

# COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

## NOTICE OF PENDING ACTION

**APPL. #: 251300**

**APN: 071-251-02**

Proposal to operate a new three-bedroom vacation rental in an existing single-family dwelling unit for the purpose of overnight lodging for a period of no more than 30 days at a time.

Requires a Vacation Rental Permit.

Property is located on the north side of Capelli Drive, approximately 285 feet west of the intersection of Hacienda Way and Capelli Drive (218 Capelli Drive) in the San Lorenzo Valley Planning Area.

**OWNER: Julian & Sylvia Romele**

**APPLICANT: Julian & Sylvia Romele**

**SUPERVISORIAL DISTRICT: 5**

**PLANNER: Donovan Arteaga, (831) 454-2801**

**EMAIL: [Donovan.Arteaga@santacruzcountycalifornia.gov](mailto:Donovan.Arteaga@santacruzcountycalifornia.gov)**

**Comments must be received by 9/19/2025.** A decision on the application will be made on or after **9/22/2025**.

Appeals must be submitted in writing, include the required fee, and be received at the Planning Department by 5:00 p.m. 2 weeks from the decision date. Information about the appeal process may be obtained by phone at (831) 454-2130 or by contacting the project planner listed above.

**Issues that arise from the use of the property as a vacation rental should be reported to the emergency contact posted at the property and on the Planning Department website at <https://cdi.santacruzcountycalifornia.gov/> under “Vacation Rentals”.**

**Vacation Rental emergency contact for this application is:**

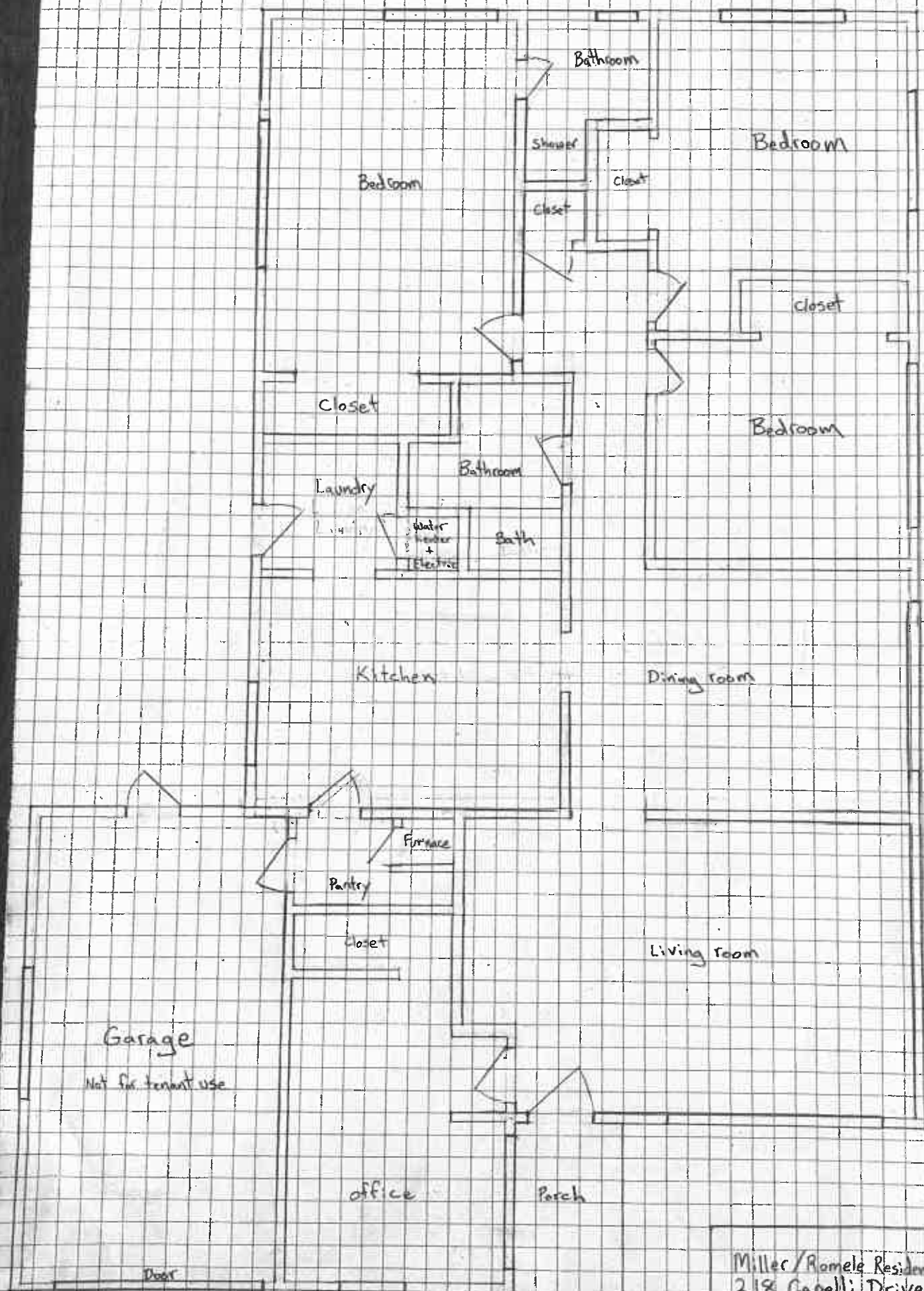
**Name: Julian Romele**

**Telephone #: (831) 335-7889**

**Address: 5357 Taylor Way, Felton, CA 95018**

**Discussion with the emergency contact can resolve most issues.**

Vacation rental applications are processed pursuant to Santa Cruz County Code section 13.10.694, also available at the Planning Department website.



Miller/Romele Residence  
218 Capelli Drive  
Fulton, CA  
Floor Plan  
1/4" = 1'-0"

Center of Street

130'

Driveway

Garage

Not for tenant use

Sidewalk

Steps

29'6"

Patio

65.12'

Porch

House

65.12'

Capelli Drive

APN: 071-251-02

Stairs

Upper Deck

Mid Deck

Bottom Deck

65.31'

69.66'

APN: 071-251-01

129.81'

Owner:  
Erik Miller  
390 Esmeralda Dr., Scotts Valley, Ca  
erik.gordon.miller@gmail.com  
831-246-3521

Christen Miller  
390 Esmeralda Dr., Scotts Valley, Ca  
christen.miller@gmail.com  
831-600-6285

Sylvia Romele  
5357 Taylor Way, Felton, Ca  
romelesylvia@gmail.com  
831-345-7208

Julian Romele  
5357 Taylor Way, Felton, Ca  
romelejulian@gmail.com  
831-345-7207

Site Plan  
Miller / Romele Residence  
3118 Capelli Drive  
Felton, CA

Drawn by: Erik Miller  
June 19, 2025

1/8" = 1'0" W  
S + N  
E

Property Line