

From: [Gary Helfrich](#)
To: [Chelsea Holup](#)
Subject: FW: clarification/comment for Vacation Rental Ordinance update
Date: November 17, 2021 10:12:37 AM

From: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Sent: Monday, November 15, 2021 2:54 PM
To: PRMD-VacationRentals <PRMD-VacationRentals@sonoma-county.org>
Subject: clarification/comment for Vacation Rental Ordinance update

EXTERNAL

Hello,

I wanted to provide clarification regarding Sebastopol's Vacation Rental Policy, as some of the notes in the staff report may mis-represent how the City regulates and processes process applications (Attachment 3).

While Sebastopol's Code allows non-hosted rentals, and rentals of ADUs created after 2017 with a "use permit", this does not represent the City's strict regulation, particularly of full time/ non-hosted rentals that remove housing from the long-term housing market. The City is embarking on updates to our Vacation Rental ordinance to better clarify the limited criteria for permitting a non-hosted vacation rental. However, as you are in the midst of review for the County's Vacation Rental Ordinance, I wanted to share these thoughts with you so you could better evaluate your policies compared to 'other jurisdictions', particularly as it appears on the list that Sebastopol is much more permissive regarding rentals of non-hosted rentals (vacation rentals in your terminology) and ADUs.

The City of Sebastopol is supportive of Hosted Rentals, where the owner/permanent resident must be present during the stay, and these permits are administrative subject to various criteria (host must be on-site during rentals, noise, parking regs, etc.).

We strongly discourage full-time non-hosted rentals, and indeed had a Moratorium on any new non-hosted rentals in place in 2019/202, due to the housing situation and the high priority of our Council to preserve additional housing from being converted to short-term rentals and taken off of the market for permanent residents (in line with our Housing Element's goal of preserving existing housing for long-term residents).

While our Municipal Code states that a Use Permit is required for a non-hosted rental, the approval of these is extremely limited and difficult (requiring a Use Permit approved by our Planning Commission, of which one application has been approved and one denied since 2019). Additionally, our Code also states that a Use Permit is required for an ADU created after 2017, however the City would only support approval of these in very select circumstances (generally related to having a full-time resident in the unit).

Kari Svanstrom, AICP, Architect
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