

**From:** [Bart Deamer](#)  
**To:** [Gary Helfrich](#)  
**Subject:** Re: Vacation rental proposal, file ZCE23-0001  
**Date:** Wednesday, March 08, 2023 5:51:44 PM

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## **EXTERNAL**

Many thanks, Gary, very helpful. I favor applying a cap in Northwood.

Bart

On Mar 7, 2023, at 4:37 PM, Gary Helfrich <Gary.Helfrich@sonoma-county.org> wrote:

Hi Bart,

The Board of Supervisors has directed Permit Sonoma to is to rezone certain areas of the County as Vacation Rental exclusion or cap zones, consistent with Sonoma County Code Section 26-79 (attached). The most important thing to know about this section is that it is **not** retroactive and will have no effect on existing Vacation Rentals. Additionally, it will have no effect on additional development or use of your property other than restricting Vacation Rentals. This rezoning is at the direction of the Board of Supervisors.

In the case of Northwood, the proposed zone change is to add the 5% cap on vacation rentals. This means that the total number of Vacation Rentals is limited to 5% of the total number of single family homes. Based on Tax Assessor data, Northwood has 111 single family homes and there are 17 Vacation Rental permits issued, so the current concentration is a bit over 15%. If the Board of Supervisors adopts a 5% cap, this would effectively ban new Vacation Rentals.

We are presenting each area to the Planning Commission as a separate action. This would allow the Commission to revise or even reject the initial recommendations but allow the rezoning to proceed to the Board in areas where it is supported.

Northwood is a unique area in the lower Russian River as it's the only "new" second home community. "New" is relative to surrounding areas that were developed as vacation homes almost 100 years ago, so the circumstances and owner expectations could be different than in Monte Rio or Guerneville. If there is strong opposition or support for regulating Vacation Rentals in Northwood, it's important that the community provide input to the Planning Commission as soon as possible. Comment letter can be sent directly to my email and I'll make sure they are provided to the Commission on April 16.

Gary

**Gary Helfrich**  
Planner III  
[www.PermitSonoma.org](http://www.PermitSonoma.org)

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[<image004.png>](#)

[<image005.jpg>](#)

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**Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.**

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**From:** Bart Deamer <bart@thedeamers.com>  
**Sent:** Tuesday, March 07, 2023 3:42 PM  
**To:** Gary Helfrich <Gary.Helfrich@sonoma-county.org>  
**Subject:** Vacation rental proposal, file ZCE23-0001

## **EXTERNAL**

Hello, Mr. Helfrich-

My wife and I own a weekend cabin in the Northwood area (19431 Redwood Drive), and are interested in the details of the pending vacation rental proposal. Could you send me the text of the proposal?

Thanks,  
Bart Deamer

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