

From: [Michael McCracken](#)
To: [PlanningAgency](#)
Subject: Homeowner input on vacation rental rules
Date: January 20, 2022 6:23:36 AM

EXTERNAL

Hi, I'm writing to share my experience and concerns about vacation rental properties in residential streets in Sonoma County. I own a home on a short dead-end road in unincorporated Sonoma County (Moriconi Dr), and we have seen a few instances already of people buying homes with plans to make them exclusively vacation rentals. We have been able to convince them otherwise due to the neighborhood being united in our concerns about noise, traffic issues and their impact on our kids playing in the street, and lack of recourse for any issues.

I strongly oppose having any homes in my neighborhood used for vacation rentals by owners who do not occupy them. They cause problems for neighbors who do live here, and there are not sufficient mechanisms for us to avoid problems once they get started renting. At best we have to wait until a guest causes trouble and call someone, and this can happen many times a week.

This practice also greatly impacts the availability of housing for sonoma county residents, as the housing stock is low and prices are high enough that I know of families from my school who have had to leave the area due to this.

I would like to suggest that neighborhoods could apply to become exclusion zones so that no licenses would be approved, and that no automatic licenses would be approved without neighbor input. We only found out about one of the cases on our street after the license had been approved, and I am sure the owner would not have completed their application if they knew what the neighbors' response would be.

Thank you for your time,
-mike

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.