group of NIMBYs is not what we elected you to do	
361		328	O	Oct 31 2022 05:00 PM The whole system needs improvement starting with the City abiding by its own ordinance. For instance, permit granting currently does not seem to abide by the 1000ft separation, as I know of cases where permits for non-hosted STR have been granted!	
362		329	O	Oct 31 2022 02:17 PM 20% of my income is from short term rentals. What would you do if 20% of your income just disappeared? They are already here and embedded in our lives. Ripping them away will hurt so many people.	
363		330	C	Oct 31 2022 02:11 PM As a resident and tax payer, I do NOT want my city spending its time and money on this stupid issue. There is no problem beyond a few rich NIMBYs. Stop catering to special interest and actually help us. Like dealing with the homeless issues. Helping our small businesses (who, by the way, are helped by the business that visitors bring!!)	
364		331	C	Oct 31 2022 02:04 PM Its good that there is a registration process and permitting. I don't think we need prevent new people from renting their house or limit how many can do it. There are only 198 right now? That is a very small number of a city of our size. We could use the visitors they bring.	
365		332	E	Oct 31 2022 01:58 PM those that allow "events" or parties in short-term rentals are disruptive to neighborhoods (noise, street parking, strangers in neighborhood..)	
366		333	E	Oct 31 2022 11:39 AM An Improvement would be to not allow short term rentals in residential neighborhoods at all.	
367		334	C	Oct 31 2022 06:58 AM Too much nanny-stating in this city. Needs to stop.	
368		335	C	Oct 30 2022 10:29 PM I think I'd there are only 198 snowed in the city, the wealth needs to be shared. I.e maybe if you've gotten to run a short term vacation rental for a free years, not it's gonna be someone else's turn. It's not fair that the first folks who applied in 2021 get to keep the status. I have s regular rental on my property but have thought about having a vacation rental. I think your survey was poorly designed. It should have had more places to add what you think under several questions. Also there's not enough back ground info to share accurately and honestly about how far apart these places should be. I mean what are the issues and concerns other than a lack of general housing for people who need an actual home.	
369		336	C	Oct 29 2022 09:21 PM The City should concentrate more on loosening their guidelines for building permits, reduce their charges for such permits and reduce the time these permits take to be issue instead of penalizing entrepreneurs. These measures only portray a more social government penalizing their residents with their restrictions instead of the City implementing a more open and welcome building permit policies.	
370		337	P	Oct 29 2022 08:51 PM The majority of us do not consent to giving up our property rights	
371		338	O	Oct 29 2022 08:31 PM It seems like the hosted ones do better	
372		339	X	Oct 29 2022 08:15 PM I'm not really sure about the equity of the current policy.	
373		340	E	Oct 29 2022 07:25 PM I realize this is a very difficult thing to manage. And I don't want to step on personal property freedoms. But, Airbnbs are removing so many single family homes from the market and only stand to benefit the wealthy - both the owner and the guests and are pushing out lots of valuable residents. As you can see I'm not a fan, and don't think homes should be turned into businesses at the expense of the neighbors and community, so only a few can profit.	

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			341	C	Oct 29 2022 05:40 PM Hello, I think this regulation is short-sighted. A lot more people are living and working from different places - they will go where there are nice furnished homes to stay in. This is an important part of the future. Removing these options will exclude us from the future. It will make us seem backwards to those on the outside and will further ostracize our own youth and workers/professionals who are still trying to see themselves as Santa Rosans.
374					
			342	X	Oct 29 2022 05:33 PM I heard about why you're doing this and I think its crazy that you would side with hotels over our fellow residents but I guess thats politics. I'm glad the election is next week!!!!
375					
			343	E	Oct 29 2022 02:03 PM Originally a "short term rental" was a home owner living in the home and renting a room and maybe providing breakfast-- a real B&B. If should not have changed.
376					
			344	C	Oct 29 2022 01:29 PM The city needs to focus on the homeless problem and GROWING our economy - not tearing it down with regulations like this.
377					
			345	C	Oct 29 2022 01:22 PM Anyone should be able to come to Santa Rosa and rent. Anyone should be able to rent their property. The "30 day" limit seems like you're trying to arbitrarily take away rights. If there are noise problems, why shouldn't the rules and the consequences apply to everyone the same?
378					
379			346	O	Oct 29 2022 01:17 PM Less restrictions for visiting nurses.
			347	E	Oct 29 2022 11:55 AM Truly my only concern is regarding the availability of housing in the city. I don't care about noise, and I understand that santa rosa is a tourist destination. However, that's what we have hotels and resorts for. The city already has a housing shortage and every short term rental in the city is one less home that people who live and work here can live in.
380					
381			348	P	Oct 29 2022 11:50 AM I can't believe you're letting hotels take away property rights from Santa Rosa citizens.
382			349	O	Oct 29 2022 11:34 AM I'm glad these questions are being addressed before serious problems develop.
383			350	O	Oct 29 2022 10:02 AM This law has mad my quality of life markedly better. Please keep it at its current strength or stronger
384			351	C	Oct 29 2022 08:14 AM Far too restrictive on short term rentals
			352	E	Oct 28 2022 11:15 PM The notification postcards that the City sends out to alert other homeowners of a rental are received after the event. I believe there are many in permitted single family house rentals in the City that are adversely affecting neighborhoods. I don't like living among hotels, seeing strangers in my neighborhood, or realizing some homes are not occupied full time. When there are events, all of the parking in front of my house & on adjacent streets are occupied by what looks like a fleet of white SUV's. The City is destroying neighborhoods with these rentals—eliminate them!
385					
			353	X	Oct 28 2022 10:18 PM I would have liked to there to have been a link to non-biased info available related to the subject before completing the survey since i don't know much about the ordinance as a whole. The rentals in my area haven't been a bother to me, but I know that may not hold true for every santa rosa resident.
386					
			354	X	Oct 28 2022 08:32 PM Not clear the need for distancing between rentals - so don't know if I made informed choices on those options
387					
388			355	X	Oct 28 2022 06:41 PM All depends on the person who is called and his/her response and follow through
			356	C	Oct 28 2022 06:10 PM If an individual, trust or company owns multiple STR's their could be a ratio put in place for LTR. Something like a 4:1 ratio for equal rental types. Something that would allow folks to operate their business, while accounting for the rental needs of actual permanent Sonoma County residents.
389					
			357	C	Oct 28 2022 05:14 PM Las rentas de corto plazo son muy beneficiarias para la ciudad porque atrae un a mejor estadia para los turistas. Beneficia a los viñedos, restaurantes, comercio, hospedajes y a muchas personas que trabajan en estas casas de rentas..
390					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
391			358	O	Oct 28 2022 05:01 PM Small businesses are dependent on visitors to Santa Rosa. We need them! Please allow visitor rentals - at least the ones that already exist. We don't have enough visitors to make revenue without them. I thought you were for building a better downtown!
392			359	E	Oct 28 2022 04:59 PM The amount of money per night should be regulated or a factor in the regulation. For example a single family home that is not-hosted should have a per monthly cap on how much they can charge so that does not exceed the amount of money for market rate rent on a similar dwelling. The goal would be to reduce the incentive to list the dwelling as a vacation rental rather than a long term rental for a local resident.
393			360	E	Oct 28 2022 04:11 PM City council needs to further restrict short term rentals. These STRs are taking houses off the markets from families who need them.
394			361	E	Oct 28 2022 03:32 PM Please DO NOT allow these commercial hotels to be allowed in our residential neighborhoods. NO SHORT TERM RENTALS!
395			362	E	Oct 28 2022 02:19 PM Short term rental units should be required to house homeless people free of charge for at least one half of the time they do rentals. This would solve most of the homeless problems in Santa Rosa.
396			363	C	Oct 28 2022 12:59 PM U will never solve the rental crisis by not supporting the owners!! No one wants to rent cuz the tenets have too many rights. It's not worth it to the owners
397			364	X	Oct 28 2022 12:06 PM I would have chosen "No change in length of waiting period." after a permit is revoked, but it was not a choice option.
398			365	P	Oct 28 2022 12:00 PM Many of us in Santa Rosa are pro property rights. There is not a need to take this right away.
399			366	E	Oct 28 2022 10:59 AM Living 3 houses away from a short term rental is not working. The gate is often left open, and there is a pool in the back, Often the garbage cans do not get removed from the street. Noise is often an issue. Make the rules and regulations tough. It is a cash cow for the owner. The neighborhoods suffer. And in a multi-dwelling facility, it will be disastrous. Places will be bought up just to rent them out.
400			367	O	Oct 28 2022 10:32 AM Short term rentals ought to be hosted. Then we have local people owning property in Santa Rosa instead of non-local people
401			368	X	Oct 28 2022 10:09 AM question 14 lacked a option to leave the ordinance unchanged.
402			369	E	Oct 28 2022 10:06 AM People in my neighborhood seem to occasionally rent their second homes to family and friends who then have parties. I don't know if there is any way to regulate these "off the books" rentals, but it would be great if there were.
403			370	C	Oct 28 2022 09:42 AM Short-term rentals are great! Especially in emergencies, fires (where leniency on timeframes should be considered when emergencies/disasters occur), etc. It's a terrific way for a revenue upstream for Santa Rosa and the homeowner whose circumstances permit this type of hosting. Would love to see a bit of an increase in allowed rentals due to the rapid housing development in the area. Appropriate balance in the number of acceptable short-term rentals is good! Making sure traffic studies and neighborhood impact adjustments are factored in. Being balanced on restrictions or fines for those hosts/non-hosts whose guests are severely affecting the well-being of permanent residents nearby, or in multi-family dwellings. (i.e. you are a professional worker; however your neighbor is renting to different persons who are on vacation for a week..different every week..and stay up all hours/are not courteous of neighbors' well-being or professional lives). Even harder to take if you live in a multi-person unit. Would also place restrictions/fines on hosts whose dwellings receive a number of annoyance calls/complaints.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			371	O	Oct 28 2022 09:38 AM There should be a maximum on the number of non-hosted short term rentals in residential areas. I live in the Montecito Heights area, and the number of permits that have been granted has changed two of the streets including the one we live on. We have increased traffic from commercial vans and cars, along with more traffic from those renting the properties. In addition, there is increased construction, maintenance and deliveries, all having a negative impact on the quiet, rural atmosphere we have experienced for the last 30+ years. This area is Urban Fire zone and should not have people who don't understand evacuation routes, fire regulations, etc. Please put the current residents of Santa Rosa before those who chose to visit our beautiful city. You need to think carefully about why many people are moving out of the area...don't backfill with a short term solution.
404					
			372	E	Oct 28 2022 09:12 AM Generally I am not in support of short term rentals. My responses to separation between rentals, and hosted and non-hosted rentals are not as important as my overall feeling that short term rentals prevent families from having affordable housing
405					
			373	C	Oct 28 2022 08:55 AM The business from these visitors is how I feed my family. Without them, a whole lot of people are going to be hurt beyond just the owners
406					
			374	O	Oct 28 2022 08:36 AM The rule of separation distance is discriminatory for a condo owner who needs the rental income in order to keep their home. If a separation distance must be applied, it needs to be decreased in condo situation as it precludes any owner from getting short term rental income even if for a short period of time. An improvement may be to allow short term rentals for only 4 months of any year and reduce permit fees to make this feasible for a condo situation where the owner lives on premises at least 8 or nine months of the year. Responsible short term rental owners should not be punished for the bad behavior of the few!
407					
408			375	E	Oct 28 2022 08:13 AM There are too many non hosted short term rentals in my area. How do we reverse this?
			376	X	Oct 28 2022 07:35 AM We own three small rental homes in Santa Rosa and think it is more important to provide housing than vacation rentals. One problem though is that we charge under market rent which can lead to problems with the IRS. What steps can the City take to protect landlords from the IRS when charging below market rent.
409					
			377	O	Oct 28 2022 06:07 AM #14 should include a response that the waiting time remain the same, which is what I would vote for. I also suggest short term rentals not be allowed near schools. There is a short term rental ~ 1 block from us, which is 1.5 blocks from Matanzas Elementary School. Non-local drivers may not realize the school is there and drive less carefully.
410					
411			378	O	Oct 28 2022 03:04 AM The fines should be incremental depending on the number of extra parties in the house.
			379	C	Oct 28 2022 12:39 AM Decent short term rentals are an essential part of the tourist, revenue making activity benefitting the City by bringing and welcoming tourists into SR. Don't kill the golden goose. Our guests have all been very respectful of the neighbours and the property and eat out 75% of their stay, buy tourist activities (such as the wine train) and buy souvenirs etc. most of our guests do not like hotels as they want to be individuals and experience home properties of SR
412					
413			380	N	Oct 28 2022 12:13 AM No changes
414			381	E	Oct 27 2022 11:28 PM I would like this to stop completely. Its a hotel atmosphere that I want no part of.
			382	C	Oct 27 2022 11:14 PM Too many rules, restrictions , fees and taxes. I've had to stop my short term rentals. Too bad. Over the years I've had so many tourists from around the world, literally. Not only for visiting wineries and beer makers but world class harvest fair, concerts, tons of sporting events, even educational events for kids from around the world. Sonoma county is a world class destination site...take this shit seriously!
415					
			383	P	Oct 27 2022 10:03 PM There are many reasonable short term rentals. The people own the property give them the freedom to use their property. Don't take away home owner rights
416					

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
417		384	O	Oct 27 2022 09:57 PM The last question didn't allow to vote to allow non use for one year, my preference. I think the main issue with short term rentals has more to do with how concerned and responsible an owner is, in terms of respecting the neighbors and fitting in. the controls might have less to do with the number of feet and more to do with what restrictions the owner places on the renter. The same kind of issues exist where I live. All owners need to be registered with app and fee and emergency contact number that the police will call in a heartbeat if there is an issue. There is a "hot line" for neighbors to report any issues. I think owners may be more concerned about the neighbors enjoyment of their homes vs maybe the lack of concern a business may have, though I have no experience to back that up.	
418		385	E	Oct 27 2022 09:51 PM Applicants must bring their entire building up to whatever the latest code requirements would be if they were building such a hotel or rental unit today if they are non-resident owners.	
419		386	O	Oct 27 2022 09:03 PM Rental units, both long and short term should be limited to ONE car per bedroom. Our neighborhood has a long term rental with SIX cars at one 3 bedroom house. They usurp all the parking spots for neighboring houses. We neighbors are VERY UNHAPPY about this situation.	
420		387	C	Oct 27 2022 09:01 PM Far too restrictive across the board. All restrictions should be removed. Stop pandering to the crotchety old folks!	
421		388	E	Oct 27 2022 08:39 PM I do not believe the business of short term rentals should be allowed in residential areas. They are incompatible, and I know this from my experience.	
422		389	E	Oct 27 2022 08:21 PM Until Rental Prices are in line with what a typical person can afford, rentals should be protected for residents, not for tourists.	
423		390	C	Oct 27 2022 08:03 PM Non-hosted rentals bring income to the area not just from tourists but families visiting relatives, people needing short term housing as they wait to move into a new home, or are having their home remodeled or fixed. Not everyone is a stranger to be feared and banned. Don't make it harder than it already is.	
424		391	P	Oct 27 2022 07:41 PM Let people do what they want with their property	
425		392	E	Oct 27 2022 07:37 PM Short term rental by non-hosted owners should not be allowed under any circumstances.	
426		393	E	Oct 27 2022 07:35 PM No short term rentals in residential neighborhoods	
427		394	O	Oct 27 2022 07:32 PM Restrictions should be thoughtful ly considered & strictly observed in residential neighborhoods.	
428		395	E	Oct 27 2022 07:27 PM Wealthy people are buying up rural homes to make profit at the neighborhoods expense.	
429		396	E	Oct 27 2022 07:26 PM No non-hosted STR's (hotels). When did you go to hotel that didn't have staff?	
430		397	E	Oct 27 2022 06:59 PM Limit short term rentals as much as possible.	
431		398	E	Oct 27 2022 06:51 PM Short term rentals take away from the already crunched available housing. They should be severely limited.	
432		399	O	Oct 27 2022 06:49 PM Real estate Investment groups should not be allowed to own/operate STRs in Sonoma county	
433		400	E	Oct 27 2022 06:39 PM I am not a fan of short term rental at all .. I don't feel it fair to the whole neighborhood to deal with people coming and going all the time neighborhoods are for home owners who pay a lot to live here only ...	
434		401	C	Oct 27 2022 06:26 PM I do not support the city spending all of this time and money on this issue. Work on homelessness. Work on our murder rate. Work on the economy.	
435		402	E	Oct 27 2022 06:23 PM Short term rentals has made the housing crisis worse. I previously lived near Monte Rio and my immediate neighborhood was at least 35 -40% short term rentals. Outrageous considering the housing crisis.	
436		403	E	Oct 27 2022 06:20 PM Landlording should not be a business. One house per family & we can solve many of our housing problems.	

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
437			404	E	Oct 27 2022 06:18 PM With the housing shortage, lack of affordable housing and so many homeless, all short term rentals and second homes should be illegal, and at minimum discouraged by prohibitive property taxes and permit fees to subsidize affordable housing.
438			405	E	Oct 27 2022 06:15 PM No short term rentals in residential areas - negatively impacts neighborhood. Oct 27 2022 06:09 PM Violations should be made public.
439			406	O	Oct 27 2022 06:07 PM We appreciated hearing that existing ordinances are being enforced (via Nixle). Resident owners and renters deserve peaceful enjoyment of their homes NOT subject to the interruptions of various and sundry groups and their ?!#? behaviors, motives, etc. for the purposes of profit for home-rental business owners.
440			407	E	Oct 27 2022 06:06 PM Only hotels or motels should be short term rentals
441			408	P	Oct 27 2022 06:04 PM We are losing our property rights. This is a very slippery slope and I am against any restrictions. If anyone, long-term resident or short term tenant violate laws or ordinances, police need to enforce them.... Period!
442			409	O	Oct 27 2022 06:03 PM I answered the above questions as if I were doing the rentals. I want the option to do this if necessary to be able to stay in my home as I get older. Too many restrictions may leave no options. I would answer differently if we are talking about companies doing multiple rentals rather than individual homeowners renting rooms in their own home. I would have answered unsure for several of the 1000 feet questions since I don't really understand what is meant by that. Thanks.
443			410	E	Oct 27 2022 06:02 PM I am 100% against of non-hosted short-term rental in residential area. We have nothing but very negative experiences. The reason we don't live in the commercial area near hotels is to have a quiet life and because of the short-term rentals, our residential neighborhood became a commercial zone. Thank you very much.
444			411	E	Oct 27 2022 05:55 PM No party house rentals ever.
445			412	O	Oct 27 2022 05:55 PM More needs to be considered about parking either through restrictions or requiring permits for city revenue and water usage needs to be addressed.
446			413	E	Oct 27 2022 05:52 PM While I'm happy that the current ordinance places restrictions on non-hosted STR's in residentially zoned areas, I would prefer that non-hosted STR's be restricted to commercially zoned areas.
447			414	O	Oct 27 2022 05:51 PM there are too many incidents of out-of-control parties and neighborhood disturbances with short term rentals. This needs to be reigned in with strict city-wide rules and big fines for those that ignore those laws.
448			415	E	Oct 27 2022 05:48 PM Short term rentals are important for a hospitality economy. We should encourage many of them to flip to rental units for residents of the community. Hopefully increasing supply and lowering rental costs City wide.
449			416	E	Oct 27 2022 05:48 PM No short term rentals
450			417	C	Oct 27 2022 04:31 PM My neighbors are not hurting anybody. Maybe stop attacking them.
451			418	E	Oct 27 2022 03:16 PM Non hosted are the problem. A public nuisance abatement program would apply to all residents.
452			419	O	Oct 27 2022 12:46 PM It needs to be enforced. As an example, I have witnessed years of 1703 Vallejo being operated as a short term rental/ transient flop house (regardless of what the occupant may say) catering to multiple drug users, criminals and indigent occupants with no recourse or action taken by the City. It is a constant source of noise, disturbance, high foot and vehicle traffic at all hours similar to what you'd find at a low end motel, not to mention the clientele. This all happening unregulated in an otherwise normal residential neighborhood. If the City is unable to regulate something as well known and documented as this, I am unsure they would be able to regulate an additional ~198 units Citywide. Please deal with existing problems before you open up to more.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
453			420	C	Oct 27 2022 08:12 AM To prevent a rush of new homes being bought to be str, maybe a stipulation that you need to have owned the home for x at of time or inherited it. People using these as second homes should be allowed to earn income on their second home when not using it. It also helps limit empty houses being broken into.
454			421	X	Oct 26 2022 09:37 AM Consider publishing the list of all permit holders
455			422	C	Oct 26 2022 08:39 AM Stop spending so much of our budget on this!!! You're catering to a couple of rich people who want to tell everyone in their neighborhood what they can and can't do. And you're ignoring all of our big problems like homelessness, murder rate, income inequality. I saw how much you're spending and going to spend on this - its stupid. Just stop.
456			423	X	Oct 26 2022 08:15 AM How is the average citizen supposed to spend the time to think through the implications of these policy decisions? The questions asked here are complicated policy that should be crafted by professional city planners. What should be asked is the impact to people's lives (i.e. how many times have you been personally harmed by a short term rental) and the outcome people want to see. Then it's the city planners jobs to craft policy that will meet that, baring in mind all of the second and third order effects of different policies.
457			424	E	Oct 25 2022 11:05 AM I don't see what there is to prevent non-hosted rentals from calling themselves hosted rentals and operating without any restrictions. How can that be verified? Seems like a loophole. There is a housing crisis and Sonoma County is a tourist destination. STRs should be banned in Santa Rosa.
458			425	C	Oct 25 2022 03:54 AM If there is a problem, (domestic violence, noise, parking, large parties, etc.) the person who caused it should be the one responsible, not the property owner. STR owners should be treated the same as property owners who choose to rent out any single family home.
459			426	C	Oct 24 2022 08:16 PM You should not have your hands in the pockets of individual owners who only have the one property. We already paid taxes to our cities and state. Or seniors should be exempt from paying your occupancies fees.
460			427	O	Oct 24 2022 07:08 PM Enforcement of violations should be increased.
461			428	O	Oct 24 2022 05:06 PM The City has struggled for a year with enforcement of the current ordinance. Some questions regarding ideas for making enforcement more effective should have been included.
462			429	O	Oct 24 2022 03:23 PM the concern is that ownership by large corporations rather than individuals is driving the lack of oversight. How do we continue to allow small single property owners to continue and restrict the corporations.
463			430	E	Oct 24 2022 01:49 PM Not a fan of short term rental in residential neighborhoods period.
464			431	O	Oct 24 2022 07:58 AM I have had to contact the code enforcement office on numerous occasions. They are VERY slow to respond to complaints. It is VERY frustrating to have these operators of STR's in residential areas, as they are here to PARTY, and have no respect for residents wanting to sleep at 9pm. Too many people, too many cars, and no respect from the operators.
465			432	E	Oct 24 2022 07:43 AM I object to non-hosted short term rentals in residential areas, as it decreases the stock of housing for families. Hosted or non-hosted in areas zoned for commercial use is OK.
466			433	C	Oct 24 2022 12:04 AM I don't support a lot of government interference here. A limit on the number of short-term rentals does make sense. Additional limits seem like overreach.
467			434	O	Oct 23 2022 09:17 PM There is no ordinance on how many fulltime rentals in a neighborhood. I feel the short-term renter should be held accountable for misbehavior.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			435	C	Oct 23 2022 08:35 PM To address concerns, there should be limits as to what short term rental clients DO, not the amount or location of the properties. Those people are tourists, visiting relatives, business people, etc, who are bringing money to the region. And short term rentals don't have much of an effect on housing stock because if they didn't exist, there just would be more demand for hotels to be built. Once built, hotels are less easily converted into longterm housing than short term rentals are.
468			436	C	Oct 23 2022 07:57 PM There should be more transparency in the ordinance about what a "verified" violation means; the complainants should not be allowed to remain anonymous and should be required to detail and document their complaints. Any limits on the number of non-hosted rentals someone can own should focus on trying to limit entities/corporations, not people. The ordinance needs to balance the private property rights of the people who own the STRs and wish to use them in a way that can provide them income and personal fulfillment. The city should be mindful when enforcing violation complaints that a lot of the time these complaints are racist dog whistles because the neighbors are seeing people who "don't belong" in their neighborhood. The city should be mindful that the majority of STRs and complaints about STRs are in high income, high opportunity areas and that people who live in neighborhoods without a lot of STRs also have complaints about houses nearby with drug activity, parties and disturbances, etc., and treat those residents the same as the people who live near STRs.
469			437	E	Oct 23 2022 04:36 PM Short term rental companies and those property owners should find a way to better control who they rent to. Residential neighborhoods should not become party houses. The system is not working
470			438	O	Oct 23 2022 02:34 PM The rental in our neighborhood is a sublet. All short term rentals should only be with the owners of the property, NOT the Sublettors.
471			439	E	Oct 23 2022 10:46 AM Basically this idea is a disaster to neighborhoods as well as the availability of housing. Here are plenty of hotels and legitimate B and Bs to accommodate visitors.
472			440	P	Oct 23 2022 07:50 AM Individuals should have a right to do short term rentals, it's their property. Neighbors should suck it up. Big business making money on short term rentals should have more restrictions. The little guy often gets stepped on while trying to make a living because of the restrictions you put on everything!
473			441	O	Oct 23 2022 12:58 AM Considering the lack of affordable long-term rentals, and housing in general in Santa Rosa, short-term rentals should be heavily monitored and restricted. Owners of short-term rentals should be required to pay a homelessness fee to offset their contribution to the housing crisis we currently face in our city.
474			442	E	Oct 22 2022 07:13 PM Unhosted short term rentals should NOT be allowed in Residential areas they are businesses and threaten the safety of our neighborhoods.
475			443	O	Oct 22 2022 05:51 PM Non hosted units should be required to go through a property management service if the owners are not living in the SR city limits.
476			444	E	Oct 22 2022 03:59 PM Short term rentals are making the rental market and the housing market much more difficult and are taking away our peaceful neighborhoods.
477					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			445	E	Oct 22 2022 02:42 PM We have a short term rental in our 5 house cut-de-sac. It has been incredibly disruptive to a small space. We have asked the owners to please do tree work on their property, as there are many overgrown trees which are a fire hazard and they have so far refused to address the neighborhood concern. While some tenants have been fine, others are rude, disruptive and ignore the fact that this is a working neighborhood, where folks have to get up early to go to work. They are on vacation and don't care about their noise. We can no longer enjoy our deck on the weekend mornings, as the folks next door are in the pool (there is drought on!) and making nonie. We have lost the long cherished privacy and quietude of our neighborhood I think that the STR need to be moved out of long established neighborhoods and into city center or city limits.
478					
			446	E	Oct 22 2022 02:37 PM People need housing. All offers should be safe and complete as to necessities and affordable. Every aspect of life these days should not involve making the most profit rather-helping others in hard times.
479					
			447	E	Oct 22 2022 01:19 PM People are coming into neighborhoods with no regard to families and hosting wild parties with music playing all night long. They are inconsiderate neighbors
480					
481			448	N	Oct 22 2022 12:44 PM Sounds pretty good for what it covers...I like the upper limit...
			449	E	Oct 22 2022 10:01 AM With the housing crisis in Santa Rosa, short term rentals should be actively discouraged by city officials and regulations. Housing opportunities should prioritize residents not tourists.
482					
483			450	X	Oct 22 2022 06:05 AM n/a
			451	E	Oct 21 2022 10:21 PM Short-term Rentals should be discouraged until there is adequate, reasonably priced housing for the people who actually live and work in Santa Rosa. As renters, we are being priced out of our own community. Short-term rentals, especially those owned by outside entities, are a significant contributing factor to our current housing crisis.
484					
			452	E	Oct 21 2022 09:04 PM I read in the papers about the lack of housing available. I think Short-Term rentals is a big part of that problem. Stop building more housing. Have more restrictions on short-term rentals to help solve the housing problem.
485					
486			453	E	Oct 21 2022 06:06 PM Against the whole concept.
			454	P	Oct 21 2022 05:45 PM I own a house in Santa Rosa and I'd like to someday build onto my large house an in-law or a stand alone ADU in my backyard that's closer than 1,000 feet. It's my house and property, and I should have the right to do so responsibly. I think the reality is we need more housing and even if it's short term, it will also inevitably be used for extended family or during wildfire events for family or friends.
487					
488			455	E	Oct 21 2022 05:34 PM applicants should be required to state that the short term property is not restricted by CC&Rs.
489			456	N	Oct 21 2022 05:25 PM There should be off street parking requirements for short term rentals.
490			457	X	Oct 21 2022 05:19 PM Question 14 did not offer the choice of remain the same. That would be my choice.
491			458	X	Oct 21 2022 04:04 PM None at this time
			459	O	Oct 21 2022 03:43 PM Tha approval permit process needs a relook. Someone in my hood is petaling a non-hosted rental that all the neighbors have notified the city about. Non permitted and def less than 1,000 feet. No one from the city has responded. Terrible.
492					
			460	N	Oct 21 2022 02:55 PM Suggestion to require sound meters (like Minut brand) to be required in all short term rentals. As an Airbnb host, I appreciate the work that your team is putting in with reasonable rules and regulations.
493					
494			461	X	Oct 21 2022 02:52 PM no comment
495			462	E	Oct 21 2022 02:24 PM These short term rentals are the bane of neighborhoods. I hate them!
			463	O	Oct 21 2022 02:22 PM Another thing that should be addressed is potential for fire being started in a residential area by accoutrements that may be provided for guests, for example, a fire pit outside
496					

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
497			464	O	Oct 21 2022 01:05 PM Whichever parameters are finalized, without substantial enforcement mechanisms and commensurate resources, they will be futile.
498			465	E	Oct 21 2022 12:49 PM We have an affordable housing crisis here and county wide. It seems counter productive to have short term rentals at this point until we can provide a sufficient number of affordable housing units for residents and workers already here.
499			466	O	Oct 21 2022 12:46 PM As a person who used a short-term rental while repairs were being done on my home I appreciate that they are allowed. But I know from previous experience in West Hollywood, which didn't allow then, that vigilance is needed to monitor for violations. This is because owners are very good at masking the true location of the AirBnB, VRBO or other listing.
500			467	O	Oct 21 2022 12:00 PM 198 seems a very small number considering the population of our town. Perhaps you should consider allowing a certain number per square mile or per voting district. I do think there should be limits as I would not want to be surrounded by rentals in my own home, but I also hope to someday own a long or short term rental and don't want that to not even be an option in the future. Rules on partying, noise levels, etc seem fair. I live in a pretty nice neighborhood but have (fellow home owner, not short term rental) neighbors with barking dogs, a woman who seems mentally unstable and yells, and a neighbor with twice weekly band practice. Noise happens. I think some people have become NIMBYs and complain too much about the short term rentals. However, it is valid to not want to be a homeowner surrounded only by short term rentals. There is a balance that I think the city could reach for their rules regarding short term rentals.
501			468	O	Oct 21 2022 11:20 AM In my opinion and experience there is not enough oversight with non-hosted STR's... Noise, litter, and locations are impacted. Owners of these STR's ignore fines as they can make up the amounts paid by amounts received..
502			469	E	Oct 21 2022 11:05 AM I live in apartments near downtown [REDACTED]. Half of the apartments "look" Like someone lives there but no one lives there full time. Maybe 3- 2-4 days a week. This raises the cost for my apartment- because it looks like someone lives there but they don't. This is a problem when a big investment firm owns the property- not locally owned or operated. Non hosted empty apartments, and houses artificially increase the cost of living in Santa Rosa.
503			470	C	Oct 21 2022 10:54 AM Visitors bring dollars into the city, why not encourage them and the people that want to host them?
504			471	N	Oct 21 2022 10:54 AM I've not personally heard of any problems in Santa Rosa with short-term rentals. Don't know the problem we're trying to solve.
505			472	E	Oct 21 2022 09:53 AM Remove or loosen requirements in the downtown station plan boundaries . Severely limit in all other areas
506			473	O	Oct 21 2022 09:52 AM Enforcement, who will handle? If it goes like the low cost housing, then there will be no oversight.
507			474	E	Oct 21 2022 09:08 AM Short Term Rentals have ruined the housing market. Rent has risen out of control, and it is getting untenable for the working class to live here! My rent alone has risen 360\$ since November last year! My disabled partner and I are going to be priced out of the area!
508			475	O	Oct 21 2022 09:07 AM The required Monetary amount for the required permit should be based on the square footage of the short term rental space and the Revenue collected yearly. A host renting one room should not have to pay the same permit amount as someone renting a whole house. It should also be based on Revenue collected by the hosts. One room might rent for \$100 a night, where as a whole house could rent out for \$500 a night. Hosted permits should cost less for the permit than non hosted permits.
509			476	X	Oct 21 2022 08:57 AM For question 14, there was no option to say that one year was sufficient after revocation to reapply. That's what I would have chosen.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
510			477	E	Oct 21 2022 08:46 AM More scrutiny of Neighborhood HOA's and CC&R's before allowing short-term rentals
			478	O	Oct 21 2022 08:38 AM Continue to have the support from Police Department Staff when calling to report a possible violation that one is witnessing, We purchase our home after retiring from the city of Santa Rosa long before the home across the street became a "short term rental " and there has been a few uncomfortable events that has occurred since it became in operation, it would have been nice to know what the new owner intended to do with the house it's a Non-hosted rental at this time. Please continue to keep us informed and working together these can be a good thing for Everyone. thank You...
511					
			479	E	Oct 21 2022 08:29 AM Short term rentals have contributed to housing shortages in a variety of states with tourist populations. Consider researching the impact of what those communities have experienced AND LEARN FROM IT.
512					
513			480	O	Oct 21 2022 08:29 AM Number allowed.
			481	O	Oct 21 2022 08:14 AM We have a neighbor operating an unlicensed non-hosted Short-term rental without securing a permit. Neighborhoods must have a quick way to report such violations!
514					
515			482	E	Oct 21 2022 08:14 AM The number of these "hotels" in the Alta vista area are cruel and restrictive to normal living.
			483	E	Oct 21 2022 08:12 AM I think that vacation rentals should not be able to host more than 6 people. Smaller units make for better vacation rentals.
516					
			484	N	Oct 21 2022 08:02 AM LLC should not be allowed to offer short term rentals. It is impossible to identify who is responsible if something does not go well with the rental unit.
517					
			485	E	Oct 21 2022 07:36 AM I am not in favor of any short term .. air bb of any kind in the county of Sonoma ... for us who have worked hard to buy a home and maintain it we should not have a home in our neighborhood that is used for anything else other then the owners living in it Period.....
518					
519			486	E	Oct 21 2022 07:11 AM Short term rentals hurt housing affordability
520			487	E	Oct 21 2022 07:10 AM Eliminate short term rentals completely
			488	E	Oct 21 2022 07:03 AM There shouldn't be any non hosted short term rentals. It is a waste of resources in an area where there is not sufficient housing to begin with. The city does not have the resources to enforce this ordinance anyway. It takes weeks to months to get a response from a complaint so why set yourselves up to fail and further alienate the citizens you are suppose dto be working for.
521					
			489	O	Oct 21 2022 05:50 AM Special conditions should apply in circumstances where felony crime or violence occurs at a short-term rental. Second offense should result in permanent revoking of permit.
522					
			490	E	Oct 21 2022 05:47 AM Short Term Rentals have a major impact on available long term rentals for residents of Sonoma Co., due to their high value return. Consequently you have investors who make more, but further exacerbate the critical housing shortage fir residents.
523					
			491	E	Oct 21 2022 05:46 AM The intent should be to allow residents to make money with their primary homes without incentivizing the purchase of new homes for the purpose of turning them into exclusive short-term rentals.
524					
			492	X	Oct 21 2022 04:57 AM It is a little difficult to respond to these questions without more facts about what has been working and what hasn't in the city with respect to short-term rentals.
525					
			493	O	Oct 21 2022 02:49 AM I think the permit fee for hosted rental should be calculated based on the number of rooms rented or square footage rented. Also It cannot be the same fee as non hosted rentals. I am only renting one room and not often enough to make enough profit to justify paying such a high permit fee with the TOT Combined.
526					
527			494	X	Oct 21 2022 01:39 AM .
528			495	E	Oct 20 2022 11:54 PM No non hosted rentals. Owner needs to be there and take responsibility

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		496	E	Oct 20 2022 11:41 PM The noise, parking, and disturbances from several short-term rentals in my neighborhood has been increasing. It's frustrating that after losing my home in the Tubbs fire, a sense of external upheaval exists again. I'm now forced to endure the whims of weekend "hotel" guests as temporary neighbors. Thousands of us were unable to rebuild, but committed to staying in Santa Rosa. We purchased homes, cleared trees, participated in fire safety practices and sought to foster the sense of community that is a touchstone of "... the city designed for living." The recent increase of short-term rentals in residential neighborhoods is alarming and counter productive to the very incentive to buy housing and contribute to County and City taxes. Guests drawn to wine country and Santa Rosa have a breadth of accommodations to select from other than residential properties and certainly my back yard. Walking in the early evening heat last month, I was witness to dozens of party goers loudly gathered on the balcony of a Short-Term Rental house on my block. I could see many guests were smoking, just feet away from dried landscaping debris and overhead oak tree limbs. They were on holiday, without history or perspective, enjoying themselves as would any tourist. There has to be a balance between subsidizing City budgets, encouraging tourism, and respecting homeowners who have selected to live in a strictly residential neighborhood free of commercial ventures on their doorstep. It's ironic given the profusion of City regulations regarding everything from required permits for homeowner sidewalk repairs, to the minutia of fencing specificity, that this acute current issue has slipped through the cracks. I appreciate that this survey seeks information and feedback, because this seems an escalating problem. I've lived, worked and volunteered in the City of Santa Rosa for a long time, and served of many boards and commissions. We are better than this, and we have the skills and personnel to figure out a more equitable solution regarding short-term rentals.. The answer lies somewhere between right of privacy and right of enterprise. But allowing zoned residential areas to devolve into essentially corporate and privately held commercial use areas is not the answer. I see many yard signs which say: "Homes not Hotels". I am not affiliated	
529					
530		497	X	Oct 20 2022 11:38 PM This survey is biased in favor of short-term rentals and can easily be proven statistically meaningless.	
531		498	C	Oct 20 2022 11:10 PM How will new single home owners apply to be non-host rentals?	
		499	C	Oct 20 2022 11:07 PM I am not sure where the 198 limit came from but am assuming it is a % of total housing in Santa Rosa. It would be good to have a limit of 5-10% and then even have a limit by city area....I would be surprised if anyone would like their neighborhood to end up being primarily short term rental. We need to balance the # of available long term rentals, the density of short term rentals in any given area, the increase potential need for enforcement, etc.	
532					
		500	E	Oct 20 2022 10:49 PM I honestly don't think these should be allowed at all. Prior to Airbnb, we couldn't just turn our homes into hotels. Our city has many nice hotels to choose from and residential neighborhoods should be for the people who live and work here.	
533					
		501	E	Oct 20 2022 10:48 PM A home behind us on Byrne ct. that is now a short term rental does not have 1000 sq. feet separation. The city sent out notification of it, so how did the city permit this? Is anyone even verifying the distance? Doesn't seem like it. There are to many of these now. We lose so much with short term parties vs. home owners who contribute to their neighborhoods! Please Do MORE TO STOP THIS!	
534					
		502	X	Oct 20 2022 10:43 PM This depends what we want the downtown to feel and look like. These type of rentals should be looked at as a truly, "local". RRS,McD NWSR SWSR	
535					
		503	X	Oct 20 2022 10:27 PM You ask about different standards for downtown, as though we had a real living downtown with higher concentrations of housing. But there's not much housing downtown. Build more well built high density housing downtown!	
536					

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
537			504	C	Oct 20 2022 10:24 PM I think y'all have gone nuts blaming short term rentals for people's bad behavior. If people violate the law (noise ordinances or whatever), they can and should be prosecuted. But it's not the fault of short term rentals. I've stayed in numerous short term rentals all over the country and they are a valuable and desirable community resource that should be sought after and cultivated, not shunned or over regulated. What I know of the current regulations sounds way too restrictive. If my whole immediate family were to gather in a short term rental, they would exceed the occupancy limit. That's ridiculous when it's perfectly legal to have them all in my home. You're ruining a valuable community resource because of a few bad actors whose behavior could easily be addressed in a more pertinent and appropriate way.
538			505	E	Oct 20 2022 10:07 PM Short term rentals need to be more regulated, and the laws for them need to be more publicized. So many people don't realize permits are required, and that there are rules about number of guests, number of cars, noise curfews. And there really needs to be a limit on how many one can own. I know someone who owns maybe a dozen or more. I'm born and raised here, yet can afford to buy a house and are almost priced out of the rental, paying \$3100/month. My family is looking to relocate out of state because of this.
539			506	O	Oct 20 2022 10:06 PM There needs to be an ordinance about parties in short-term rentals. Parties should not be allowed, but the RENTERS should be held accountable.
540			507	X	Oct 20 2022 10:00 PM For thirty two years we have lived across the street from a house, owned continuously by the same family, that has a day and night parade of changing "tenants" who stay anywhere from ten minutes to a night to a few months. There are ten to fifteen vehicles in and out twenty four hours a day - literally thousands of vehicles since we moved here. We have lost count of the number of people arrested (another felon just two weeks ago). The police and sheriff's department are fully aware of the drug dealing. There is constant noise and constant garbage. We have talked to detectives, parole officers, the city attorney, and have written to city hall. But in thirty two years, the owners have NEVER been held to account for the constant disruption to our otherwise nice neighborhood. Why isn't there an ordinance for neighborhood houses that aren't registered but act as flop houses and felon magnets? Santa Rosa has utterly failed in making lawless home owners accountable. It is infuriating.
541			508	O	Oct 20 2022 09:58 PM The City NEEDS to address UNPERMITTED short term rentals. Neighbor complaints have resulted in nothing from the City for over 25 years. We have one on our street: drugs; criminals; constant car repairs in the street; 10+ cars parked on the street for a 3br/2ba home; 20x visitors/day; loud music; Illegal pot growing in the back yard. SRPD frequently makes arrests there. We fear for our lives with the felons who visit and stay there. But nothing is done to stop the absentee owners from having their transient tenants ruin the neighborhood. All the neighbors agree it is worse than ANY permitted one. Please help us take back our neighborhood from this situation. We need to ensure The City can take decisive action in shutting this and other UNPERMITTED rentals down. Thank you!
542			509	O	Oct 20 2022 09:55 PM There is a VRBO next door to my house in Rincon Valley and directly across the street from my house. That is too close. I would like to see one of them closed.
543			510	O	Oct 20 2022 09:50 PM Short-term rentals that are hosted should be completely outside of these requirements and permits. They should be treated as an entity that is only a positive and no permits or restrictions should apply. The nonhosted rentals are the ones that should be getting all of the attention, as is done in this survey. Let the hosted rentals be completely separate because they are not the problem and never have been.
544			511	E	Oct 20 2022 09:45 PM The ordinance should not allow air b&b's in established residential neighborhoods, like St. Francis in Rincon Valley, where they are so disruptive to our peaceful area. They should be limited to commercial or downtown districts only.
545			512	O	Oct 20 2022 09:12 PM Better policing if there is a disturbance reported.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
546			513	O	Oct 20 2022 09:11 PM We would hope for more requirements related to screening potential renters.
547			514	X	Oct 20 2022 09:09 PM No thoughts
			515	E	Oct 20 2022 09:09 PM Las compañías de Airb&b y otras aplicaciones no pagan impuestos a la ciudad y las viviendas de renta a corto plazo incrementan los precios de la renta y disminuyen el acceso a la vivienda de personas que vivimos en la ciudad,
548					
			516	E	Oct 20 2022 09:05 PM Our neighborhood is being rebuilt post Tubbs fire and the houses are being rebuilt MUCH larger with MORE bedrooms and bathrooms but no increases in garages which appears to cater to STRs. The residential neighborhoods are becoming more commercial rather than residential. We are very upset and discouraged to see this! The only people who are pro-STR are the operators who are making a lot of money at the expense of the residents of what once were nice neighborhoods. Now these STRs are ruining our neighborhoods and degrading our quality of life. It's a big problem yet our city leaders seem apprehensive to protect the people who live here and vote here. Very disappointing!
549					
			517	E	Oct 20 2022 09:01 PM Should not be allowed in residential neighborhoods. It reduces an already short supply of primary housing. It drives up housing prices by cash paying investors. It drives down house prices in immediate vicinity of STR by having to disclose to potential buyers. Who would knowingly buy a home next door to a party house?
550					
			518	E	Oct 20 2022 08:56 PM If a neighborhood has CC&R's that do not allow any short-term rentals, the City of Santa Rosa should respect those rules and not allow any short-term rentals in those neighborhoods.
551					
			519	C	Oct 20 2022 08:55 PM I would say the fines are you high , Give them a probation time like 6 months & make sure all involved parties fully understand the rules. After six months with out any fines let them rent for short term.
552					
			520	O	Oct 20 2022 08:54 PM It's driving up the cost of housing for renters who live here. It's also creating a loophole for landlords to avoid accessibility requirements for their rental properties that would be required if they were leasing. Only resident landlords (no LLC's or businesses) should be allowed to have non-hosted short term rentals and no person should be allowed to own/operate more than one
553					
			521	C	Oct 20 2022 08:53 PM The current limit on rentals gives preference to those who applied for permits early and makes it difficult to new people who want to get a permit.
554					
			522	O	Oct 20 2022 08:45 PM Short term rentals should be subject to rigorous standards due to their negative effects on the City's neighborhoods. The one year waiting period to reapply after a revoked permit is sufficient; none of the proposed answers allowed for this result.
555					
			523	X	Oct 20 2022 08:45 PM I believe that anyone who is having a problem accepting about term rentals should have to state whether they utilize them in other places or are short term rental owners elsewhere. To be transparent.
556					
			524	C	Oct 20 2022 08:38 PM I think that the short term rentals should have a minimum age requirement of like 25 or 30 for the person renting the unit. To hopefully cut down on teenage parties.not to pick on kids but I know when I was a teen the more the merrier anywhere we were gathering.
557					
558			525	E	Oct 20 2022 08:35 PM We have had too many illegal parties. Let people rent a hotel to do that.
			526	X	Oct 20 2022 08:17 PM If the owner lives on the property, Look at the short term rentals that have been operating quietly, without Issues for many years whose owners live on sight. Now look at the short term rental where the owners do not even live in the count! Is there a trend between the two? If so what is that trend? I believe that this is a very good place to start:)
559					
			527	E	Oct 20 2022 08:14 PM Short term rentals make the housing crisis worse. Please prioritize long term housing over vacation rentals.
560					
561			528	N	Oct 20 2022 08:10 PM Not aware of problems in my neighborhood. (JC)

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
562			529	E	Oct 20 2022 07:57 PM Having vacation rentals in City limits brings problems into our community. They can rent a hotel if they want to come to Santa Rosa. Plus. It prompts Buyers to only buy homes from profit, which needs to be discouraged.
563			530	E	Oct 20 2022 07:54 PM I lived next door to an unhosted short term rental for 3 years until it was sold. Problems were continuous and the owners DID NOT CARE. I want ALL unhosted short term rentals banned. If you want to own and run a hotel then you should live there.
564			531	E	Oct 20 2022 07:49 PM Remove short term rentals from neighborhood communities. It has completely changed the housing market and quiet and peaceful lens of our communities.I live with one behind my house I own on the street behind miry street and I haven't a good nights sleep since it opened. I work for the county helping the elderly population and I'm so tired it's hard for me to support our most vulnerable members of our community.
565			532	E	Oct 20 2022 07:45 PM I do not think short term rentals should be allowed in residential areas. It hurts the integrity of our neighborhood and let's LOTS of strange people in and around our families. There should be a designated area for short term rentals not near regular residences. Also short term rental owners need to get PERMISSION from their neighbors first before they let a bunch of strange people running through our neighborhoods.
566			533	N	Oct 20 2022 07:39 PM Official notification sent by the City to neighbors regarding nearby Short-Term Rental is helpful.
567			534	X	Oct 20 2022 07:33 PM I MAY WANT TO REVISIT THIS SURVEY.
568			535	E	Oct 20 2022 07:30 PM I don't want to live near a short-term rental, and neither do any of my neighbors. There are inevitable noise, traffic, and crime problems with short-term rentals. Do our pandemic-scarred hotel and motel owners a favor, and ban short-term rentals altogether!
569			536	E	Oct 20 2022 07:28 PM Short term equals more vehicles on the roads and I feel that is not helping traffic.
570			537	N	Oct 20 2022 07:21 PM I have a non hosted house one block away. I have had no problems. The next door neighbor parks 2 cars in front most of the time
571			538	E	Oct 20 2022 07:19 PM We bought in this neighborhood because it was very family oriented, not because it could become partycentral with often unruly guests and their many vehicles parked so we can no longer park in front of our own homes.
572			539	X	Oct 20 2022 07:18 PM N/A
573			540	E	Oct 20 2022 07:15 PM We have a homeowner next to us on a quiet court. Various renter have lived here, some requiring much involvement with with police. She does not care, and there were no consequences severe enough to change behavior much to the entire neighborhood's dismay. She will be renting again shortly and we are all concerned. Irresponsible owners of rental properties have so much freedom in responsibility that it is not just short term - with no protection for tax paying owners in the area. I preface all of this with the very real possibility that she is getting ready to turn this into a short term rental, and based on past behavior, we will all have an untenable living situation. So please City of Santa Rosa, enact laws to protect us.
574			541	E	Oct 20 2022 07:06 PM Short term rentals should not be allowed in suburban neighborhoods with working families and children. It's to disruptive and changes the character of a neighborhood. Oct 20 2022 07:05 PM No additional ideas
575			542	E	Oct 20 2022 07:02 PM Short term rentals should not be permitted in residential communities where housing is occupied by owners and long-term tenants (like 1 yr lease). Or where the distance between dwellings is under 100 feet.
576			543	E	Oct 20 2022 07:00 PM We live in an established residential area near 4th Street. There are already 2 short term rentals nearby, both of which accommodate large groups. Do not appreciate having a hotel-like setting in a residential area.
577			544	E	Oct 20 2022 06:59 PM There should not be ay short term rentals; wither hosted or non hosted. We have a housing shortage; and all homes should be available for full time occupancy.
578			545	X	Oct 20 2022 06:53 PM Why doesn't #14 have a "Leave unchanged" answer. That's how I would vote.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
579			546	E	Oct 20 2022 06:51 PM Short term rentals do not belong in neighborhoods... that is what hotels & motels are for!
			547	E	Oct 20 2022 06:47 PM I've been a renter in Santa Rosa for 11 years. I've experienced rents almost doubly in that time. If you want a thriving community the City should prioritize making rents affordable for its residents before accommodating transients.
580					
			548	C	Oct 20 2022 06:46 PM Fines shouldn't be levied if an owner/ host feels it is too dangerous to intervene in a guest problem and is waiting for the police arrive (ie time for resolution of problem has elapsed).
581			549	X	Oct 20 2022 06:45 PM I did not like the choices for #14. I think an option of "I think that waiting 1 year to reapply for a permit is adequate" should have been an option.
582			550	O	Oct 20 2022 06:44 PM Include noise ordinance and renters must be over 21 years old
583			551	E	Oct 20 2022 06:33 PM With our current housing shortage it is completely ridiculous that we are allowing any short term rentals in any housing in Sonoma county. Guests to the city need to stay in a hotel where it's way more appropriate. If you don't straighten this out you were going to ruin the city of Santa Rosa with short term rentals. I have a second home at the coast and it is a complete nightmare with the rentals that we have that are short term. People are obnoxious they're responsible they have no respect for our own property. It is awful,
584			552	O	Oct 20 2022 06:27 PM I didn't see any limit on the number of people staying at any one time. I know in the past it has been 10...I hope this number does not increase.
585			553	E	Oct 20 2022 06:20 PM Short-term rentals have no place in residential neighborhoods. They destroy the fabric of our community. Please ban them from our city.
586			554	E	Oct 20 2022 06:15 PM I lived in Santa Rosa for over 50 years, the last two there was a non-hosted short-term rental next door, which very much upset the tranquility of the neighborhood. They should be not allowed. The guests are strangers, disrespectful of residents, some drunk, some abusive.
587			555	O	Oct 20 2022 06:14 PM Should be restrictions on amount of alcoholic beverages allowed and use of non restricted drugs.
588			556	E	Oct 20 2022 06:13 PM We live in a city that is experiencing a housing crisis that contributes to a homelessness crisis. There should be ZERO non-hosted vacation rentals within the city.
589			557	P	Oct 20 2022 06:12 PM I believe a property owner should be allowed to profit from property ownership. We pay taxes for limited city services! Yes it needs to be under control, but government entities are the worst in managing economic resources!
590					
			558	X	Oct 20 2022 06:09 PM I think the waiting period to obtain another permit after having had the rental permit revoked due to violation should remain as is, not increased or decreased. I cannot answer the next question as I don'y know what district I live in and cannot obtain an answer to my question re my district.
591			559	O	Oct 20 2022 06:08 PM I have been to two very large gatherings at short term rentals in residential neighborhoods. BOTH involved 30-40 people and were very loud and inconsiderate of the neighbors. I felt very badly for the people to the left and right of this rental. There should be fines levied on short term renters who violate their contracts and violate reasonable sound levels in residential neighborhoods. I would support the right to have a short term rental anywhere, but their needs to be some kind of enforcement!
592			560	E	Oct 20 2022 06:03 PM Parking is out of control. Noise is always a problem. Guest don't live here, no ownership, loyalty, no personal reputation to loose. Drugs, alcohol, bad driving.
593			561	E	Oct 20 2022 06:01 PM We don't need more air bnbs. We need long term rentals and rent control. Corporations should have a limit on what they can own. I work in Santa Rosa.
594					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
595			562	E	Oct 20 2022 06:00 PM There are not enough homes for families to buy or rent and if you do buy or rent near a short term rental your enjoyment of your time at home is diminished. And it just creates more disgruntled citizens in Santa Rosa.
596			563	O	Oct 20 2022 06:00 PM City should make sure that its sound ordinance specifically applies to rentals and that the SRPD enforces it when complaints are made.
597			564	C	Oct 20 2022 05:56 PM there is a housing shortage both residential and tourism. making it harder for homeowners to be flexible with a property that THEY OWN AND PAY TAXES ON this is not the answer for any shortages. Perhaps the city needs to review the complexity and high cost of getting permitted and actually creating new living spaces.
598			565	C	Oct 20 2022 05:56 PM If the City is trying to limit the number of short-term rentals then why would you allow someone who can't follow the rules continue to rent. Limit number of homes by having rule abiding residence only allowed to rent out their house. And don't discriminate against those that were not renting out their home in the past.
599			566	O	Oct 20 2022 05:55 PM Glad you are addressing this significant issue. Whatever you do, make sure there is adequate enforcement!
600			567	C	Oct 20 2022 05:51 PM Currently is too restrictive, specifically the # units allowed
601			568	C	Oct 20 2022 05:41 PM The City is making thousands if not hundreds of thousands of dollars in revenue. The STR promotes tourism, revenue and employs many people living in Santa Rosa. STR rules should be no different than LTR. Improvements can be made by holding "guest" responsible for violations, holding chronic and persistent complaints accountable and recognizing free enterprise as STR owners pay their property taxes and now pay 12% BIA/TOT taxes. Respect the property owners rights and recognize that there is not a major difference between STR guest & LTR tenants. STR properties often are in better shape and often have better curb appeal, helping to keep Santa Rosa beautiful. For a City that values tourism, one would think of the asset STR's have in promoting tourism.
602			569	O	Oct 20 2022 05:39 PM Mobile home residents should be allowed to offer HOSTED short-term rentals. This should not be prohibited by the park owner.
603			570	E	Oct 20 2022 05:38 PM The distinction between hosted and non-hosted short-term rentals is very important. Non-hosted shortterm rentals should not be allowed.
604			571	E	Oct 20 2022 05:36 PM These should be two separate businesses with much stricter rules for non hosted rentals since they cause the most problems.
605			572	C	Oct 20 2022 05:36 PM I live in the hidden valley area of Santa Rosa and have 2 vacation rentals on my street. There are neighbors of mine that are very against vacation rentals and if they had not told me they existed on my street I would not know they are rentals. I feel that Santa Rosa is in a position to be an amazing hub of tourism that is currently is not achieving due to a non tourism friendly downtown, poorly maintained parks and roadways, and lack of acceptance of tourists in our city. I think the future of our city is embracing tourism and this is why I feel the rental program should be expanded.
606			573	E	Oct 20 2022 05:29 PM In reality the negative consequences to family neighborhoods are never fully addressed. Fines will do little if acknowledged at all. Non-hosted short term rentals should not be allowed period in family neighborhoods. We have 4 on our street within two blocks of our high end neighborhood and it ruins the atmosphere of a safe family neighborhood. In addition to that, every STR owner hosted or not we know have been at one time or another a hub for illegal drug trafficking operations. Not something to be encouraged amongst homes full of small children.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
607			574	O	Oct 20 2022 05:26 PM I believe that short term rentals are beneficial to the tourism industry. I support language to limit the number of guests in a given property. Homeowners are penalized if a tenant breaks the regulations. There needs to be language, ie non refundable deposit, of a significant dollar amount, that would not be refunded if a tenant breaks the requirements outlined in the regulations. The tenant is the one breaking the law not the tenant.
608			575	P	Oct 20 2022 05:24 PM Freedom and Liberty for All
609			576	N	Oct 20 2022 05:19 PM This ordinance seems well thought-out. I would like to see it expand to second homes with multiple owners (like Pacaso).
610			577	X	Oct 20 2022 05:18 PM Idk
611			578	N	Oct 20 2022 05:16 PM We have plenty of housing being built so we should overall leave the ordinances the same or be less restrictive
612			579	O	Oct 20 2022 05:09 PM 1) Limit the total number of Short-Term Rentals being rented by the same person or same business. Vacasa has so many houses in Short Term rentals. Why does one company get to profit, drive up the short term rental prices, and remove houses from the housing market? Santa Rosa citizens need a healthy housing and rental market. Limit the number of rentals allowed for the same short term rental companies. 2) Make every Short Term Rental owner reapply every year. Allow those on the waiting list to get a chance to have a Short Term rental agreement.
613			580	E	Oct 20 2022 05:06 PM Short-term rentals should operate under strict regulations that protect the residential character of the neighborhood.
614			581	E	Oct 20 2022 05:05 PM We live in a SR neighborhood with a few short term rentals non hosted and we're consistently phoning the host with problems - typically noise and large parties, it's a drag because no one involved in the short term rental seems to care and if there are more short term rentals allowed in our city/ my neighborhood it will not improve the quality of the our city's residents lives just the owner of the properties/short term rentals and management companies and all of their pocket books. We own the second home in Palm Springs and due to the leniency with short term rental and the mass amounts of short term rentals in PS many neighborhoods and the lives of locals / residents has been ruined. It became so bad that we sold our home there. Don't ruin Sonoma County with Short term rentals! Thanks for listening and caring more about Sonoma County's residents and neighborhoods then the bottom line.
615			582	N	Oct 20 2022 05:04 PM Short term rentals help the economy but wreck the neighborhood. These guardrails seem pretty smart and specific.
616			583	N	Oct 20 2022 05:04 PM My Hosted STR allows me to stay in my home. I am a senior citizen
617			584	N	Oct 20 2022 05:04 PM I wish Glen Ellen would adopt your smart approach. Please expand this to all of Sonoma County.
618			585	E	Oct 20 2022 05:02 PM They should not be allowed in neighborhoods. I'm sure the motels and hotels would benefit if we didn't allow them and our housing shortage would be helped by more available housing.
619			586	X	Oct 20 2022 04:59 PM Right at everything for everyone is thinking but it's work and luck for those who have the fortune of prosperoussness. The country and world are equal in opportunities and luck is floating above the more powerfullinus the dark sighted worlds multi answers are ! It is still livable for and in abounding channels and varieties is powerful too, affordable to LIVE FOR BY ETHIC AND IDEA TOO IRONICALLY !!!!!!! ETHICS ARE ANSWERED IDEAS CARRY AN ANSWER THAT IS OPENED STILL TO IDEAS WITH OTHER ANDWERS AT THE SAME TIME.....,PROMOTING FREE MIND. ETHICS CAN'T CHANGE ON LY IDEAS CAN [REDCATED]
620			587	E	Oct 20 2022 04:59 PM Need me more rentals and less air bnb
621			588	E	Oct 20 2022 04:58 PM I really don't think we should have short term rentals. It does increase pricing in the area and limits housing supply. Even if the number is 200... that's still 200 less homes when we are short housing

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			589	C	Oct 20 2022 04:57 PM Many short term rental properties work without issue. The properties have buffer space and owners that are engaged. The owners ensure that the renters comply to all rules. The issue is not with short term rental properties but with owners not respecting the neighborhoods. Good rental owners are getting penalized for a few bad actors. Allowing short term rentals, with appropriate oversight (if a complaint is filed, that specific owner should be held accountable) would be a great revenue source for the city and county. We're choking a great addition to our tourist location because we're not dealing with the bad rental owners. I have lived here my entire life and would not support anything bad for our county. These recent control efforts around vacation rentals has gone way too far. I'm available for discussion and can give more context to my position. Thank you. [REDACTED]
622			590	C	Oct 20 2022 04:56 PM Let the free market do its thing. Short term rentals are not what's causing the housing shortage. All the red tape, time and cost of permitting/entitlements/impact fees are the problem!!
623			591	E	Oct 20 2022 04:54 PM vacation, short-term hosted or non-hosted rentals should not be allowed in all neighborhoods to preserve the property values. These should be allowed to operate in certain areas of the city only.
624			592	O	Oct 20 2022 04:53 PM Non hosted short term renters must adhere to parking and noise regulations that the city has. The renter must have the short term renter sign an agreement that they have read, understood and will abide by these regulations or they will be evicted promptly. I don't remember if this is part of the short term rental ordinance now, but it should be. Noise, parties, drinking parking are all problematic behaviors that residential property owners want to eliminate.
625			593	O	Oct 20 2022 04:52 PM Short term rentals with pools tend to be party houses & create more noise. Do not approve hourly rentals houses with pools.
626			594	E	Oct 20 2022 04:51 PM There is no monitoring on short term rentals. It is up to the neighbors to do so. They disrupt the family oriented community of neighborhoods. Is Santa Rosa for families or are they for residential hotels and the all mighty dollar?
627			595	O	Oct 20 2022 04:51 PM Enforcement needs to be a priority, especially in the evening and over weekends. The City website should include information about all code violations and the action taken.
628			596	O	Oct 20 2022 04:49 PM The ordinances need to be enforced. Fines should be given. I think the city is not doing enough to enforce the ordinance and I do not think that corporations should be allowed to operate STR's.
629			597	O	Oct 20 2022 04:49 PM I would look at a time limit on permits. It should need to be renewed . Grandfathering is undesirable. Existing permit holders should abide by any new regulations.
630			598	O	Oct 20 2022 04:49 PM All owners of property within 1000 ft of property applying for a short term permit should be notified BEFORE a permit is issued and should have input into the decision making process.
631			599	E	Oct 20 2022 04:48 PM Undercuts homeowners property value of owner lived in residences because CC &Rs which cost high fees monthly to resident who tries to keep home well cared for will be unenforceable!
632			600	X	Oct 20 2022 04:48 PM There isn't really enough information for us to make these decisions. Also, there are no questions about hosted short term rentals. It seems like these rules should be different.
633			601	C	Oct 20 2022 04:48 PM People need Income and adding all these barriers for income is wild - as long as noise restrictions and permits are valid - why so much ...allow a process/rules but totally restricting and making such wild hoops when Income is needed to pay mortgages seems to be a need to consider
634					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			602	O	Oct 20 2022 04:48 PM I have an STR/ non hosted on one side and an STR/hosted on the other side. I can not get quick feedback from the code enforcement office with the non/hosted property, and I have MULTIPLE COMPLAINTS. They do not follow the city ordinance rules. It is VERY frustrating to live between the two, and have such a difference in their behavior. Hosted property= no problems. Non-hosted property=problems every weekend. We need more immediate response to noise problems after quiet hours. Police do not respond anymore to my calls. They are too busy, and I understand that! They should not have to take care of STR properties that are here to make money and could care less about neighbors wanting to sleep!!
635					
			603	E	Oct 20 2022 04:48 PM Family neighborhoods are negatively impacted by continuous party activity all week. There is zero oversight on WHO rents. It is open for vandalism, criminal activity, and other activities that erode family neighborhoods. When the renter impacts the neighborhood negatively they are not accountable and simply leave after their rental period leaving the negative impact on the neighborhood.
636					
			604	O	Oct 20 2022 04:45 PM There needs to be better enforcement of all the county permits! I emailed regarding a dangerous unpermitted property that was being illegally rented to me and got no response and nothing happened!! Not only was the property not permitted for a rental. The only fire exit was enclosed and the stairs were removed!
637					
			605	O	Oct 20 2022 04:44 PM I have used vacational rentals in other cities and states. If rowdy, uncontrolled renters/rentals are a problem, that property should be taken off the market because the owner/operator did not due diligence in renting.
638					
			606	O	Oct 20 2022 04:42 PM The short term rental by me violates the 1000 distance requirement AND advertises for more people than allowed. The city ShOULD enforce these rules.
639					
			607	O	Oct 20 2022 04:42 PM Hosted short term rentals should be subject to the same minimum distance rules, neighbors have no way to know if the neighbor running the rental is complying with hosted rules. Oct 20 2022 04:42 PM Fines should be pretty stiff, because for some with a lot of money, paying a fine it's just the cost of doing business. It's not a deterrent if it's not steep enough.
640					
641			608	E	Oct 20 2022 04:41 PM Short term should be changed to full time rentals
642			609	X	Oct 20 2022 04:40 PM PLease make more transparent the appeals process for complaints.
			610	P	Oct 20 2022 04:40 PM I do not think people who own real estate should be told what they can and can't do with it. Short term rentals allow additional income for people who need it in a place that is very expensive to live. Tourism is a major driver of our local economy, STOP KILLING IT.
643					
			611	E	Oct 20 2022 04:39 PM I favor long term rentals availability and these short term money making businesses eventually hollow out the community.
644					
645			612	E	Oct 20 2022 04:38 PM None in residential areas
			613	O	Oct 20 2022 04:37 PM People who are hosted who travel occasionally should NOT be categorized as NON HOSTED.. HOSTED should not have to pay any fee to operate. People in the US have been operating boarding houses since the 1800s. Why should they need to pay a fee to a city to operate a boarding house which they live in and oversee?
646					
			614	C	Oct 20 2022 01:55 PM I think the city should seek for a win-win relationship with short-term rental hosts, and invite them to serve on sub-committees. They are generally good, long-term citizens of Santa Rosa and want to do the right thing.
647					

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
		615	E	Oct 19 2022 09:40 AM Hello, Thank you for doing this survey. Thank you for you time and efforts. This is an important topic and you all have made some serious errors in your choices and thus harsh feedback is real and forthcoming. NO MORE SHORT TERM RENTALS. REVOKE MANY PERMITS OF THE CURRENT STR's IN SANTA ROSA, CA. STOP LYING TO THE PUBLIC. THERE ARE WAY TOO MANY STR's. GET BACK TO THE "198 CAP" AND DECREASE FROM THERE. YOU WENT FAR BEYOND THE CAP. AND HOW MANY MORE ARE THERE THAT ATE NOT PERMITTED!? MANY HAVE AREAS ARE EXTREMELY IMPACTED BY STR's. A BLATANT EXAMPLE IS... TWO NEWLY APPROVED (just in time to clear your pathetic reach to allow one to apply by late December 2021 to be cleared into the fold of the city's unmanaged work-arounds to be given a permit to operate a business in a single family residential zoned neighborhood) on Tillmont Way in SR, now having 50% of the standing homes being a "hotel" and not for a permanent residence for one to live. WE DO NOT SUPPORT THIS. MANY PROPERTY AND HOME OWNERS ARE JUSTIFIABLY UPSET. AND WHY IS THAT...? YOU ALL KNOW EXACTLY WHY. VASTLY REVISE ALL MATTERS IN REGARDS TO STR's IN THE CITY OF SANTA ROSA, CA. And our family has been and continues to support all housing types, such as apartment units, and homes rented to long term tenants, with yearly contracts etc.	
648		616	C	Oct 17 2022 06:41 AM The Urgency Ordinance was horrible for the dozens of senior homeowners of hosted and "nonhosted" properties already in operation - essentially the City stole their livelihoods. Now this - a stilted and dubious questionnaire from which to make further defective policy. All the City can do is lie and distort information to try to make STRs look like some huge problem. The tactics used to make policy against STRs represents one of the lowest points for local government as they abuse everyone - a residents and guests - by not using facts to make policy.	
649		617	C	Oct 15 2022 04:57 PM For us personally, this is our career to provide short term rentals. We would have to declare bankruptcy if the restrictions were stricter than they are now. We have no problems keeping parties out of our STR. An idea is to use a device like Minut that would automatically alert the host and/or authorities where there are too many guests.	
650		618	C	Oct 14 2022 12:05 PM Short term rentals managed responsibly are a benefit to our community. They are also a right of the property owner that should not be taken away by government entities. The short-term rentals that are not manage well should be penalized through receiving monetary violations and revocation of their permit for chronic neglect. The owners of well managed short term rentals should not be penalized in any way for the minority of properties that are problems due to not being managed well. I myself own a vacation rental in Healdsburg and my neighbors like me and do not have any complaints over having a short-terms rental next to them because they never experience problems with the people I rent to because I screen them ahead of time, as all owners should. My neighbors even rent my house for their own families to stay in during the holidays and for family reunions each years. Persecuting well managed properties and their owners for the actions of not well managed properties and owners is not the right answer. And, well managed short term rentals are a benefit to our community over-all, not a detriment.	
651		619	E	Oct 14 2022 12:04 PM Non-hosted short term rentals should not be allowed. It's taking away housing stock from those that are trying to live here and further pushing rents up for those that are trying to survive. I have no issue with hosted short term rentals.	
652		620	O	Oct 14 2022 11:51 AM It is helpful to have basic rules for short term rental homes such as fire code, noise restriction, and limiting occupancy to 2 per bedroom. I think parking rules should be revised to allow only one off street parking per property. Doesn't make sense to count parking based on bedroom numbers. Law abiding good hosts of short term rentals shouldn't be punished by excessive restriction.	
653					

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32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
654		621	O	Oct 13 2022 12:12 PM We have 50% of the homes on Tillmont Way as short term rental. It is terrible, noisy, and dangerous. We hate it because it has ruined our peaceful neighborhood. No one cares about the residents who live here. It's all about making a buck. We love where we live but now are considering moving. Not only do we have short term rentals, but we have a vacant lot on Kelsey Knolls that is a party spot where people park and drug/drink and throw their garbage and cigarettes everywhere. We have called the cops several times. We never see patrol cars up here. it's a shame.	
655		622	O	Oct 13 2022 10:13 AM Density should preempt distance! Currently 50% of the homes on Tillmont Way are STRs. This is unconscionable!	
656		623	X	Oct 13 2022 09:45 AM This ordinance was hastily put together and does not adequately address the property rights of homeowners.	
657		624	O	Oct 12 2022 06:18 PM I think that zero lot line housing should be restricted by the 1000 feet regulation, but for multi-family houses and other town houses should be allowed to pass this restriction, but the multi-unit home must either be both short term rental or both long term rental units. Then the 1000 foot rule would apply to the "double unit".	
658		625	X	Oct 12 2022 04:27 PM No opinion should be an option	
659		626	O	Oct 12 2022 03:25 PM Enforce the rules!!!	
660		627	C	Oct 12 2022 10:31 AM I think there are too few permits allowed. Especially in tourist areas (downtown, railroad square). For all residential areas, I like the 1000 ft space requirement. I think when there are complaints that an investigation should be required and it should not just be considered the owner's fault.	
661		628	X	Oct 11 2022 09:02 PM Transparent rules regulations with our visiting guest. Good communication is the best!	
662		629	E	Oct 11 2022 08:45 PM The presence of a short term rental in our small cul-de-sac neighborhood has ruined the sense of community within our neighborhood. It has created a nuisance and an uneasiness that has me thinking daily about selling my house and moving away. We have had to call the police multiple times. Except, now that there is a known STR next-door to me, my home has probably been devalued significantly. We never know who is going to be in the house. Frequently, the guests staying in the house are rude or at the very least completely inconsiderate of our small neighborhood. Santa Rosa city code says very clearly that is illegal to have a hotel in a residential neighborhood. With the five-bedroom STR next-door to us, we have in essence a small boutique hotel that turns over every couple of days. The stress of this has ruined many,many days for me	
663		630	C	Oct 11 2022 07:53 PM As someone who's income depends on tourism and visitors from other areas, I appreciate the increased tourism short term rentals bring. As a local home owner, I think some limits are reasonable. I hope the city carefully considers the revenue tourism brings to the wine industry, wedding industry and what tourism in general brings to our county, and how important that revenue is in providing employment to local citizens like me.	
664		631	E	Oct 11 2022 07:00 PM Need more housing so more strict is better	
665		632	X	Oct 11 2022 06:00 PM Staff is doing a great job!	
666		633	C	Oct 11 2022 04:21 PM Permit approval speed is painfully slow. Having gone under contract to purchase an STR home prior to the urgency ordinance I'm now covering an extra mortgage with no revenue to offset until my permit is approved.	

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
667			634	O	Oct 11 2022 01:32 PM There should be a difference between treatment of a mom and pop owner operators who live, work, and contribute to the local community and are doing this to remain living in this expensive region and corporate entities who are purchasing homes for the sole purpose of vacation rentals. This issue has become political versus practical with a small group of highly privileged people being very loud against str. Many of the people operating short term rentals are doing so to make ends meet. People purchasing vacant second and third homes also affects the quality of a neighborhood. With housing prices so high, younger working generation of 30 year olds are being priced out. Having flexibility of operating str allows younger people to afford to live here with some flexibility (ie traveling with family over summer and renting home out to pay bills for the whole year).
668			635	C	Oct 11 2022 12:48 PM City ordinances should apply equally to all residents and/or their rental properties. Why complicate what applies to whom?
669			636	X	Oct 11 2022 10:46 AM Airbnb and other companies should be required to collect hotel taxes so all the taxes will be paid and not be up to the owners of the properties so that SRCITY gets all the monies owed to it and that the owners do not have to pay like they do now.
670			637	N	Oct 11 2022 10:00 AM The requirements for providing emergency information and having a phone at the property are working well. Posting the information in the house, sharing it in advance and digitally during the stay is excellent.
671			638	C	Oct 11 2022 09:49 AM I think the permitting, fines and taxes are structured in a way that favors non-STR residents and the city. I do not think the ordinance has the best interest of STR owners in mind.
672			639	E	Oct 11 2022 07:41 AM There should be more rentals available to help the house crisis.
673			640	O	Oct 11 2022 07:32 AM The hosted STR restrictions need to be rewritten. The fact that a hosted STR owner is not allowed to leave the property, even during a family emergency is ridiculous. I was instructed that if I need to leave town as a hosted STR, I would have to ask my guests to leave. PLEASE consider creating an advisory committee of STR owners so we can advise on proper ordinance that are realistic.
674			641	E	Oct 10 2022 12:34 PM Short term rentals in our neighborhoods are really the 'nightmare scenario' for those of us living here. Please limit as much as possible.
675			642	C	Oct 10 2022 11:54 AM Because Santa Rosa has many HOAs that don't allow short term rentals the 1,000 foot concentration tool is overly restrictive. Typically 1-2% of single family dwellings in a city should be short term rentals to make sure you have rental inventory for travelling nurses, professionals moving here and emergency housing for those displaced after wildfires
676			643	O	Oct 09 2022 04:41 PM There should be no restrictions on homeowners who claim their property as a principal residence and claim their homeowner's tax exemption. Those who do not, should not be granted a whole house nonhosted short-term rental. The city should not approve short-term rental applications for corporate-entity applicants.
677			644	E	Oct 09 2022 04:03 PM Short term rentals in residential neighborhoods should not be allowed.
678			645	C	Oct 07 2022 06:10 PM Look at Redwood City's approach: any homeowner may apply to receive a permit to STR their house or condo for up to 90 days per year. I like this approach: it will keep "professional STR" companies away and it fairly distributes a valuable commodity to all property owning citizens. Please consider something like this.
679			646	O	Oct 07 2022 10:17 AM Code enforcement of Santa Rosa's current rules needs to be way better. Complaints should be taken seriously, and violations should be assessed swiftly after a through investigation and appeal process. Additionally, the City needs to do a better job of educating it's citizens AND short term rental owners of the regulations and how they apply.
680			647	O	Oct 06 2022 04:07 PM I think the with the few tweaks that I have indicated, the current short-term Rental Ordinance is working well and is very fair.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
681			648	E	Oct 06 2022 11:17 AM non-hosted should not be allowed in our neighborhoods
682			649	E	Oct 06 2022 11:11 AM non-hosted belong in commercial land
683			650	E	Oct 06 2022 11:04 AM non-hosted STR should be assigned to Commercial Land
684			651	E	Oct 05 2022 01:06 PM City needs to extend these laws to cover loopholes. many people are now renting out their homes for 31 days to bypass short term, but this is still a safety concern and nuisance in residential neighborhoods
685			652	X	Oct 04 2022 08:03 AM I would like to see more oversight on if the Rentals are being utilized or not. Are they active businesses or simply an investment strategy where the property sits empty until the owner can resell the property for a profit.
686			653	E	Oct 02 2022 09:44 AM Airbnb, Vrbo, etc...do not verify hosts. I have been scammed by some hosts. Hosts renting through Vrbo, Airbnb, etc know they can get away easily from any compliances. ...More regulations is better to hold them accountable.
687			654	O	Oct 02 2022 04:53 AM The limits and distance is not as important as the owners responsibility to their neighbors. There should be more ordinances on the amount of people/cars/pets allowed as well as noise limits, especially in the evening.
688			655	E	Oct 01 2022 01:03 PM There is almost nothing about the current ordinance that is working well. Everything needs improvement - from terms that significantly reduce the number of Non-Hosted rentals in residential neighborhoods to terms that can actually be effectively enforced.
689			656	E	Oct 01 2022 12:19 PM Allow residents to upload videos for those that violate the rules on weekends when there is no enforcement. For properties in a home owner association, ask two questions: 1 - is the property located in a home owner association? If no, skip the next question. If yes, answer the next question. And if a property owner answers not in a homeowner association and the association finds out afterwards, can submit a letter and have the permit revoked. If in a homeowner association, does the property owner have written permission to operate a short term non-hosted rental? If yes, submit written proof. If no, put in a suspended file until written approval is given.
690			657	E	Oct 01 2022 09:50 AM Harsher penalties for people who continue to allow short term rentals in HOA'S that do not allow them.
691			658	E	Oct 01 2022 07:18 AM I live near a hosted and a non-host short-term rental. The non-hosted short-term rental turned over three times this week. There is a shortage of housing in Santa Rosa. Multifamily housing single-family housing should be just that housing and not hotels. If you make the rules to complicate it, there will be no enforcement. Enforcement to this point has been a joke. I bought in a residential area not intending to live next to a commercial enterprise. Peace and tranquility that should be expected in a residential neighborhood. Should not allow commercial enterprises next to homes. Only primary homeowners should be given permit to rent as a non-hosted short-term rental. Investors, realtors and anyone else trying to profit by running a non-conforming use business in a residential zone should not be allowed.
692			659	E	Sep 27 2022 06:12 PM Unless there is a faster way to revoke a permit for someone who breaks the rules, no non-hosted shortterm rentals in residential zones.

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
693		660	E	Sep 27 2022 01:40 PM non hosted STR'S should be in non residential neighborhoods. residential home stock should be for permanent residence or for long term rentals. STR'S further erodes housing stock and drives up prices in the community overall, but decreases house prices for those near the STR'S as it must be disclosed to new buyer. Efforts should be made by city to make Hotels or other lodging accommodations more attractive for developers near downtown amenities. Why should the burden of STR violations be on the neighborhood home owners? We should'nt have to be the police, but that is what happens as you cant count on the STR companies to police there own properties. The burden of reporting is on the neighbors. How does the city know if there have been violations? Do you expect the STR companies to report issues to the city, fat chance! Only recourse is to report violations to police to make its way into the public record. There should be an independent city run violation/complaint center to keep all STR's accountable. Especially all grandfathered units that are closer that the current 1000 yd limit. Please allow our neighborhoods to be just that a neighborhood. To build a place where city workers can live vs.commuting in from out of the area. To have neighborhoods affordable for our children to move back to their home town. Our population is graying and we need young people to come home and start families.	
694		661	E	Sep 27 2022 01:07 PM I live within 7 STR hosted and non hosted. 7 families should be living there instead of a constant flow of strangers. The turnover rate is multiple times in a week. Who is next door? I don't know? Non conforming use in a residential zone. Zoning laws were put in place for a reason.	
695		662	E	Sep 27 2022 12:58 PM To date their is little to no enforcement. The neighbors around these commercial enterprises are the enforcers. Non hosted STR should be limited to commercial areas. And at the very least be primary home owners. Outside investors have ruined the peace and tranquility of our neighborhoods.	
696		663	P	Sep 27 2022 11:29 AM Not associated with these rentals in any way; not a clue where one might be near me, have never used one. City has no right to regulate what people do with their properties, aside from noise etc ordinances. You are just trying to solve your housing issues that many blame on these rentals, and might be depriving someone who cannot work a regular job of their income. Next you'll eminent domain 'seedy' properties to turn the land over to developers. The market and economy will dictate how many short-term units can operate at a profit.	
697		664	O	Sep 27 2022 11:12 AM Neighbor complaints in residential areas should have the highest regard and result in penalties to STR rental companies, resulting in a revoked permit. This survey is a good step for gathering information from citizens of the city. If police or fire dept is called because of renters not following quiet hours, causing a disturbance or endangering the neighborhood due to negligence, resulting in a call to police or fire dept. the renter should be financially liable. Investment corporations buying and managing homes for STR purposes should not be allowed a permit, there is no investment in the community or care for the community residences.	
698		665	O	Sep 27 2022 10:40 AM Hosted rentals should have fewer restrictions than non-hosted rentals.	
699		666	P	Sep 26 2022 11:39 PM Limiting this is kind of fascist. People should be able to do what they want to. God forbid people want to vacation in Santa Rosa, right? I mean really. Noone comes here anyway. Dont make it harder. Residents are not being displaced by this. There's tons of inventory being built right now all along SR Avenue, and Petaluma Hill Road, etc. The city needs more DIVERSITY in housing stock and in occupancy. .Reduce and remove the restrictions. Join the 21st Century. Short term rentals are a jolt of fresh energy. Just say Yes!	
700		667	P	Sep 26 2022 08:53 PM Let people have freedom to do what they want with property they own. We have long term property rentals near our home that consistently have awful tenants. Why are slumlords of long term rentals not held to the same standards as short term renters. Be consistent and fair to all residential property owners.	
701		668	C	Sep 26 2022 06:05 PM I think the new rules should be lifted for a trial period of 1 year	
702		669	E	Sep 26 2022 03:56 PM Do not allow any short term rentals in residential neighborhoods.	

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
703			670	E	Sep 26 2022 03:19 PM please remember that this kind of rental housing can do great damage to the integrity of our neighborhoods and should be not only limited, but monitored very strictly.
704			671	X	Sep 26 2022 02:36 PM your survey needs improving
			672	C	Sep 26 2022 02:23 PM The current 1,000 ft limits favors those who were here first, excluding new homebuyers the opportunity to participate. They may potentially be fabulous hosts, while the incumbent may be sloppy in managing the rental because of the lack of neighboring competition. The great hosts continue, and the lousy ones fade out; may the best host win - reflecting a better experience of our Sonoma County guests.
705			673	X	Sep 26 2022 02:00 PM The last question didn't have a choice for leaving the reapplication at one year, which I support.
706			674	O	Sep 26 2022 01:09 PM I used to manage a hosted short term rental property for 5 years. The one thing that we had to work out with neighbors was the parking. We were are the end of a cul-de-sac street. We did not have enough parking in the drive way for the renters because we had to have access to the 2 car garage. My point being that parking should be looked at very carefully.
707					
708			675	X	Sep 26 2022 10:46 AM option in survey for no opinion, or unsure
			676	C	Sep 26 2022 10:40 AM Lots of people have invested millions of dollars to supply short term housing for travelers, business people and traveling nurses and the like. Tourism brings tens of millions of dollars into Santa Rosa/Sonoma County...I have no idea what Santa Rosa "leaders" think they are doing screwing with a persons ability to do things with their private property. Deal with people who do not properly manage their rentals, on a case by case basis. If they rent to rowdy college kids, squeeze on them. You guys always do a "one size fits all" approach to governing. And it doesn't work!
709					
710			677	E	Sep 26 2022 10:39 AM My concern with short term rentals is that they displace long-term renters. If short term rentals were used for residents displaced by fire, I would welcome more lenient rules in that one instance.
711			678	C	Sep 26 2022 10:32 AM Short term rentals are not a problem. Too much time on this small issue
712			679	O	Sep 26 2022 10:16 AM Homes w/pools should be required to have larger lots or more distance between neighbors.
			680	X	Sep 26 2022 10:07 AM The last question did not give an answer option of leaving the requirement the same. That is what my answer is.
713					
			681	E	Sep 26 2022 09:47 AM The City has found and will continue to find difficult, the enforcement of any Short-Term Rental Ordinance that relies on the discovery and response to disturbance instances from any individual Non-Hosted property. Non-Hosted Short-Term Rentals are not compatible with residential zoning in the City and need to be eliminated therefrom. Please move to adopt ordinance revisions that eliminate all Non-Hosted ShortTerm Rentals from residential zoning districts or at least require that they be operated only in an owner's primary residence.
714					
			682	E	Sep 26 2022 09:45 AM It is crazy that you allow short term rentals at all. We have a severe housing shortage and rents are through the roof. Short term rentals are only making this worse. If someone owns multiple homes then they should be offering these at a reasonable rental price to long term renters instead. This is just pure greed and it's going to make Santa Rosa and the surrounding areas unlivable for people who should be able to make a great living otherwise. I myself and considering leaving the area if rents increase any more. I make good money even as a single mother, but if my rent goes any higher that will be it for me. Say good bye to your tax base if you don't get this under control.
715					
			683	E	Sep 26 2022 09:40 AM There are way too many short term rentals in Santa Rosa and not enough housing for the rest of us. In addition there are barely any restrictions on short term rentals that are already in business. There is too much pressure for neighbors to police the non-hosted short term rentals. It is a nuisance and shouldn't be allowed.
716					
			684	E	Sep 26 2022 09:31 AM I would like to see all short term rentals within Residential areas omitted. They should only be allowed in commercial zoned areas of the city.
717					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
718			685	E	Sep 26 2022 09:30 AM Short term rentals, especially non-hosted ones, diminish the standard of living in neighborhoods and price residents out of the market. Our home are already expensive and cost-prohibitive to many. Short term rental properties, which corporations are purchasing around the country are just making all of that worse.
719			686	O	Sep 26 2022 09:21 AM If applicable, I think background checks for both owners of short term rentals AND paperwork to make sure the people who wish to rent are vetted in some manner.
720			687	E	Sep 26 2022 08:27 AM A lot of issues arise because these are non- hosted rentals. You have investors buying up affordable homes & severely limiting the # of homes for residents. It changes the quality and 'neighborhood' feeling of the area. Not much personal investment when you are vacation renting a place. I have been a person who has rented both non- hosted & hosted places many times.
721			688	C	Sep 26 2022 08:20 AM Very popular area and there is a need for short term rentals. Also gives property owners to make some income from there property.
722			689	X	Sep 26 2022 08:16 AM Notification should be given to all within 1000 feet of its operation.
723			690	O	Sep 26 2022 08:08 AM There is not enough enforcement of our EXISTING noise and other ordinances. Why are we not enforcing simple rules as well as limiting business? This should be a holistic approach on controls and require noise level controls with charges going to the individuals for the police or other enforcement dollars that are spent cleaning up after these vacation rental owners.
724			691	O	Sep 26 2022 08:00 AM The big companies or groups such as Picasso should not be allowed and the police should help enforce this when a complaint is lodged. Many times there is no response. It was like during covid... you sent out people to look at violations and did not fine or support the ordinance. You still have parking tickets; but flagrantly violated common sence violations were overlooked.
725			692	X	Sep 26 2022 07:56 AM None
726			693	E	Sep 26 2022 07:52 AM I think my answers give you my opinion. Short-term rentals have a negative impact on neighborhoods and communities within Santa Rosa. Hotels are available.
727			694	E	Sep 26 2022 07:41 AM There's not enough affordable housing for Santa Rose as it is - it would be best if there were no vacation rentals within the city.
728			695	C	Sep 26 2022 07:34 AM We need to balance these short-term rentals with keeping neighborhood consistency and atmosphere. This should not be a corporate City for non-hosted short-term rentals. I believe a limit of three to five so that big corporations that don't really care about the area won't see it as an opportunity.
729			696	X	Sep 26 2022 07:20 AM too many parties at these non hosted rentals
730			697	P	Sep 26 2022 06:35 AM Government should keep their noses out of what an owner wants to do with their PRIVATE property in regards to renting it full or part time, or living in it part time or full time. Freedom! It's what makes America great.
731			698	E	Sep 26 2022 04:59 AM I think non hosted rentals should only operate in areas zoned for hotels
732			699	E	Sep 25 2022 11:45 PM There should be a moratorium on short term rentals until the homeless problem is resolved. Focus should be spent on taking care of current city residents before concerning our self with short term renters.
733			700	E	Sep 25 2022 10:24 PM I wonder about those tenants who were displaced due to the greed of these operators and how these places could be used for renters of long term type.
734			701	O	Sep 25 2022 09:21 PM absentee Landlords must pay 5 times the rate of bed"tax as hotels
735			702	X	Sep 25 2022 09:17 PM You questions need some work

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
736			703	E	Sep 25 2022 06:17 PM Short term rentals are a death sentence for people who need housing. In a city with so many unhoused people, it is disgusting that they're allowed at all.
737			704	E	Sep 25 2022 05:57 PM Within the density of the City, Hosted Short-Term Rentals are acceptable for level of control and monitoring. Non-Hosted Short Term Rentals are Hotels and should meet zoning and code requirements.
738			705	E	Sep 25 2022 04:50 PM Short term rentals mean less housing for residents. That is not okay.
739			706	X	Sep 25 2022 04:13 PM None
740			707	E	Sep 25 2022 03:38 PM My home value and quality of life will be drastically diminished with absentee landlords on adjoining properties... as I have already experienced. It makes me want to move away. (falling down trees and fences, heavy security doors and locks make it look like high crime areas, parties with drug activity disturbing neighborhood safety and quiet, rodent infestations left for It makes me very troubled to see my life work trashed. I am aware that certain investors own dozens of such houses in the area and have turned residential neighborhoods into business areas they were never zoned for. Please don't do this.. Zone some areas where people know when they are buying what they are buying into, or grant permits only if the majority of homeowners in the area agree. My home is all I have and I have tried hard to maintain its appearance and value for my neighbors and my children. Others shouldn't be allowed to ruin it for their financial gain. Property "managers" all over already simply turn a blind eye to their impact on other people's homes. CC&R's become unenforceable... I have paid thousands in dues to managers over the years for this insurance and now its all for nothing. Why would anyone care going forward ? Try rent control to keep prices down. Make ownership possible.
741			708	O	Sep 25 2022 02:37 PM Rents are obscene enough in Santa Rosa. You should also not allow corporations to own single home and condo rental properties.The only exception being a family collective that manages properties previously owned by the older generation, and there should be a cap on how many they may own.
742			709	C	Sep 25 2022 02:27 PM There have been more noise complaints citing roosters in Santa Rosa over the last two years than have been filed against short term rentals. Victoria Flemming is very obviously using this issue to incentivize people to vote for her. This is a manufactured conflict, where a few people - our leaders included - are encouraging hate. No effort has been made by our leaders to come to a compromise solution that is best for everyone. It's so incredibly sad. These are tactics we accuse the worst Tea Party leaders of employing - fanning hate to motivate votes - and here we are, allowing it in our own community.
743			710	O	Sep 25 2022 01:12 PM Create stricter supervision inspections for non-host short term rentals owners to report inspections each week if rental is over 10-30 days. Too many incidents of renters trash the property and disturbing neighborhoods with big parties. Not to mention vandalism and security issues.
744			711	E	Sep 25 2022 12:57 PM prefer zero non hosted short term rentals
745			712	E	Sep 25 2022 12:16 PM Short term rentals should only be allowed in areas already zoned for them-timeshares, hotels, motels, etc. residential areas are not set up to be short term rental areas and as such upsets the nature of a residential neighborhood. We have enough transient residential traffic from relatives "visiting" the neighborhoods (usually because of the natural disasters that force them to seek shelter with relatives or generations living in single family residences due to economics) that already congest our neighborhoods. If people want to come to wine country, let them stay in the appropriate allotted places, not in private residences...unless they are willing to be long term residents.
746			713	C	Sep 25 2022 12:06 PM Just let the market decide and don't make rules around short term rentals

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			714	E	Sep 25 2022 12:05 PM People are using Non-hosted short term rentals as a business model to get rich infringing on cohesiveness and integrity of neighborhoods. In my opinion, all non-hosted short term rentals, and hosted short term rentals in downtown area should be required to obtain conditional use permits. Neighbors should be notified by mail that a non-hosted Airbnb or hosted airbnb downtown before the conditional use permit is issued. Before all permits are issued. Even in-house permits. As a 30 year renter in the city of Santa Rosa I have seen my options shrink and shrink and shrink and shrink. Our housing stock is limited and should not be used to feed the tourist/wine industry. This is where regular people live that supply the workforce to make our county and city.
747					
			715	O	Sep 25 2022 11:35 AM We have successfully lived next to a hosted short-term rental for about a year - our home is probably 1000 feet away from the home. So far, this has worked fine for us; however, a neighbor on the other side of the rental has had some problems with late-night talking on outside decks, etc. An increase in short-term rentals, in my opinion, can change the nature of family neighborhood, increase parking issues, etc. (At the short term rental near us, there are often 4-5 cars in a driveway at night, or renters are using shared parking areas that now become unavailable for the permanent residents.
748					
			716	E	Sep 25 2022 10:41 AM I think short-term rentals should be eliminated entirely, or owners should be limited to only one per county. Especially during a housing shortage. We need to focus on building communities, rather than making the rich richer.
749					
750			717	E	Sep 25 2022 10:32 AM Too many of them
			718	O	Sep 25 2022 09:20 AM Distance requirements don't really do anything. And limiting the number of permits doesn't either. You could have one really load party going on far away and it is an impact. It is all about enforcement. If someone has a short term rental permit, they should be held to a higher standard and the fees they pay should go toward the additional enforcement it requires. It is really that simple.
751					
			719	E	Sep 25 2022 07:43 AM There are many hotels in the area to provide short term housing. Short term rentals reduce available residential housing that is already inadequate.
752					
753			720	E	Sep 25 2022 06:03 AM Non hosted rentals take housing away from potential full time renters.
754			721	X	Sep 25 2022 04:58 AM Previous question did not have an option to leave at current one year
			722	C	Sep 25 2022 01:25 AM Really don't understand the amount of time and resources the City is using to address STRs in the City. The impacts of STR's on the residents seems minor compared to the impacts of side shows - gun violence - drug over dose deaths. Not sure why operators in good standing without complaints are being targeted by what seems a witch hunt.
755					
			723	E	Sep 24 2022 09:46 PM Why should any residential neighborhood be allowed to conduct commercial business out of their home 24 hours a day? Renting your home is a commercial enterprise so why is this okay? Did you think that there would be a hotel next to you when you bought your home? We didn't and have them on both sides of us. This is wrong.
756					
757			724	O	Sep 24 2022 08:53 PM Appeals system needs to be put in place prior to citations being administered
			725	X	Sep 24 2022 08:50 PM the whole city plan is f****, you guys have made this the city designed for leaving, new young clueless leaders and planners, hands off the Chanate property, you clueless f*^#s, yeah lets put 800 units and 2400 cars into a wildfire interface with no hope for evacuation, Chanate can't handle that load [east / west connections] (and fountain grove isn't working, and hwy 12 is a joke) Regarding Chanate property make it a park, open space, greenbelt.... your plan to fill in every lot and build up is lost on its hope to house the homeless and low income.. they wont be able to afford it, and keep that s*** out of my back yard.. NIMBY, damn right... sad sorry city planners are clueless Santa Rosa has lost its character, its charm, SMART rail isn't situated for all those high rises you're building, you're all ass backwards.....
758					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			726	O	Sep 24 2022 07:42 PM The city must mandate professional management certification on all hosted and non hosted properties. For all operators and self managed cases. Professional management would solve all nuisances. Please contact me regarding professional management best practices. Respectfull y, [REDACTED]
759			727	E	Sep 24 2022 04:34 PM The reason zoning exists is to separate incompatible uses. So why do we allow homeowners to turn their house into a commercial use (hotel)? I simply don't think non-hosted short term rentals are compatible with SFR or MFR type zoning and don't support any regulations that permit non-hosted short term rentals in neighborhoods where people live full time. The current regulations should be eliminated and ST non hosted rentals in SFR and MFR zones should be not allowed.
760			728	O	Sep 24 2022 04:06 PM I would be more lenient for hosted short- term rentals than non hosted rentals. With much more scrutiny if there are same owners on multiple non hosted rentals
761			729	O	Sep 24 2022 02:42 PM The main issue is that these types of rentals can be a huge negative impact on neighbors sometimes and other times they are not a problem at all. While I support the objectives these laws are trying to address I would think a simpler approach could also be taken patterned after how the local animal control works. If a dog is barking and no one complains it's not a problem. If a dog is barking and 2 neighbors complain the animal control comes in to remedy the solution. I would think this 'party control' agency could easily be funded by fees on existing short term rentals.
762			730	O	Sep 24 2022 02:22 PM Suspension or revocation for frequent disruptions by short term rental. Rules adjusted for percent vacancies. Too few rental vacancies, more restrictions on short term rentals.
763			731	C	Sep 24 2022 01:38 PM I think that less restrictions are conducive the more employment, better care of housing in general, more income for the city from taxes, investment in property improvements and labor to do the improvements. Short term rentals also bring more visitors who spend their money in restaurants, shops, events, etc. Less restrictions means higher income to the city and its citizens.
764			732	E	Sep 24 2022 01:26 PM Need more long term rentals for people in Santa Rosa
765			733	O	Sep 24 2022 12:59 PM With the investment potential and the need for housing in Santa Rosa clashing there needs to be more oversight of the program and the regulations for abuse tightened and revoking the permit a possibility for abusing or "hiding" the fact that a person is renting short term and thumbing their nose at the ordinance by dealt with.
766			734	X	Sep 24 2022 12:45 PM why didn't Q14 have a response to leave the waiting period as is?
767			735	O	Sep 24 2022 12:37 PM This an area in which I minimum experience, however, it could be effective to limit the number of rentals in an area- similar to our voting zones. Too many in one area is a different kind of burden.
768			736	O	Sep 24 2022 11:57 AM how to deal with noisy parties at short-term rentals in neighborhoods. that includes children playing in yards or backyard pools. there are times when the noise is like living next to a schoolyard or public playground or pool where one cannot have a quiet conversation with a person in their own yard.
769			737	E	Sep 24 2022 11:47 AM Short term rentals of any kind decrease the quality of life for all neighbors, increasing the risk of crime, noise and other pollution, isolation of elders and other vulnerable people who lose neighbors, and generally destroying the social fabric of communities, making them social deserts.
770			738	X	Sep 24 2022 11:44 AM Every home not owned, shortens the already shot supply of our rights to own the American dream.
771			739	E	Sep 24 2022 11:26 AM Many of my friends have non hosted rentals next door to them and that is definitely on 1000 feet apart. How do these neighbors get recourse. Some have complained many times and the penalties don't seem to apply. The rentals destroy the integrity of a neighborhood with noise, parking etc. Are they paying the Hotel Tax?
772					

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32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
			740	X	Sep 24 2022 11:16 AM Svalley also has many short term rentals,and building too many more apts in rural areas as well,increasing traffic,populations to accomodate workers here,but live elsewhere. Unsustainable w drought,infrastructure, medical,primary education and food needs.
773					
774			741	X	Sep 24 2022 11:06 AM Thank you for the opportunity for input.
			742	E	Sep 24 2022 10:58 AM Santa Rosa should severely restrict short term rentals- our homeless crisis and cost of housing is directly linked to the limited supply. Houses should be owner occupied and only rented when owners are away. Housing is a basic human need. Making home rentals a business in this time of housing crisis is unethical.
775					
			743	E	Sep 24 2022 10:54 AM I have lived in Santa Rosa for 35 years. The city no longer feels like a safe place to live. I don't know anything about current short-term rental laws, but our neighbor has been doing this for the last few years renting out a few rooms to whoever he can find to bring in extra income. I have two kids and now we never have any idea who is next door. There are a lot of shady people always coming and going. The homeless problem alone is staggering. It is unbelievable that the city can permit this happening. We don't need shortterm rentals getting out of control as well.
776					
777			744	C	Sep 24 2022 10:52 AM Too much regulation
778			745	O	Sep 24 2022 10:52 AM There should be a limit to the number of Short-Term rentals in a Family neighborhood
			746	O	Sep 24 2022 10:48 AM Thank you for addressing this issue in a fair and reasonable way that gives neighborhood peace a priority over short-term rentals.
779					
			747	E	Sep 24 2022 10:43 AM Resources to handle complaints immediately need to be put into place. Neighborhoods with HOAs that ban short term rentals should have those covenants respected. Rather than looking at homes as revenue cash cows, look at them as places for families to reside in peace. Please keep our city one that invites those who choose to live here, not a place that places tourist dollars first to the detriment of our citizens.
780					
781			748	E	Sep 24 2022 10:39 AM Hospitality/hotels as STR's are defined, are not allowed in residential zoning.
			749	E	Sep 24 2022 10:35 AM Please don't make exceptions for downtown. Noise in Burbank Gardens has only increased over last 50 years. City ordinances should apply equally across Santa Rosa.
782					
			750	X	Sep 24 2022 10:34 AM For #14 there was no "keep the one-year current rule" option, however I think one year sounds fair (if someone's short-term rental permit has been revoked). Short-term rentals should be clustered together where possible; a buffer between short-term rentals makes no sense at all and I am surprised to see that being considered as an option.
783					
			751	O	Sep 24 2022 10:33 AM The emphasis should be to promote hosted rentals and limit non hosted rentals. With non hosted rentals, a contact person, like an apartment manager, should be available to respond immediately to issues and be able to go on site to resolve them.
784					
785			752	E	Sep 24 2022 10:31 AM I am against short term rentals
			753	O	Sep 24 2022 09:44 AM This is simple! Permit holders for short term rentals of any kind should be A) residents of the community who have lived here for 2 years or more ans who live in the home that is rented - no homes for profit only B) maximum number of nights rented per year C)limit number of guests per stay D) violations and permit revocation means you lose permit with no ability to reapply E) one rental per operator and no businesses can own a rental. PROTECT THE MOM AND POP OPERATORS !!! Are you here for the people of Santa rosa or are you here for profit ... get it together
786					
			754	C	Sep 24 2022 09:43 AM There should be no limits on short term rentals. People should be able to rent out there room or property for any amount of time, as long as they get the proper permits and pay the fees. This would be a good revenue generator for the city/county. Sep 24 2022 09:40 AM No comment Sep 24 2022 09:35 AM Short term non hosted rentals Should not be allowed in residential neighborhoods in the city limits.
787					

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
788		755	N	Sep 24 2022 09:25 AM I understand that owners want the income from short-term rentals, but I also feel that short-term rentals have significantly limited the number of regular housing units to residents and what's left has become prohibitively expensive.	
789		756	O	Sep 24 2022 09:05 AM I live in Kenwood not Santa Rosa. The short term rental along with the huge event permits that the wineries have... Have completely impacted our quality of life. Live bands often are not even in the building. The sheriff department flat out says we're not coming we don't have the manpower to enforce these non-criminal acts. Very sad for us. We rebuilt after the fire but on many weekends in June, July and August we will hear four bands simultaneously playing.	
790		757	E	Sep 24 2022 08:39 AM un-hosted short term rentals are commercial entities and need to only be allowed in Santa Rosa Commercial land. Just like Hotels.	
791		758	E	Sep 24 2022 08:35 AM As developments are required to create CC&Rs, the city must not encourage violation of CC&Rs as it presently does. You should have a permitting application and periodic review process that INCLUDES neighborhood feedback. Current protocols are worse than unsatisfactory.	
792		759	X	Sep 24 2022 07:48 AM The last question should have a stay the same option.	
793		760	C	Sep 24 2022 07:47 AM Short term rentals support tourism and local businesses. Let's increase our short term rentals.	
794		761	E	Sep 24 2022 07:40 AM Hosted short term only! Nonhosted short term is not good for city character, unfair to next door homeowners. Hotel are for that purpose. Stop this insanity. Give rightful homeowner right to privacy both visual and sound!!!!	
795		762	O	Sep 24 2022 07:38 AM Re: Question 14, once a STR permit is revoked, the waiting time to reapply for another STR permit should be increased to 10 years at the address the violation occurred and to include all current permits in the City owned by the offender/s.	
796		763	O	Sep 24 2022 07:29 AM Short term rental property owners should have their permit permanently revoked if the rental unit in question garners noise complaints that require SRPD response on two or more distinct occasions. Said noise complaints should carry a fine for the owner in question, of no less than \$500 for a first offense, and \$1000 for a second offense, doubled if on a working night or after the hour of 1 AM.	
797		764	C	Sep 24 2022 06:37 AM No special rules necessary. Same rules/laws that would apply to long term tenants, wether renters or homeowners.	
798		765	O	Sep 24 2022 06:14 AM There should be no limits on HOSTED STR. Separation distance for non-hosted is arbitrary and could be abused by someone who wants to keep STR out applying for a license even if he/she has no intention to operate a STR.	
799		766	X	Sep 24 2022 06:06 AM I think the pro and cons should be explored. I haven't heard any discussions about it.	
800		767	N	Sep 24 2022 06:00 AM Current one Seems to work ok	
801		768	C	Sep 24 2022 03:35 AM These questions are coming up because we have a housing shortage. Fix the housing shortage and ease up on vacation rentals and short term rentals.	
802		769	O	Sep 24 2022 01:51 AM People should not be permitted to operate more than one short-term rental.	
803		770	X	Sep 24 2022 01:15 AM homeless are mostly junkies. rehab or zero benefits. A general comment. Stop the homeless Inc. gravy train	
804		771	E	Sep 24 2022 12:32 AM Do not want short term rentals	
805		772	O	Sep 23 2022 11:57 PM If a permit has been revoked then i think the current wait time of one year is good - that was not an option for question 14. I don't understand how the 1000 foot limit can be applied to apartments, townhomes... since they are usually attached...I would have liked to have a section under each question where I could leave my feedback.	

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
806			773	O	Sep 23 2022 11:15 PM The permit fee is way too high. It is much higher than many surrounding cities.
			774	X	Sep 23 2022 10:45 PM There should be a searchable data base for short term rentals or a listing made available by the city so that neighbors are aware of short term rentals in their neighborhood.
807					
808			775	X	Sep 23 2022 10:42 PM I do not live in Santa Rosa but do live in the county — Fulton
809			776	X	Sep 23 2022 10:33 PM I recommend Santa Rosa review,, Healdsburg, Sonoma, Napa, and Petaluma's for infrastructure
			777	E	Sep 23 2022 10:21 PM Non-hosted short term rentals should NOT be allowed AT ALL in the City of Santa Rosa. There's a nonhosted unit across the street from my house and I'm sick of the parties, the late night yelling, all the cars speeding through, and the garbage and recycling cans being left out all week attracting rats. The hosted short term rental across the lane behind my house doesn't have any of those problems. When the renters know the owner is on-site, they are much more respectful of the home AND the neighbors. PLEASE BAN ALL NON-HOSTED SHORT TERM RENTALS.
810					
			778	C	Sep 23 2022 10:20 PM Simply, every home owner should have the opportunity for a small bite of the apple. We should all be able to participate (with limitations). Forget the 1000' limit and replace it with a cap of 60 nights per homeowner. And exclude ALL corporations and investor groups — homeowner/residents only.
811					
812			779	X	Sep 23 2022 10:14 PM We hear the horror stories Social media attracting hordes. Thank you.
			780	C	Sep 23 2022 10:12 PM Short term rentals work well as long as the renters realize that the same respectful behavior will be expected in their rental as in their own homes.
813					
			781	O	Sep 23 2022 10:05 PM The changes only applying to recent non-hosted short-term rentals doesn't being sufficient relief to neighbors who have been enduring the disruptions for long periods of time. Revisions to policy need to apply permits that were acquired 3-5 years ago. As a next door neighbor to an un-hosted STR with a swimming pool, our sleep and weekends have been adversely affected for years, and we want to have quiet nights and early mornings again.
814					
			782	E	Sep 23 2022 10:04 PM Ban all short term rentals, we have more than an adequate hotel and motel commercial spaces. Short term rentals decrease the availability of rental spaces for those in need of shelter.
815					
816			783	O	Sep 23 2022 10:03 PM Adequate monitoring and response to complaints
			784	P	Sep 23 2022 09:46 PM People should be able to do with their properties as they wish. People need to make money is this ridiculous economy, And if they own a home / property they should be able to do it with it what they want! Time to move in to the now and stop living in the the past. My home is in Montecito Hieghts, my husband has owned it for over 15 years. Our neighbors are Beaty against it for zero reason other to resist change. The STR a few houses down are never a problem. I'm very happy to happy to have them in the neighborhood. This city needs to pay attention to everyone, not just the old rich liberals and the homeless that we actually just enable.
817					
			785	E	Sep 23 2022 09:45 PM STVR do not provide homes for people to rent full time. There aren't enough homes or apartments to rent now. Havin lived next to one it's noisy (party's), late night noise, and you have people moving in and out all the time. Santa Rosa needs more full time rentals or for sale homes for people living and working here full time.
818					
			786	N	Sep 23 2022 09:15 PM I live two houses away from a short-term rental and have never had issues. I have more concerns about noise from our full-time next door neighbor than I do about the short-term rental.
819					
			787	N	Sep 23 2022 08:56 PM I support policies that increase the supply of affordable housing for low and middle income residents of Santa Rosa. Vacation rentals, in general, take housing stock out of the rental market and, therefore, should be limited in number.
820					
			788	O	Sep 23 2022 08:49 PM I believe the strategy should be reasonable regulation of renter behavior AND strict penalties for owner/managers who fail to control their customers - In most cases "3 strikes YOU'RE out" I've never had a problem but have heard of people getting "rowdy" neighbors with too little consequences
821					

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
822			789	X	Sep 23 2022 08:46 PM Question 14 did not give the option to “Stay the same” seems biased? Not sure what to think but wanted you to notice.
823			790	E	Sep 23 2022 08:37 PM No more STRs. Many people cannot afford to live here so we should not be turning housing into hotels. Provide incentives for resorts and hotels with similar models- ie cottages with kitchens or larger more luxury resorts in/near Santa Rosa.
824			791	E	Sep 23 2022 08:37 PM By having fewer, hotels will do better and neighborhoods can regain coherence. Also new housing will use too much water. Let’s back off during the drought
825			792	O	Sep 23 2022 08:33 PM There is one on my block. Parties, noise level, strewn garbage, gates left open (and pool in back yard) are serious issues on our street now.
826			793	O	Sep 23 2022 08:33 PM I’m on the fence. I believe that owners should be able to rent however they choose, but with such a huge shortage of rentals in the area limitations are understandable! People need homes that live and work here, not just vacation here. It’s already out of control. The rent increases should be controlled. As a home owner, I see it’s clearly greed. Not a need for higher rents. So a balanced must be struck.
827			794	E	Sep 23 2022 08:29 PM I will provide detailed comments before this is considered. In fact, my original comments before the urgency ordinance are still germane and I will resubmit them. Non hosted vacation rentals are often a blight on residential neighborhoods and should be severely limited.
828			795	C	Sep 23 2022 08:25 PM We have considered using our home as a short term rental, focused on traveling nurses and out of town families with a relative in a hospital for an extended stay. We have put that plan on hold due to the need to remain full time in Santa Rosa for the time being. But would consider it in the future.
829			796	E	Sep 23 2022 07:58 PM I think the problem with short term rentals isn’t in noise or nuisance issues, I think it is in how it impacts housing availability.
830			797	E	Sep 23 2022 07:56 PM I feel these short term rentals drive up rents which is a hardship for people like me who struggle with good affordable housing. I also don’t like people coming in who are not connected to the community and showing disrespect to the people who live around them. I know for a fact this happens. Short term rentals are not good for our community. Thank you for the survey.
831			798	C	Sep 23 2022 07:51 PM Tourism is great for our county leave short term rentals alone and let them operate with out all the Karen's throwing a fit for no reason except they can
832			799	C	Sep 23 2022 07:51 PM There are too many constraints regarding rentals. Let's not turn into San Francisco with rent control for property owners. Owners are losing control over their own properties.
833			800	E	Sep 23 2022 07:19 PM Zoning needs to be restrictive for these commercial endeavors
834			801	E	Sep 23 2022 07:18 PM No short term rentals in populated residential neighborhoods. It changes the canvas and neighborhood feel. We can’t hear wilderness, it’s not peaceful all we hear is bottles dropping on cement, loud drunken conversations, loud music and noise, Noise, all hours of the day, week after week.
835			802	E	Sep 23 2022 07:15 PM Short term rentals are a party location each day the tenants occupy. They have no commitment to a safe quality neighborhood. The party occurs, their rental ends and there’s no recourse. The next “party “ arrives a day later and the infringement on the neighborhood begins again. These reduce the quality of life for the tax payers, and the quality of the neighborhood
836			803	P	Sep 23 2022 07:14 PM I think people should be able to rent out their property without the government butting in. They can apply for an inexpensive permit if necessary

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
837			804	E	Sep 23 2022 07:00 PM You did not specify another category of rentals where people are renting out their primary dwelling. This applies to homeowners who are potentially trying to make ends meet by renting their primary residence on the weekends (for example). This is very different than the other options. These people are still part of their neighborhoods and invested in the community. They should have less restrictions. We did this for years until the increase restrictions took effect and would be happy to discuss the particulars if you have questions. [REDACTED]
838			805	O	Sep 23 2022 06:55 PM Regarding properties held in an LLC or a Trust...there is nothing unusual about this, especially for a trust or small spousal or family LLC. There is a big difference between a spousal LLC and a 50 member LLC. Santa Rosa should limit the number of occupants to the number of overnight guests allowed and not allow gatherings in excess of the number of overnight guests allowed. Enforcement is very important. Short term rentals should not be allowed in multi-family units/apartment buildings. Short term rentals are not allowed in R2 and R3 zones in the unincorporated County. SR should do the same. Consider management certification in line with what the County does.
839			806	P	Sep 23 2022 06:48 PM The owner of a property should be allowed to rent out their property short or long term without interference from the city.
840			807	E	Sep 23 2022 06:33 PM We need housing for RESIDENTS! There are other options for "short term" rentals.
841			808	O	Sep 23 2022 06:30 PM Generally concerned with large homes purchased solely for the purpose of being short-term rentals. Much different from a short term rental on the same site as a home owner. i.e. a granny unit or apt over a garage, or rooms in a home, many are rented to traveling nurses who need them.
842			809	X	Sep 23 2022 06:27 PM Respecting one's neighbors and neighborhood should be of the utmost importance, and consideration, regarding this matter.
843			810	C	Sep 23 2022 06:26 PM Stop needless regulations.
844			811	E	Sep 23 2022 06:13 PM Worry about effects of short term rentals have on fabric of community. More transient no commitment to the community etc.
845			812	C	Sep 23 2022 06:12 PM Just monitor short term rentals!
846			813	O	Sep 23 2022 06:11 PM Why is there a limit on distance between short-term rentals? Is there no limit on how close a short-term rental can be to long-term residents who may be subjected to riotous party spots?
847			814	N	Sep 23 2022 06:10 PM Appreciate the ordinances have quieted our neighbor's late hour wild parties. They now quiet down by 10pm. It would also be appreciated if the immediate surrounding neighbors were offered the contact information of the host.
848			815	E	Sep 23 2022 06:00 PM All short term rentals should be banned!
849			816	C	Sep 23 2022 05:57 PM Short term rentals should be subject to a maximum occupancy limit and should be subject to a maximum noise limit. I have no problem with families who are quiet and respectful renting vacation properties, it is people who throw loud parties who should be controlled.
850			817	E	Sep 23 2022 05:56 PM Non hosted short term rentals disrupt residential communities and remove units from available housing stock. They provide NO benefit to the community.
851			818	E	Sep 23 2022 05:56 PM I have no idea how it is doing but I think large gatherings with noise and trash that disturb neighbors should not happen. I'm wondering if this applies to those who go on vacation and get house-sitters, paid or unpaid, to stay in their homes.
852			819	X	Sep 23 2022 05:52 PM No thank you

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
853			820	C	Sep 23 2022 05:46 PM The City should not have proximity limits and/or caps/density limits, and only limit the number of permits a person can be issued, and exclude corporations from owning vacation rentals. This will allow the average homeowner to purpose a home short-term, one never knows when some unexpected event in their life (i.e., loss of a job, care of a loved one, divorce or death of a spouse) and they find themselves needing to earn extra income—offering a home or room short-term could be the only way to make ends meet.
854			821	E	Sep 23 2022 05:43 PM It seems these places become party centers, and the neighbors suffer. The owner does not seem to care. Owners should be local and highly visible. Not some rental company.
855			822	P	Sep 23 2022 05:42 PM The city has no business restricting people from doing what the want with property they own. City should focus on the homeless problem and cleaning up the city. Piss poor management on the city's part
856			823	E	Sep 23 2022 05:37 PM I don't want them anywhere near my home.
857			824	E	Sep 23 2022 05:35 PM The higher the number of rentals in an area, the more likely to become run-down due to no pride/investment of ownership. STR are far worse for the quality of a neighborhood.
858			825	E	Sep 23 2022 05:35 PM Sonoma County residents need more housing that supports their well-being and their ability to find a rental home near where they work, raise their children and contribute to the community. Please drastically reduce he number of allowed short-term rentals!
859			826	O	Sep 23 2022 05:31 PM Enforcement, enforcement, enforcement!
860			827	C	Sep 23 2022 05:29 PM Short term rentals are very important to the Santa Rosa area. They bring in money for business, they allow visitors coming to our city to see how life is here, and they are able to enjoy the beautiful and multiply types of recreation and sites that we have. In Europe this is the primary means of vacation -- bring a part of European tradition to our city. Allow visitors to enjoy our city instead of putting all the restrictions on residents, businesses and visitors!
861			828	E	Sep 23 2022 05:28 PM We need housing for people to live in. Short term rentals directly affect the availability of much needed housing. That's what motels and hotels are there for. Build more of those for people to gain income from.
862			829	O	Sep 23 2022 05:26 PM Currently there is inadequate enforcement and without it an ordinance is meaningless.
863			830	E	Sep 23 2022 05:25 PM Housing in Santa Rosa should be for residents only. It's hard enough for families to get adequate housing and there's not enough affordable housing stock as it is.
864			831	C	Sep 23 2022 05:25 PM A short list of what successful short-term rental owners have learned. For example, calling and connecting 4 times with renters over a three day weekend to ensure all is going well, and in the passing, all policies and rules being complied with.
865			832	E	Sep 23 2022 05:23 PM The city can't argue that there isn't enough affordable housing if they allow any short term rentals - this turns houses into business assets.
866			833	X	Sep 23 2022 05:22 PM We all need a safe place to sleep.
867			834	X	Sep 23 2022 05:20 PM None
868			835	E	Sep 23 2022 05:20 PM Given the housing shortage, fire danger, traffic problems, inadequate policing, response delays to complaints, and the difficulty in “guest supervision,” we need less short term rentals and a conscientious department to supervise.
869			836	O	Sep 23 2022 05:20 PM Absentee ownership of badly needed housing should be closely monitored to guard against civic devaluation of neighborhoods.
870			837	E	Sep 23 2022 05:19 PM unhosted short term rentals should not be allowed. Short term rentals require on site supervision to ensure good neighbor practices.
871			838	N	Sep 23 2022 05:18 PM I think the rules now in place are basically on the right track.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
872			839	E	Sep 23 2022 05:17 PM Short term rentals should not be allowed in apartments or multi units. There is a housing shortage already we do not need apartments etc being rental out as a vacation type residence.
873			840	N	Sep 23 2022 05:17 PM 1. There should be Noise level requirements (ie, hot tubs, bright lights, music) 2. There should be required separations between the rental back and side yards and bedroom walls and windows of adjacent property structures.
874			841	E	Sep 23 2022 05:15 PM Get rid of them & take OUR city back!
875			842	E	Sep 23 2022 05:14 PM It should be abolished altogether. Short-term rentals are a blight, a nuisance, and fail to foster community.
876			843	C	Sep 23 2022 05:07 PM Short term rentals are popular and can be a good experience. If parking and noise complaints and fines (that we already have laws for) went to both the renters and owners, it would have more impact. In short, be less restrictive with the rental ordinance but more proactive about what matters to most people, noise and parking.
877			844	E	Sep 23 2022 05:07 PM I strongly believe that the loss of available housing from short term rentals is something that should not be tolerated.
878			845	E	Sep 23 2022 05:06 PM Parking is a major issue in our neighborhood. Short term rental gusts show up with multiple vehicles and block sidewalks and mailboxes. Parking should be more strictly enforced. Also there should be more focus on eliminating unpermitted rentals. There are 6 all within 1000 feet of my home in addition to tue permitted rentals. With the shortage of housing for residents We are in favor of eliminating short term rentals all together inside city limits. There are plenty of nice hotel rooms sitting empty that tourists can use.
879			846	E	Sep 23 2022 05:05 PM WE HAVE A HOUSING CRISIS. You can't collect taxes to accommodate homelessness and in the same breath allow for the commercial use of residential housing! BUILD A HOTEL!
880			847	E	Sep 23 2022 05:05 PM Very short term non hosted rentals among family neighborhoods exposes residents including children to unknown and possibly unsafe conditions.
881			848	C	Sep 23 2022 05:03 PM Short term rentals encourage tourism and bolster our economy.
882			849	X	Sep 23 2022 05:03 PM Not sure
883			850	E	Sep 23 2022 05:01 PM My family lived for 60 years in Santa Rosa until last month when we sold the family house. Short term rentals are an anathema to communities and neighborhoods. They are means for individuals and/or corporations to generate income and wealth, and nothing more. They add nothing to the community. They should be fazed out so that median income individuals and families can afford to live in Santa Rosa. Housing is not privilege, it is a right, and one that short term rentals violate. The right to live in affordable housing is far more important than the right of landlords to do what they want with their property.
884			851	X	Sep 23 2022 04:59 PM Question 14 was BAD, I wanted to check a leave it the same box. But there was Not an option for that. Please fix your survey. Short term rentals are my favorite way to travel. Way better than hotels. So please do not LIMMIT their availability or make it hard on people to provide short term rentals. The market will adjust itself, if to many people have short term rentals it will drive the price down and they may themselves choose to switch to long term rental. Which I assume is the reason this survey even exists. Its probably about the rental market. But if you are going to rent out your home, you should be able to choose if you want long or short term renters. It shouldn't be up to someone else how you want to rent your home.
885			852	E	Sep 23 2022 04:59 PM I am not in favor of short term housing of any kind.
886			853	E	Sep 23 2022 04:58 PM The short term rental ordinance should be working towards eliminating short term rentals altogether as much as possible.

	A	B	C	D	E
32	Survey Respondent Comments				
33			ID No.	Category	Date, Time & Text of Comment
887			854	E	Sep 23 2022 04:58 PM The proliferation of short term/vacation rentals like Air B&B and VRBO have changed the landscape of the city and are adding to the housing crisis. The hotel and motel industries suffer as well. We are losing great community members who can no longer afford to live in Santa Rosa.
888			855	O	Sep 23 2022 04:56 PM Distance requirement is prohibited. Performance standards, annual fees/inspections, and fines should be enough to limit potential nuisance.
889			856	O	Sep 23 2022 04:53 PM It appears that the enforcement of standards is inefficient.
890			857	E	Sep 23 2022 04:53 PM 1. In support of our city-wide needs for housing, each time a non-hosted STR is vacated or revoked, it should not be reissued to subsequent owners or anywhere else in the City. Ultimately, this would result in there being no non-hosted STRs in Santa Rosa, and all of those homes will provide permanent housing. 2. STRs where the residents live full-time in the rental are considered "non-hosted" if they vacate the premises during a rental. This should be changed, with a caveat limiting the number of days of rental to something close to one month total; this could be tracked via taxes collected, etc. These homes still provide housing, and allow residents who need extra money the opportunity to rent their homes for short periods (Grand Fondo, Marathon, Harvest Fair, etc.). Also, these residents are accountable to neighbors for the actions of their temporary renters. 3. At a minimum, non-hosted STRs that are within 1000 feet and were granted permits because they applied early enough should never be renewed for that property if ownership changes, causing the other nearby STRs to fall into compliance with the 1000 foot separation.
891			858	E	Sep 23 2022 04:52 PM I believe the short term rentals (Non-Hosted) are contributing greatly to our housing problems.
892			859	E	Sep 23 2022 04:51 PM I believe short term rentals should be limited to commercially zoned areas of the city only. These are commercial activities that should stay in commercial zones. There is no place for them in residential areas.
893			860	N	Sep 23 2022 04:48 PM I like limited short term rentals. I feel they bring some vibrancy to our neighborhood and clientele to restaurants and markets in the area. But too many can definitely ruin the solidity of the neighborhood as well.
894			861	X	Sep 23 2022 04:47 PM No thanks
895			862	O	Sep 23 2022 04:47 PM Considering there are about 200 permits, but we'll over 1,000 short term listings in Santa Rosa on various platforms, I'd say whatever you're doing with current ordinance provides absolutely no benefit to anyone except the money you're collecting from the approximate 200 permittees.
896			863	C	Sep 23 2022 04:46 PM I know for certain that several homes in my subdivision are operated as short-term rentals. The owners take very good care of their properties, the rentals are cute, and the renters are most-often respectful. I think there should be unlimited short-term rentals because they are a win-win.
897			864	X	Sep 23 2022 04:45 PM I feel like this survey was extremely vague and should have had more places to reply like this box. The last question should have had the option of "leave it the same" and did not. Most people unless they are in the industry are unaware of what's happening here with vacation rentals until they try to do something locally and can't because it's crowded with tourists; or their neighbors turn out to be annoying tourists changing weekly. I've also tried to take mini vacations locally and had places tell me they won't rent to me since I'm from same zip code! There should be control for locals to have protection for enjoying where we live; better prices on events / parking / other locations that are desirable for tourists should have locals rates as they do in Hawaii or Santa Cruz.
898			865	C	Sep 23 2022 04:43 PM If you wish to encourage developers and individual property owners to enlarge and maintain Santa Rosa's residential capacity (to hold down rents and reduce homelessness) and to increase Santa Rosa's appeal to tourists, you should minimize the regulation of short-term non-hosted rentals. There are better ways to address whatever disturbances short-term renters cause their neighbors: knock on their doors or call the police.

	A	B	C	D	E
32	Survey Respondent Comments				
33		ID No.	Category	Date, Time & Text of Comment	
899		866	N	Sep 23 2022 04:42 PM The ordinance needs to cover noise levels, quiet times (after 10 pm), number of cars parked, parties, and maximum number of guests allowed.	
900		867	X	Sep 23 2022 04:42 PM Sick of people who do NOT live in Sonoma county ruining our way and culture of our county.	
901		868	P	Sep 23 2022 04:39 PM Too Much government oversight!	
902		869	E	Sep 23 2022 04:37 PM I don't want any in my neighborhood (Summerfield Road)	
903		870	O	Sep 23 2022 11:21 AM The City is doing a good job with what they have. They need more code enforcement officers who can respond to complaints. The police department needs to be more supportive when residents call about noise or parking whether it is a short-term rental or not.	

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Sort term rentals in Woodside Hills neighborhood, Santa Rosa
Date: Friday, December 2, 2022 10:03:57 AM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Friday, December 2, 2022 8:02 AM
To: David Mangurian <dmangurian@mangurian.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: josearturoibarra@gmail.com; Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Sort term rentals in Woodside Hills neighborhood, Santa Rosa

Hi David,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Please note that the current Short-Term Rental Ordinance does include quiet hours, between 9 p.m. and 8 a.m., and upon issuance of a Short-Term Rental Permit, the City sends a notice to property owners within 600 feet of the short-term rental that includes the local contact information for the rental (see [Zoning Code Section 20-48.070, Operational Standards](#)). Also, I noticed that your comment number 5 was not completed, did you want to send the remaining part of your comment?

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



bet

From: David Mangurian <dmangurian@mangurian.com>
Sent: Thursday, December 1, 2022 4:50 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Cc: josearturoibarra@gmail.com
Subject: [EXTERNAL] Sort term rentals in Woodside Hills neighborhood, Santa Rosa

As a resident of Woodside Hills, I feel that anyone who can afford to purchase a home in our quite expensive Woodside Hills neighborhood in Santa Rosa, where I live, has plenty of money and doesn't really need extra money from even a few short term rentals per year. If they choose to rent their home for more than two or three weeks a year, it's a business to them and not their principal residence. There need to be limits. Following are a few:

1. Set a limit to the number of weeks an owner or owners can rent their home per year.
2. Require that short term rentals be limited to single families and their relatives and not to multiple families or multiple unrelated people at the same time.
3. Set noise limits (quiet hours) for the renters.
4. Require that short term renters provide the owners of the houses on either side of the property and across the street with the names, addresses, phone numbers, and email addresses of the renters should neighbors have complaints if the renters do not respect these limits.
5. Provide Jose Arturo Ibarra with

Sincerely,

David Mangurian
2742 Treetops Way
Santa Rosa, CA 95404
Tel: 707-890-0611

shorttermrentals@srcity.org.

From: Jose Arturo Ibarra <josearturoibarra@gmail.com>
Date: Sunday, November 20, 2022 at 2:27 AM
To: David Mangurian <dmangurian@mangurian.com>, Luz Mangurian <luzmangurian@mangurian.com>
Subject: Fwd: STR chain email

Greetings,

We are being asked to participate in moving this letter to three other Santa Rosa residents that are willing to act on this important matter.

Thank you in advance for helping out.

Best regards,

Jose Arturo Ibarra
Contact CELL #: 707.858.8040

----- Forwarded message -----

From: **David Long**

Date: Tue, Nov 15, 2022 at 7:46 PM

Subject: STR Action Requested

We need your help to eliminate Non-Hosted Short-Term Rentals in Santa Rosa from residential neighborhoods because they pose a real and serious threat to your future quality of life.

A Community Workshop facilitated by the City on November 14th was attended by about 125 people, with more than 90% being Owners of short-term rentals lobbying for removal of nearly every current regulation that governs their permitting and operation.

Over the next 6 weeks, City of Santa Rosa Planning staff will be developing amendments to the current short-term rental regulations, and our grassroots coalition needs a much stronger voice to ensure that these regulations are tightened rather than relaxed.

If you do not take action now, there is a very good chance that your home will soon be within 300 feet of a new Non-Hosted Short-Term Rental.

Here is what I am asking you to do.

1. Copy this entire email and send it separately to three (3) trusted friends, relatives or people who you believe will act.
2. Copy the **italicized text below**, paste it into an email and send to shorttermrentals@srcity.org.
3. Repeat this process when I send you another email 5 to 7 days from now with a new italicized statement. We plan a total of 3 messaging rounds.

Dear City Planning Staff Member,

I advocate for the elimination Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are commercial transient lodging enterprises without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the City's of Healdsburg, Robnert Park and Sonoma have all adopted regulations that prohibit Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property

owner, City staff or neighborhood residents. Contrary to your current thinking, owner/ host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Insert Your Name

Insert Your Address

--

David Long

707.322.8823

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] I am opposed to short term rentals in Woodside Hills, Santa Rosa/
Date: Tuesday, December 13, 2022 8:10:25 AM

Shari Meads (she/her) | Senior Planner | Zoning Administrator

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Cell (707) 892-1802 | smeads@srcity.org



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Sunday, December 11, 2022 6:53 AM
To: David Mangurian <dmangurian@mangurian.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] I am opposed to short term rentals in Woodside Hills, Santa Rosa/

Hi David,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: David Mangurian <dmangurian@mangurian.com>
Sent: Friday, December 9, 2022 4:03 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] I am opposed to short term rentals in Woodside Hills, Santa Rosa/

Following was sent to residents of Woodside Hills, Santa Rosa, CA. I concur.

Anyone financially able to own a home in our Woodside Hills neighborhood does not need extra income from short term rentals (unless their objective in purchasing a home in Woodside Hills was to turn it into a business. I do not think we need housing rental businesses being run in Woodside Hills. Hosted may be ok, but even that I don't think is necessary. There are plenty of other areas in Santa Rosa that allow short term rentals.

David MANGURLAN

2742 Treetops Way,

Santa Rosa, CA 95404

Dear City Planning Staff Member,

I advocate for the elimination Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are commercial transient lodging enterprises without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that prohibit Non-Hosted Short-Term Rentals in residential zones.

Rhetorically, why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/ host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Insert Your Name

Insert Your Address

From: Marie P <mpiazza9@gmail.com>
Sent: Monday, November 14, 2022 7:25 PM
To: Kirk, Lou <lkirk@srcity.org>
Cc: Short Term Rentals <shorttermrentals@srcity.org>
Subject: Re: [EXTERNAL] Nov 14 Meeting

Thank you both.

Lou, I'll contact you Wednesday.

Jessica, three additions re the report out:

1. The woman that said the police won't respond anymore
2. My comment about getting neighbor input before a business in a neighborhood is allowed.
3. My comment about some U-STRs being used as a party venue instead of people renting a conference room, restaurant or party venue.

Thank you again to everyone at the city that stayed late to do this meeting today!

Marie

On Mon, Nov 14, 2022, 19:14 Kirk, Lou <lkirk@srcity.org> wrote:

Hi Marie,

Happy to discuss your concerns with you.

Sincerely,

~Lou

Lou Kirk (he/him/his) | Assistant Chief Building Official

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3248 | Fax (707) 543-3219 | Lkirk@srcity.org

We are hiring – join the team with a purpose and make an impact!

We offer incredible opportunities, dynamic work and excellent benefits.

Come find your passion; visit [SRCity.org/Jobs](https://srcity.org/jobs)

From: Short Term Rentals <shorttermrentals@srcity.org>

Sent: Monday, November 14, 2022 7:11 PM

To: Marie P <mpiazza9@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>

Cc: Kirk, Lou <lkirk@srcity.org>

Subject: RE: [EXTERNAL] Nov 14 Meeting

Hi Marie! Thanks so much for participating tonight, and for following up with this e-mail. I really appreciated your and the rest of our groups comments. I know you mentioned some concerns you had about the lag time in response regarding violation complaints. I have copied Lou Kirk, Assistant Chief Building Official, who should be able to help you if you have a complaint that hasn't been responded to yet.

Thanks so much,

Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org

From: Marie P <mpiazza9@gmail.com>
Sent: Monday, November 14, 2022 6:37 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Nov 14 Meeting

Hi,

I will write more later, but right now I want to thank Jessica Jones for facilitating our group.

Thank you also for holding this meeting.

Marie Piazza

(On the meeting as 'Ken' - using my husband's computer!)

From: [Skanda Visvanathan](#)
To: [Meads, Shari](#)
Cc: [Short Term Rentals](#); [Chnn](#); [Skanda Visvanathan](#)
Subject: Re: [EXTERNAL] 3rd Category of Short Term Rentals - Short Term Rental of own residence, permit for Santa Rosa citizens only
Date: Sunday, March 26, 2023 9:44:47 PM

Dear Shari,

thank you for this opportunity to add to our email from December 2022 regarding a non-hosted Rental Permit for our home in Santa Rosa. Given the urgency of our situation, I have decided to fly back from Brazil for the April 27 Planning Commission meeting as well as the June 6 City Council meeting regarding the STR ordinance. So, can you please keep us informed about the dates if something changes? I don't want to be buying flight tickets for nothing.

Summary of our situation - we bought our home in Santa Rosa in August 2021 and have been living in it since September 2021. We picked Santa Rosa, since there were no permit requirements for Short Term rentals at the time of purchase.

After the purchase of our home, we immediately applied for the TOT number to pay potential taxes. However, in November 2021, the STR ordinance for Santa Rosa was put in place and we were denied the right to apply for a non-hosted STR permit. We were not allowed to apply until December 3rd by which time already known operators had applied, hence excluding our property because of the 1000ft radius rule. Some of these operators have 5 – 6 non-hosted STR permits which is not fair to us (real Santa Rosa residents). **We, who need to do real HOME SHARING, don't even have one permit for our main residence here in Santa Rosa!**

Based on our retirement model (I am 65 years old, my wife is 56 years old) it is absolutely essential for us to do non-hosted short term renting of our own home during our absence (around 3 – 4 months per year) to cover the astronomical basic costs, i.e. Property Tax ~\$1000 + Home Fire Insurance ~\$1000 per month. Even though we don't have a mortgage, we still have to pay the monthly sum of \$2000 costs (excluding utilities!). So, it is critical for us to be able to do non-hosted Short Term Renting of our home.

Despite the suddenly imposed 1000ft rule, we completed the required documentation and made an appointment with the city to hand in our application (around late December 2021). Our intent was to at least go on record that we applied or to get on a waiting list. However, the officer attending to our case refused to accept our application

So, to this day, other than our emails to you, we officially do not exist as non-hosted STR permit applicants. There is no waiting list! If someone loses their permit, the 1000ft rule would cease and the next application in line should be able to get a permit. If there is no waiting list this can not even happen.

Being in our situation, we would like to see the following changes/additions to the STR ordinance, which correct some injustice and benefit many other Santa Rosa residents as well:

1. **<!--[endif]-->Apart from hosted and non-hosted STR permits, the city should open up a hybrid category, i.e non-hosted STR permits for people who do home-sharing in their own residence for some months in the year only.**

<!--[if !supportLists]-->• <!--[endif]-->This will be solely for home owners who HAVE to do HOME SHARING during their absence, to be able to cover the astronomical base costs to keep their own home

<!--[if !supportLists]-->• <!--[endif]-->It will also prevent potential non-Santa Rosa resident investors from obtaining even more non-hosted STR permits

<!--[if !supportLists]-->• <!--[endif]-->Limit the rental time to a maximum of 6 months per year (so that it continues being a main residence)

<!--[if !supportLists]-->• <!--[endif]-->Since it is the own home, people will be very careful as to whom the property will be rented to.

<!--[if !supportLists]-->2. <!--[endif]-->**Get rid of the 1000ft radius rule which is a violation of rights of residents like us**

<!--[if !supportLists]-->3. <!--[endif]-->**Raise the limit on the number of non-hosted STR permits to attend to the SR residents who live in the city** - Currently the city has a limit of 198 permits. We are talking about a city which has over 67,000 households. In other words, the percentage of permits vs households is less than 0.3%. **In any case, property owners have the right to use their property as they see fit, including renting it out on a short-term basis. This is America!**

<!--[if !supportLists]-->4. <!--[endif]-->**Reinforce the ordinance with a requirement for noise monitoring equipment for all categories**

<!--[if !supportLists]-->5. <!--[endif]-->**Set up a waiting list** to give the opportunity for other residents who also have the rights to do non-hosted STR

With all that said, I also have to once again add the following: Without being able to do non-hosted short term rentals of our own home during our absence, we cannot afford to live in Santa Rosa. We will be forced to sell our property and move elsewhere. That will be a pity because we both love this city and would love to contribute to its welfare by paying our personal and TOT and other mandatory taxes.

Once again, thanks very much for your help,

Chris and Skanda Visvanathan

+1 408 887 4338

On Wednesday, March 22, 2023 at 02:42:46 PM PDT, Meads, Shari <smeads@srcity.org> wrote:

Hi Chris and Skanda,

I'm including here a short-term rentals website update that was published today:

Short-Term Rental Ordinance Update Public Hearings

Recommendations for updates to the Short-Term Rental Ordinance, which will include proposed changes to provide clarification and technical updates following the City's use of the ordinance since its adoption in October 2021, will be considered by the Planning Commission and City Council at public hearings in April and June 2023. The information provided will include the results of surveys and community outreach, as

well as all community correspondence collected regarding the Short-Term Rental Ordinance. Below are the Public Hearing dates for the draft Short-Term Rental Ordinance update:

Planning Commission meeting – April 27, 2023, at or after 4:30 p.m. in the City Council Chambers (100 Santa Rosa Avenue) or via Zoom (Zoom link provided in the meeting agenda the week prior to the meeting date [here](#))

City Council meeting – June 6, 2023, at or after 5:00 p.m. in the City Council Chambers (100 Santa Rosa Avenue) or via Zoom (Zoom link provided in the meeting agenda the week prior to the meeting date [here](#))

With your permission I would like to provide your December 16, 2022 email (the contents of which I've copied below) to the Planning Commission and City Council as part of the review for this item. If you would like to send anything in addition – or instead of – please let me know.

Dear Shari,

thank you for your encouragement during the recent STR workshop (December 12th 2022) to reach out directly to you regarding our short term rental situation. Below is a short summary of our attempt to acquire a non hosted STR permit, as well as what we want to discuss with you. We also would like to set up a face to face meeting at your office in the next days when it is convenient.

First of all, we would like to thank you and the city for organizing and hosting the workshops which Chris and I have attended (Nov and Dec 2022). There is a lot of engagement from the city staff (I counted at least 10 people on both occasions), which we really appreciate. Thank you also for reassuring us that the workshops would be taken seriously by the city and initial recommendations and changes to the ordinance will be proposed in early 2023.

To summarize our situation, we bought our home in Santa Rosa in August 2021 and have been living in it since September 2021. We picked Santa Rosa, since there were no permit requirements for Short Term rentals at the time of purchase. We applied for the TOT number so that we could pay the due taxes to the city, but were however denied the right to apply for a non-hosted rental permit. We were not even allowed to apply until December 3rd by which time already known operators had applied, hence excluding our property because of the 1000ft radius rule.

Despite that, we completed the required documentation, made an appointment with the city to hand in our application (around late December 2021), but the officer attending to our case refused to accept our application, with the 1000ft radius rule being cited as the reason.

We would like to discuss the following topics with you

1. We want to hand in our application for a non-hosted short term rental property. If you are going to reject it, we need an official rejection after review, so that it is registered that we applied. At least we would have a chance if some current operator in our 1000ft radius lost there permit. [Pursuant to City Council ORD-2022-008 \(attached\)](#), the City cannot accept a Short-Term Rental Permit application for a new non-hosted use. The City has not established a specific process or waitlist for folks who would like to apply for a future non-hosted short-term rental permit. This is something which will be determined over the next several months as potential ordinance amendments are considered by the Planning Commission and City Council. Please be sure to sign up on the [short-term rentals website](#) to receive future updates on this process.

2. There is no waiting list for the permit, i.e. how will the city know who has tried to apply and when we were turned away. The city states they are not accepting any applications. You already mentioned that bad operators would lose permits and would have to reapply as a new applicant. This means the current allocation of 198 permits would open up, the 1000ft radius will expire automatically. So, how do you know who came first? [See answer above.](#)
3. The 1000ft radius rule (we know that we have also discussed this during the workshops, but we would like to reiterate as well as clarify)
4. There are operators holding multiple non hosted Short Term Rental permits (I heard that some have more than 5). This is not home sharing, which is the spirit of the STR hosting websites. The limitation rules (1000ft, 198 permits only etc.) and excessive concessions to known investors are not fair to SR residents who live in their homes, but need to do home sharing – hosted and un-hosted – to cover their astronomical costs of keeping their homes (high property taxes, high fire insurance etc.). One area of consideration for the potential ordinance amendments is whether to limit the number of short-term rental permits that can be owned by one entity. Thank you for indicating your support for this potential policy.

Could you please let us know when it would be convenient to meet, within the next days, preferably around the end of the week of December 19th.?

Once again, thanks very much,

Chris and Skanda Visvanathan

+1 408 887 4338

Safe travels to you!

Shari

Shari Meads (she/her) | Senior 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

All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.



From: Skanda Visvanathan <skanda_visvanathan@yahoo.com>
Sent: Monday, March 20, 2023 4:49 PM
To: Meads, Shari <SMeads@srcity.org>
Cc: Short Term Rentals <shorttermrentals@srcity.org>; Chnn <chnn@uol.com.br>; Skanda Visvanathan <skanda_visvanathan@yahoo.com>
Subject: [EXTERNAL] 3rd Category of Short Term Rentals - Short Term Rental of own residence, permit for Santa Rosa citizens only

Hi Shari,

we hope you are well. We are reaching out to you because we will be leaving for Brazil in 2 weeks from now and have a question.

I don't want to waste too many words in summarizing our Non-hosted Short Term Rental Permit situation again, as you are already aware of it. To put it in a nutshell again, we are not even on any waiting list and cannot even apply for a permit because of the 1000ft rule. Investors (some with more than 5 permits, according to our knowledge) have already been given permits, hence preventing us from applying because of the 1000ft rule.

It was very kind of you to propose advertising our home on websites supporting midterm rentals. However it hasn't worked out well. We managed to rent our home for a period of around 40 days during our upcoming absence, but at a very low price. It is nowhere near the amount we would get back on non-hosted STRs. It barely covers the costs for the time it is rented.

When we last met with you, we discussed having a separate category of permits, i.e. non-hosted short term rental of primary homes of Santa Rosa Residents for a part of the year. This is our home where we live for about 7-8 months a year. The rest of the time we have to spend with our aging relatives in Brazil. It should be possible to rent our home on a short term basis i.e. to be able to cover our astronomical costs (~\$1000 property tax and ~\$1000 for fire and home insurances per month). This is real home sharing and not a pure short term rental property.

As we mentioned before, if we cannot rent our home on a Short Term Rental basis during the months we are absent, this model of living in Santa Rosa is not going to work for us on a longer term. We have to seriously consider putting our property up for sale before the end of the year and leaving Santa Rosa permanently.

Before we start discussions with our realtor, we would like to know from you, if progress has been made in opening up a 3rd category of Short Term Rentals, i.e. Short Term Rental of primary residence of Santa Rosa citizens.

Can you please update us on that? We remember you mentioning that the Planning Division was due to meet with the City Council to give an update on the final STR ordinance around this time (March 28, I think).

Can we have a short call or f2f meeting with you? We are available at any time.

Thanks very much.

Yours sincerely,

Chris and Skanda Visvanathan

408 887 4338

On Monday, January 30, 2023 at 02:18:25 PM PST, Skanda Visvanathan
<skanda_visvanathan@yahoo.com> wrote:

Hi Shari,

thanks so much for this. We really appreciate your help. I see you sent this on a Sunday. Hope you had a nice weekend

Cheers

Skanda

On Sunday, January 29, 2023 at 05:51:28 PM PST, Meads, Shari <smeads@srcity.org> wrote:

Hi Skanda!

Here is a website that might help with finding "mid-term" (aka 31 days or more) guests!

<https://www.furnishedfinder.com/>

[Travel Nurse Housing - Search For Monthly Furnished Rentals](#)

Travel Nurse Stipend Calculator If you are a travel nurse trying to figure out how much furnished monthly properties cost for a travel assignment, this report will give you the average rents for an entire unit vs. a room in a particular city, and what amenities would be included so you can gauge your housing costs for your next assignment.

www.furnishedfinder.com

Warmly,

Shari Meads (she/her) | Senior 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

All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.



From: Meads, Shari <SMeads@srcity.org>
Sent: Wednesday, November 16, 2022 1:48 PM
To: Desperrier, Kirsten <kdesperrier@srcity.org>
Subject: FW: [EXTERNAL] Non Hosted Short Term Rentals Issue

Shari Meads (she/her) | Senior 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

All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.



From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Wednesday, November 16, 2022 9:01 AM
To: Laura Salo <laurasalo2425@gmail.com>; Short Term Rentals <shorttermrentals@srcity.org>
Subject: RE: [EXTERNAL] Non Hosted Short Term Rentals Issue

Hi Laura,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Laura Salo <laurasalo2425@gmail.com>
Sent: Tuesday, November 15, 2022 2:03 PM

To: Short Term Rentals <shorttermrentals@srcity.org>

Subject: [EXTERNAL] Non Hosted Short Term Rentals Issue

Dear City Planning Staff Member,

I advocate for the elimination Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

*Non-Hosted Short-Term Rentals are **commercial transient lodging enterprises** without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.*

*The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that **prohibit** Non-Hosted Short-Term Rentals in residential zones. Rhetorically, why does Santa Rosa believe they should do something different?*

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/ host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Laura Salo

2425 Sunrise Pl., Santa Rosa 95409

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Ordinance and zoning contradiction
Date: Thursday, November 17, 2022 9:56:52 AM

Shari Meads (she/her) | Senior 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

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Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

From: Short Term Rentals <shorttermrentals@srcity.org>
Sent: Thursday, November 17, 2022 9:44 AM
To: Dale Sessions <dale@daledesignsf.com>; Short Term Rentals <shorttermrentals@srcity.org>
Cc: Meads, Shari <SMeads@srcity.org>
Subject: RE: [EXTERNAL] Ordinance and zoning contradiction

Hi Dale,

Thank you for your feedback, we appreciate you taking the time to send your thoughts on the City's current Short-Term Rental Ordinance. I have copied Shari Meads, Senior Planner, who is working on the potential amendments to the current Ordinance. She will include these comments with those that have already been provided.

Thank you,
Jessica

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org



From: Dale Sessions <dale@daledesignsf.com>
Sent: Thursday, November 17, 2022 6:01 AM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Ordinance and zoning contradiction

City council: "with the 198 cap this should really solve a lot of the issues with STR's and to put a stop to all the complaints."

No, unfortunately it's a lame bandaid on a bigger issue. We have a home behind me that sleeps 18 comfortably and sorry, that's not a home it's a hotel. This is not a mom & pop renting out a spare room. This is a business venture. He's changed his occupant load based on the ordinance however who enforces this? Where's the accountability? Why are the neighbors stuck with trying to gather evidence that the city attorney won't acknowledge as evidence? How does the city expect code enforcement to show up weeks later to investigate complaints? These issues are not just my backyard, but this is city wide. Look at the survey that was done and this will help bring education up on what's happened here in Santa Rosa.

It's very simple - the city has agreed these are hospitality entities and require registration and paying TOT. Hospitality is only allowed in commercial districts. If the city expects to enforce the rules they need to change the zoning along with it.

Non-hosted is the biggest source of complaints. If you and your buddies rented a hotel/resort for a few days and paid \$1500 a night and arrived at the hotel only to discover no one but you and your buddies are at the hotel. Are you going to sit down and read a 40 page property rules manual? Are you going to be on your best behavior? Realize what's happening here are not families coming for a quiet weekend getaway. These are massive party houses.

Property rights - this topic has been beaten by the opposition. That means I should be able to have an ostrich farm in my backyard or an auto repair business operating out of my garage. Obviously this is ridiculous. So is the argument from the property rights angle from pro-STR's. Look at the Santa Rosa residential zoning and you will see that hospitality/hotels are not allowed. With zoning contradicting the STR ordinance it is going to fail.

Why do so many communities put tough regulations on STR's? This isn't just a SR problem but one that's plagued the entire country. The non-hosted STR's destroy the quality and enjoyment of life for the residents. Santa Rosa strangely believes they can craft an ordinance that will prove otherwise where every community has failed.

It is shameful how the city is not recognizing how this is all a problem and trying to protect STR operators over the surrounding neighbors. Zoning, codes, rules, regulations are meant to protect us all.

--

Dale Sessions

2619 Fir Park Way
Santa Rosa, CA 95404
Cell: 415.244.1283

From: Andrew Smith <a.asmith@comcast.net>
Sent: Tuesday, November 15, 2022 10:11 AM
To: Meads, Shari <SMeads@srcity.org>
Subject: [EXTERNAL] Short Rental Meeting last night

Shari,

Greetings. Good meeting by your group and the ability to divide everyone into smaller groups for discussion. Much appreciated.

Two questions that I did not ask last night due to the time constraint.

ONE: It was referenced in the discussion group on the illegal STRs now that there is a cap on the number of non-hosted STRs. One STR owner mentioned that they were able to track those not legal in Santa Rosa. Without enforcement and no penalties for doing this, they will proliferate in our city and be outside the control of Santa Rosa.

What is Santa Rosa doing to track these illegal STRs? And what penalties can be issued to send a message that a property owner has to be legal to run a STR and caught?

TWO: The issue of a STR in a homeowner association (HOA) has been pushed to the HOA to decide if that STR should be allowed. I agree 100% that Santa Rosa can't track all legal documents and restrictions on HOAs but here is an easy way to make sure the STR owner has the right to run a STR in that HOA.

Add the following two questions to the application form:

ONE: Is the property in a homeowner association? Yes or No. If no, ignore the next question. If yes, answer the next question.

TWO: Does the property owner has written permission from the homeowner association to run a STR? If yes, attach written document. If no, suspend application until they bring the written document.

If the applicant answers no to the first question and is in a HOA, the HOA has the right to contact Santa Rosa and ask that the permit be rescinded.

This does not put a burden on Santa Rosa to ask these two questions related to a homeowner association.

Thanks.

Andrew Smith
Santa Rosa

To: Daryel Dunston, Assistant City Manager

From: David Long, 2425 Sunrise Place, Santa Rosa 95409

Subject: Concepts and Reasoning for Amendments to the Short-Term Rental Ordinance

Date: March 4, 2023

During the past 6 months, many concerned Santa Rosa residents, including me, have submitted credible information, ideas and resource references to City staff and Councilmembers that demonstrates why **Non-Hosted** Short-Term Rentals should be prohibited in all residential zoning districts of Santa Rosa. To date we have not received any form of communication from the City that refutes or rebuts that which we provided.

There are other individuals and groups who have provided you with reasons why the City should allow continued operation of Non-Hosted Short-Term Rentals in residential zoning districts. To date, we have also heard nothing from the City that refutes or rebuts the claims of our opposition.

You have some measure of responsibility in deciding which side of this issue to support for the overall well-being of our community. Although the issue is a bit complex, your decision should be straightforward if you set aside the opportunism and greed that has found its way into discussions. Following are fair assessments that cover both sides of the issue.

Those who wish to have Non-Hosted Short-Term Rentals prohibited in residential zoning districts are supported by the following facts.

1. Non-Hosted Short-Term Rentals are transient lodging enterprises devoid of on-site supervision for which the City collects operational taxes and fees. These traits classify them as a (commercial) use that is not consistent with either the City Zoning Code or General Plan for residential neighborhoods. Given the recent history of the Short-Term Rental issue, this commercial use is clearly not a “compatible accessory use.” The purposes of the City’s Zoning Code are to implement the goals and policies of the General Plan and to protect and promote the public health, safety, and general welfare of residents. By allowing Non-Hosted Short-Term Rentals to operate in nearly every residential zoning district, the City has not stayed true to either of these purposes.
2. Every house that is a Non-Hosted Short-Term Rental means one less house is available for a full-time resident, and Non-Hosted Short-Term Rentals command higher monthly equivalent rental prices than do rental houses for full-time renters. This combination and the law of supply and demand mean that Non-Hosted Short-Term Rentals drive monthly rents higher AND exacerbate our already tenuous housing supply problems. Both have severe negative consequences for our community.
3. Two City-conducted surveys on Short-Term Rentals show that an overwhelming majority of Santa Rosa residents prefer to have the City prohibit Non-Hosted Short-Term Rentals in residential zoning districts.
4. By their very nature, every Non-Hosted Short-Term Rental causes angst and disruption in residential neighborhoods. Angst and disruption are not caused only by active disturbances, but by the constant specter that something uncomfortable, unsafe or truly harmful will happen when the next unknown group of persons occupies the Non-Hosted Short-Term Rental.

Those that promote continued operation of Non-Hosted Short-Term Rentals support their position with several claims, all of which are easily refuted or rebutted.

1. Some property owners rent their house for part of the year on a short-term basis because they need the extra income. Taking away this opportunity would be financially devastating for them.

Rebuttal: *No one that is able to vacate their house for part of the year will be financially devastated when they lose the ability to operate it as a Short-Term Rental. They will simply need to make lifestyle choice adjustments. Most Non-Hosted Short-Term rentals are not part-of-the-year operations, but rather are full-year speculative investment enterprises leveraging traditional neighborhood character for personal profit, and are trying to blend with a few truly needy situations for sympathetic consideration.*

2. Short-Term Rentals benefit house cleaners, gardeners, pool cleaners, and trades repair persons.

Rebuttal: *Full-time residents use all these same services so there would be little effect on the service providers' businesses when Non-Hosted Short-Term rentals are eliminated. While frequent turnover of Short-Term Rentals might theoretically produce more income opportunity for these professions, the occupancy rate and seasonal patterns of Non-Hosted Short-Term Rentals is not high enough to outpace the consistent need for these professions by full-time residents. Additionally, visitors transitioning to more frequent use of hotels and inns will create new and more consistent income opportunities for these professions.*

3. Short-Term renters patronize local restaurants, wineries, breweries and retail establishments and local tourism will suffer if Non-Hosted Short-Term Rentals are further restricted.

Rebuttal: *These businesses will not experience a loss of patronage when Non-Hosted Short-Term Rentals are eliminated. Visitors do not come to our area because Non-Hosted Short-Term Rentals are available – they come because there are many fun and interesting activities to do and will utilize hotels, inns and Hosted Short-Term Rentals when Non-Hosted Rentals are eliminated. Sonoma County tourism continues to experience robust recovery as COVID wanes even as limitations on Non-Hosted Short-Term Rentals are becoming more prevalent. Losing 198 of them in Santa Rosa will go un-noticed by local businesses except that their employees will have an easier time finding suitable housing.*

4. Private property owners have the right to do whatever they want with their house.

Rebuttal: *Property rights do not entitle the owner to use their property in ways that infringe upon the rights of others, or to engage in activities that are not permitted by laws and ordinances. Cities in California have the right to establish ordinances and regulations that prohibit Short-Term Rentals under the power granted to them by Article XI, Section 7 of the State Constitution.*

5. “Bad Actors” who consistently violate the Short-Term Rental Ordinance terms should be eliminated and “Good Actors” should be allowed to operate with fewer restrictions because they pose very few problems for the community.

Rebuttal: *There is no distinction to be made between “Good Actors” and “Bad Actors” when it comes to owners, managers and hosts of Non-Hosted Short-Term Rentals. Most may be well-intentioned, but they are all “Bad” because of one simple fact - neither the property owner, manager, host, police, City Code Enforcement, neighbor, nor on-line listing service – can adequately predict or control what happens at a Non-Hosted Short-Term Rental. Therefore, every one of them has a reasonable potential to produce bad, disruptive and unsafe behavior at any time. Good track records and 5-star ratings do not guarantee future good or bad behavior at property – they are nothing more than sales tools. No measure of reactive enforcement can control bad behavior at Non-Hosted Short-Term*

Rentals. The only proven means of control is to implement active restrictions that severely limit the number of days the Rental property is allowed to operate.

6. If Non-Hosted Short-Term Rentals are more severely restricted or eliminated, the City will suffer significant loss of revenue from taxes and fees that support General Fund needs.

Rebuttal: There are two false premises at work with this claim. First, most of the revenue lost when Non-Hosted Rentals are eliminated will be replaced with the additional taxes and fees paid by hotels and inns where visitors will now stay. Second, a large portion of the tax and fee revenue generated by Non-Hosted Short-Term Rental is being used to fund the planning, permitting and code enforcement staff costs being incurred by the City. Eliminating Non-Hosted Short-Term rentals and adopting regulations that are simplified and easier to enforce can significantly reduce those funding needs.

There is one aspect of this issue that appears to be limiting the options that City staff will consider recommending as amendments to the current Short-Term Rental Ordinance. I understand that the City Attorney's Office is advising against any changes to the Ordinance that would add restrictions to current Short-Term Rental permit holders due to the risk of the City being accused of regulatory taking. However, recent case law and actions by other municipalities in rolling back previous permissions suggests that this advice is overly conservative.

Although regulatory take is a century-old issue for which there have been several precedent-setting cases, there is still a lot of gray area surrounding how best to determine when and to what degree "take" has occurred. As Short-Term Rental regulations cases entered this space, the "gray" certainly did not diminish. However, as more cases are heard, courts are siding far more often on the side of municipalities being given latitude to make changes to Short-Term Rental ordinances that remove previous permissions to operate them in residential areas to protect public welfare, without those changes constituting a take or even a partial take. The most recent example of this is the case of *Nekrilov v. City of Jersey City*, and the subsequent appeal of the decision, both of which were decided in favor of the defendant.

While this is not to suggest that the City institute a complete ban on Non-Hosted STR in residential areas – something that should have been done in October 2021 - I believe that it does suggest that the City can take the following steps without crossing the line of regulatory take.

1. Prohibit future Non-Hosted Short-Term Rentals in all residential zoning districts by removing such districts from the list in City Code Section 20-48.040 A.2.
2. Allow Non-Hosted Short-Term Rentals that were issued permits within the established cap of 198 to continue operating but allow rental of those properties for a maximum of 60 days per calendar year.

This would effectively correct the City's negligence in crafting the Urgency Ordinance section that allows transient commercial lodging enterprises to operate in 6 of the 7 residential zoning districts, with only the Mobile Home Parks district being excluded.

From: Stephen R Strain
Sent: Friday, November 25, 2022 12:15 PM
To: Short Term Rentals <shorttermrentals@srcity.org>
Subject: [EXTERNAL] Re: Non-Hosted Short-Term Rentals are commercial transient lodging enterprises

Dear City Planning Staff Member,

I advocate for the elimination of Non-Hosted Short-Term Rentals from all residential neighborhoods in Santa Rosa.

Non-Hosted Short-Term Rentals are **commercial transient lodging enterprises** without an on-site proprietor or supervisor. They do not conform with and are not similar to any of the Land Uses allowed for residential neighborhoods in either the City's Zoning Code or General Plan.

The County of Sonoma, and the City's of Healdsburg, Rohnert Park and Sonoma have all adopted regulations that **prohibit** Non-Hosted Short-Term Rentals in residential zones. Why does Santa Rosa believe they should do something different?

Every Non-Hosted Short-Term Rental represents an ongoing opportunity for a disturbance, or life safety situation to be caused by an endless rotation of persons unfamiliar to the property owner, City staff or neighborhood residents. Contrary to your current thinking, owner/host vetting of their transient occupants, remote monitoring and after-the-fact response by police or code enforcement are only marginally effective at curtailing bad behavior.

Sincerely,

Karen & Stephen Strain

Santa Rosa, California

From: [Meads, Shari](#)
To: [Desperrier, Kirsten](#)
Subject: FW: [EXTERNAL] Re: Vacation Rental Ordinance Suggestions
Date: Monday, December 19, 2022 9:51:44 AM

Shari Meads (she/her) | Senior 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

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From: Sonia Taylor <great6@sonic.net>
Sent: Saturday, December 17, 2022 12:12 PM
To: Meads, Shari <SMeads@srcity.org>
Subject: [EXTERNAL] Re: Vacation Rental Ordinance Suggestions

Shari, I think you're the person to get this email, but if I'm wrong, send it on its merry way to whoever should get it...

Below are comments about Santa Rosa's existing vacation rental ordinance for your consideration.

GENERAL COMMENTS:

Generally I have no real problems with hosted short-term rentals, and a large problem with non hosted short-term rentals in all residential areas. Non hosted short-term rentals are a commercial use, and when they are in a residential neighborhood, in any concentration, they negatively affect that neighborhood and everyone who lives in it. Further, we have issues with availability of affordable housing, and permitting non hosted short-term rentals in residential areas drives the value of all housing higher because, of course, an owner can make much more money with short-term rental uses than they can with traditional rental uses. Which exacerbates our housing crisis, all for the financial benefit of a few individuals.

Honestly, I am sympathetic to those operating hosted rentals to help pay their mortgages, to support their retirement, etc. I'm not, however, very sympathetic to those who have enough money to buy a second home (or third, or fourth) that they then use as a cash cow by offering it as a short-term rental.

In last week's community meeting, one of the attendees in my break out room said that it was unfair that because of the cap on rentals/set back requirements this person couldn't even apply for a permit. I agree that that seems unfair -- late comers to the "party" can't participate -- but the only way I can see to resolve that would be to terminate all existing permits and run a lottery for the number of permits allowed city-wide that meet setbacks. I don't see that as feasible, and I would very much oppose either expanding the number of short-term rental permits or reducing the setback, so unfortunately that's just going to be the way it is.

I also believe that Santa Rosa should limit the total number of short-term rentals not only as to the entire city, but also as a maximum number allowed in each City Council district, and by neighborhood and street. There should never be an occasion where a street has more than one non-hosted vacation rental, and no neighborhood should bear the brunt of multiple non-hosted rentals. We've set an overall city wide limit, as well as the 1000 foot setback, but I still think it should be more specific.

Below are my specific comments/suggestions on the existing ordinance.

As always, please don't hesitate to ask if you have questions!

Sonia

Sonia Taylor
707-579-8875
great6@sonic.net

1. Section 20-48.030 D -- I believe that RV's, Airstreams and other (usually) mobile "living" units should be prohibited from being used for short-term rentals whether parked on a private lot (as in a driveway, or setback) or on a private or public street.
2. Section 20-48.030 G -- It may not be possible to deal with Pacaso and other similar fractional ownership schemes like that in this ordinance, but I think they need to be addressed. At a minimum, such fractional ownership arrangements should be taxed differently than owner occupied housing units or long term rental units, as should generally vacant second, third, etc. homes.
3. Section 20-48.040 -- I believe that there should be a limit of one short-term rental on a legal parcel.
4. Section 20-48.060 B/D -- A bedroom should be defined as a separate room with a door. Additionally, if there are alternative sleeping arrangements, such as, for example, a futon in the living room for additional sleeping, each such alternative sleeping arrangement that can sleep two people should also require one off-street parking space (and they should be added up, so -- for example -- two single beds, not in a bedroom, equals one additional parking space required).
5. Section 20-48.060 D -- I am concerned about the parking requirements. For a unit with the maximum number of guests -- 10 -- and the maximum number of daytime guests -- 5 -- that could

mean that 7 cars, or more, will need parking spaces (assuming 2 people/car). That's a lot of parking for one unit, particularly in a residential neighborhood, and I am very doubtful that most/any units can provide all of that parking off the street (with the exception of the ONE allowed on-street parking spot permitted to be counted by the short-term rental).

6. Section 20-48.070 B -- I believe that there are other important life and safety requirements for short-term rentals that should be required:

a. There should be an explicit requirement for working smoke detectors, carbon monoxide detectors and fire extinguishers in every short-term rental. For smoke detectors and carbon monoxide detectors, there should be adequate numbers to protect all possible guests during the day time and at night -- not sure what is the best way to require that, but perhaps by square footage of the unit. For fire extinguishers, I believe there should be a minimum number required (I live in an 830 square foot house, and we have three, for instance), and the owner of the short-term rental should be required as part of the original application and any renewal application to provide evidence that the fire extinguishers are there, have been inspected and are current.

b. Owners of all short-term rentals should be required to have the largest trash can (for regular trash) available for their guests, and evidence of that should be required as part of any application/renewal application.

c. Check in times for guests of short-terms rentals should be limited to 8 am to 6 pm. Of course guests will come and go at other hours, but checking in is usually going to be noisy and therefore will be disruptive to neighbors.

d. Outdoor lighting should be prohibited (other than a front porch light) after 9 pm. All outdoor lighting should be required to remain on the property. Any/all security lighting absolutely must not impact any of the neighbors.

e. All short-term rentals should be required to either have or install the code current low flow toilets, as well as low flow shower heads and sink faucets. People on vacation, and paying for what is essentially a hotel, are not going to be interested in conserving water (which I understand), but as a condition of a short-term rental permit, the owner of the property should be required to do as much as possible to make it easy for the guests to use less water.

f. Short-term rentals should not be allowed to have a working fireplace or wood stove. Wood stoves should be required to be removed before use as a short-term rental, and fireplaces should be made inaccessible. Fire is not only dangerous, but, additionally, it's asking far too much for someone on vacation to know (let alone care) about Spare the Air days.

g. Each sleeping area should be required to have two means of egress for evacuation purposes. Windows are acceptable, as long as they open.

7 Section 20-48.070 B 4 -- I'm opposed to allowing guests to have any fire related uses at a short-

term rental. I don't believe it's realistic to have the Fire Department inspect each of these types of uses in each proposed short-term rental, and even if they did, guests might not realize how easily fire can go wrong. At the very least, I believe that all fire related uses in short-term rentals should be banned in Santa Rosa's WUI zones, but honestly would prefer them just not to be allowed anywhere. That includes barbecues and all fires used for cooking. It's just too much of a danger for the guests, the neighbors and the whole city.

8. Section 20-48.070 B 4 b/h -- Although this paragraph references "Wood fueled or other combustible solid fuel burning which may be permitted during periods outside of the declared wildfire season," there is NO requirement anywhere that I can find in this ordinance that LIMITS those types of fires to outside the declared wildfire season (that's the implication, but....). This must be stated explicitly. Further, paragraph h does prohibit open flames during Red Flag Warnings and Spare the Air days, but no one on vacation is likely to be paying any attention to this. Further, paragraph h appears to ALLOW open flames DURING Red Flag Warnings/Spare the Air days when used for cooking, and I believe that's unacceptable. So during a Red Flag Warning, a short-term rental guest could be cooking hot dogs/s'mores on an open fire? Just, no.

Of course, I'd still believe that all short-term rentals should never be allowed to have any fire of any sort for any reason.