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To: [PlanningAgency](#)
Subject: Vacation Rental Ordinance Update (ORD21-0005)
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EXTERNAL

My name is Larry Berg. I own and operate a vacation rental in the Aqua Caliente area of Sonoma.

I would like to express my concerns regarding limiting rental days as a means of reducing the impact of vacation rentals.

The result of such a limit would be to create a “ghost town” effect in which vacations rentals would then sit empty for the majority of the year. This would not seem to achieve the goal of “maintaining the character of the neighborhood” if a significant portion of the housing stock sits empty for 275 days a year. Empty homes are an invitation for vandalism and crime. This is not the impact that is desired as far as I can tell.

Alternatively, it would encourage multiple 30 night or more rentals which would be completely unregulated relative to vacation rental standards and rules.

Controlling for proximity and density is a better solution for managing the impact of vacation rentals, if such regulation is necessary.

However, proximity regulation serves to benefit the most wealthy vacation rental owners who have large lots, while punishing those of us of more modest means.

Density limits would seem to be the most equitable method of managing the concentration of vacation rentals in any given neighborhood and, as the report states, has been successfully utilized in Guerneville.

Larry Berg

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