

From: Patrick Abell <patrick@pacaso.com>
Sent: Wednesday, May 12, 2021 3:57 PM
To: Tyra Harrington <Tyra.Harrington@sonoma-county.org>
Subject: 2252 W. Dry Creek Road - response to zoning notice letter

EXTERNAL

Hi Tyra,

We are in receipt of the attached notice letter regarding the property located at 2252 W. Dry Creek Road. The property is located in the LIA district and the owners of Valley 220 LLC are using the property as a single family residence.

Using the property as a single family dwelling is a "permitted use" for the LIA zoning district under the Sonoma zoning code, section 26-06-030(A)(1)(1) (Table 6-1).

Section 26-24-130 of the code defines "dwelling, single-family" as "a residential structure designed for occupancy by one household with permanent provisions for living, sleeping, eating, cooking and sanitation."

The owners of the property at 2252 W. Dry Creek Road use the property for the above described use and are expressly forbidden by the terms of the Valley 220 LLC operating agreement from renting out the property.

Owners schedule their use of the property (one owner/household at a time - multiple owners may not use the property concurrently) through Pacaso, which provides scheduling and property management services to the owners.

In Sonoma County, co-ownership of second homes is a common practice. Recent property record data indicates that 26,913 residential properties in Sonoma County did not take the owner occupant exemption and are owned by an LLC, trust or similar vehicle which enables multiple owner arrangements. This represents 21% of all properties in Sonoma County.

Please let us know if you have any questions.

Thanks,
Patrick

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