

From: [Gary Helfrich](#)
To: [Alisa Sanders](#)
Subject: FW: Information Regarding Vacation Rental Exclusion and Cap
Date: Wednesday, March 15, 2023 10:07:56 AM
Attachments: [Planning Commission Hearing Statement_FBenjamin Homeowner 3.15.2023.pdf](#)

This morning's Vacation Rental mail begins...

Gary

From: Fran Benjamin <fran.benjamin@gmail.com>
Sent: Wednesday, March 15, 2023 9:48 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: RE: Information Regarding Vacation Rental Exclusion and Cap

EXTERNAL

Hi Gary,

Thank you again. I am submitting the attached written comments to be made available to decision makers. However, I understand that in order for written comments to be included in the Staff Report they needed to be received 10 days prior to the hearing. However, my notice was postmarked March 6 (exactly 10 days prior to the hearing), so I had no ability to submit this in time. As such, I'm hoping you can include this in the Staff Report regardless.

Thanks,
Fran

On Tue, Mar 14, 2023 at 4:42 PM, Fran Benjamin <fran.benjamin@gmail.com> wrote:

Hi Gary,

Thanks so much.

Fran

On Tue, Mar 14, 2023 at 1:50 PM, Gary Helfrich <Gary.Helfrich@sonoma-county.org> wrote:

Hi Fran,

We just posted the maps, and I've attached a copy. A 5% Cap means that within a specific area as shown on the attached map, only one vacation rental is allowed for every 20 parcels that are residentially developed. For example, the Austin Creek area shown on the map has 329

residentially developed parcels, so a 5% cap would allow 16 Vacation Rentals in this area. There are currently 47 Vacation Rentals in this area, giving a concentration of 14.3%.

Gary

From: Fran Benjamin <fran.benjamin@gmail.com>

Sent: Tuesday, March 14, 2023 10:00 AM

To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>

Subject: Information Regarding Vacation Rental Exclusion and Cap

EXTERNAL

Hi Gary,

I hope this email finds you well. I just received my written notice about this upcoming hearing and rezoning project. I'm hoping you might be the right person to help me learn more :)/

Where can I find more information about what these changes would entail? Specifically, I want to understand #4 Vacation Rental 5% Cap, and which "certain parcels" it would be applied to? What is a 5% cap? And is there a map to understand to which parcels it would effect?

Thank you very much.

Fran
(homeowner in Caz)

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