



[www.winewaterwatch.org](http://www.winewaterwatch.org)

[jacquelynne.ocana@sonoma-county.org](mailto:jacquelynne.ocana@sonoma-county.org), [eric.koenigshofer@sonoma-county.org](mailto:eric.koenigshofer@sonoma-county.org), [larry.reed@sonoma-county.org](mailto:larry.reed@sonoma-county.org), [kevin.deas@sonoma-county.org](mailto:kevin.deas@sonoma-county.org), [Caitlin Cornwall](#), [Gary Helfrich](#), [planningagency@sonoma-county.org](mailto:planningagency@sonoma-county.org), [Tennis Wick](#), [SonCo LCP.Update2020](#)

June 27, 2022

RE: LCP Draft Planning Commission Hearing June 29, 2022

Dear Planning Commissioners.

After reviewing the currently proposed Draft Local Plan, we have found one glaring issue that continues to not be addressed is vacation rentals.

Vacation rentals along the California Coast have been revised to reflect concerns and deal with real life problems currently that coastal communities along California's coast have been forced to deal with. The California Coastal Commission has recently approved unanimously, San Diego's cut of vacation rentals by half due to the housing crisis of unaffordable housing along our coast along with other problems.

[Coastal Commission Stamps Newly Short-Term Rental Regulations, Could Cut Rentals in San Diego by Nearly Half – NBC 7 San Diego \(nbcсандiego.com\)](#)

Solano Beach ([STVR Regulations Packet-updated 3-12-20.pdf](#)

[cityofsolanabeach.org](http://cityofsolanabeach.org)) and Santa Cruz ([Santa Cruz County Code](#)

[sccoplanning.com](http://sccoplanning.com)) counties and other communities have revised and adjusted with new regulations and requirements to safeguard residents and protect the charm that draws tourism. Sonoma County is not addressing this in their plan. The TOT collected from the coast goes into the General Fund for the county. All of Sonoma County residents benefit directly.

With over 50% of local housing geared towards vacation rentals and lax enforcement on our coast, our draft of the LCP should be brought to a higher and

more current, sustainable standard that other communities are using to solve inherent impacts.

Minimum stays of 7 days and up to 30 days have been adopted in our state along with strict water use (Trinidad, Humboldt LCP), off street parking, mandated signs in front of all vacation rentals with 24/7 owner contact information, maximum number of visitors and cars allowed and 20% maximum rentals allowed in residential areas. These are some of the solutions other counties are proving to be effective.

The proposed LCP Draft from our county has failed to address and take measures. We urge you to send this draft back to planners. Coastal residents have suffered from out-of-control parties, dozens of on street parked cars, over maximum rental occupants, limited County Sheriff to enforce and worst of all unaffordable housing that has driven families apart and require workers that support the industry to drive from areas further from the coast.

Several years ago the Sonoma Tourism Board decided to promote more tourism to residents. After presenting in Healdsburg and Sebastopol they stopped the program due to overwhelming negative response. Without wise planning this will only foment as in other communities. We urge you to be proactive now. Some balance needs to be achieved between locals and tourists.

The LCP draft has overlooked this critical element that impacts every other element addressed. As we are looking at a 20-year plan that affects future generations, timing is ideal to correct this oversight. The policies listed have been welcomed by the California Coastal Commission from other communities that have taken action to correct.

We propose the draft to be amended as follows.

Insert POLICY: Preserve and enhance affordable housing opportunities on the Sonoma County coast by enforcing a moratorium on vacation rentals until such time that no more than 20% of housing is for vacation rental use.

Insert POLICY: Minimum stay 7 days with maximum 30-day vacation rental. (This has been shown to stop over congestion, party houses, calls to sheriff department, safety issues on crowded weekends.)

Insert POLICY: C-LU-7a: One off-street parking spot per bedroom and 2 cars maximum per bedroom in vacation rental properties. [Trinidad LCP] shall be required in residential areas to reduce traffic congestion and GHG.

Insert POLICY C-LU-7b: A sign of not more than 3 by 3 feet shall be required on vacation unit with phone number and contact information for complaints. [Santa Cruz LCP]

Insert POLICY C-LU-7c No vacation rentals with common walls without a signed agreement with other residents. [Santa Cruz LCP]

Insert POLICY C-LU-7D To support climate change impacts associated with tourism and affordability for residents/workforce, minimum rental shall be for 7 days. [Solano Beach has 7 days, Imperial County has a 30 day minimum for vacation rentals].

Insert POLICY C-LU-7E All vacation rentals shall be licensed, and regulations enforced by means of implementable fines [California Senate Bill 1049 allows cities to fine rental hosts up to \$5000 per violation.] Property owners/management that has repeated violations shall have the license revoked for not less than one year.

Insert POLICY: Issue parking permits for residential priority uses with appropriate signs.”

Vacation renter policies impact coastal access, water quality & quantity, affordable housing, community charm, sensitive habitat areas, GHG and quality of the coastal experience for all Californians and visitors.

We urge planning commissioners to establish the above-mentioned policies with review for performance standards in 5 years. (Recent coastal community  
Thank you for your cooperation and efforts to keep Sonoma County moving towards a more sustainable future.

Janus Holt Matthes for  
Wine & Water Watch

<https://www.winewaterwatch.org>

CC: Sonoma County Board of Supervisors

David Rabbitt <[David.Rabbitt@sonoma-county.org](mailto:David.Rabbitt@sonoma-county.org)>; Susan Gorin

<[Susan.Gorin@sonoma-county.org](mailto:Susan.Gorin@sonoma-county.org)>; Chris Coursey <[Chris.Coursey@sonoma-county.org](mailto:Chris.Coursey@sonoma-county.org)>

[James.Gore@sonoma](mailto:James.Gore@sonoma-county.org)-county.org