

# COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

## NOTICE OF PENDING ACTION

**APPL. #: 251455**

**APN: 040-411-04**

Proposal to renew Vacation Rental Permit 111368 for a three-bedroom Vacation Rental in an existing single-family dwelling for the purpose of overnight lodging a period of not more than 30 days at a time. Extending the permit expiration date from 12/15/2025 to 12/15/2030.

Requires a Vacation Rental Permit.

Property is located on the west side of Johanna Drive, approximately 780 feet north of the intersection of Porter Gulch Road and Johanna Road (4400 Johanna Road) in the Aptos Planning Area.

**OWNER: Monica Schwenne**

**APPLICANT: Monica Schwenne**

**SUPERVISORIAL DISTRICT: #2**

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

**EMAIL: donovan.arteaga@santacruzcountyca.gov**

**Public Comment may be directed to the email address of the planner above. Comments must be received by 01/09/26.** Be advised that County Code, at section 13.10.694(D)(3), states that it is the intention of the County that the renewal application be approved. If there are documented violations of the Vacation Rental Ordinance (County Code section 13.10.694(K)), the renewal application may be amended or denied.

A decision on the renewal application will be made on or after **01/12/26**. 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.

**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 [cdi.santacruzcountyca.gov](http://cdi.santacruzcountyca.gov) under "Vacation Rentals".**

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

**Name: Monica Schwenne**

**Telephone #: (831) 345-3705**

**Address: 242 Ridge View Rd Aptos, CA 95003**

**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.