

From: [Jan Jonkers](#)
To: [PlanningAgency](#)
Subject: Workshop on Vacation Rentals : November 18th Meeting
Date: November 17, 2021 5:02:13 PM
Attachments: [Workshop Nov 18 2021 comments.pdf](#)

EXTERNAL

As relatively new vacation rental home owners in the Bodega Bay area we are very interested in future policies that may be adopted within the Vacation Rental Ordinance for the Coastal Zone. Please see our comments in the attachment and we hope these can be brought to the attention of the Nov 18 meeting.

With thanks

Carl and Janice Jonkers

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Planning Commission Workshop on Vacation Rentals 11/18/21

Please consider the following comments relating to future policies specifically for the Coastal Zone.

Complaints & Responses:

Since we do not live in Sonoma County full time we have chosen to use a local property manager to oversee the rental, maintenance and other issues. In order to become a responsible owner we feel we have made good contact with our immediate neighbors and always ask that they let us know of any problems with rental guests. So far no problems but I'm wondering what type of behaviour/noise would warrant a "strike" against an owner? Our home is also for mixed use i.e. for ourselves, our family and friends. Are we then non compliant if we have a rather noisy celebration of some kind or a children's party for example?

Expecting a property manager to live within 30 miles and respond within 60 minutes during the day or 30 minutes during quiet time is unreasonable and these figures should, I feel, be stretched. I also feel Property Managers for the Coastal Zone are invaluable and it would be harmful to lose them.

It would also be important for the owner and property manager to be notified when a complaint is made to the hotline.

Limiting Days of Rental:

With the high property taxes, maintenance and upkeep of a comfortable vacation rental we are only just breaking even to keep it alive. Reducing the rental to 90 days a year would put us at an extreme financial loss and probably impossible to continue as a short term rental, as it would for other owners as well. There would also be safety issues since homes would be sitting empty for long periods of time. It would also deprive visitors from having an affordable place to stay for coastal access.

Emergency Evacuation:

An owner and/or property manager should, of course, make the best effort to notify guests of the requirement to evacuate when needed and provide an evacuation route. I don't feel, however, they should be held responsible for the guest to leave in such a situation. The proposed penalty and possible decertification of a property manager should not be allowed.

Thank you for the opportunity to comment.