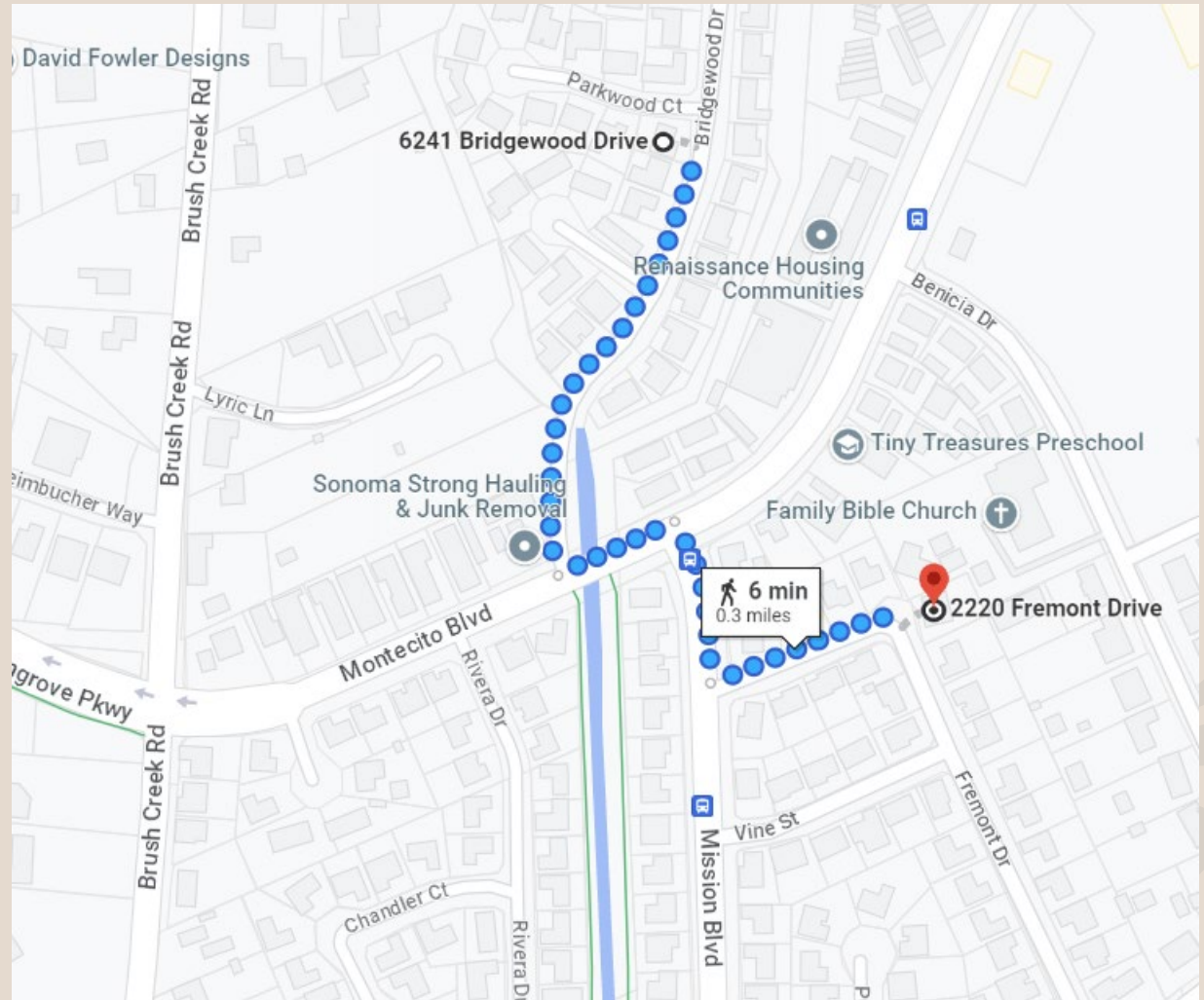


5/11 Planning  
Commission Meeting  
6241 Bridgewood Drive  
STR Permit

BY: carrie richey

# 2220 Fremont Drive, Santa Rosa, CA

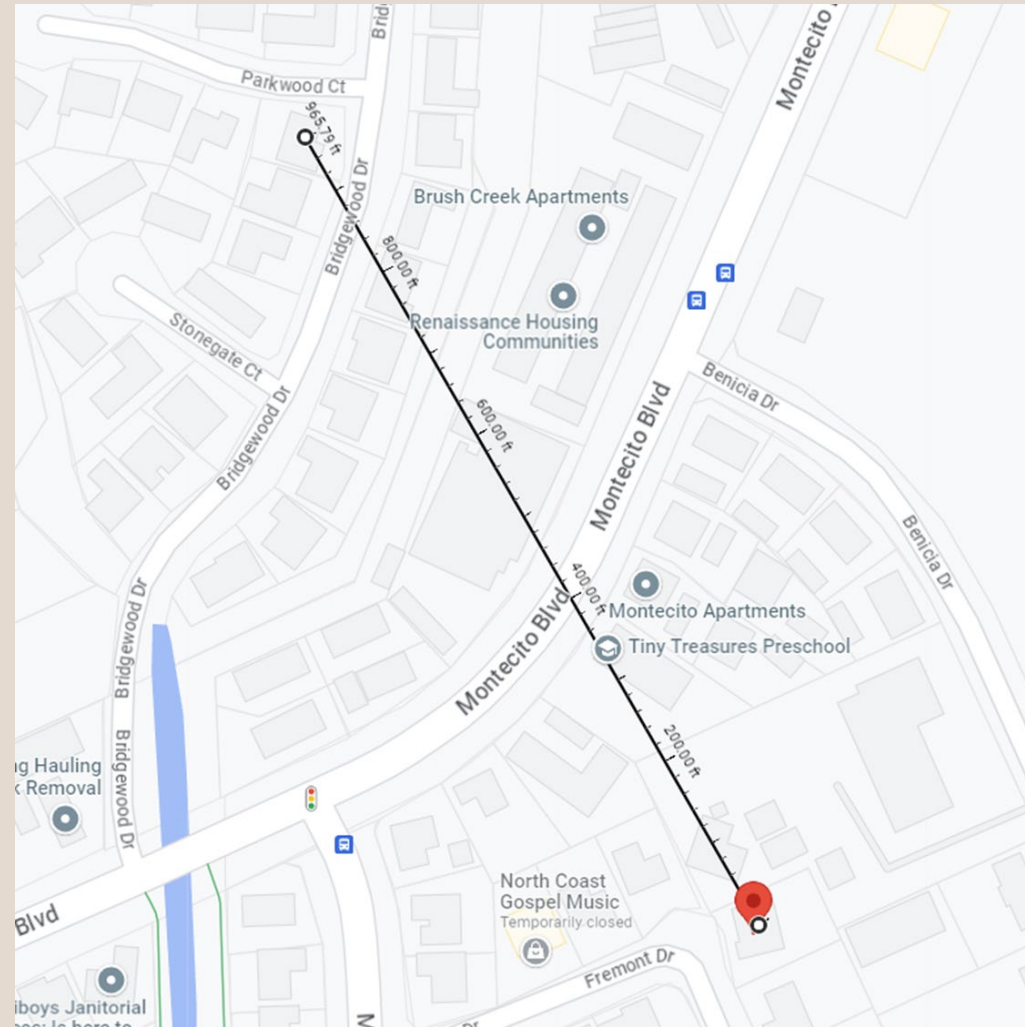
0.3 miles way from each other driving  
Must pass two major highways to get there.  
Neighborhoods are completely separate.



# 2220 Fremont Drive, Santa Rosa, CA

Nearly 1000 feet as the crow flies.

1000 not narrowly tailored and does not make sense.



# 2220 Fremont Drive, Santa Rosa, CA

Purchased to be a vacation rental.

Closed 2/14/2022

Filed application on 2/17/22

29782 - LID... Legal Analytics by L... Donsky - US201602... Project K - Discover... US719841682 - Opt... US719841682 - Opt...

**Zillow** Save Share More

4 bd | 2 ba | 1,540 sqft  
2220 Fremont Dr, Santa Rosa, CA 95409  
Sold: **\$775,000** | Sold on 02/14/22 | Zestimate®: **\$800,300**  
Est. refi payment: \$4,914/mo [Refinance your loan](#)

Home value Owner tools Home details Neighborhood details

Bedrooms and bathrooms Bedrooms: 4  
Flooring Flooring: Tile, Wood

[See more facts and features](#)

Services availability

### Price and tax history

#### Price history

Date	Event	Price
2/14/2022	Sold	\$775,000 +3.5% \$503/sqft
Source: <a href="#">BARIS</a> BAREIS #322001124 Report		
2/8/2022	Pending sale	\$749,000 \$486/sqft
Source: <a href="#">BARIS</a> BAREIS #322001124 Report		
1/19/2022	Contingent	\$749,000 \$486/sqft
Source: <a href="#">BARIS</a> BAREIS #322001124 Report		
1/7/2022	Listed for sale	\$749,000 +30.3% \$486/sqft
Source: <a href="#">BARIS</a> BAREIS #322001124 Report		

# 2220 Fremont Drive, Santa Rosa, CA

Purchased to be a vacation rental.

Closed 2/14/2022

Filed application on 2/17/22

All (3) Building (2) **Planning (1)** Engineering (0) Fire (0) Water (0)

---

**Fremont Wine Country Vacation Home**  
Permit #: SVR22-014 (Planning) **Issued** ?

**Applicant:**  
**Primary Contractor:**  
**Permit Type: Short Term Rental**  
**Application Submitted: 02/17/2022**

**Permit Description:**

Fremont Wine Country Vacation Home is a Non-Hosted Short-Term Rental at 2220 FREMONT DR, SANTA ROSA, CA 95409. A maximum of 8 short-term renters and a maximum of 4 additional daytime guests are allowed. Minimum off-street parking required: 4 parking space(s). One on-street parking space may count toward the minimum requirement, where legal on-street parking is available. The Local Contact is Tyler Pedroncelli at 707-235-3853. Operator must comply with the Short-Term Rental Ordinance and all other applicable regulations.

**Permit Progress Timeline**

Application 02/17/22 → Review 10/24/22 → **Issued 10/27/22** → Appeal → Closed

# 6241 Bridgewood Drive, Santa Rosa, CA

Filed application on 3/6/22, 17 days later

RICHEY - 6241 BRIDGEWOOD DR  
Permit #: SVR22-020 (Planning)

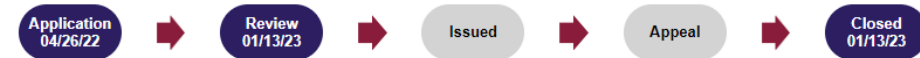
Denied ?

Applicant:  
Primary Contractor:  
Permit Type: Short Term Rental  
Application Submitted: 03/06/2022

#### Permit Description:

RICHEY - 6241 BRIDGEWOOD DR is a New Non-Hosted Short-Term Rental at 6241 BRIDGEWOOD DR, SANTA ROSA, CA 95409. A maximum of 8 short-term renters and a maximum of 4 additional daytime guests are allowed. Minimum off-street parking required: 4 parking space(s). One on-street parking space may count toward the minimum requirement, where legal on-street parking is available. The Local Contact is Amanda Neue at 707-696-5299. Operator must comply with the Short-Term Rental Ordinance and all other applicable regulations.

#### Permit Progress Timeline



[Hide Detailed Timeline](#)

#### Application

3/6/2022

Application Submitted

Submitted ?

4/26/2022

Application Acceptance

Routed for Review ?

Charles Buchanan

#### Review

1/13/2023

Planning Review

Sachnoor Bisla

Denied ?




# 2220 Fremont Drive, Santa Rosa, CA

Purchased to be a vacation rental.

Closed 2/14/2022

Filed application on 2/17/22





### Hosted by Wine Country Estate Management

Joined in October 2016

★ 1,116 Reviews    ✓ Identity verified    🏆 Superhost

Wine Country Estate Management has many years of experience with vacation rental property management using Airbnb, VRBO, Trip Advisor, and direct website bookings. We have success... [Read more](#)

**Co-Hosts**

 Brenda     Savannah


**Wine Country Estate Management is a Superhost**

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 93%

Response time: within an hour

[Contact Host](#)

 To protect your payment, never transfer money or communicate outside of the Airbnb website or app.


# “Wine Country Estate Management”

Purchased to be a vacation rental.

30+ rentals

Multiple ones in Santa Rosa

**Wine Country Estate Management's listings**



The image shows a screenshot of a vacation rental listing page. At the top, it says "Wine Country Estate Management's listings" with navigation arrows. Below are three listing cards. The first card shows a large "LOVE" sculpture in a field, titled "Farm stay" with a "New" star and "Paradise Ridge Winery Farm Stay". The second card shows a modern outdoor seating area with a fire pit and pool, titled "Home" with a 4.67 star rating and "The Acacia Modern Farmhouse...". The third card shows a hot tub under a pergola, titled "Home" with a 4.8 star rating and "Wine Country Backyard Escape". At the bottom is a link "View all 32 listings".

Property Type	Property Name	Rating
Farm stay	Paradise Ridge Winery Farm Stay	★ New
Home	The Acacia Modern Farmhouse...	★ 4.67
Home	Wine Country Backyard Escape	★ 4.8

[View all 32 listings](#)



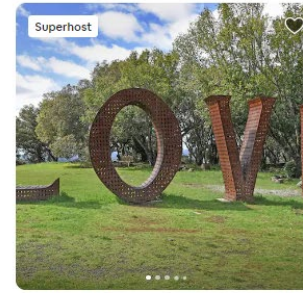
# “Wine Country Estate Management”

Purchased to be a vacation rental.

30+ rentals

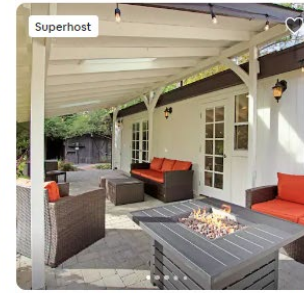
Multiple ones in Santa Rosa

7 places



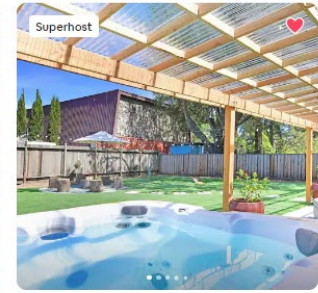
Santa Rosa, California  
May 5 – 10  
\$944 night

★ New



Santa Rosa, California  
Jun 12 – 17  
\$360 night

★ 4.84



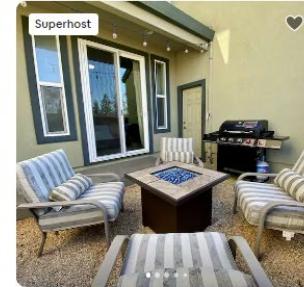
Santa Rosa, California  
May 31 – Jun 5  
\$550 night

★ 4.8



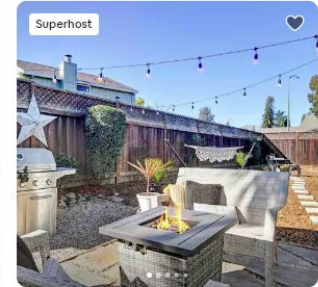
Santa Rosa, California  
Jul 7 – 14  
\$418 night

★ 4.92



Santa Rosa, California  
May 8 – 13  
\$246 night

★ 4.7



Santa Rosa, California  
May 12 – 17  
\$270 night

★ 4.89



Santa Rosa, California  
May 21 – 27  
\$458 night

★ 4.77

# “Operator in Good Standing”

- 1,000 foot rule does not apply.
- Original definition did not require paperwork to be filed before 12/3/21.
- Definition has changed in new ordinance, so overruling the denial of permit here DOES NOT affect new rule.
- Governments cannot implement important changes by silent indirection. *People v. Venice Suites, LLC*, 71 Cal. App. 5th 715, 733, 286 Cal. Rptr. 3d 598, 611 (2021), review denied (Feb. 23, 2022).
- Santa Rosa admits there was no prohibition on STR prior to emergency ordinance.

LO. Operator in Good Standing. A Short-Term Rental Operator who was registered on or before October 27, 2021 to pay the City’s Transient Occupancy Tax (TOT) and Santa Rosa Tourism Business Improvement Area (BIA) assessments; who submitted a Short-Term Rental Permit application prior to December 3, 2021, that was subsequently approved; and who has not lost Operator in Good Standing status pursuant to any of the reasons provided for in Section 20-48.040(H)(1-4). ~~for those operators who were not registered for TOT and BIA assessments before October 7, 2021, has provided proof of prior operation of the short term rental during 2021.~~

# NOT a “New Operator” Subject to the 1,000 foot rule.

- My listing was registered before 10/27/21 as paying TOT, so not a New Operator.

~~II. New Operator. Any-Short-Term Rental owner who does not qualify as an Operator in Good Standing as defined herein. ~~It was not registered on or before October 27, 2021 to pay the City's Transient Occupancy Tax (TOT) and Santa Rosa Tourism Business Improvement Area (BIA) assessments.~~~~

~~3. New Non-Hosted Short-Term Rentals. ~~After December 3, 2021, no non-hosted short-term rentals may be proposed within 1,000 feet from the property line of another existing or proposed non-hosted short-term rental.~~~~

# Owners cannot own more than one non-hosted STR

- Owner of 2220 Fremont appears to own more than one.

c. Maximum Short-Term Rental Permits per Owner. A Short-Term Rental Owner may maintain a maximum of one Hosted Short-Term Rental within city limits.



# 2220 Fremont Not Complaint with Firepit rules



a. Portable firepits and outdoor fireplaces shall not be located upon or within 10 feet of combustible vegetation including but not limited to grass, bark, and combustible mulches and shall not be within 10 feet of overhanging trees. Recreational Fires, firepits and outdoor fireplaces, whether fixed or portable, shall be fueled only by natural gas propane ~~only~~ during the Santa Rosa Fire Department declared wildfire season.

c. Firepits shall have sides at least 12-inches high that completely encircle the fire container.

# 2220 Fremont Not Complaint with Lighting rules



3. Outdoor lighting. All exterior lighting shall be adequately shielded from adjacent properties to minimize light pollution impacts and shall comply with all other provisions of Section 20-30.080, Outdoor lighting.



# Property Right Take Away with out Due Process

- Recognized right to STR on property = a property right.
- Failure to Continue to Recognize Operation in Good Standing Status Without an Opportunity to Be Heard Is a Violation of My Due Process Rights – No reason to take property right way.
- 1,000 foot rule is arbitrary and capricious, and not narrowly tailored to advance the policies of the City.
- What does 1,000 feet across two highways accomplish that 950 or 900 feet doesn't?
- 2220 Fremont owner has more than one listing, and is not complaint with new rules (e.g., fire pit)

LE. Operator in Good Standing. A Short-Term Rental Operator who was registered on or before October 27, 2021 to pay the City's Transient Occupancy Tax (TOT) and Santa Rosa Tourism Business Improvement Area (BIA) assessments; who submitted a Short-Term Rental Permit application prior to December 3, 2021, that was subsequently approved; and who has not lost Operator in Good Standing status pursuant to any of the reasons provided for in Section 20-48.040(H)(1-4). ~~for those operators who were not registered for TOT and BIA assessments before October 7, 2021, has provided proof of prior operation of the short term rental during 2021.~~



thank you