



Staff Report to the Zoning Administrator

Application Number: **181152**

Applicant: Jan J. Ahrens
Owner: Jan J. Ahrens
APN: 043-072-62

Agenda Date: September 7, 2018
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to operate a new 4-bedroom vacation rental in the RM 2.5 (Multi-family Residential, 2,500 square feet per unit) zone district. Requires a residential Vacation Rental permit.

Location: Property located on the south side of Beach Drive (278 Beach Drive, Aptos), approximately 1,000 feet east from Rio Del Mar Boulevard.

Supervisory District: 2nd District (District Supervisor: Friend)

Permits Required: Vacation Rental Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application #181152, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | G. Transient Occupancy Tax Registration Form |
| B. Findings | H. Written Approval from Attached Units |
| C. Conditions | I. Assessor's, Location, Zoning and General Plan Maps |
| D. Project plans | J. Comments and Correspondence |
| E. Vacation Rental Permit Application | |
| F. Vacation Rental Agreement | |

Parcel Information

Parcel Size:	572.72 square feet (unit footprint)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Beach Drive

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Planning Area: Aptos
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: RM-2.5 (Single Multi-family Residential - 2,500 square foot minimum)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Flood Zone
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped in a scenic resource area
Drainage: No change to existing drainage
Archeology: N/A

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Aptos/ La Selva Fire
Drainage District: Flood control District 6

History

The existing three-story residential dwelling is an attached single-family residence of approximately 1,755 square feet in size. The residence is comprised of 4-bedrooms and 2 ½ bathrooms that was initially constructed in 1963 under Building Permit #5821. Minor remodel permits have been issued since the residence was constructed. A Vacation Rental Permit (#111310) was issued on October 28, 2011 in conformance with Santa Cruz County Code Section 13.10.694 requirements at that time. Subsequent amendments to SCCC 13.10.694 require that Vacation Rentals of 4-bedrooms or more be considered at a public hearing before the Zoning Administrator.

Project Setting/ Analysis

The residence is located on the south side of Beach Drive, approximately 1,000 feet east from Rio Del Mar Boulevard in a group of approximately 30 homes commonly referred to as "the island". Development along this portion of Beach Drive consists of mainly two-story single family dwellings with zero lot lines on two or more sides. Variances have been granted for most of the properties to allow for increased lot coverage and floor area ratio.

Beach Drive which consists of a 40-foot wide public right-of-way. A 37-foot wide public walkway, which is also County maintained, runs along the seaward side of the homes. Parking for the homes at the western end of Beach Drive is primarily located on the street as most of the homes provide no onsite parking. In conformance with SCCC 13.10.694, two on street parking spaces may be used in conjunction with a permitted vacation rental use.

Vacation rentals are subject to a standard list of conditions of approval that must be included in the approved rental lease agreement. These conditions address permitted occupancy, allowed parking, noise, trash handling, illegal behavior (including the prohibition on all fireworks), required 24-hour contact, and so forth. The Vacation Rental Permit may be subject to additional conditions of approval as determined appropriate during the public input process.

The Vacation Rental ordinance specifies the maximum overnight guest occupancy of two people per bedroom plus two additional guests, not including children under eight years old. The permitted daytime occupancy allows gatherings between 8 a.m. to 10 p.m. to be twice the over-night guest occupancy, also excepting children under eight years old, therefore the permitted occupancy for the proposed four-bedroom vacation rental is 10 overnight guests ($2 \times 4 + 2$) and a daytime occupancy of 20 guests between 8 a.m. to 10 p.m.

The subject property is located within the Seacliff/Aptos Designated Area (SADA). This portion of the SADA has no limit on the number of vacation rental permits on a residential block. All vacation rentals within the SADA must be renewed every five years and permits do not transfer with the sale of the property in most cases.

Zoning & General Plan Consistency

The subject property consists of a parcel of approximately 572 square feet (unit footprint) located in the RM-2.5 (Multifamily Residential, 2,500 square feet per unit) zone district, a designation which allows vacation rental uses. The proposed residential vacation rental is a conditionally permitted use within the zone district and the zoning is consistent with the site's (R-UH) Residential Urban High General Plan designation.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A preliminary determination has been made that the proposed vacation rental is exempt from CEQA. The exemption is attached as Exhibit A.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **181152** based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com.

Report Prepared By: Elizabeth Hayward
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3529
E-mail: elizabeth.hayward@santacruzcounty.us

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 181152

Assessor Parcel Number: 043-072-62

Project Location: 278 Beach Drive, Aptos

**Project Description: Proposal to operate a new 4-bedroom residential vacation rental.
Requires a residential Vacation Rental permit.**

Person or Agency Proposing Project: Jan J. Ahrens

Contact Phone Number: 650-906-0974

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Class 1-Existing Facilities: Operation of a residential vacation rental within an existing single family dwelling in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Elizabeth Hayward, Project Planner

Date: _____

EXHIBIT A

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made in that the proposed residential vacation rental will be located in an existing four-bedroom residential structure in an area designated for residential uses. The residential vacation rental use will comply with health and safety standards established for vacation rental units, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms, and handrails along stairs and walking surfaces above 30 inches in height to insure the optimum in safety. In addition, the vacation rental standards and added restrictions have been included in the Lease Agreement that address noise, occupancy and parking to ensure that there are no detrimental effects caused by the vacation rental use.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the residential vacation rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-2.5 (Single Multi-family Residential - 2,500 square foot minimum) zone district. The RM-2.5 zone allows for residential uses including, vacation rental uses, which meet all requirements of the vacation rental ordinance (SCCC 13.10.694).

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential vacation rental use is consistent with the use and density requirements specified for the Urban High Residential land use designation in the County General Plan as it would consist of a residential use in an existing residential structure. Further, the vacation rental ordinance implements the standards contained in the Noise Element of the County's General Plan.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential vacation rental is to be located within an existing residential dwelling. The expected level of traffic generated by the proposed vacation rental is commensurate to any other residential use of the dwelling because the short-term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential uses and vacation rental uses.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the short-term vacation rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-vacation residential uses and vacation rental uses can include celebrations that result in temporary increase in vehicle traffic and building occupancy.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

Pursuant to County Code Section 13.11.040, the proposed residential vacation rental use is exempt from the Design Review Ordinance.

Conditions of Approval

Exhibit D: Project plans, two sheets, prepared by Jamie Bushong, dated 9/29/2011.

- I. This permit authorizes the operation of a vacation rental. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the conditions of approval. In the event that future County inspections of the subject property disclose noncompliance with any conditions of this approval, or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (children under 8 years old are not counted).
 - C. Maximum number of people that are allowed for celebrations and gatherings between the hours of 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (children under 8 are not counted).
 - D. The maximum number of vehicles associated with the overnight occupants shall not exceed two on street parking spaces as permitted pursuant to SCCC 13.10.694.
 - E. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30).
 - F. A list of rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed, maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., maximum number of vehicles allowed, a reference to the standards contained in the County Noise Ordinance (County Code Chapter 8.30), required trash management rules, and the prohibition of any illegal activity, including use of any fireworks.
 - G. The vacation rental shall have a sign identifying the structure as a permitted vacation rental the permit number and listing a 24-hour local contact responsible for responding to complaints and general inquiries, the permit number and the permit expiration date. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street.

- H. The name, address, and telephone number(s) of the local contact person shall be posted inside the vacation rental in a location readily visible to all guests, and shall be submitted to the local Sheriff Substation, the main County Sheriff's Office, the local fire agency, and shall be supplied to the property owners of all properties located within a 300 foot radius of the parcel on which the vacation rental is located.
 - I. Any change in the 24-hour contact person's address or telephone number shall be promptly provided to the Planning Department and the agencies and neighboring property owners as specified in Condition H.
 - J. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.
 - K. The vacation rental owner shall agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising out of the use of the dwelling as a vacation rental. Unless an alternate dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.
- III. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation

or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires five years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steve Guiney
Deputy Zoning Administrator

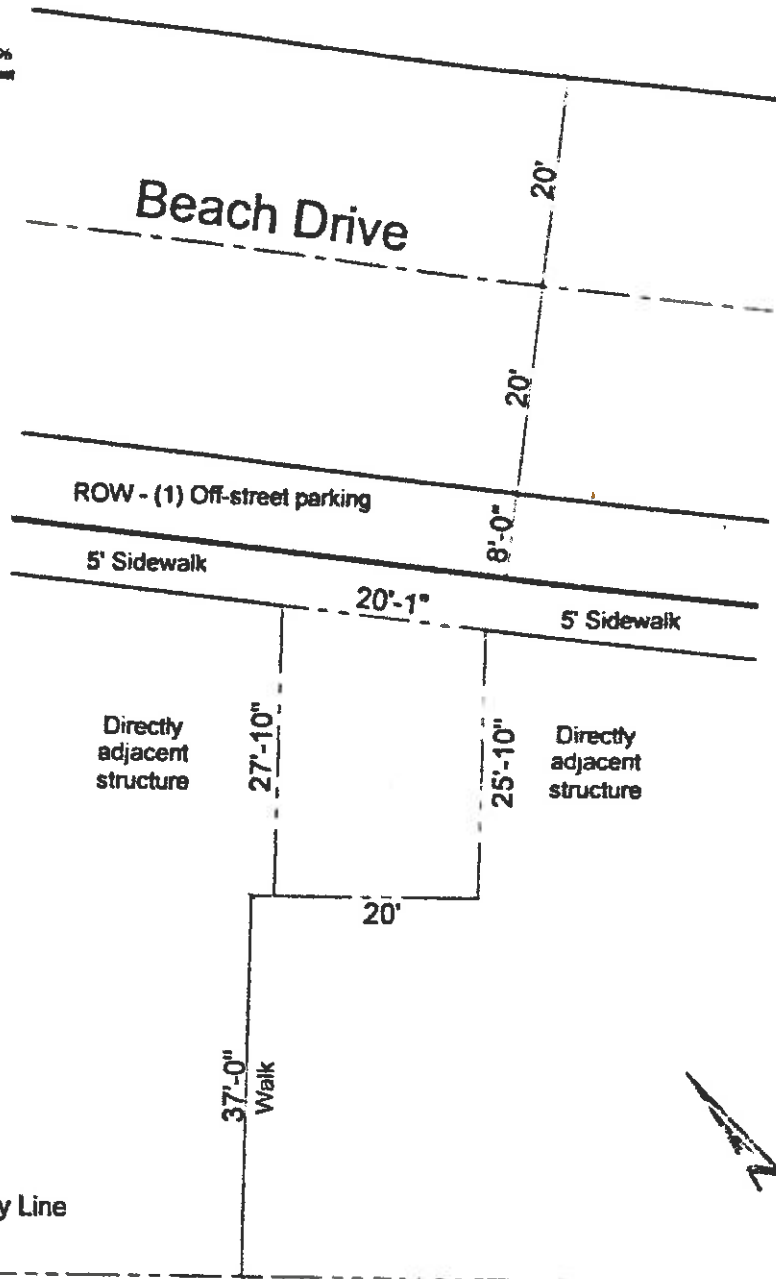
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Parcel 043-072-62
278 Beach Dr., Aptos CA, 95003

Owner: Ann, Sue and Jim Vaudagna
1445 West San Carlos
San Jose, Ca 95126
408-741-0918 cell 408-998-1488
jvaudagna@comcast.net

Applicant: Randy Maldonado-broker - license #01109406
Cheshire Real Estate and Property Management
107 Aptos Beach Drive, Ca 95003
831-688-2041

Prepared: Jamie Bushong
Caraval Design
1118 Mission Street FRNT
831-431-3561
jamie@caravaldesign.com



NOTE: Structure sits on Property Line

Monterey Bay

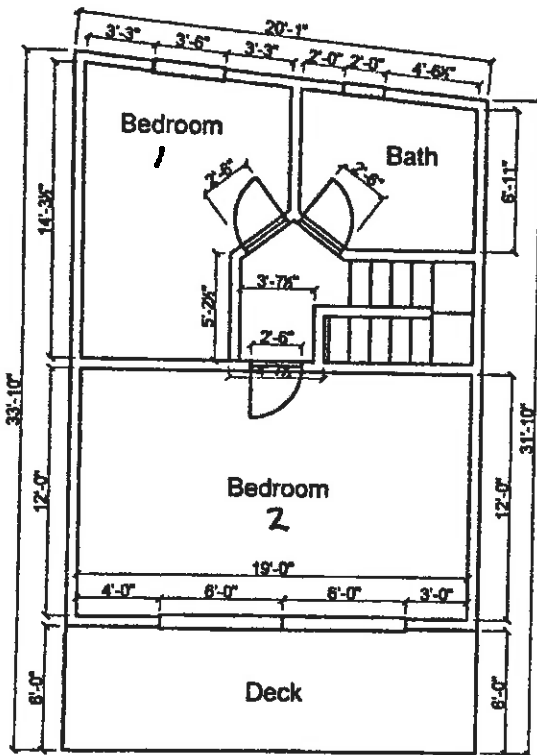
Site Plan		Sheet Number:
Property Address: 278 Beach Drive, Aptos, CA 95003	APN: 04307262	1 OF 2
Date: 9/29/2011	Scale: 1/16" = 1'	

Owner: Jan Joyce Ahrens
mailing address: 14415 Miranda Rd; Los Altos Hills, CA 94022
janmjoyce@gmail.com
650-906-0974

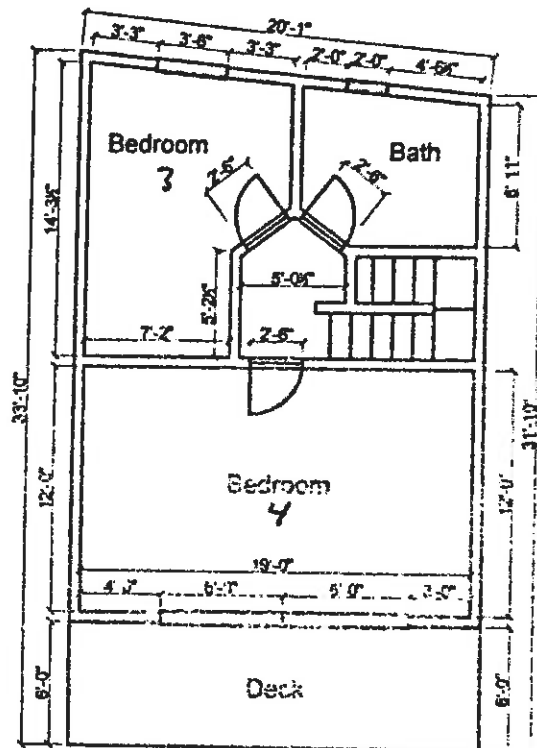
Parcel 043-072-62
278 Beach Dr., Aptos, CA 95003

PROPERTY POLICIES PAGE 2
POLICY LETTER 070 beach drive

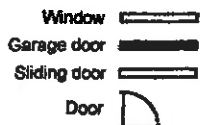
Ground Floor



Second Floor



Third Floor



Floor Plans		Sheet Number
Property Address: 278 Beach Drive, Aptos, CA 95003	APN: 04307262	2 OF 2
Owner: Vandagna	Date: 9/29/2011 Scale: 1/8" = 1'	

Owner: Jan Joyce Ahrens
mailing address: 14445 Miranda Rd, Los Altos Hills, CA 94022
janmjoyce@gmail.com
650-906-0974



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131

Vacation Rental Permit Application

Carefully read the List of Required Information (LORI) and ensure that ALL required information is included with this application. If you do not have ALL of the required information, your application will not be accepted.

Permit and Property Information

Current vacation Rental Permit Number (if applicable): _____

Assessor's Parcel Number (APN): 043-072-62
(APNS MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 278 Beach Dr., Aptos, CA 95003

Applicant Information (Complete only if different from Owner Information)

NAME : _____

MAILING ADDRESS: _____

CITY/STATE _____ ZIP _____

PHONE NO. (____) _____ CELL PHONE NO. (____) _____

EMAIL: _____

Owner Information

NAME: Jan Joyce Ahrens

MAILING ADDRESS: 14415 Miranda Rd.

CITY/STATE Los Altos Hills, CA ZIP 94022

PHONE NO. (____) _____ CELL PHONE NO. (____) 650 906-0974

EMAIL: janmjoyce@gmail.com

NOTE:

If the application submittal is made by anyone other than the owner, a signed Owner/Agent form (attached) or a property management agreement must be submitted with the application.

VACATION RENTAL SAFETY CERTIFICATION

The following items require verification to assure the vacation rental unit is equipped and maintained to minimum safety standards to help provide for a safe vacation experience. Verification can be performed by owner (self-certified), certified home inspector, County Building Inspector, or by the property manager/agent.

- ☒ **Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the 2016 California Residential Code, Sec. R314.1.
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics.
- ☒ **Carbon Monoxide alarms** (listed by an approved agency such as UL) installed in the following locations per the 2016 California Residential Code, Sec. R315.1.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics but not including crawl spaces or uninhabitable attics.
- ☒ Working **GFCI's** (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per the 2016 California Electrical Code, Art. 210.8.
- ☒ All sleeping rooms shall be provided with at least one **emergency egress window** with a minimum net clear opening of 5 square feet, with a minimum opening height of 24 inches and minimum net clear opening width of 20 inches, with the bottom of the clear opening being not greater than 44" measured from the floor. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided such devices are releasable or removable from the inside without the use of a key, tool or special knowledge. Per the 2016 California Residential Code, Sec. R310.
- ☒ All stairs shall have at least one continuous **handrail** running the full length of the stairs per the 2016 California Residential Code, Sec. R311.7.8
- ☒ All walking surfaces measured vertically more than 30" above grade or other floor levels, including mezzanines, platforms, stairs, ramps and landings shall have **guard railing** a minimum of 42" in height with openings no greater than 4" per the 2016 California Residential Code, Sec. R312.1. Exception: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads.
- ☐ **Pool/spa safety barrier** enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216. Exception: Self-contained spas/ hot tubs with approved safety covers need not comply with barrier reqs.
- ☒ Rental equipped with at least one **fire extinguisher** (type 2A10BC) installed in a readily visible/accessible location near the kitchen.

I hereby certify that the safety standard conditions listed above are fully complied with and will be maintained in a useable and functioning condition. **Form must be signed by one of the following four parties.**

Jan Joyce Ahrens
Owner of Rental Unit

6/4/18

Date

Certified Home Inspector

License #

Date

County Building Inspector

Date

Property Manager/Agent

Date

For questions regarding these safety certification requirements please contact the Building Official at (831) 454-3195

PLANS REQUIRED FOR RENEWALS

Please check the appropriate boxes below.

1. Have there been any additions or other work than has resulted in an increase in the number of bedrooms since the issuance of your current vacation rental permit that have not been authorized by an amendment to your current vacation rental permit?
☐ YES. If you check this box, you must submit revised floor plans that clearly show the previous floor plan, the current floor plan, and explain what work was done (see List of Required Information, page 7).
☒ NO. If you check this box, you do not need to submit floor plans with your renewal application.
2. Has there been any decrease in the size or number of parking spaces since the issuance of your current vacation rental permit that has not been authorized by an amendment to your current vacation rental permit?
☐ YES. If you check this box, you must submit a revised plot plan that clearly shows the previous parking, the current parking, and explain what has changed and the reason for the change (see List of Required Information, page 7).
☐ NO. If you check this box, you do not need to submit a plot plan with your renewal application.

If you checked no to both questions, you do not need to submit any plans with your renewal application.

APPLICANT'S SIGNATURE

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director.

I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, and that proof of such is on file with the Zoning Section.

I further certify that there are no restrictions against vacation rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any vacation rental permit issued will be rendered void if there are restrictions against vacation rentals on the subject property.

I understand that the County of Santa Cruz has attempted to request everything necessary for an accurate and complete review of my proposal; however, after Planning staff has taken in the application and reviewed it further, it may be necessary to request additional information and clarification.

I understand that if this application will require a public hearing pursuant to County Code Section 13.10.694(D)(3), the application will be converted to an "at cost" application and I will be required to sign a contract and be billed for staff time associated with processing the application as provided in County Code Section 13.10.694(D)(3)(b)(ii).

Jan Joyce Ahrens
Signature of Owner or Authorized Agent

6/4/18
Date

24-HOUR CONTACT

NOTE: 24-Hour Contact must reside within a 30 mile radius of the vacation rental

NAME: Jaleh Doran
MAILING ADDRESS: 9540 Mill St. Unit B
CITY/STATE: Ben Lomond, CA ZIP: 95005
PHONE NO. (831) 566-0333 CELL PHONE NO. (831) 566-0333
EMAIL: jaleh.doran@yahoo.com

ELECTED/ PUBLIC OFFICIAL OR COUNTY EMPLOYEE INFO. PUBLICATION

If the contact person identified above is an elected or appointed official (including a public safety official) as defined by sections 6254.21 or 6254.24 of the California Government Code, this application must be signed below by the contact person, and constitutes written permission under Government Code section 6254.21 that the contact person's name and phone number may be placed on the County's internet website. If the contact person identified above is an employee of the County of Santa Cruz within the scope of section 468 of the County Procedures Manual, this application must be signed below by the contact person, it constitutes a waiver of the provisions of that section, and it constitutes written permission to place the contact person's name and phone number on the County's internet website.

X

Contact person signature, if applicable

Rental Agreement
278 Beach Drive Aptos, CA 95003

E-mail to: jaleh.gerami@yahoo.com or mail to: 9540 Mill St. Unit B, Ben Lomond, CA 95005
Property Manager: Jaleh Doran (831) 566-0333

THE FOLLOWING TERMS & CONDITIONS ARE HEREBY ATTACHED TO YOUR RESERVATION AGREEMENT AND MUST BE COMPLETED AND RETURNED TO THE OWNER. THIS IS A LEGAL DOCUMENT GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA AND SHOULD BE READ CAREFULLY.

LEASE RATES

Due to each of the properties being individually owned, rates and minimum stay requirements may vary. Owner reserves the right to change any rates quoted prior to issuing a Reservation Confirmation. Rates are quoted based on minimum stay requirements. Additional guests are strictly prohibited without prior approval, and may incur an additional charge.

TAX

Taxes are identified in the quote.

DEPOSIT

Owner requires a 50% deposit prior to issuing any confirmation. An additional fully refundable deposit of \$700 is mandatory. This is required to offset any charges you may incur during your stay. (I.e. damaged or missing items, etc.).

RESERVATIONS

Reservations are confirmed only upon receipt of a 50% deposit, along with pertinent information on all guests. Primary Tenant is required to be 25 years or older. Receipt of the remaining balance in full is due 30 days prior to arrival. Reservations made inside of 30 days are payable in full at the time of booking. Failure to pay the remaining balance by the due date is subject to cancellation and forfeiture of deposit.

REVISIONS

Any rental agreement revisions made after confirmation is issued must be in writing and is subject to owner approval.

CANCELLATION

ALL CANCELLATIONS MUST BE MADE IN WRITING. Cancellation outside a 30-day period prior to arrival is subject to a 15% of total rate cancellation. Any cancellations made within the 30 day period may result in forfeiture of all monies paid. Failure to pay the balance due within the 30-day period noted above may result in cancellation by the owner of the reservation and forfeiture of all monies paid.

CHECK-IN AND CHECK-OUT TIMES

Check-in time is 3:00 PM and Check-out time is 10:00 AM. Early Check-in or late Check-out needs prior approval.

OCCUPANCY

Your beach rental allows 10 maximum people to sleep over. Children under 8 not counted. In addition, the total number of guests allowed for celebrations and gatherings during the hours of 8 AM to 10 PM is 20.

PARKING

County ordinance now limits parking the number of off street parking available. 2 street parking spots are allowed where available.

SANTA CRUZ COUNTY NOISE ORDINANCE

Tenant and all other occupants may be required to VACATE the premises and FORFEIT all rents for: using the unit for any illegal activity including but not limited to serving alcoholic beverages to persons under 21 years of age; having more than the allowed number of persons occupy the property than is allowed in the occupancy agreement; causing damage to premises or any neighboring property; and any act which interferes with neighbor's right to QUIET enjoyment of their property. County code sect: 8.30.010 mandates quiet hours between 10 PM to 8 AM. FIREWORKS ARE ILLEGAL AND PROHIBITED AT ALL TIMES.

WHAT TO BRING

Please bring all paper products, cleaning supplies, toiletries, food condiments and charcoal. **ALSO PLEASE BRING YOUR OWN TOWELS AND LINENS** or contact the Property Manager to discuss additional fees for towel & linen service. The property owner provides fully furnished accommodations. Telephone, televisions, free WIFI, kitchen utensils, and dishes are automatically supplied for you within your rental.

TRASH

Trash must be kept in closed containers and not allowed to accumulate. All trash must be put out **Thursday** night in the trash bins outside (pick-up is Friday morning). Please put the bins on the street or it will not be picked up. Failure to do so will result in a fee.

CONDITIONS OF RENTAL

- **Property is NON-SMOKING.** Any degree of disregard to this condition is subject to a minimum \$200.00 charge for Damages.
- **NO PETS ALLOWED.** Any degree of disregard to this condition is subject to 'PENALTY' section below.
- The property shall be in the same condition upon check-out as at check-in, other than normal usage that would be expected for a typical check-out cleaning. Damage or the need for additional cleaning may result in additional fees being incurred.

*Any defect/damage of the property or items in the house at the time of arrival are to be reported to the owner the day of arrival.

- Guest shall be liable for all acts of their family, friends, employees, and any other invitees otherwise, on the property during the rental period.
- Guests understand that there are certain risks inherent to persons and property located adjacent to the ocean
- Guest acknowledges the need to use a calling card or cellular phone for all long distance telephone calls.
- Guest shall be responsible to return all keys and inventory upon departure. There is a \$35 charge for a lost key.
- There will be no functions held at the property without prior written approval of the owner. Functions are identified as; weddings ceremonies, receptions or gatherings of 10 persons or more.
- Guest must immediately notify the owner of any/all loss or damage to the property.
- Guests acknowledge that the Owner would not rent the property without the Guests' acceptance of these conditions.
- Fireworks are illegal in the Santa Cruz County

PENALTY

Guests and all other occupants will be required to vacate the premises, forfeit all rents and are subject to a \$700 penalty from the security deposit for: smoking, pets, using the unit for any illegal activity including but not limited to serving alcoholic beverages to persons under 21 years of age; using fireworks which are illegal and prohibited at all times; having more than the allowed people occupy the property; causing damage to premises or any neighboring property; any act which interferences with neighbor's right to quiet enjoyment of their property (County code sect: 8.30.010 mandates quiet hours between 10PM to 8AM).

LIABILITY

Guest accepts full responsibility associated with the occupancy of this property and agrees to hold the property Owner harmless for any and all accidents, injuries, or death. Under no circumstances shall the owner be responsible for any loss, damage, claim or injury, whether incurred directly, indirectly, consequently or otherwise, in law or equity, as a result of rendering of services or accommodations as described or substituted; and, including without restricting the generality of the foregoing as a result of any delay(s), substitution(s), rescheduling(s), or change(s), in the provision of services or accommodations provided.

ACKNOWLEDGEMENT: I/we, the undersigned, hereby warrant that I/we have read, understand, and agree to the above Terms & Conditions, and I/we agree to abide by Owner's restrictions of use of said property.

Signature

Date _____ SIGN AND RETURN



COUNTY OF SANTA CRUZ

EDITH DRISCOLL, AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR
701 OCEAN STREET, SUITE 150, SANTA CRUZ, CA 95060-4073
POST OFFICE BOX 1817, SANTA CRUZ, CA 95061 • (831) 454-2510 • FAX (831) 454-2257

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

Exclusive Airbnb listing - If you ONLY rent your facility on Airbnb, you will not need to remit/report monthly statements. Please include your Airbnb listing number: _____

☐

FOR COUNTY USE ONLY
Certificate Number _____
Date Issued _____
APN Number _____

By _____

Deputy Treasurer-Tax Collector

PLEASE PRINT OR TYPE

Name of Facility or Unit _____
Address of Facility or Unit 278 Beach Dr. Aptos, CA 95003
Mailing Address 1415 Miranda Rd. Los Altos Hills, CA 94022 Phone # 650-906-0974
Email Address janmjoyce@gmail.com Date of Application 6/6/18

Type of Transient Occupancy Facility (check one): Tourist Home ☒ Motel ☐ Hotel ☐ Rooming House ☐
Lodging House ☐ Inn ☐ Studio Hotel ☐ Apartment House ☐ Dormitory ☐ Public or Private Club ☐
Mobile or Manufactured Home ☐ Other Lodging ☐

Number of Occupancy Units 1

Type of Ownership (check one): Individual ☒ Partnership ☐ Corporation ☐

IMPORTANT: Change of Operator and/or Ownership Requires a New Application

Owner(s) Name (List Principals):

Operator's Name	Address	Phone Number
Jan Joyce Ahrens	1415 Miranda Rd. Los Altos Hills CA 94022	650-906-0974

Local Emergency Contact

Name	Home Address	Phone Number
Jalen Doran	9540 Mill St. Unit B Ben Lomond, CA 95005	831-566-0333

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed Jan Joyce Ahrens Date 6/6/18

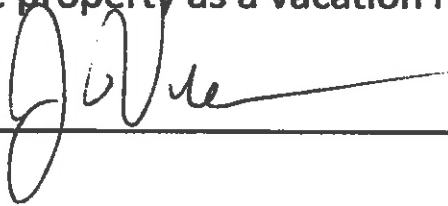
revMARCH2017
SC CNTY 2018SUN6PM2:47
TREASURER-TAX COLLECTOR

EXHIBIT G

5/10/2018

I give permission to Jan Ahrens, the owner of 278 Beach Drive,
to use the property as a vacation rental.

Signed



Jim Vaudagna
276 Beach Drive
Aptos, CA 95003

BUYER HAS RECEIVED AND ACKNOWLEDGED
PAGE 1 OF 1.

Dec. assigned by
Jan. Ahrens
for 2018/05/10/18

5/11/2018 9:15:36 AM PDT

May 15, 2018

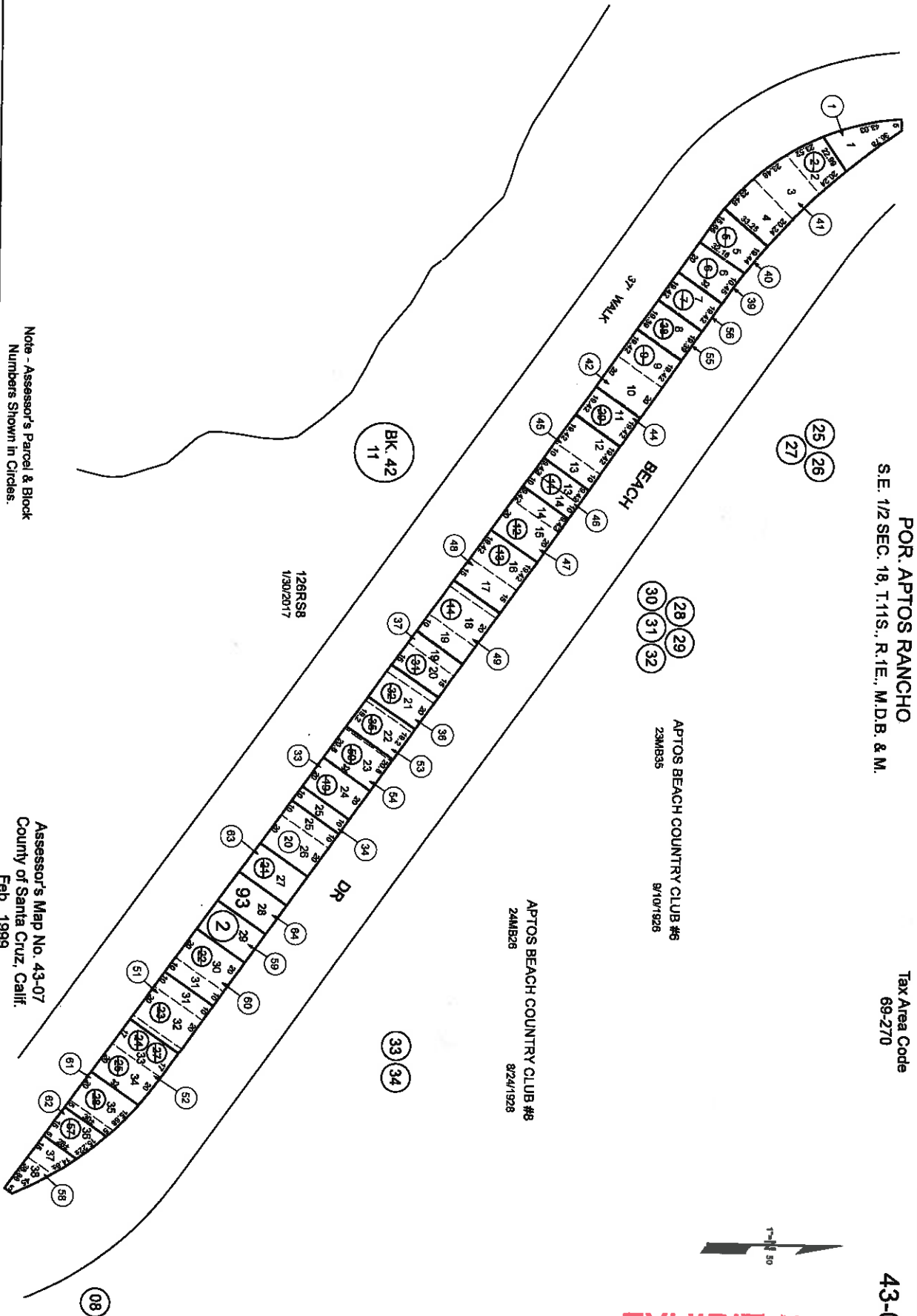
I, Donald Lee Lucas, Rancho Land Holding, LLC, owner of 300 Beach Drive, Aptos, CA 95003 hereby grant my permission to owner(s) of 278 Beach Drive, Aptos, CA 95003 to use the property as a vacation rental;

Signed :  _____ Date : 5-16-18
Donald Lee Lucas

Electronically Redrawn 10/22/01 mm
 Rev 5/24/99 CB (Tax Consolidation)
 Rev 5/25/01 mm (Changed page refs.)
 Rev 1/4/02 mm (TCA)
 Rev 2/19/03 DD (Cor tax code line 69-270)
 Rev 9/7/04 CB (TCA change)
 Rev 3/10/17 jg (126RS8)

FOR TAX PURPOSES ONLY

LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED, ALL RIGHTS RESERVED.
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999



Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 43-07
 County of Santa Cruz, Calif.
 Feb., 1999

P.O.R. APTOS RANCHO
 S.E. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
 69-270

43-07

EXHIBIT I

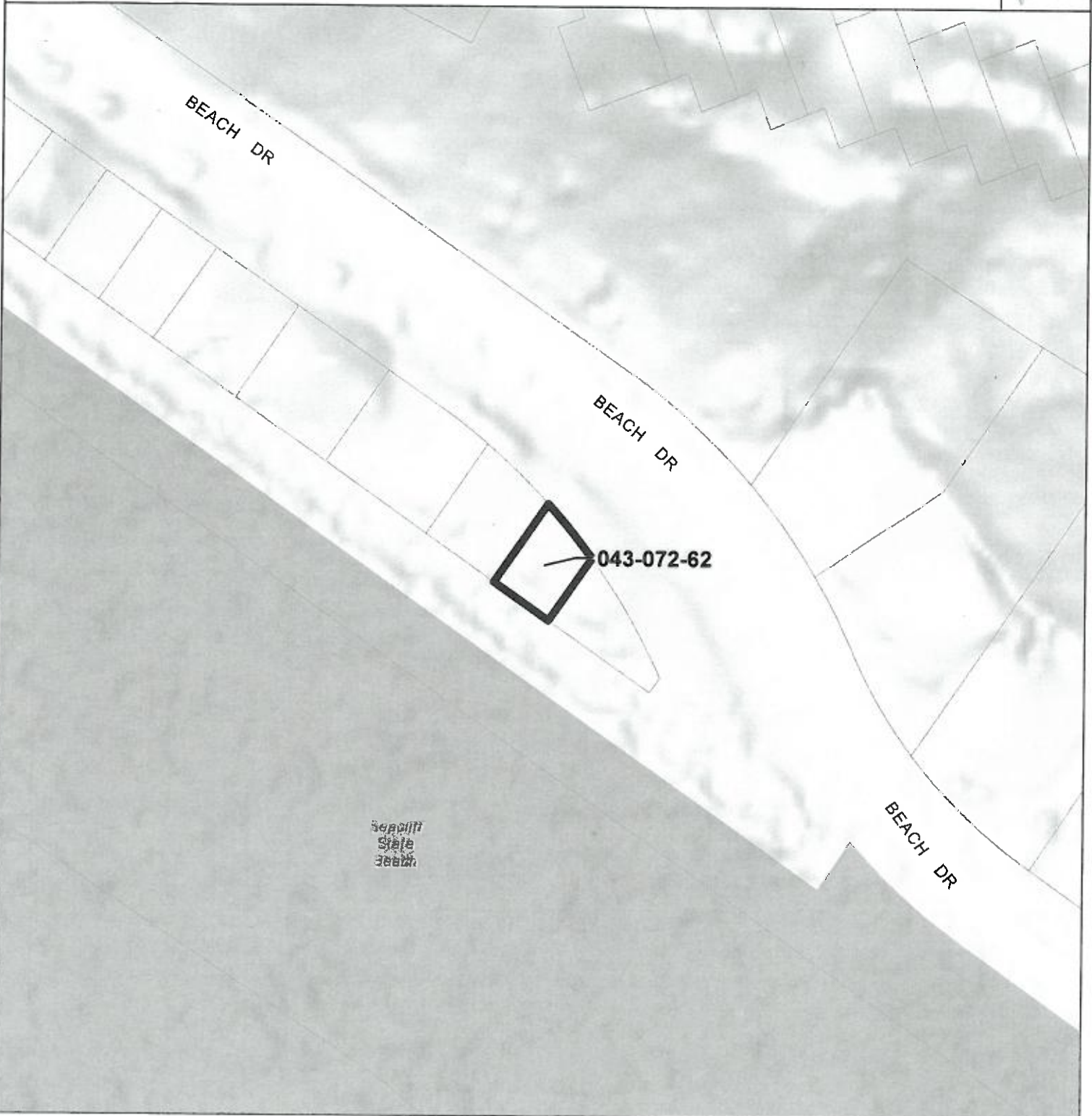


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



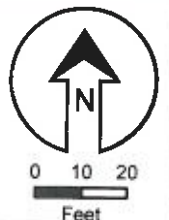
Mapped
Area



Parcel: 04307262

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 14 Aug. 2018





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map






Mapped
Area

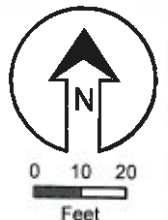
R-UH

043-072-62
(R-UH)

R-UL

O-R

-  O-R *Parks, Recreation & Open Space*
-  R-UH *Res. Urban High Density*
-  R-UL *Res. Urban Low Density*





Parcel Zoning Map






Mapped
Area

RM-2.5

043-072-62
(RM-2.5)

R-1-6

PR

-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*
-  RM *Residential Multi-Family*

