

**From:** [Joe Rogoff](#)  
**To:** [PlanningAgency](#); [Eric Koenigshofer](#)  
**Cc:** [Lynda Hopkins](#)  
**Subject:** RE: ZCE23-0001, Vacation Rental Rezone  
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## EXTERNAL

Planning Commission.

I think that by anyone's standards, our vacation rental ordinances are incomplete and unenforced. Those who do not pay their fees are still allowed to operate. Those who claim to be hosted are frequently not hosted. There is no diligence in ensuring that parking is adequate for guests of the renters, and no diligence that the sewer or septic systems in the houses are adequate for all the potential guests. And the scant moderate income housing that workers can afford in the River area have sometimes been taken to accommodate vacation rentals. The County and its agencies have not seemed at all interested in confronting these issues, despite residents' attempts.

We here in West County have already seen the results of unregulated vacation rentals - they are responsible for the shuttering of our high school and at least partially responsible for housing and rental costs skyrocketing in an area that has long been the one affordable place to live in Sonoma County.

It is admirable that the agency is considering more restrictions on vacation rentals, and I support moratoriums and exclusions enthusiastically.

I hope that included in this change will be an exclusion of properties in the pipeline for approval. The last change that I'm aware of grandfathered these in, and that is unwarranted. The time to stop is now.

My question is: how are the "certain parcels" in various parts of the county chosen, and why would the exclusions be limited in this way? I live off Armstrong Woods Road, and there are certainly more than enough vacation rentals for people to choose from around here as it stands.

In summary:

- I support this effort
- I'd like to see it expanded to eliminate the "certain parcels" provision
- I want you to do better due diligence when permitting vacation rentals
- You need enforcement, and to take permits from those who don't pay their fees, violate the hosted provision, or illegally take spaces from working residents.
- You should not grandfather in anyone in the application pipeline

All of the above represent many of the residents of Guerneville that have approached me on this topic.

Thank you for your attention,  
Joe Rogoff

LRRMAC rep for Guerneville

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