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VACATION RENTAL LICENSE POST WITHIN 6 FEET OF FRONT DOOR

March 3, 2025

This vacation rental license has been updated with property manager information only:

Vacation Rental License No.: LIC24-0525
License Expires Annually On: July 22, 2025
Land Use Permit No.: ZPE16-0365
Address: 8455 Sonoma Ave., Sebastopol
APN: 130-175-022
Property Owner: Barbara Maresca
Certified Property Manager: Jordan Burns
Property Manager Contact: (707) 820-7771
TOT Certificate No.: 2799N
Required number of onsite parking spaces: 2
Maximum Occupancy Daytime: 12
Maximum Occupancy Overnight: 6
Quiet Hours: 9:00pm to 7:00am



To review permits
associated with this
rental, scan above or visit:
parcelsearch.permitsonoma.org/

Vacation rental activities may now commence in accordance with the required standards provided by this license, pursuant to Chapter 4 Article VIII of the County Code (Vacation Rental Licenses, enclosed). Courtesy notifications have been sent to the neighbors surrounding the vacation rental(s) explaining these standards as they pertain to your license.

License Term and Renewal:

Vacation Rental Licenses expire 1 year from the date of issuance. It is the license holder's responsibility to maintain an active license and to apply for renewal in advance of expiration. Permit Sonoma recommends submittal of license renewal applications 60 days in advance of expiration. See permitsonoma.org/vacationrentallicense for renewal instructions.

Vacation Rental License Standards:

A vacation rental must comply with the License Standards provided under Sec. 4-205 of the Vacation Rental Ordinance. A copy of the license, the license standards, and the associated land use permit must be included in all rental agreements and posted inside the vacation rental in a prominent location within six (6) feet of the front door.

Vacation Rental Advertisement:

All advertising information pertaining a vacation rental property must conform to the license, the associated land use permit(s), and include the following: vacation rental license number; maximum occupancy; maximum number of vehicles allowed on and off site; notification that nighttime hours must be observed between 9:00 p.m. and 7:00 a.m.; notification that no outdoor amplified sound is allowed; and the transient occupancy tax certificate number for the property.

Certified Property Managers:

Sec. 4-207 of the Vacation Rental License Ordinance requires that your certified property manager be available to the public and Permit Sonoma at all times while the vacation rental is occupied. After receiving a complaint related to the vacation rental from either the public or Permit Sonoma, the certified property manager must contact the vacation rental tenants within one (1) hour between 7 a.m. and 9 p.m., and within 30 minutes between 9 p.m. and 7 a.m.

If the certified property manager changes, the licensee must submit a supplemental license form and applicable fees to Permit Sonoma. The vacation rental cannot operate until the supplemental license form has been received and accepted by Permit Sonoma.

Complaint Resolution:

The certified property manager is responsible for resolving all complaints related to violation of the license and land use permit. Each complaint and its resolution must be reported to Permit Sonoma within 24 hours of the complaint being received. Failure to respond accordingly to address complaints may result in license or certification suspension or revocation.

Suspension or Revocation:

The Director may suspend or revoke a license or property manager certification in the event of one or more of the following:

1. License issuance or certification was based on inaccurate or incomplete information.
2. The vacation rental has operated in nonconformance with the Sonoma County Code or license.
3. The vacation rental constitutes a nuisance.
4. The certified property manager has not complied with the requirements of Sec. 4-207.
5. Licensee has failed to pay fees or civil penalties associated with the vacation rental.

To revoke or suspend a license or certification, the Director of Permit Sonoma must issue a written notice to the licensee and certified property manager. The address of the vacation rental(s); License number or certification number; Reason for suspension or revocation; and a statement of appeal rights.

You can review the complete Vacation Rental Ordinance [here](#). For additional information, please contact Permit Sonoma Vacation Rentals at (707) 565-1932 or visit the website at <https://permitsonoma.org/vacationrentals>

Thank you for your efforts to ensure that your vacation rental business respects the residential quality of the area in which it is located, as well as providing a wonderful opportunity for visitors to enjoy Sonoma County.

Sincerely,

Christina Hernandez
Project Planner

Enclosure:

LIC24-0525 approval letter (for posting)

OWNER: use this property manager update approval to replace the previous LIC approval letter.