

March 15, 2023

RE: Opposition to X Zone in Chicken Colony and Palmer Ave

To Supervisor Susan Gorin and Planner Gary Helfrich:

This letter is in response to the upcoming meeting looking to ban vacation rental homes in the Chicken Colony and Palmer Avenue and I am opposed to this proposal. We actively vacation rent our home and have been doing so since 2019 in Chicken Colony. We also have a home on Palmer, which we purchased in 2021 to have a home closer to town and have additional dwellings for when we have our large family in town. We have a professional management company who is very proactive in assuring our guests are respectful and aware of our neighbors in proximity who have sensitivities to this issue. We were married in Sonoma, at Cornerstone Gardens, and the community is very important to us. We frequently stay at our homes, sometimes multiple times a month or at minimum every other month. We have two small children that love the farmhouses and lifestyle of slowing down.

Our property managers are extremely quick to respond to any complaint and we are typically remedying this in advance, as we have cameras that we monitor to ensure that there is not late night activity that would disturb our neighbors. We also meet all guests in person and make it very clear about the quiet hours in person, with signs and all communications assuring guests are just as respectful as we would be. We have gone as far as performed walk throughs with our property manager and the Palmer neighbor to assure them we are doing everything to be sure our guests are respectful and aware of the Sonoma County regulations. We have also implemented the 9pm vacation rental quiet hours early, since August 2022, following the recommendation of earlier hours out of respect for our neighbors. We screen all guests and ask why they are traveling to steer away from any possible parties or loud groups. While you can't always deter bachelorette parties and loud groups, you can do your best to communicate the rules as best as possible up front to prevent, which we feel our property managers have done a fantastic job of.

We are a very close community in Chicken Colony constantly having get-togethers with almost everyone in the neighborhood during holidays with Easter Egg Hunts, Halloween trick-or-treating, New Years and weekend strolls around the neighborhood and pool fun in the summers. Ironically the two homes that are complaining and have targeted our peaceful community are the ones that are not included in these neighborhood get togethers and have been the catalyst of spreading untrue information about our family and our homes. The neighborhood, with the exception of two neighbors, one who currently rents out her home as a vacation rental and the other who have active rentals, seem to cling on to any little thing that a neighbor could solely because we vacation rent our home. We have received very rude emails rather than a neighborly call that we would be quick to remedy, as things as small as one of our trash cans may not have made it in on time.

Ironically, it seems the one neighbor complaining on Palmer is also the one neighbor that doesn't have a relationship with the community of their street. We have been invited to parties, happy hours, events at neighbor's homes on Palmer, yet there is only one neighbor that is absent from these get togethers. We've been told this neighbor doesn't waive or engage with the community, which we have felt in full force when they have written lies about us and our property managers in public published articles and forums.

Bottom line, these neighbors at both properties have constantly badgered and harassed our family, written lies about us in a public forum and harassed/badgered our property managers so much in that one of our property managers quit working at our management company. These are the only people complaining about this and wanting to punish other neighbors in the community by not giving them the right to obtain a rental permit.

We know these neighbors use us as the reason but the truth is, we follow all of the rules, we go above and beyond to make sure we are respectful and its apparent these are people that have nothing better to do than sit around and come up with problems, as we can assure, from the cameras we monitor every day, there are very little, if any, problems to complain about. We have spent hundreds of thousands of dollars on our homes, improve them constantly and assure that they are well taken care of. It saddens us that these people are trying to make us a bad example, a family that have done nothing but go above and beyond to be considerate and assure everyone is happy. But they don't just complain about us, they complain about other neighbors as well. This doesn't seem to be a vacation rental issue, just a neighbor issue and we hope you make the right decision and do not ban this in our neighborhoods to give other neighbors the ability to share their homes too.

Thank you,

Amber and John Wright