

Jennifer Bergstrom

From: Jennifer Bergstrom
Sent: Tuesday, September 15, 2020 1:39 PM
To: Jennifer Bergstrom
Subject: FW: This letter is in reference to business item "Short Term Rentals" 16.A

From: Cathy Bennett
Sent: Tuesday, September 15, 2020 9:55 AM
To: Lisa Wolfe <LWolfe@ci.benicia.ca.us>; Elizabeth Patterson <EPatterson@ci.benicia.ca.us>; Steve Young <SYoung@ci.benicia.ca.us>; Christina Strawbridge <CStrawbridge@ci.benicia.ca.us>; Tom Campbell <TCampbell@ci.benicia.ca.us>; Lionel Largaespada <LLargaespada@ci.benicia.ca.us>
Subject: This letter is in reference to business item "Short Term Rentals" 16.A

This letter is in reference to business item "Short Term Rentals" 16.A

Good evening council members. I have lived in Benicia for over 20 years. My house includes a small 1 bedroom ADU, attached to the main house. During construction / re-modeling of my home, which included bringing the existing ADU up to code, I was required to provide off street parking (driveway or garage access) for the tenant. I believe this requirement makes sense. My having an ADU should not encroach upon or compromise my neighbors. I have always complied with this, & my tenant has always had a parking spot in the driveway.

Several years ago 3 Air B&B short term rentals opened up all within 200 yards of my home. It has been my experience that these neighbors do not concern themselves with the negative impact their short term rentals have on the neighborhood. When I first saw that these houses were having major construction done to their homes, I inquired about the construction. I was told by the home owners that they were adding a "bonus game room" for the grandkids. I smiled & congratulated them, only to discover later that this was actually re-modeling to incorporate multiple Air B&B rentals in their homes. I'm not sure what they told the city, but they certainly didn't tell the truth to their neighbors.

Since that time I have endured loud, out of control house parties, dangerous massive fireworks displays spraying flames 20+ ft. high into the street in front of our homes, disorderly and rude conduct of their tenant pedestrians coming & going walking to the park & beach as they pass my house, and a steady flow of unfamiliar cars, trucks, vans & even boats on trailers parked in front of my house belonging to these Air B&B tenants. I have called the police on a number of occasions when the owners / operators of these Air B&B did not scrutinize or monitor the inappropriate behavior of their patrons.

There are several reasons that I object to these short term rentals in our residential neighborhoods. We used to have a "**Neighborhood Watch**" program in my neighborhood. The signs are still there, but it is essentially void of any benefit & useless since there is a constant flow of strangers on foot & in autos, and unfamiliar vehicles parked in front of our homes on a regular basis. One of my neighbors actually had an adult male Air B&B tenant walk right into her home through her front door- apparently thinking he was entering an Air B&B! Another neighbor sometimes has no place to put out her garbage cans on the street for pick up, because of the overflow Air B&B parking in front of her home. As sometimes is the case, some homes already have excessive vehicles & encroach upon their neighbors to park these vehicles. The house next door to me has 2 vans, 3 autos, a sailboat, and 1 ADU tenant vehicle. Add onto that 3 Air B&B tenants all within 200

yards, & you can imagine the negative impact this has on a small neighborhood to absorb so many vehicles in front of our homes.

I believe Air B&B operators & short term rentals in residential neighborhoods should be treated as Bed & Breakfast businesses & small hotels. They should be required to provide an off street parking space for each "rental room", and meet all city requirements to operate a business in their homes. There should also be a limit to how many short term rentals are allowed in any given neighborhood, to protect neighbors from the noise, disruption & encroachment on their daily lives.

I support the Ordinance 19-08 put forth by the city council of Orinda, but would ask that you add a requirement that an off street parking place be required for each short term rental "room" available, & a limit on the number of short term rentals within a city block.

Thank you for your time & consideration.

Cathy Bennett

Benicia