



## **Staff Report to the Zoning Administrator**

**Application Number: 191160**

---

**Applicant:** Grant Yonehiro and Jilka Pollack    **Agenda Date:** 8/2/2019  
**Owner:** Grant Yonehiro and Jilka Pollack    **Agenda Item #:** 1  
**APN:** 045-161-06    **Time:** After 9:00 a.m.

**Site Address:** 35 Margarita Rd, La Selva, CA

**Project Description:** Proposal to operate a new four-bedroom residential vacation rental. Requires a Level 5 vacation rental permit.

**Location:** On the northwest side of Margarita Road, approximately 600 feet from the intersection of Arbolado Drive and Estrella Avenue.

**Permits Required:** Level 5 Vacation Rental

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

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191160, based on the attached findings and conditions.

### **Project Description & Setting**

The subject property is a 1.15-acre lot which has split zoning. The southern portion of the property is zoned PR (Parks, Recreation, and Open Space) while the northern is zoned R-1-10 (Single Family Residential- 10000 square feet). The proposal to operate a vacation rental is an allowed use in both zoning districts. The property is not located within one of the three designated areas of the County in which short term rental density is limited. There are two approved vacation rentals, and one approved hosted rental, within 1000 feet of the subject property.

The proposed vacation rental will be located in a recently remodeled single-family dwelling. The remodel (permit number B-172509, completed June 2019) converted a three-bedroom, two-bathroom dwelling to a four-bedroom, three-bathroom dwelling. As part of the most recent remodel, the upper floor of a detached garage was converted to habitable floor area with a bedroom and a closet. The garage and bedroom above it are not proposed for use as part of this rental and access to the structure will not be provided to the vacation rental guests.

The property is accessed via an approximately 750-foot private driveway which can accommodate at least seven vehicles. Due to the length of the driveway, it is unlikely that parking on Margarita Road would be utilized or affected by renters at the property. Additionally, the applicant has elected to limit the allowed number of vehicles to five. Further, in accordance with the Vacation Rental ordinance, the permit is proposed to be conditioned to ensure limits on noise generated during quiet hours (10:00 PM to 8:00 AM), prohibits illegal behavior and fireworks, and requires the establishment of a 24-hour emergency contact. The required 24-hour emergency contact identified on the application resides adjacent to the property. Their information will be available on the Planning Department webpage will be posted outside of the residence in a visible location (while the property is being rented).

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 **191160**, 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](http://www.sccoplanning.com)**

Report Prepared By: Evan Ditmars  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3227  
E-mail: [evan.ditmars@santacruzcounty.us](mailto:evan.ditmars@santacruzcounty.us)

### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Vacation Rental Application
- F. Vacation Rental Lease Agreement
- G. Assessor's, Location, Zoning and General Plan Maps
- H. Parcel information
- I. Comments & Correspondence **TBD**

# 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: 191160

Assessor Parcel Number: 045-161-06

Project Location: 35 Margarita Rd, La Selva, CA

**Project Description: proposal to operate a new 4 bedroom vacation rental**

**Person or Agency Proposing Project: Grant Yonehiro and Jilka Pollack**

**Contact Phone Number: 650-206-2023**

- 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**

Class 1 – Existing Facilities

Class 3-Conversion of Small Structures

### F. Reasons why the project is exempt:

Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is commensurate with a residential use. Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

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

\_\_\_\_\_  
Evan Ditmars, 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 is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential vacation rental 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 address noise, occupancy, and parking to ensure that there are no detrimental resulting from the vacation rental.

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 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 R-1-10 (Single Family Residential - 10000 square foot minimum) and PR (Parks, Recreation and Open Space) zone districts, as the primary use of the property will continue to be residential.

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 use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) and O-R (Parks, Recreation, Open Space) land use designations in the County 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 single-family residential structure. 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 a non-vacation rental residential use and vacation rental use.

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 proposed vacation rental is located in a mixed neighborhood containing a variety of architectural styles, residential uses, and the proposed is consistent with the land use intensity and density of the neighborhood.

## Conditions of Approval

Exhibit D: Project plans, prepared by John Patten-Patten Construction, dated 6/6/2019.

- I. This permit authorizes the establishment of a four-bedroom residential vacation rental as indicated on the approved Exhibit "D" for this permit. 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. 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. Pursuant to County Code 13.10.694, accessory structures are not permitted for use as vacation rentals. The habitable area above the garage shall not be used to accommodate guests for this vacation rental. All rental activities shall be limited to the main dwelling.
  - C. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form (Exhibit E).
  - D. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (2/bedroom + 2, children under 8 not counted).
  - E. The maximum number of vehicles associated with the overnight occupants shall not exceed 6.
  - F. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).
  - G. A 24-hour contact shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. 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. Any change in the contact person's address or telephone number shall be promptly furnished 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.

- H. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street.
  - I. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
  - J. 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, and a reference to the standards contained in the County Noise Ordinance (County Code Chapter 8.30).
  - K. Fireworks are illegal in Santa Cruz County and shall be prohibited at the vacation rental.
  - L. 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.
  - M. The owner/applicant 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.
  - N. Permits for vacation rentals located in the Live Oak Designated Area (LODA) and the Seacliff Aptos Designated Area (SADA), and Davenport Swanton Designated Area (DASDA) shall expire 5 (five) years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits in the LODA, SADA, and DASDA are non-transferable and become void when a property transfer triggers reassessment.
- 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.

---

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 (5) 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: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
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.



Application #: 191160  
APN: 045-161-06  
Owner: Grant Yonehiro and Jilka Pollack

## Parcel Information

### Services Information

Rural Services Line:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside
Water Supply:	Soquel Creek Water	
Sewage Disposal:	CSA 12 Septic	
Fire District:	Aptos La Selva FPD	
Drainage District:	NA	

### Parcel Information

Parcel Size:	1.15ac	
Existing Land Use - Parcel:	PR-R-10	
Existing Land Use - Surrounding:	PR, R-1-10	
Project Access:	Estrella Ave to Margarita Dr	
Planning Area:	La Selva	
Land Use Designation:	R-UL, O-R (Urban Low Density Residential, Open Space Reserve)	
Zone District:	R-1-10, PR (Single Family Residential, Parks Recreation and Open Space)	
Coastal Zone:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Technical Reviews:** none

**TRANSMITTAL - LEVEL 5, 6 & 7**

DATE: \_\_\_\_\_  
TO: Support Staff  
FROM: Evan Ditmars  
RE: Application # 191160

---

**PLEASE COMPLETE THE ITEMS CHECKED BELOW:**

Return all original documents to the planner, unless checked ⇒ ☐ Use original documents for distribution

☐ Make \_\_\_\_\_ copies of the attached documents; distribute as follows:

☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ Send a copy to District Supervisor \_\_\_\_\_ (via Inter-office mail)

☐ Send copies to: ☐ DPW Surveyor (Plans & Conditions – all land divisions)  
☐ Housing (Conditions – projects with affordable housing reqts.)  
☐ \_\_\_\_\_

☐ Extra copy to planner

☐ Mail a copy to the California Coastal Commission: ☐ Certified Mail ☐ Send attached plans

☐ Mail copy of Coastal Exclusion to Coastal Commission with any attached documents/exhibits.

☐ Mail copy of permit conditions to: \_\_\_\_\_ (Local Fire District)

☐ Place copy of final staff report/conditions in the Project Listing by APN folder on the shared drive

☐ Send copy of CEQA notice to the Clerk of the Board:

☐ Notice of Exemption (include copy of application form indicating COB fee payment)

☐ Notice of Determination/Negative Declaration

☐ Certificate of Fee Exemption

☐ Special instructions:

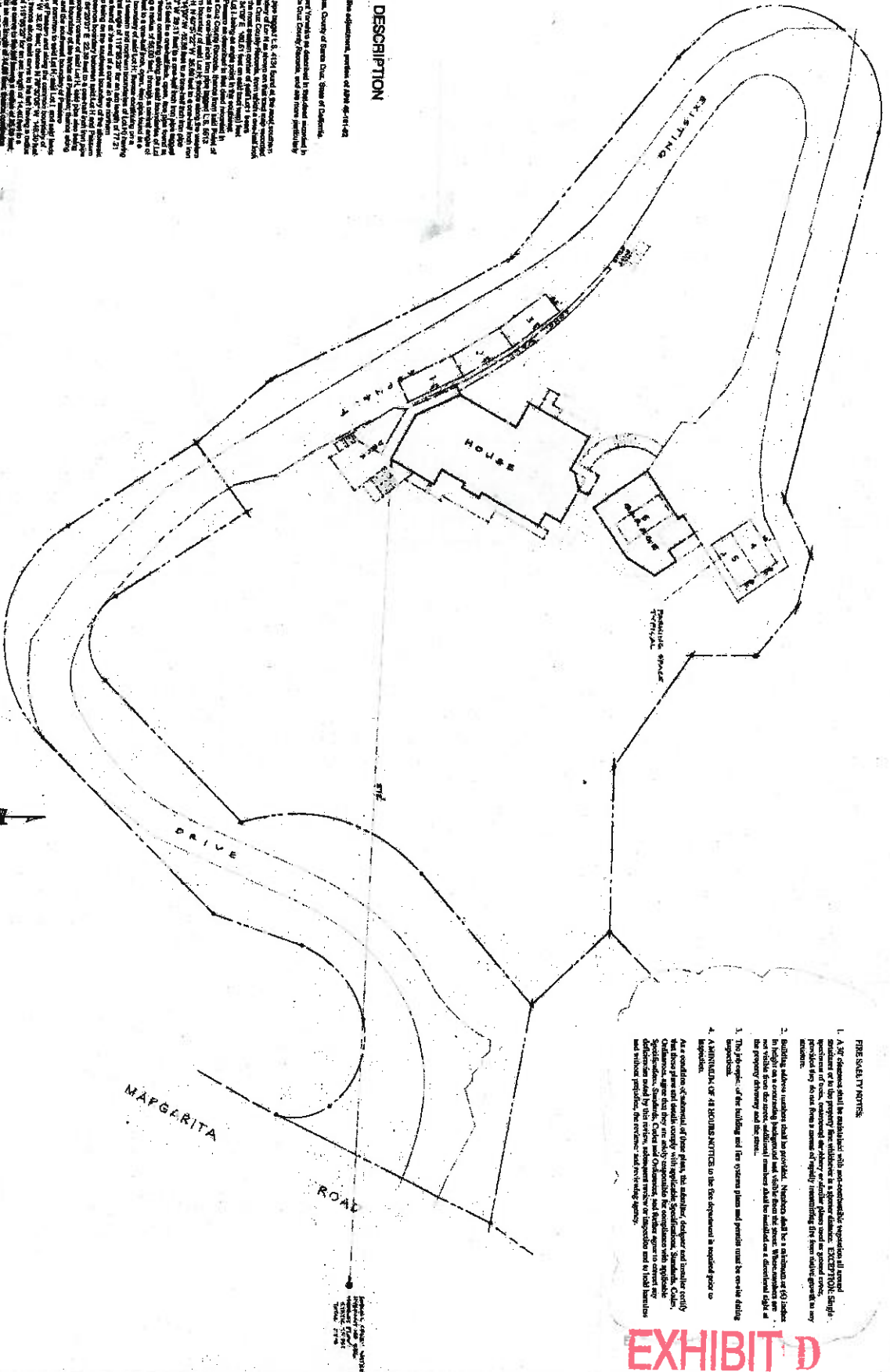
☐ Send attached exhibit(s) to:  
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ Send attached recordable documents to:  
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ \_\_\_\_\_

☐ \_\_\_\_\_

Completed by: \_\_\_\_\_  
(support staff) (date)

[illegible]

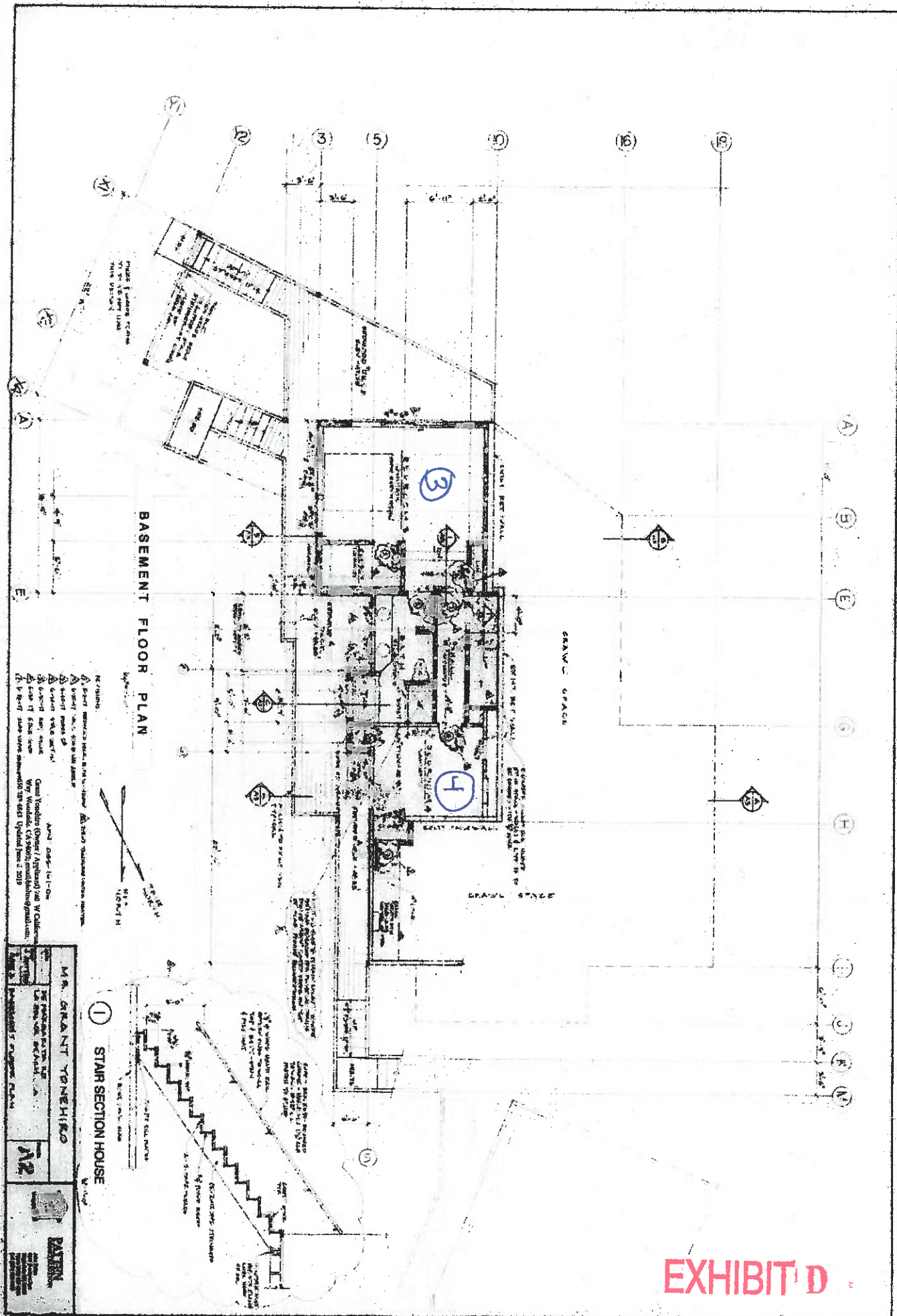
ALBU 045-61-04

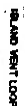
Grain Yonehiro (Owner / Applewood) 780 W California Way,  
Woodlake, CA 94062; email:yonehiro@gmail.com; 650.283.4543

Updated June 6, 2019

MR. GRANT YONEIRO		 <b>PATTEN</b> CORPORATION
NAME ADDRESS CITY STATE ZIP	Mr. Yoneiro, Inc. 14000 Grant Blvd. Van Nuys, CA 91411	

EXHIBIT D





**Can Protons in Superconducting Composites Really Lose Their Superconducting Properties?** *by D.L. LATHROP AND J. J. VREELAND*

It is often in the literature stated incorrectly that the presence of a grain boundary in a superconductor will destroy the superconducting properties of the material. This is not true. The superconducting properties of a material are determined by the grain boundary structure and the grain boundary structure can be controlled by the grain boundary structure.

87-10-91435

- [illegible]

APR 24 1961

MR. AKAHIT YONEHUKO

Grant Yustelev (Owner / Applicant) 780 W California Way,  
Woodside, CA 94062; email: tybrog@gmail.com; 650.283.4843  
Updated June 6, 2019

**Medications (prescribing firm's flow rates per CUBIC (cubic) sec. 6 above A1)**

_____	_____
_____	_____
1. Water (heats)	1.25 gallons per fluid
2. Shower (heats)	2.0 gpm at 60 psi
3. Laundry (heats)	1.2 gpm at 60 psi
4. Kitchen (heats)	1.5 gpm at 60 psi

**EXHIBIT D**







# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> 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): 045-161-06

(APNS MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 35 Margarita Rd., La Selva Beach, CA 95076

### Applicant Information (Complete only if different from Owner Information)

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE \_\_\_\_\_

ZIP \_\_\_\_\_

PHONE NO. (\_\_\_\_) \_\_\_\_\_

CELL PHONE NO. (\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

### Owner Information

NAME: \_\_\_\_\_

Grant Yonehivo

MAILING ADDRESS: \_\_\_\_\_

780 W. California way

CITY/STATE \_\_\_\_\_

Woodside, CA

ZIP \_\_\_\_\_

94062

PHONE NO. (\_\_\_\_) \_\_\_\_\_

CELL PHONE NO. (650) 283-4843

EMAIL: \_\_\_\_\_

biohro@gmail.com

650 206-2023

jilka1@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.

## 24-HOUR CONTACT

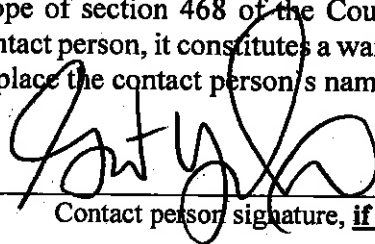
**NOTE:** 24-Hour Contact must reside within a 30 mile radius of the vacation rental

NAME: Linda and Rob Gault  
MAILING ADDRESS: 34 Margarita Rd.  
CITY/STATE: La Selva Beach, CA ZIP: 95076  
PHONE NO. (931) 684-0462 CELL PHONE NO. ( )  
EMAIL: LONGNOSE2@aol.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



## 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.**

  
Owner of Rental Unit

6 June 2019  
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

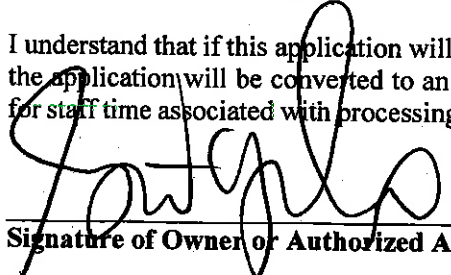
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation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

  
Signature of Owner or Authorized Agent

29 May 2019  
Date

## OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a building, development, and/or other permit, the approval of the owner is required.

This is the County's authorization to issue a permit to the agent listed below:

**Agent:** Name: Jilka Pollack  
Address: 780 W. California Way  
City, State, Zip Code: Woodside, CA 94062  
Telephone: ( ) Cell #: (650) 206-2023  
Email: JILKA1@aol.com

**Owner:** Name: Grant Yonehiro  
Address: 780 W. California Way  
City, State, Zip Code: Woodside, CA 94062  
Telephone: ( ) Cell #: (650) 283-4843  
Email: BIOHRO@aol.com

6 June 2019  
Date

045-161-06  
Assessor's Parcel Number(s)

[Signature]  
Signature of Owner

35 Margarita Rd., La Selva Beach, CA  
Project Location

Note: One Owner-Agent form will be required for each permit required. In the case where there is more than one owner of a parcel, the owner signing this form represents that he/ she has the consent from all other owners of the parcel. By signing this form, the owner is authorizing the agent to legally bind the owner to responsibility for payment of the County's cost for all actions related to noncompliance with permit conditions. The agent will be required to provide proof of service, by mail, to the owner of a copy of the executed acceptance of permit conditions.



# 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 Villa Margarita

Address of Facility or Unit 35 Margarita Rd., La Selva Beach, CA 95076

Mailing Address 780 W. California Way, Woodside, CA 94062 Phone # 650-283-4843

Email Address BIOHRO@gmail.com Date of Application 6 June 2019

**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 ☐

SANTA CRUZ COUNTY  
AUDITOR-CONTROLLER  
2019 JUN 6 PM 2:23

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

**Owner(s) Name (List Principals):**

Operator's Name	Address	Phone Number
Grant Yonehiro	780 W. California Way	650-283-4843
JILKA POLLACK	Woodside, CA 94062	650-206-2023

### Local Emergency Contact

Name	Home Address	Phone Number
Linda & Rob Gault	34 Margarita Rd., La Selva Beach	831-684-0462

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

Signed [Signature] Date 6 June 2019

revMARCH2017

EXHIBIT E

# SHORT TERM RENTAL AGREEMENT

## 1. The Parties

This agreement made this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ between \_\_\_\_\_ [name of tenant] of \_\_\_\_\_  
\_\_\_\_\_ [address of tenant]

Hereinafter referred to as "Tenant", and \_\_\_\_\_ [name of  
landlord] of Grant Yonehiro, 780 W. California Way, Woodside, CA 94062 \_\_\_\_\_ [address of  
landlord] Hereinafter referred to as "Landlord".

## 2. The Property

Property Location:

35 Margarita Rd., La Selva Beach, CA 95076

## 3. Period and Guests

Total people in renting party consists of \_\_\_\_\_ Adults, \_\_\_\_\_ Children,  
\_\_\_\_\_, and not to exceed 10 Total

Rental period begins at \_\_\_\_:\_\_\_\_ ☐ AM ☐ PM on the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ and ends at \_\_\_\_:\_\_\_\_ ☐ AM ☐  
PM on the day of \_\_\_\_\_, 20\_\_\_\_.

## 4. Rental Amount

Total rental amount for the period is \_\_\_\_\_ Dollars  
(\$\_\_\_\_\_)

or equal to \_\_\_\_\_ Dollars (\$\_\_\_\_\_ ) per night.

## 5. Fees, Taxes, and Deposit

☐ Cleaning Fee: \$\_\_\_\_\_

☐ Security Deposit: \$\_\_\_\_\_

☐ Taxes: \$\_\_\_\_\_





☐ Other \_\_\_\_\_: \$ \_\_\_\_\_

Total Deposit and Fees Due with Signed Agreement: \$ \_\_\_\_\_

#### 6. Termination

The Landlord has the right to inspect the premises with prior notice as stated with the applicable State laws. Should the Tenant violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with State law. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.

#### 7. Phone Calls

Long distance phone calls shall be billed to the Tenant and deducted from their Security Deposit at the end of the rental period.

#### 8. Maintenance and Repairs

The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.

#### 9. Trash

The Tenants shall dispose of all waste material generated during the rental period in the following

area: Trash must be kept in closed containers and not allowed to accumulate

#### 10. Pets (Check One)

☒ No animals or pets of any kind will be brought onto the premises.

☐ The following animals or pets are allowed the property  
\_\_\_\_\_ for a ☐ refundable fee ☐ non-refundable fee  
of \$ \_\_\_\_\_.



### 11. Subletting (Check One)

☐ The Tenant shall have the right to sublet the property.

☒ The Tenant shall not have the right to sublet the property.

### 12. Quiet Enjoyment

The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour starts at 10:00 PM where outdoor noise should be kept to a minimum.

### 13. Smoking (Check One)

☐ Smoking is allowed inside the home.

☒ Smoking is not allowed inside the home.

### 14. Essentials

Landlord shall provide the following to the Tenant:

---

---

---

[e.g. towels, linens, cups, knives, forks, spoons, dishes, etc.]

### 15. Landlord's Liability

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

### 16. Rental Deposit



Amount is fully refundable up to \_\_\_\_\_ prior to the beginning of the rental period. After said period prior to the rental start date the Landlord shall have the right to retain the initial Rental Deposit at the Landlord's discretion.

#### **17. Attorney's Fees**

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

#### **18. Use of Property**

Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.

#### **19. Shortened Stays and Conditions**

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

#### **20. Showings**

If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the Tenant's stay. Every effort will be made to schedule the showing at a convenient time and not interrupt the Tenant's term. Tenant shall allow reasonable viewings of the home between 9 am and 8 PM whether they may be present or not.

#### **21. Firearms**

Only legally owned and permitted firearms shall be allowed on the premises according to State and local laws.

#### **22. Fireworks**

Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.

#### **23. Illegal Use**

Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits.

#### **24. Fire Alarms**





If the property has fire alarms the Tenant must notify the Landlord without delay if a fire alarm "chirps" or has a low battery condition.

## 25. Possessions

Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. The Landlord shall not be held liable for condition of said items.

## 26. Cable TV

Cable TV is provided and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content, or personal preferences with regard to cable TV service.

## 27. Internet

High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

## 28. Manager/Landlord Contact

Landlord/Manager's Name: Grant Yonehiro

Landlord/Manager's Telephone: 650-283-4843

Landlord/Manager's E-Mail: biohro@gmail.com

Landlord/Manager's Address: 780 W. California Way, Woodside, CA 94062

## 29. Governing Law

This agreement is governed under the laws of California [State] and specifically the State Statutes known as \_\_\_\_\_ [insert statutes].

## 30. Other Agreements

In addition to the language stated in this agreement the parties, Landlord and Tenant, agree to the following:

- a) The maximum number of guests allowed is 10 (2 per bedroom + 2 additional, children under 8 not counted)
- b) The maximum number of people that are allowed for parties between 8 a.m. and 10 p.m. is 20 (no more than twice the maximum number of guests allowed)
- c) The maximum number of vehicles allowed is 5 (the number of existing, on-site parking in designated spaces, plus two on the street where available)
- d) Quiet hours are between 8:00 a.m. and 10 p.m.



e) Illegal behavior is strictly prohibited, including the use of ANY fireworks.

f) Use of the garage is not permitted as part of this vacation rental.

Landlord and Tenant agree to the above conditions on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and hereby swear that the information provided is accurate and true:

**Tenant's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Tenant's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name** \_\_\_\_\_

-----  
---

**Landlord's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name** Grant Yonehiro

**Landlord's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

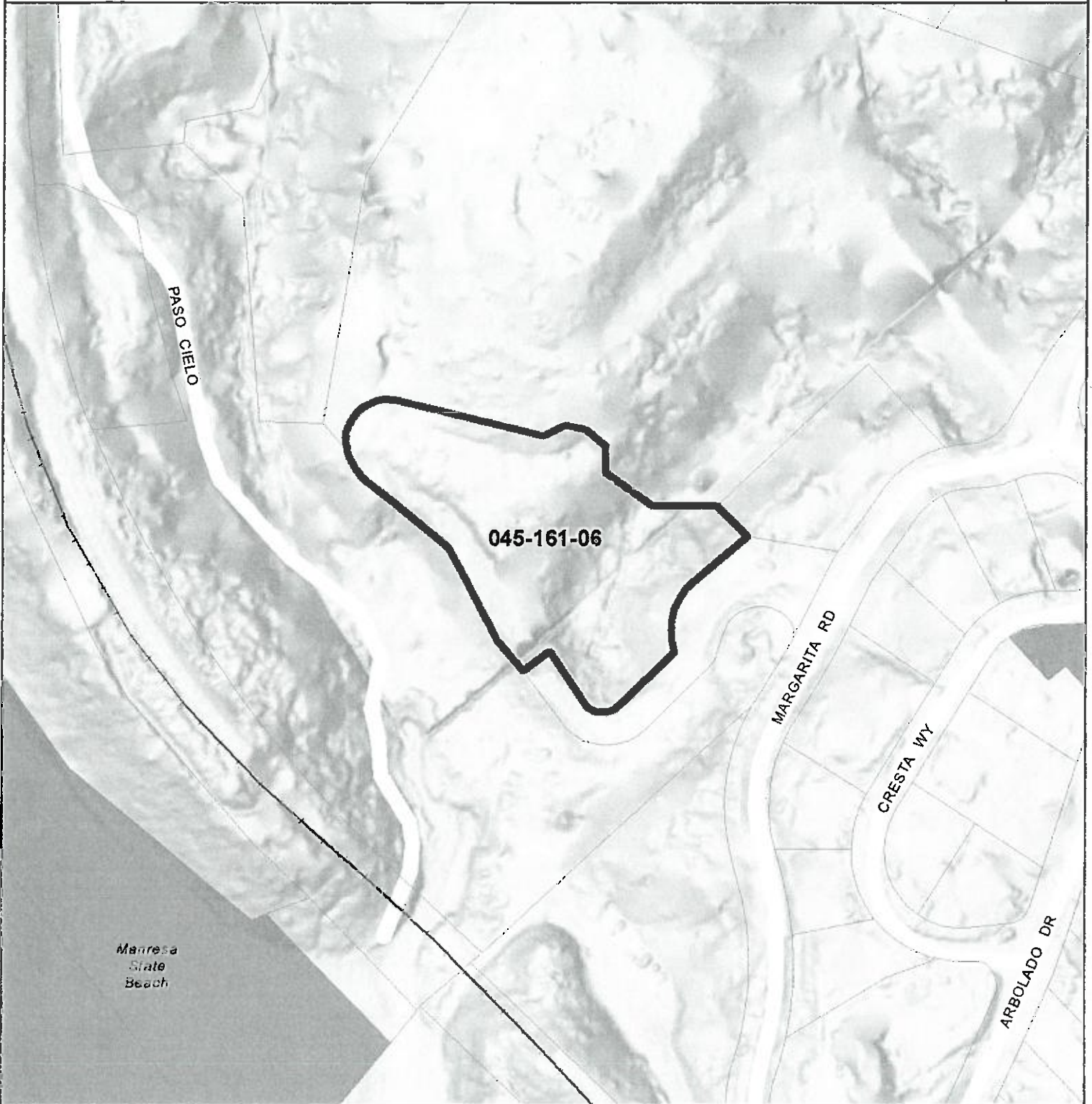
**Print Name** \_\_\_\_\_








# SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel Location Map

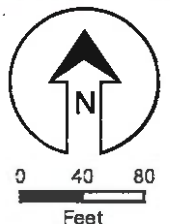


**Parcel: 04516106**

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 10 Jul. 2019

**EXHIBIT G**



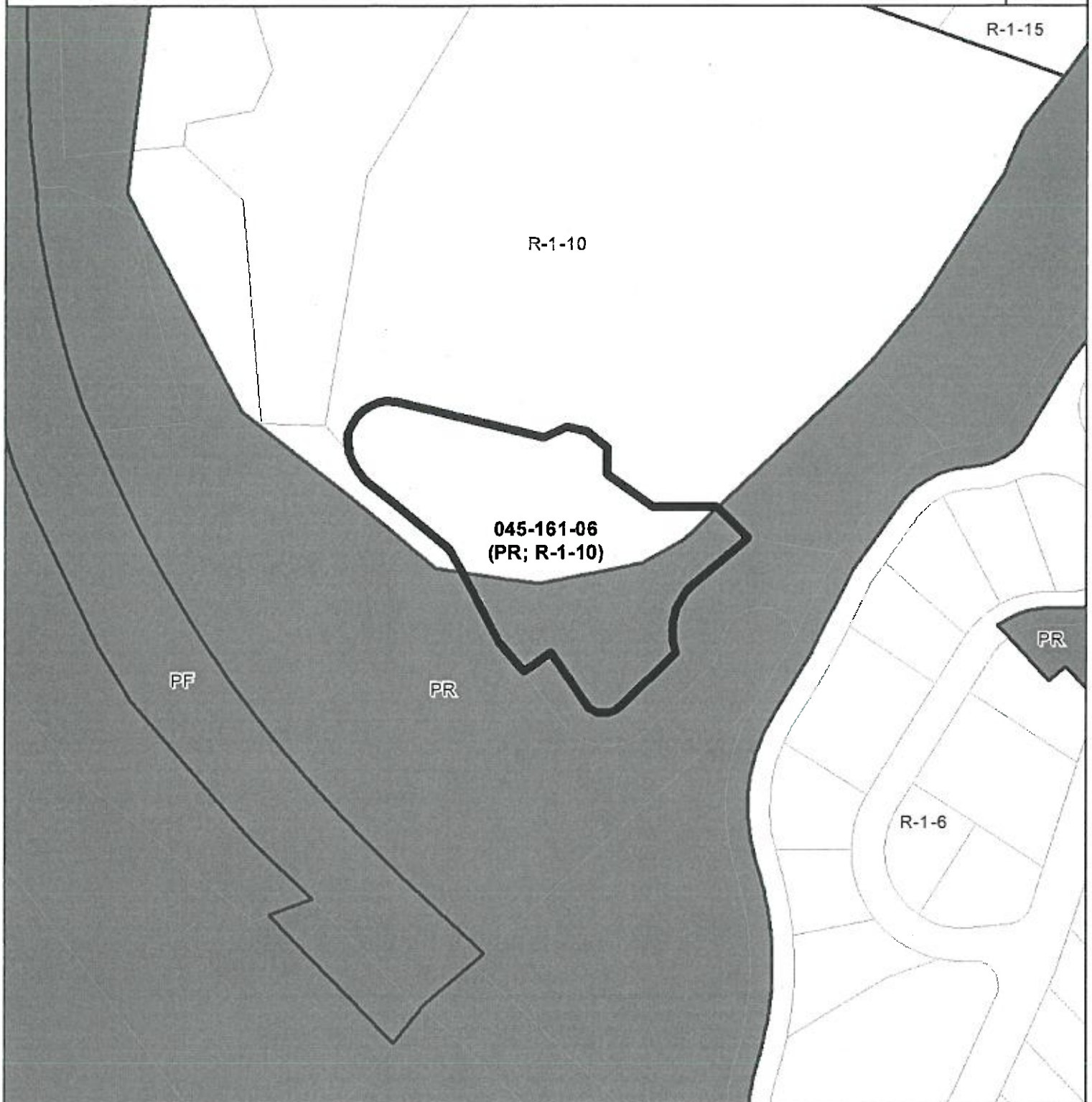


# SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel Zoning Map

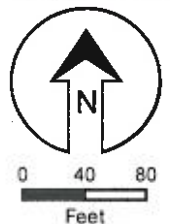


Mapped  
Area



- PF *Public/Community Facilities*
- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*

EXHIBIT G

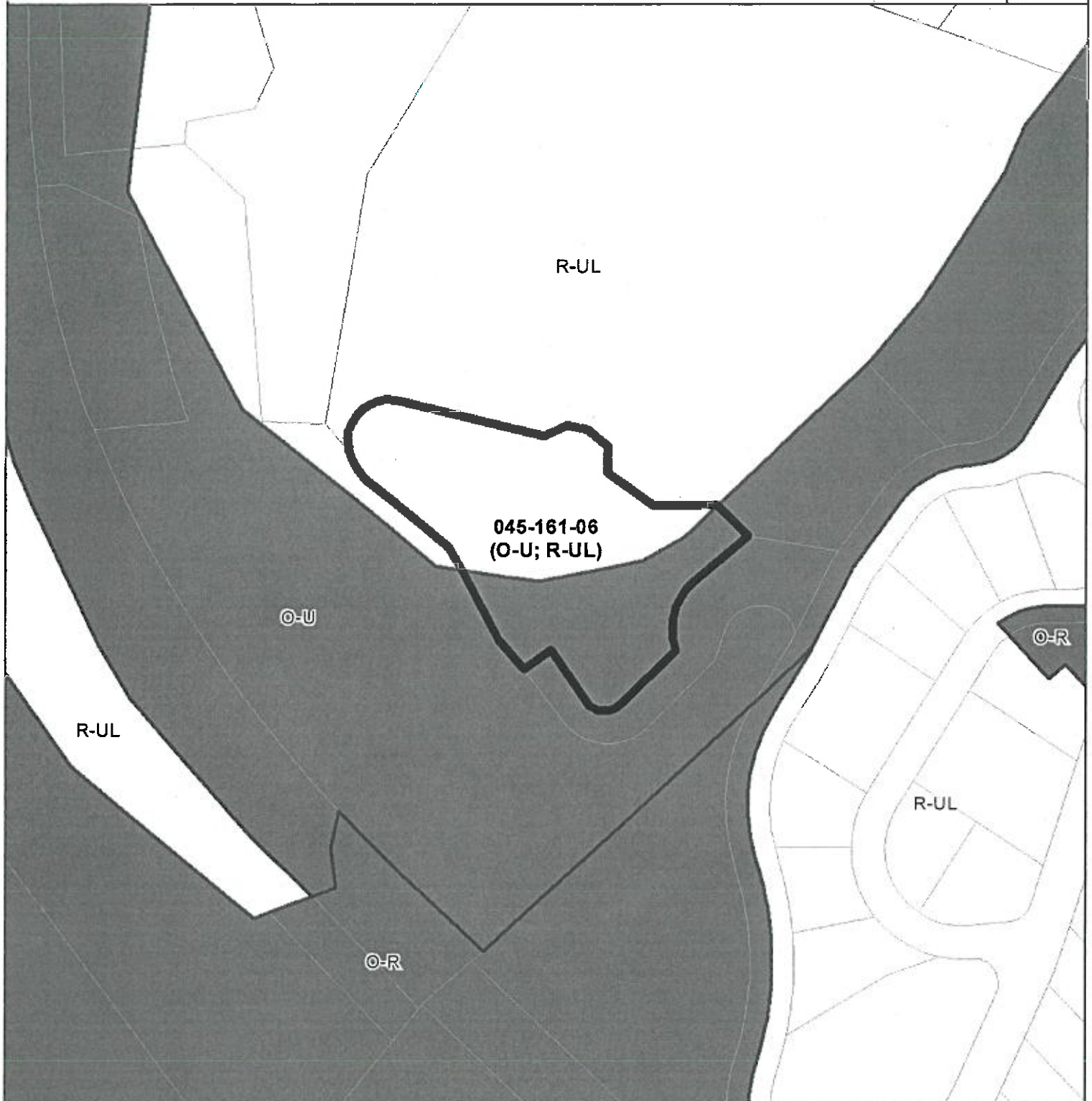






# SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel General Plan Map



- O-R Parks, Recreation & Open Space
- O-U Urban Open Space
- R-UL Res. Urban Low Density

**EXHIBIT G**

