

From: [Gary Helfrich](#)
To: [Alisa Sanders](#)
Subject: FW: Planning Commission Vacation Rental Rezoning (File No. ZCE23-0001)
Date: Tuesday, March 14, 2023 11:53:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

By now, you must know these are all Vacation Rental comments.

Gary

From: Steve Trippe <sgtrippe@newwaystowork.org>
Sent: Tuesday, March 14, 2023 11:51 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Cc: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>
Subject: Re: Planning Commission Vacation Rental Rezoning (File No. ZCE23-0001)

EXTERNAL

Gary –

I am writing regarding the proposed blanket caps on Vacation Rental Permits in my community.

I have owned my home in Monte Rio for over thirty years, am 71 years old and recently retired. While I have never rented out my home, I have considered the option of offering it as a vacation rental part-time as a way to supplement my income, maintain periodic use of the property and help keep the home in the family sometime in the future. Further if I am ever forced to relocate for health or other personal reasons, operating as a vacation rental would create options for my family and I to maintain ownership and periodic usage.

A blanket cap of 5% in my community, which is currently impacted at 12.1%, effectively would result in a prohibition of any new vacation rental permits for many, many years to come, perhaps a decade or more, limiting my options to maintain the property in my family and negatively impacting an important income potential in my retirement.

I have supported and contributed comment to the evolving vacation rental ordinances and limitations over the past dozen years, and understand and share the concerns expressed by many of my neighbors.

In my experience, I believe the current vacation rental policies and restrictions, if fully implemented, supported and *enforced*, would address many of the concerns and issues driving the current rezoning effort.

I agree that there are homes in my community that don't make sense as vacation rentals, due to limited access, narrow roads, extremely limited parking, topography and their proximity to other

homes.

My concern is that the blanket cap is simply a convenient solution, and ignores individual circumstance.

I would suggest that a parcel by parcel approach, or at a minimum an expedited variance or exception process, be put in place that considers the very factors cited for the rezoning effort itself – Noise, parking, emergency access, topography, neighborhood impact etc. The process itself should involve nearby neighbor notification as is the current practice.

By way of an example, my home is set well apart from others – a full parcel on one side and one and a half on the other, is situated on the river in the back and bounded by my street and Highway 116 on the front side of the house, providing mitigation for noise issues and quick access to a major highway in the case of emergencies.

There is ample parking. The two homes my street that are used as vacation rentals have not caused problems in recent years. The current ordinance, homeowner awareness, communication and property management practices have addressed the issues we may have had 10 or more years ago.

While a blanket solution as proposed may be expeditious, I suggest reconsideration and further exploration of equitable options.

Thanks!

Steve Trippe
Monte Rio

st

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

Date: Monday, March 13, 2023 at 2:16 PM

To: Steve Trippe <sgtrippe@newwaystowork.org>

Subject: Planning Commission Vacation Rental Rezoning Hearing link

Hi Steve

Meeting materials can be found at this link: <https://share.sonoma-county.org/link/GamJs6DxIwE/>

We will be posting an online interactive map soon, but the parcel lists attached to each area resolution are the properties that are recommended for rezoning. Call me if you have any additional questions.

Gary

Gary Helfrich

Planner III

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