

**COUNTY OF SANTA CRUZ
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
DEPARTMENT**

NOTICE OF PENDING ACTION

APPL. #: 261210

APN: 041-112-13

Proposal to establish a new one-bedroom non-hosted short-term rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Non-Hosted Short Term Rental Permit

Property is located on the north side of Valencia Road approximately 4,000 feet northwest of the intersection of Trout Gulch Road and Valencia Road (833 Valencia Road) in the Aptos Planning Area.

OWNER: Megan Forrest

APPLICANT: Megan Forrest

SUPERVISORIAL DISTRICT: 2

PLANNER: Donovan Arteaga, (831) 454-2801

EMAIL: Donovan.Arteaga@santacruzcountycalifornia.gov

Public comment may be directed to the email address of the planner above. Comments must be received by 8/31/2026.

A decision on the application will be made on or after 9/1/2026.

Appeals must be submitted in writing, include the required fee, and be received at the Community Development and Infrastructure 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 non-hosted short term rental should be reported to the emergency contact posted at the property and on the Community Development and Infrastructure Department website at cdi.santacruzcountycalifornia.gov under “Short Term Rentals”.

Non-Hosted Short Term Rental emergency contact info. for this application is:

Name: Megan Forrest

Telephone #: (530)321-5155

Address: 530 Cathedral Drive, Aptos, CA 95003

Discussion with the emergency contact can resolve most issues.

Non-Hosted short term rental applications are processed pursuant to Santa Cruz County Code section 13.10.694, also available at the Community Development and Infrastructure website.

SHEET INDEX		
Sheet	Title	Scale
A0.0	Cover/ Project Data	NTS
A1.0	Site & Parking Plan	1" = 20'-0"
A2.0	Floor Plan (Safety/Egress)	1/4" = 1'-0"

PROJECT DATA TABLE	
ITEM	DATA
USE	NON-HOSTED SHORT-TERM RENTAL
BEDROOMS	1
MAX OVERNIGHT GUESTS	4
MAX DAYTIME VISITORS	8
REQUIRED ON-SITE PARKING	1 SPACE
PARKING PROVIDED	1 ON-SITE + 1 NON-EXCLUSIVE STREET
LOT SIZE	~85' x 100'
TOT REG. NO.	(BLANK)

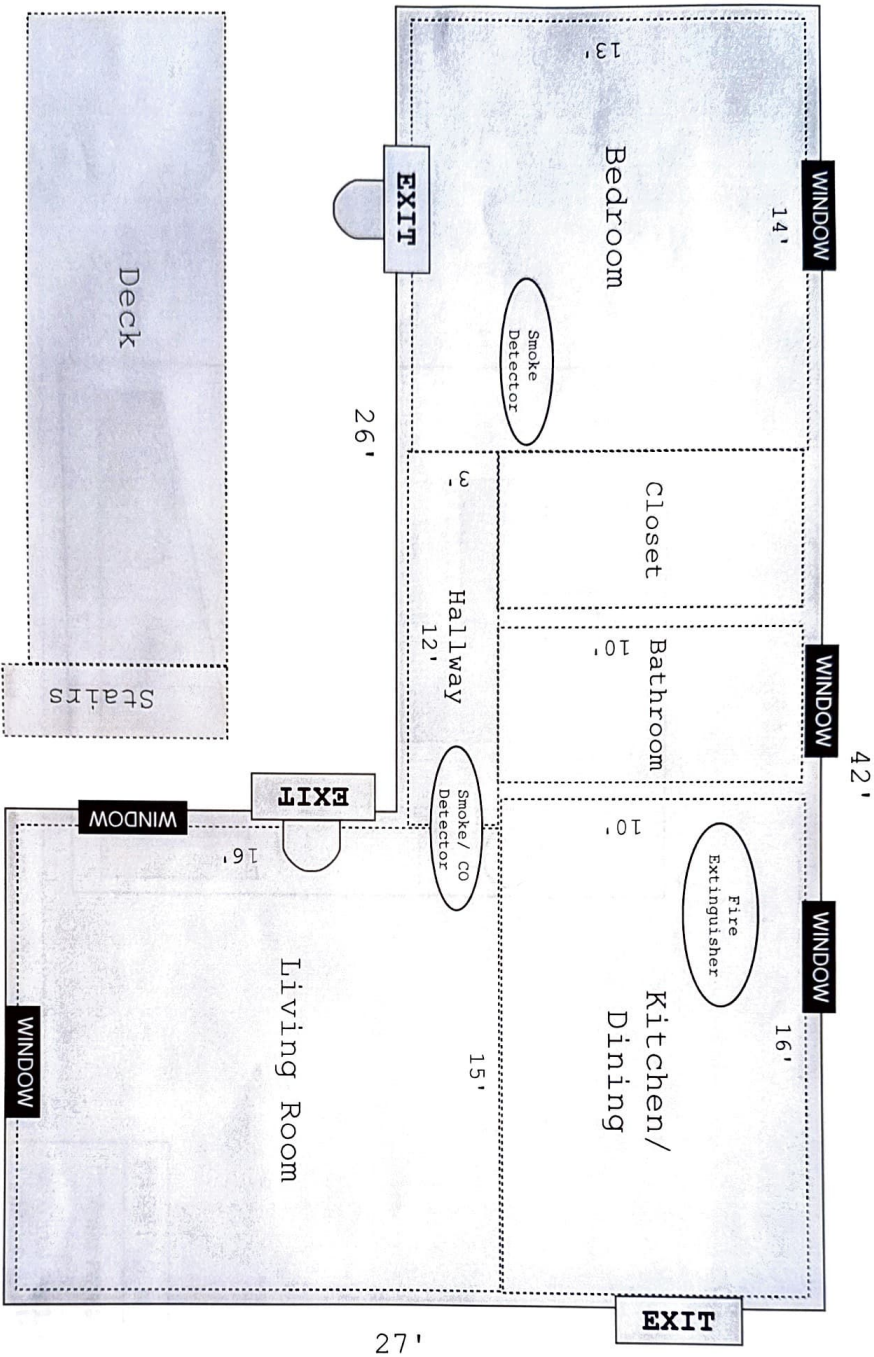


APN: 069-281-12
PREPARATION DATE: 06/17/2026

SHEET A0.0

COVER / PROJECT DATA

NON-HOSTED SHORT-TERM RENTAL - PLG-150		
PROJECT ADDRESS: 833 VALENCIA ROAD, APTOS, CA 95003		APN: 069-281-12
OWNER / APPLICANT / PLAN PREPARER: MEGAN FORREST 833 VALENCIA ROAD, APTOS, CA 95003		
PHONE: (530) 321-5155 EMAIL: MEGFORREST01@GMAIL.COM	24-HR CONTACT: MEGAN FORREST (530) 321-5155	
DATE OF PREPARATION: JUNE 16, 2026		
SHEET: A0.0	SCALE: NTS	⊕ NORTH



SHEET A2.0 FLOOR PLAN
(SAFETY / EGRESS)

SCALE: 1/4" = 1'-0"

SAFETY LEGEND:	
SD	SMOKE ALARM
CD	CARBON MONOXIDE ALARM
FE	FIRE EXTINGUISHING JAR
HT	HOT TUB
EXIT	EGRESS DOOR (MIN. 20" X 20")
EW	EGRESS WINDOW (24" X 20" X 20" MIN. 20" X 20")
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LETTERED NOTES	
ITEM	DATA
1	Bedroom egress window: net clear 2.5 sq ft, 24" x 20", sill 54" AFF.
2	Continuous handrail full length of all stairs.
3	Decks > 30" above grade: 42" guardrail, openings 54" star guards 2.5" from tread nosings.
4	Hot Tub: Self-contained spa with approved locking safety cover - exempt from barrier per SCCC 12.10216.

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NON-HOSTED SHORT-TERM RENTAL - PLG-150

PROJECT ADDRESS: 833 VALENCIA ROAD, APTOS, CA 95003

OWNER / APPLICANT / PLAN PREPARED: MEGAN FOREST

833 VALENCIA ROAD, APTOS, CA 95003

PHONE: (530) 321-5155

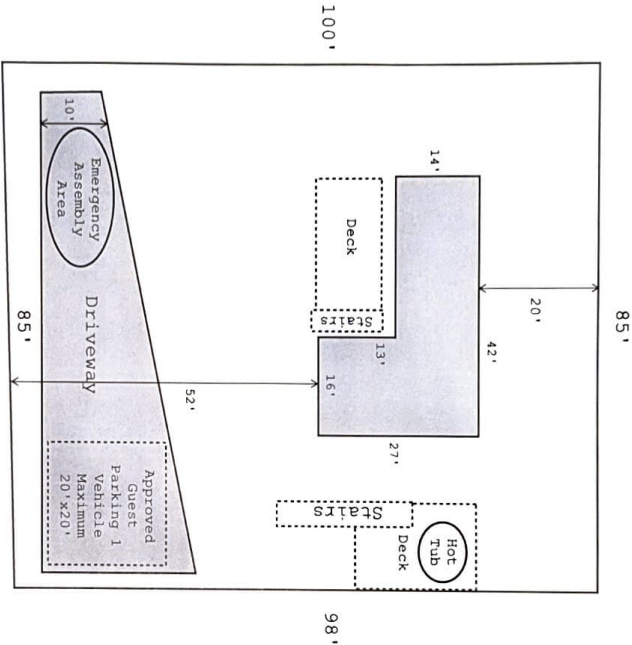
EMAIL: MEGFOREST101@GMAIL.COM

DATE OF PREPARATION: JUNE 16, 2026

SHEET: A2.0

SCALE: 1/4" = 1'-0"





SHEET A1.0

SITE & PARKING PLAN

PARKING NOTE

DRIVEWAY PAVED WITH STEEP GRADE.
APPROVED GUEST PARKING -
1 VEHICLE MAXIMUM.
ON-SITE STALL STRIPED 8.5'x18'
(MIN. REQUIRED) WITHIN 20'x20' PAD.

SCALE: 1" = 20'-0"

PROPERTY LINES

ITEM	DATA
FRONT (VALENCIA ROAD)	85'
NORTH SIDE	98'
SOUTH SIDE	100'
REAR	85'
FRONT-YARD DIMENSION CHAIN	
ITEM	DATA
EDGE OF PAVEMENT →	12'
FRONT PROPERTY LINE	12'
FRONT PROPERTY LINE →	52'
FRONT WALL OF HOUSE	52'

NO VEHICULAR EASEMENTS OF RECORD

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NON-HOSTED SHORT-TERM RENTAL - PLG-150

PROJECT ADDRESS:		APN:
633 VALENCIA ROAD, APTOS, CA 95003		069-281-12
OWNER / APPLICANT / PLAN PREPARED: MEGAN FOREST		
633 VALENCIA ROAD, APTOS, CA 95003		
PHONE: (530) 321-5155		24-HR CONTACT: MEGAN FOREST
EMAIL: MEGFOREST@GMAIL.COM		(530) 321-5155
DATE OF PREPARATION: JUNE 16, 2026		
SHEET: A1.0	SCALE: 1" = 20'-0"	⊕ NORTH