

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

NOTICE OF PENDING ACTION

APPL. #: 261017

APN: 028-102-09

Proposal to establish a new three-bedroom vacation rental in an existing single-family residence for the purpose of overnight lodging for periods of no more than 30 days at a time. Requires a vacation rental permit.

Property is located approximately 425 feet southwest from where 12th Avenue intersects with East Cliff Drive (311 12th Ave. Santa Cruz, CA 95062).

OWNER: Bret & Julie Hoefler

APPLICANT: Bret & Julie Hoefler

SUPERVISORIAL DISTRICT: 1

PLANNER: Nicholas Brown, (831) 454-5317

EMAIL: Nicholas.Brown@santacruzcountyca.gov

Public comment may be directed to the email address of the planner above. Comments must be received by 03/27/2026.

A decision on the application will be made on or after **03/30/2026**.

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 cdi.santacruzcountyca.gov under "Vacation Rentals".

Vacation Rental emergency contact info. for this application is:

Name: Liz Pickart

Telephone #: (831) 722-0888

Address: 180 7th Street, 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.