

# COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

## NOTICE OF PENDING ACTION

**APPL. #: 251413**

**APN: 042-224-02**

Proposal to operate a new three-bedroom vacation rental in an existing single-family dwelling for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit.

Property is located on the west side of Lake Court, approximately 550 feet north of the intersection of Venetian Drive and Lake Court (231 Lake Court) in the Aptos Planning Area. Property was invited off SALSUDA waitlist.

**OWNER: Nick Seward**

**APPLICANT: Nick Seward**

**SUPERVISORIAL DISTRICT: 2**

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

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

**Comments must be received by 11/21/2025.** A decision on the application will be made on or after **11/23/2025**.

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.santacruzcountyca.gov/> under “Vacation Rentals”.**

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

**Name: Justin Nunes**

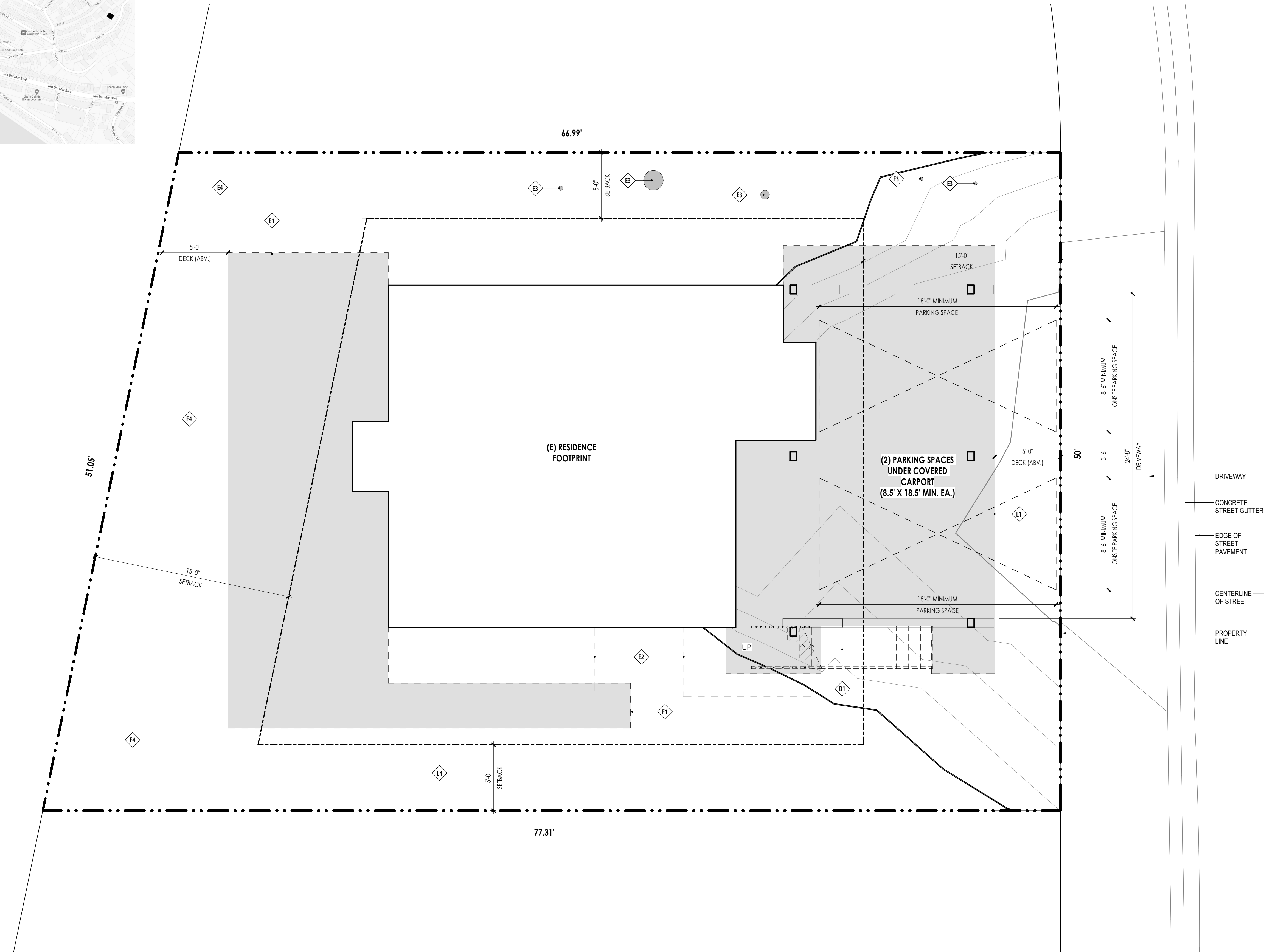
**Telephone #: (209) 485-4095**

**Address: 1200 Capitola Road #22, Santa Cruz, CA 95062**

**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.

VICINTY MAP:



1 SITE PLAN  
A1.1 1/4" = 1'-0"

LEGEND:

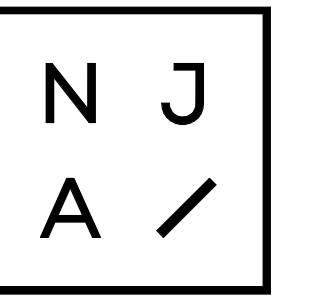
- - - - (E) PROPERTY LINE
- - - - (E) SETBACK
- - - - (E) ROOF LINE (ABOVE) TO REMAIN
- ==== (E) CONC. CURB TO REMAIN
- (E) PAVING / FLATWORK TO REMAIN
- ▨ (E) TO BE REMOVED
- ▭ (E) BUILDING TO REMAIN
- ▭ (E) DECK (ABOVE) TO REMAIN

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU, U.O.N.
3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
5. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
6. NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
7. WHENEVER EXISTING FACILITIES OR MATERIALS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF WORK COVERED BY THE DRAWINGS AND SPECIFICATIONS, SAID FACILITIES AND MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. SAID FACILITIES OR MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL FACILITIES OR MATERIALS. THE FINISH PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE [JURISDICTION] AND ITS AGENTS.
8. CONTRACTOR SHALL NOT CUT OR ALTER STRUCTURAL MEMBERS UNLESS INDICATED TO DO SO IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL RECEIVED FROM THE ARCHITECT.
9. ALL MATERIAL INDICATED TO BE REMOVED SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PER C&D RECYCLING PLAN, U.O.N.
10. CONTRACTOR TO CUT, CAP, AND REMOVE EXISTING UTILITIES AS SHOWN. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE ARCHITECT. CEASE OPERATION IN THE IMMEDIATE AREA AND DO NOT DISTURB UNTIL THE ARCHITECT DIRECTS THE DISPOSITION OF SUCH UTILITY.
11. DEMOLITION SHOWN IS DIAGRAMMATIC AND GENERAL. PERFORM ALL DEMOLITION SHOWN AND REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.

KEYNOTES:

- ◊E1 (E) DECK LINE (ABOVE)
- ◊E2 (E) ROOF LINE ABOVE
- ◊E3 (E) TREE
- ◊E4 (E) LANDSCAPE
- ◊D1 (E) STAIRS



ARCHITECT  
**NJA ARCHITECTURE**  
 212 W PINE STREET, STE #1  
 LODI, CA 95240  
 209.400.6080  
 www.njaarchitecture.com

CLIENT  
**LOFT PROPERTIES, LLC.**  
 212 W. PINE ST., STE 1  
 LODI CA 95366

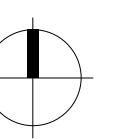
PROJECT  
**THE LOFT**  
 231 LAKE CT  
 APTOS CA 95003

APN: 04222402

NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date

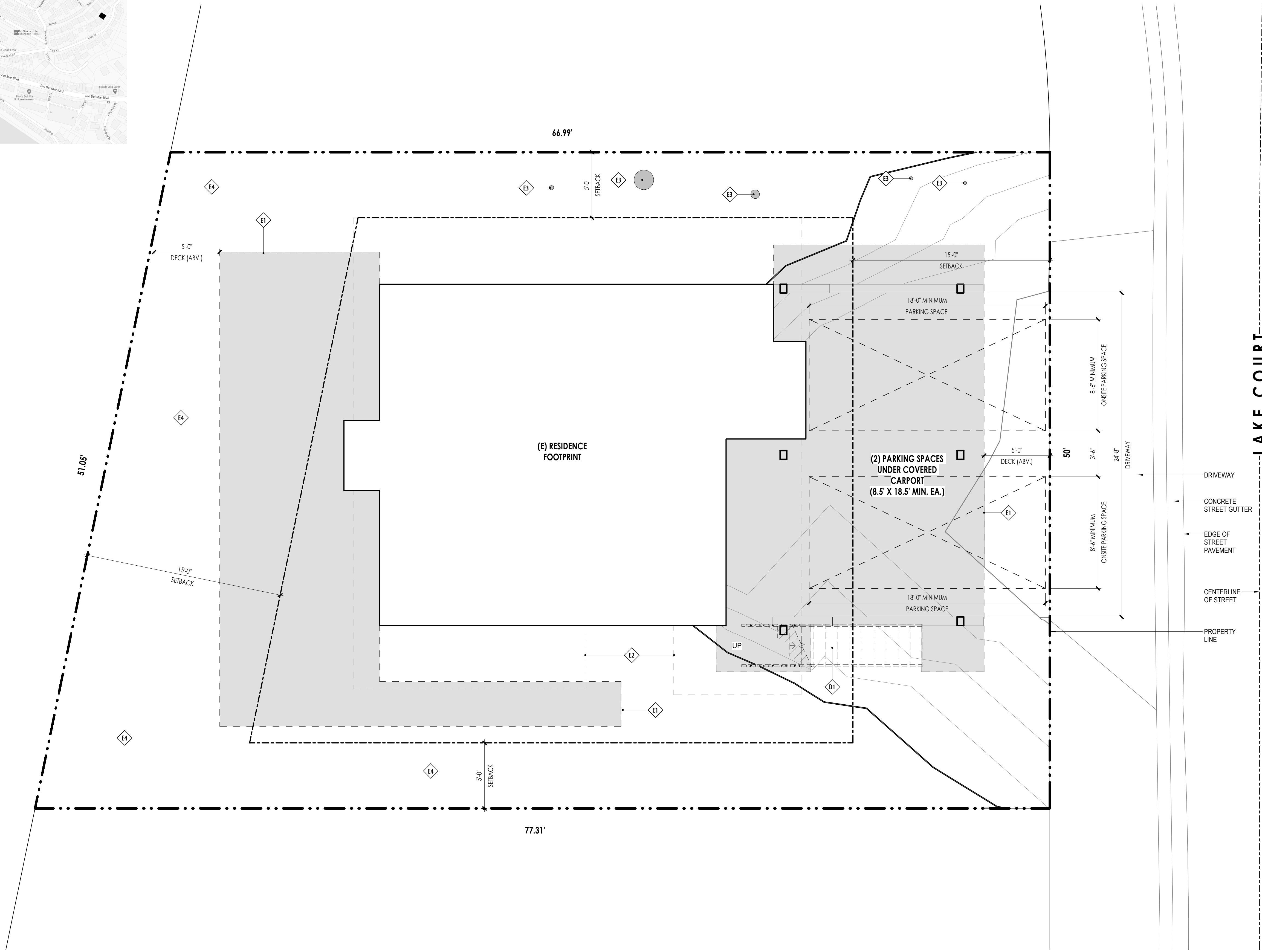


VACATION RENTAL PERMIT  
 09.24.25

SITE PLAN

A1.1

VICINTY MAP:



LEGEND:

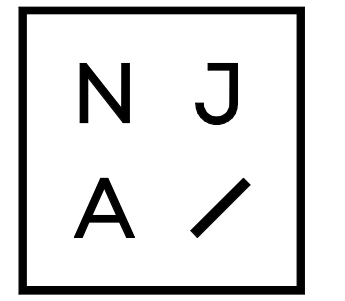
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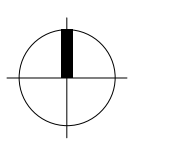
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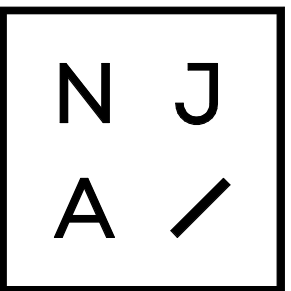


VACATION RENTAL PERMIT  
 09.24.25

PARKING PLAN

**A1.2**

1 PARKING PLAN  
 A1.2 1/4" = 1'-0"



**LEGEND:**  
[Symbol] (E) WALL TO REMAIN, U.O.M.

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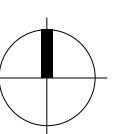
**KEYNOTES:**

- [Symbol] (E) DECK LINE ABOVE
- [Symbol] (E) ROOF LINE ABOVE
- [Symbol] (E) TREE
- [Symbol] (E) LANDSCAPE
- [Symbol] (E) DECK & RAILING
- [Symbol] (E) GRADE
- [Symbol] (E) STAIRS

NOT FOR  
CONSTRUCTION

REVISIONS

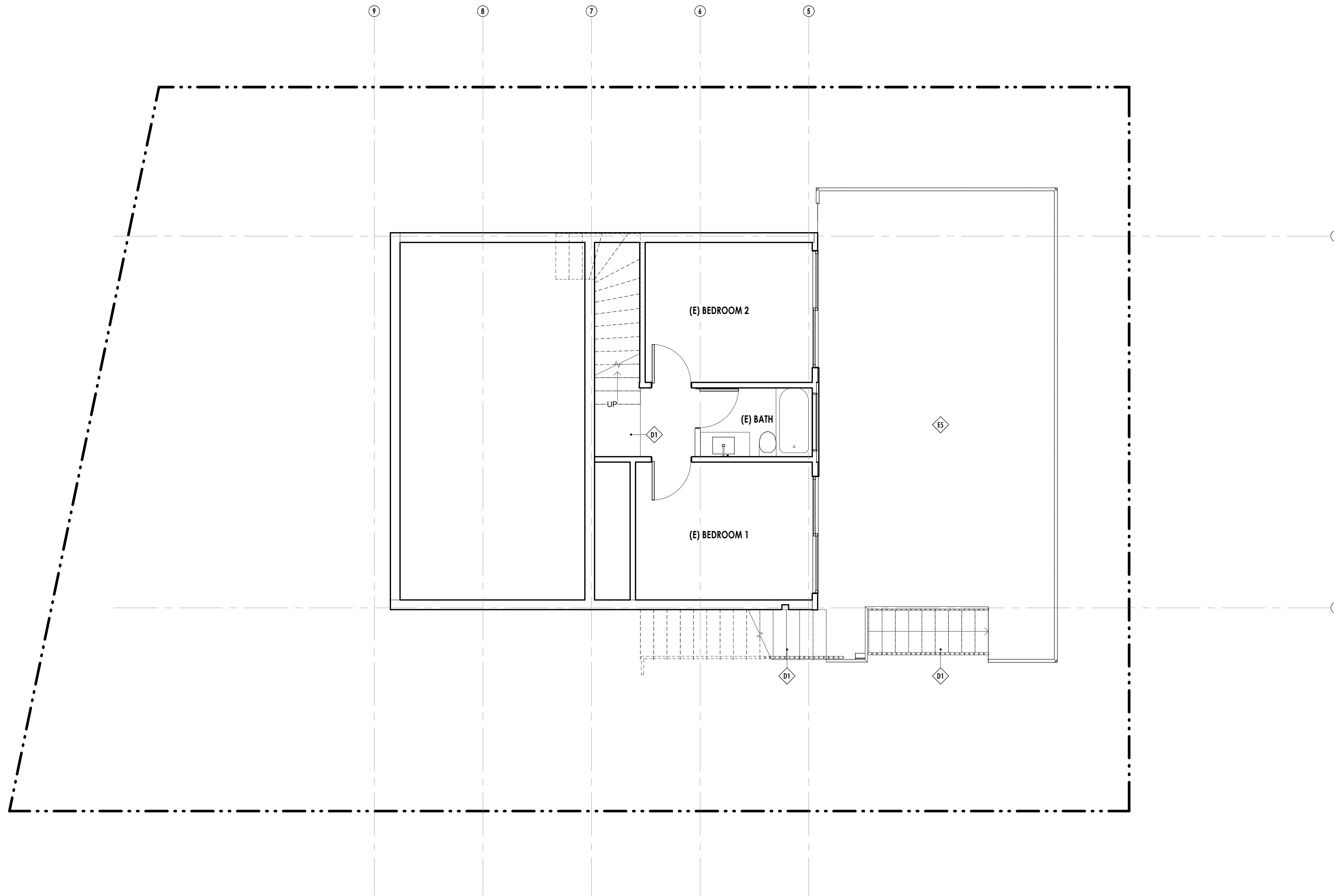
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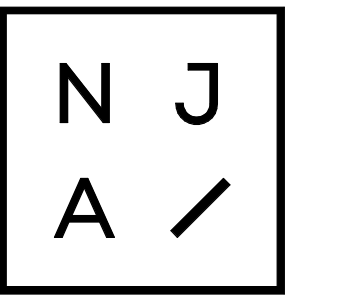
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EXISTING FIRST LEVEL PLAN

**A1.4**



**1** EXISTING FIRST LEVEL PLAN  
A1.4 1/4" = 1'-0"



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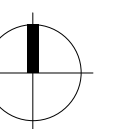
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- (E4) (E) LANDSCAPE
- (E5) (E) DECK & RAILING
- (E6) (E) GRADE
- (D1) (E) STAIRS

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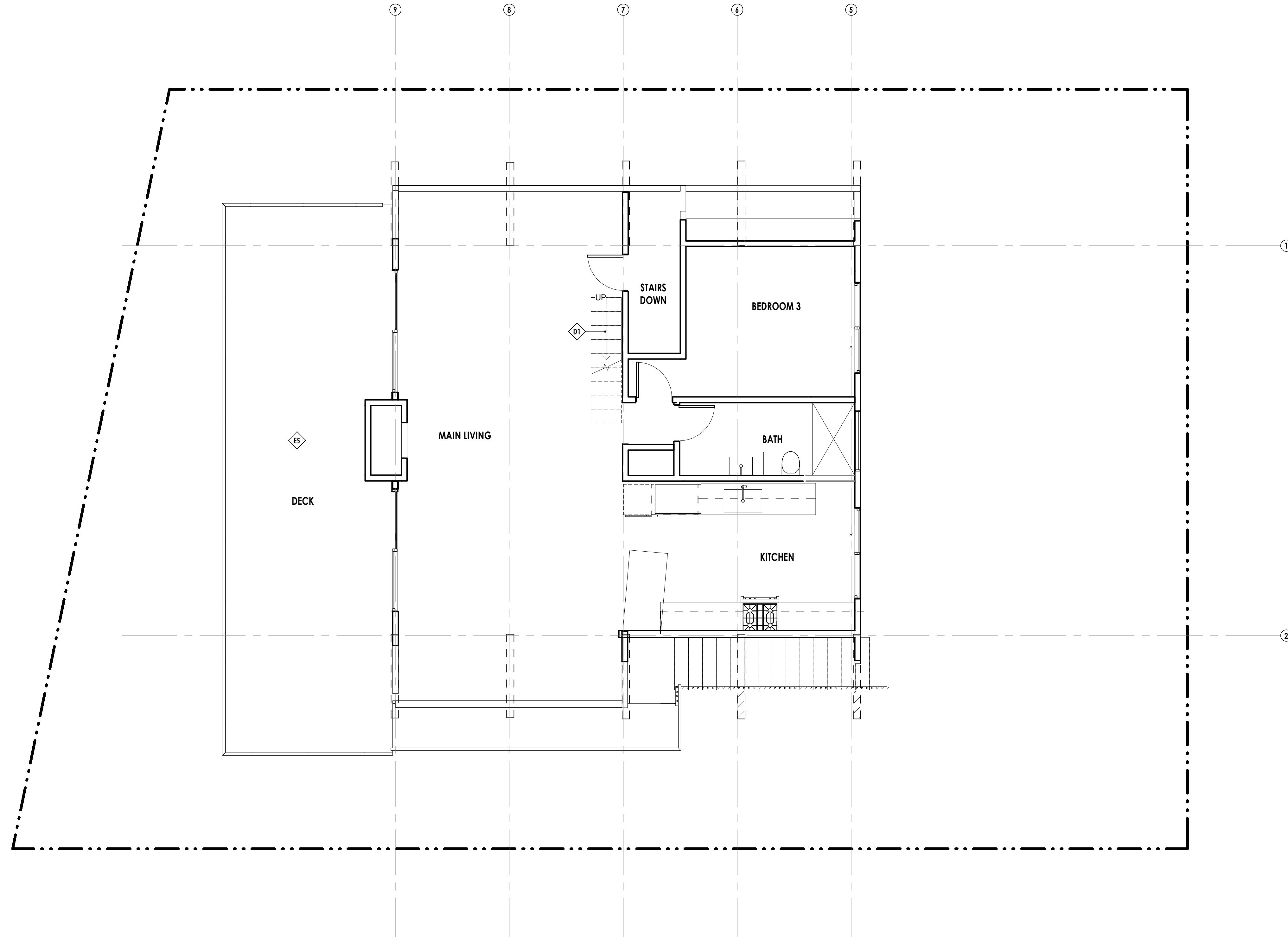
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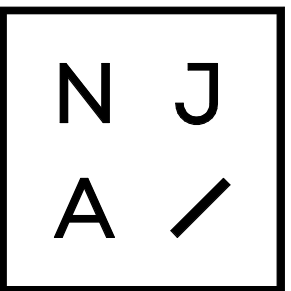
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EXISTING SECOND LEVEL PLAN

**A1.5**



**1**  
 A1.5  
 1/4" = 1'-0"  
**EXISTING SECOND LEVEL PLAN**



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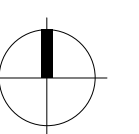
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- (E6) (E) GRADE
- (D1) (E) STAIRS

NOT FOR  
CONSTRUCTION

**REVISIONS**

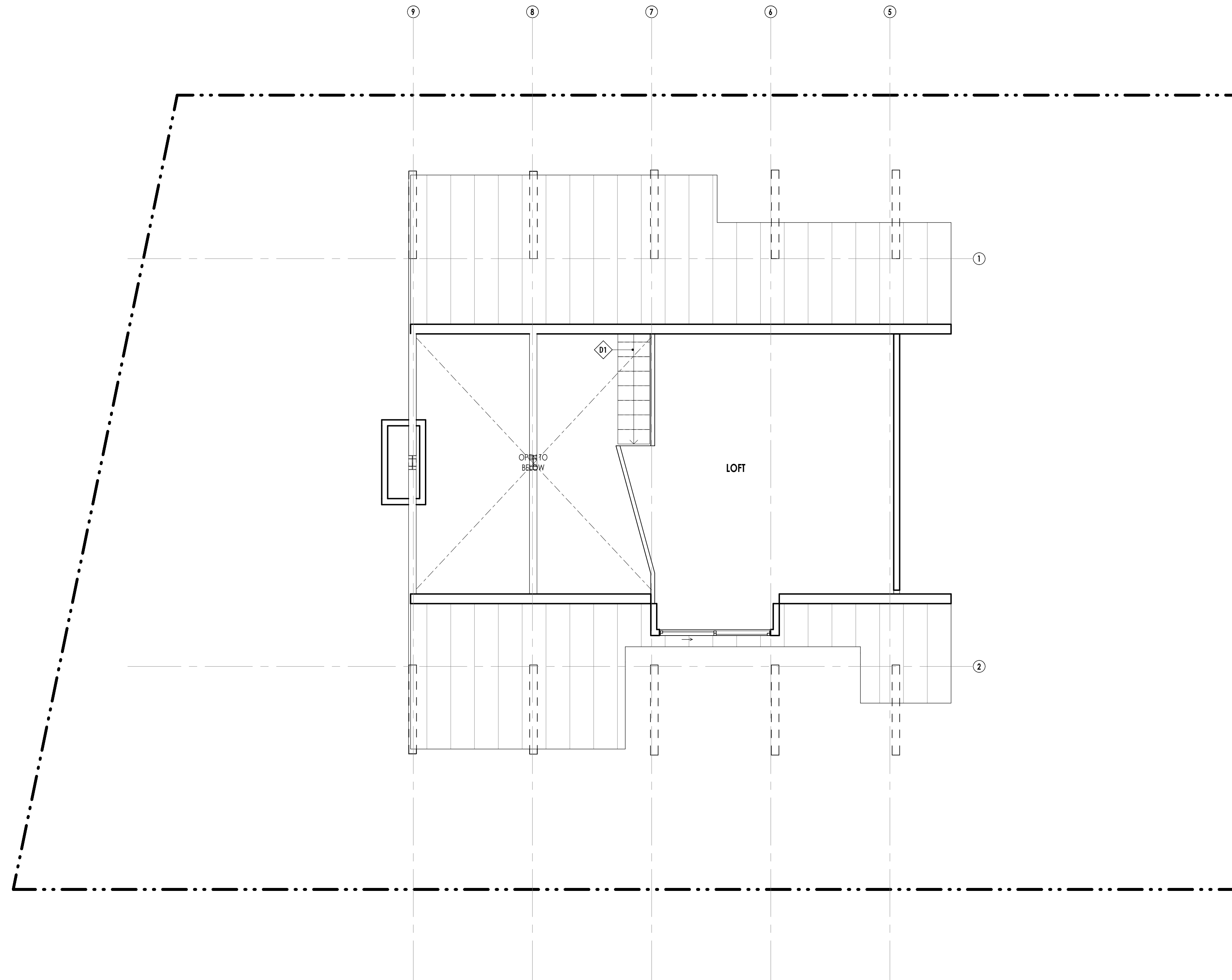
No.	Description	Date



**VACATION RENTAL PERMIT**  
09.24.25

EXISTING LOFT PLAN

**A1.6**



1  
A1.6  
1/4" = 1'-0"  
**EXISTING LOFT PLAN**