

To: City of Sutter Creek – City Council / City Clerk
From: Desiree Lundgren
Re: Appeal of Planning Commission Decision – Short-Term Rental Permit
Date: 9/9/2025

Dear Members of the City Council,

I respectfully submit this appeal regarding the Planning Commission’s recent decision to deny my short-term rental permit application for my property at **23 Main Street, Sutter Creek, CA**.

The Commission cited concerns that short-term rentals could:

- Create a “non-family” feel in the neighborhood,
- Lead to noise disturbances, and
- Disrupt the historic character of the community.

I appreciate the Commission’s role in protecting community values. However, I believe the decision was based on **assumptions rather than evidence**, and I respectfully request reconsideration for the following reasons:

1. Limited Opposition from Neighbors

During the review process, only **two direct neighbors** —one adjacent to the left of the property and one above, also a resident emailed but did not attend, who lives 3 doors down from 23 Main,—voiced concerns. This is not broad community opposition, but rather a small minority of voices. Furthermore, because the property has not yet operated as a short-term rental, these concerns are **speculative**. There is no record of noise, disruption, or negative impacts caused by my use of the home.

2. Alignment with Sutter Creek’s Tourism-Based Economy

Sutter Creek is known as a **tourist town**. Short-term rentals provide accommodations that keep visitors within city limits, directly benefiting our downtown shops, restaurants, and wineries. Denying a well-managed short-term rental contradicts the city’s long-standing commitment to welcoming tourism and supporting local business owners.

3. Stewardship of a Historic Property

The home at 23 Main Street is a **1938 historic brick house**, which I have invested in significantly to restore and maintain. Previous long-term tenants caused neglect and deterioration, requiring costly repairs that I am now undertaking. Short-term rental operation ensures the property will be **cared for, cleaned, and respected** on a regular basis, protecting its historic value and appearance.

4. Proactive Management and Noise Prevention

Unlike long-term rentals, short-term rentals can be **closely monitored and managed**. I intend to enforce strict policies, including:

- No parties or large gatherings,
- Occupancy limits,
- Quiet hours in line with city standards,
- Immediate response to any complaints.

This level of control reduces the likelihood of disturbances and ensures the neighborhood remains peaceful.

5. Balancing Housing Needs with Property Rights

While long-term housing needs are real, not all properties are equally suited to that purpose. Forcing this property into a use that has historically led to neglect undermines both the home's preservation and my rights as a property owner. Short-term rental use represents a sustainable balance: protecting the property while contributing to the broader community's economy.

Conclusion

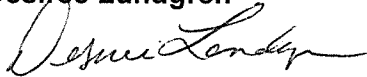
I respectfully ask the City Council to overturn the Commission's denial and approve my permit. With only **three individual objections** and no operational record of problems, it is clear that the decision was not representative of the larger community. A responsibly managed short-term rental at 23 Main Street will:

- Protect and showcase a historic property,
- Support the tourism economy that sustains Sutter Creek, and
- Preserve neighborhood harmony through proactive rules and management.

Thank you for your time and thoughtful consideration.

Respectfully submitted,

Desiree Lundgren



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