



## **Elmhurst Neighborhood Association**

P.O. Box 191613

Sacramento, CA 95819-7613

July 17, 2020

Sacramento City Council Member Eric Guerra  
eguerre@cityofsacramento.org

Dear Councilmember Guerra:

We are writing to ask that you address the issue of conversions of houses in R-1 neighborhoods to full or part-time AirBNBs or commercial inns.

Since January 2019, Elmhurst has had two requests to convert single family units in our neighborhood to full time commercial inns through the Conditional Use Permit process. As you know, the ENA objected to both of these. In the case of the first one at 2100 39<sup>th</sup>, the owner withdrew the request following neighborhood opposition. The second one for 3946 T did go to an administrative hearing and was denied. Fortunately, the owner did not appeal the decision.

We have been informed by City planning staff that the City has not approved this kind of use in the R-1 due to basic incompatibility with the neighborhood uses. As noted in the hearing on the 3946 T request, this use put the onus for any problems arising from the short-term rental on the neighbors, including parking, traffic, noise and inappropriate activities. Owners and long-term renters are part of the fabric of the neighborhood and can be held accountable. Short-term renters are not part of the fabric and their transiency essentially eludes accountability.

The City of Sacramento has determined there is a housing crisis and lack of permanent housing in Sacramento and has offered financial incentives to address this. On the other hand, there is ample short-term rental available in hotels and motels in Sacramento, including ones that serve the UCD Med Center. Allowing the conversion of permanent housing, particularly in residential neighborhoods, to short-term rentals contradicts and undermines the City efforts and taxpayer dollars being spent to promote permanent housing.

This also includes allowing permanent housing to be used for 90 days out of the year for short-term commercial use as an Air BnB. This means that for 9 months, the unit is vacant. This is again contradictory to the City's efforts to increase housing.

We also note that granting conditional use permits run with the land, not with a particular owner or operator, which is also very problematic and needs to be corrected.

We would like to have you introduce and work with your fellow council members to do the following:

1. Amend the City Code to eliminate conditional use permits for bed & breakfast inns (AKA commercial short-term rentals) in R-1 districts.
2. Amend the City Code so that all conditional use permits may only be made to specific applicants and do not run with the land.
3. Amend the City Code to prohibit any non-owner occupied short-term rental/Air BNB arrangements. Instead, all non-owner occupied short-term rentals should be treated as hotels/motels/inns and subject to whatever requirements apply. (Note that such uses would continue to be prohibited in the R-1.)

We would be happy to work with you on the specific code section changes needed.

We would like to discuss this with you as soon as possible via an online meeting.

Sincerely,

Board of Directors  
Elmhurst Neighborhood Association

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