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From: Mary Cesario/Weaver [<mailto:maryinmendo@hotmail.com>]

Sent: Sunday, June 21, 2015 7:26 AM

To: Jones, Marie

Cc: Ruffing, Linda

Subject: Vacation Rentals

Dear Marie,

Ordinarily I would attend the meeting on June 23, to discuss vacation rentals in Fort Bragg, but I have cancer and am undergoing treatments that leave me too weak to attend.

I am a Realtor and for many years I managed a number of vacation homes here on the Coast for their absentee owners. They became so problematic that I quit the business. The cons in your staff report make note of many of the problems I encountered.

Neighbors complained to me that these type of rentals were ruining their neighborhoods. They never knew if the people entering the rental homes were burglars or temporary guests. They brought dogs, kept them off leash so they would enter and poop in their yards and bark at all hours of the night as the "city dogs" were not familiar with country sounds and smells.

A couple would rent a house and then invite all their friends to come visit and stay with them in the home they had rented for just two people. I would do drive-bys to check and there would be six cars and maybe two RV's parked in the yard. All the linens in the house would be used and the water usage for showers, meals and laundry increased dramatically. I started telling people they had to provide their own linens and to take them home to wash them.

Loud parties also happened quite frequently. Parents would sometimes rent the homes for their teenagers to have parties in. If the landlord lives out of town they have no idea this is going on and the neighbors become the ones who have to complain or call the police.

Absentee home owners have no one watching their homes or see what is going on in them.

They hurt the hotel and inn businesses. They avoid paying bed taxes.

These homes also hurt the long term rental market. Most people who work in Mendocino rent homes in Fort Bragg because so many of the homes in the Mendocino area are vacation rentals. This has created a shortage of nice rentals in Fort Bragg, just the type of house ripe to be a vacation rental.

These homes have no supervision. No inn owner keeping an eye on things. No one checking for health and safety regulations, things like operating smoke detectors and carbon monoxide detectors. Many of the visitors don't know how to safely build fires in stoves and fireplaces.

I ask that you consider my concerns and not allow vacation rentals or air B and B to become legal here. The cons far outweigh the pros.

Sincerely,

Mary Cesario Weaver

Former Fort Bragg Planning Commissioner

6/21/2015

961-0937