

From: [David Appelbaum](#)
To: [PlanningAgency](#)
Subject: ORD21-0005 Vacation Rental Ordinance
Date: March 17, 2022 11:30:41 AM

EXTERNAL

Dear Planning Commission -

Thank you for your focus and commitment to creating a more fair and balanced Sonoma by finally putting reasonable curbs and safeguards around Short Term Vacation Rentals - which have proliferated unchecked and unmanaged for far too long. In addition to the measures you've outlined here I'd like to submit the following additional guidelines for your consideration.

1- 8pm quiet time for week days. With so many people working from home as well as schools being back in session, having quiet time during the work week starting at 8:00pm would be incredibly appreciated by those of us having to get up early in the morning to start week. Right now, the noise is unchecked until 10:00pm and for those of us - especially in the agricultural industry, our stays typically start at 4:00am the extra 3 hours of quiet make a huge difference in our ability to get enough sleep.

2- Please take into consideration the distance between building envelopes to determine the number of guests allowed in a non-hosted Short Term Rental - not number of bedrooms. Many large homes that are now short term vacation rentals are located close to neighbors. These are often the source of a tremendous amount of real noise issues— with decibel levels perilously close to the limit all day. When zoning was established and building envelopes were approved, it was under the assumption that the use would be for single family occupancy. It changes the calculus when a single family occupancy house becomes a short term vacation rental business with constant influx of new tenants - up to 12 - who are expressly there for celebration. It's unfair to the neighbors who bought and built their homes under the assumption that they would be living next to other single family occupancy homes - NOT next to a business/small hotel.

3- Limit the number of days in succession that a home can be a short term rental so that it does not become a year 'round business. In our case, the house next to ours is fully booked virtually every day of the year - which is untenable. If the owner is required to limit the number of days in succession they can rent out the home, there are reasonable breaks between rentals, giving the full-time residents a respite from the noise and chaos these mini-hotels cause. The hotel-owners can still make money - but not at the expense of the neighborhoods mental health.

4 - Create an enforcement agency with teeth. Right now, due to the impotency of PRM, the neighborhood residents are forced to monitor and enforce the zoning codes. This is simply not right. PRMD has created this problem by blindly approving too many of these residences and so it's up to them to enforce their codes. The friction between rental owners and full-time residents is hot and getting hotter. Real violence is not far behind. I encourage you to take this seriously and enforce your own rules and regs with rigor or bloodshed may result. I do not exaggerate.

Thank you -

David Appelbaum
Sonoma Resident - 24 years

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