

From: [Gary Helfrich](#)
To: [Alisa Sanders](#)
Subject: FW: Hughes Chicken Colony Short Term Rentals
Date: Wednesday, March 15, 2023 1:47:13 PM

From: gian cervone <giancervone@live.com>
Sent: Wednesday, March 15, 2023 11:31 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Hughes Chicken Colony Short Term Rentals

EXTERNAL

Greetings,

I am a resident in District 1 - Hughes Chicken Colony and have lived here since I purchased my property as my primary residence since 2013. Since my wife and I moved here in 2013, the neighborhood has experienced a lot of changes as many properties have changed hands over the last 10 years. The majority of the property owners that have purchased property in our neighborhood within the last 10 years have been folks that live out of town and use the properties as weekend homes. Naturally, having the majority all of the property purchased as second homes has impacted the dynamics of the neighborhood and community of Sonoma. Buyers from outside of Sonoma have been a major cause for real estate prices to be inflated which further contributes to the affordability challenges of home ownership for the citizens which work in our community. It is rather unfortunate when our community's local peace officers, small businesses owners, nurses, post office workers etc. cannot live in the town in which they work due to the cost of housing. To be clear, I hold nothing against the property owners which purchased second homes here; I hold the County of Sonoma and state of California's leadership completely responsible for creating more incentives for investors and remote property owners than they have for families looking to laydown roots and grow their families in a primary resident.

Many of the property owners which own these properties as weekend homes have also received permits to utilize their properties as short-term rentals. So as my wife and I raise our family in this neighborhood, there is the constant presence of strangers (people on vacation renting homes here) walking around, coming and going, and partying. Having strangers constantly around and neighbors that visit their second homes infrequently creates a rather unconventional environment and not necessarily the most ideal environment for a family with young children living here full time.

After living with the circumstances which I have described, my wife and I have been considering relocating to a community which may be a better fit for our state in life with young children. If we were to relocate, we would be interested in keeping our property here and rent it out as a vacation rental as this would allow us to have a place to stay when we returned to visit friends and family and take care of business in the area (appointments, legal, medical, funerals etc.), and provide us an option to return full time should that be what we felt would be the best decision for our family. Now the County of Sonoma is trying to restrict our ability to obtain a short-term rental permit after having issued many of these permits to property owners in our neighborhood that don't even live here? Does this seem at all fair to any unbiased individual that is looking at these circumstances objectively? Allowing short-term rental permits for some property owners and not others does not strike me as fair nor legal. I am not supportive of making the Hughes Chicken Colony an "Exclusion Zone" for short-term rentals. Perhaps I would have supported this 10 years ago when there were very few vacation rentals in our neighborhood, but now that the County has allowed things unfold as they have, I reject the unequal treatment of property owners which the County is seeking.

Thanks,
Gian Cervone

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