



Staff Report to the Zoning Administrator

Application Number: **211098**

Applicant: Randy Maldonado for Cheshire Rio Property Management

Owner: Big Terraces LLC

APN: 043-082-13

Site Address: 327 Beach Drive, Aptos

Agenda Date: June 4, 2021

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to establish a new four-bedroom vacation rental. Requires a Level 5 Vacation Rental Permit.

Location: Property located on the north side of Beach Drive at 327 Beach Drive in Aptos.

Permits Required: Vacation Rental Permit

Supervisory District: Second 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 211098, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the north side of Beach Drive in the Aptos Planning Area, approximately .25 miles east from the intersection with Rio Del Mar Boulevard. The neighborhood is comprised of one to three-story single-family residences consisting of a mix of architectural styles.

The subject property is developed with an existing two-story single-family residence, originally constructed in 1940. In 1966, two bedrooms were added to the existing home per Building Permit No. A9358 and Use Permit No. 2577-U. This is a proposal to operate a vacation rental in the existing four-bedroom dwelling. As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rentals consisting of four or more bedrooms.

Vacation rentals within residential structures are permitted within the R-1-6 (Single-Family Residential - 6,000 square feet minimum) zone district, and the operation of the vacation rental would be required to comply with all requirements of the vacation rental ordinance.

Cheshire-Rio Realty has been designated as the 24-hour contact for the proposed vacation rental. Cheshire-Rio Realty is located in Aptos, within the required 30-minute response radius from the proposed vacation rental property.

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv)B. Pursuant to this Code Section, parking for vacation rentals is limited to the number of on-site parking spaces. A minimum of two on-site spaces is required for vacation rentals containing three or more bedrooms. The guest(s) will also be allowed to park one additional vehicle off-site using street parking for the off-site vehicle in the vicinity of the vacation rental but will not have any exclusive or assigned use of any available street parking. Two parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the date of issuance of the vacation rental permit. In addition, any new vacation rental permit issued for vacation rentals consisting of four or more bedrooms shall be issued a one-year provisional permit subject to review for compliance with vacation rental ordinance requirements prior to granting the remainder of the standard five-year term. The permit is conditioned accordingly.

The property is located within the Seacliff/Aptos Designated Area (SADA), which does not limit the number of vacation rentals on a residential block for all parcels fronting along the subject section of the street along Beach Drive.

This property has previously operated a vacation rental under Permit No. 111382, which was originally approved November 8th, 2011 and expired November 8th, 2016.

Zoning & General Plan Consistency

The subject property is an approximately 5,749 square foot lot, located in the R-1-6 (Single-Family Residential - 6,000 square feet minimum) zone district, a designation which allows vacation rental uses. The proposed four-bedroom vacation rental is a conditionally permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

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 **211098**, 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: Jonathan DiSalvo
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3157
E-mail: jonathan.disalvo@santacruzcounty.us

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project Plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information
- G. Vacation Rental Application & Agreement
- H. Letter from Tax Collector
- I. Written Agreements Signed by Attached Dwelling Units

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: 211098

Assessor Parcel Number: 043-082-13

Project Location: 327 Beach Drive, Aptos

Project Description: Proposal to operate a new four-bedroom vacation rental.

Person or Agency Proposing Project: Randy Maldonado for Cheshire Rio Property Management

Contact Phone Number: (916) 496-3700

- 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. X **Categorical Exemption**

Specify type: Class 1 - Existing Facilities

F. Reasons why the project is exempt:

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

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

Jonathan DiSalvo, 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 vacation rental will be located in an existing four-bedroom residential structure consistent with County Code Chapter 13.10. The 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. The property owner has provided the required "Vacation Rental Safety Certification" to verify compliance with these standards. In addition, the vacation rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the vacation rental to properties in the vicinity.

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 location of the proposed 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-1-6 (Single-Family Residential - 6,000 square feet minimum) zone district which conditionally allows for vacation rentals within residential structures, meeting all requirements of the vacation rental ordinance.

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 vacation rental use is consistent with the use requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan. Additionally, the vacation rental use is conditioned to operate in compliance with the vacation rental ordinance, which implements the standards contained in the Noise Element of the 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 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. 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 a 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 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.

Conditions of Approval

Exhibit D: Project plans, prepared by Jamie Bushong, dated November 11, 2011.

- I. This permit authorizes the operation of a 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. 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 G).
 - B. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).
 - C. The maximum number of vehicles associated with the overnight occupants shall not exceed three (number of on-site parking spaces, plus one additional on-street parking spaces).
 - D. 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).
 - E. 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.
 - 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, and a reference to the standards contained in the County Noise Ordinance (County Code Chapter 8.30).
 - G. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.

- 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. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
- J. 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. Any change in the contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified above.
- K. 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.
- L. The initial Vacation Rental Permit is a *one-year provisional permit* subject to review for compliance with vacation rental code requirements prior to granting the remainder of the standard five-year term.
- M. Permits for vacation rentals shall expire 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 are non-transferable and become void when a property transfer triggers reassessment.
- N. Renewal applications must show significant rental use for three out of the previous five years. Significant rental use shall be interpreted to include no fewer than 10 percent of weekend nights in a given year, or a minimum occupancy of five weekends or 10 nights per calendar year.
- O. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification.

- P. By accepting a vacation rental permit, vacation rental owners agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising from the use of a dwelling as a vacation rental. Unless an alternative dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.
- Q. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a Level 5 public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- R. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a Level 5 public hearing to consider permit revocation. "Significant violations" are: citations for violation of Chapter 8.30 SCCC (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.
- S. 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.

III. Indemnification

- A. The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including

without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- B. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- C. 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.
- D. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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.
- E. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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 approval date listed below unless an application to renew this approval is submitted prior to the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Annette Olson
Deputy Zoning Administrator

EXHIBIT C

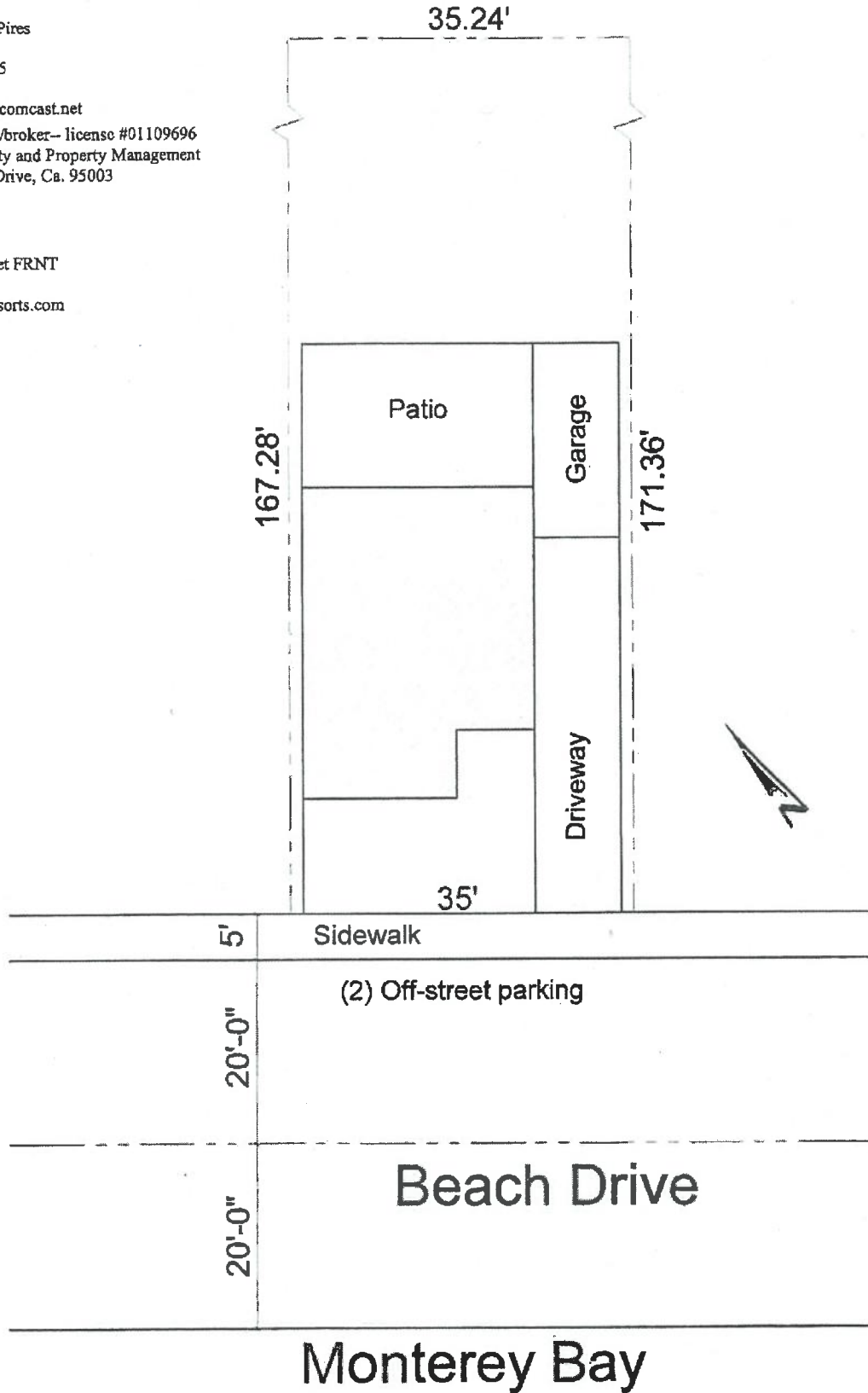
Application #: 211098
APN: 043-082-13
Owner: Big Terraces LLC

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.

Owner: Victor and Grace Pires
 327 South 15th
 Renton, Wa. 98055
 425-572-0484
 email: vic.grace@comcast.net

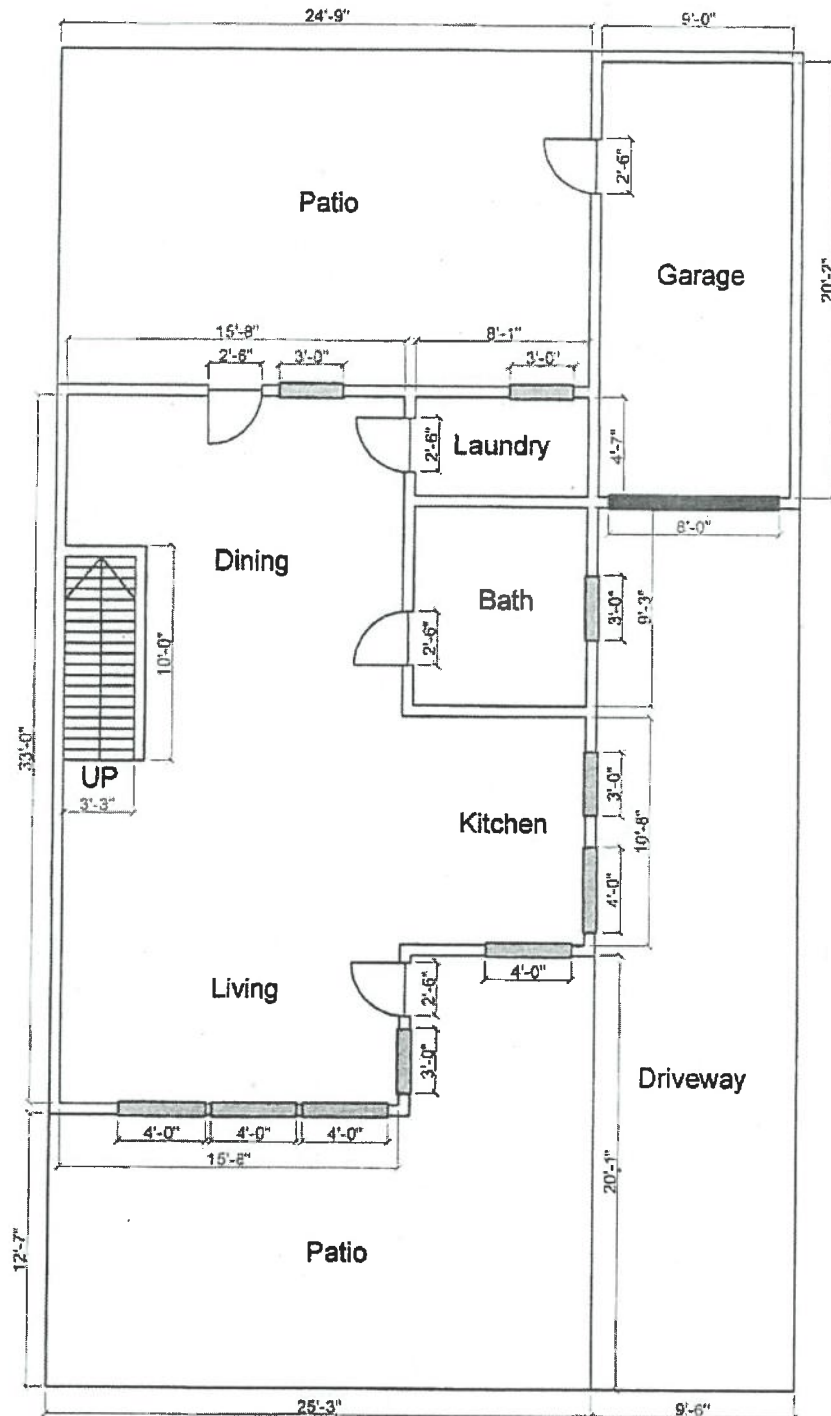
Applicant: Randy Maldonado/broker- license #01109696
 Cheshire Rio Realty and Property Management
 107 Aptos Beach Drive, Ca. 95003
 831-688-2041

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



Site Plan			Sheet Number:
Property Address: 327 Beach Drive, Rio Del Mar, CA 95003	APN: 04308213		1 OF 3
Date: 11/05/2011	Scale: 1/4" = 1'		

EXHIBIT D



First Floor

Door 
 Garage door 
 Entry (E) 
 Closet (C) 
 Sliding glass door 
 Window 

Floor Plan			Sheet Number:
Property Address: 327 Beach Drive, Rio Del Mar, CA 95003			2 OF 3
APN: 04308213			
Owner: Vicior and Grace Pina	Date: 11/05/2011	Scale: 1/8" = 1'	



Door



Sliding glass door



Entry (E) Closet (C)

Window



Floor Plan

Property Address: 327 Beech Drive, Rio Del Mar, CA 95003	APN: 04308213
--	---------------

Owner: Victor and Grace Pines

Date: 11/05/2011

Scale: 1 in. = 1'

Sheet Number;

3 OF 3

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. APTOS RANCHO
S.E. 1/4 SEC. 18, & N.E. 1/4
T.11S., R.1E., M.D.B. & M

Tax Area Code
69-273

43-08

Bk.42
28

RIO DEL MAR BLVD

33 34

106RS4
6/16/2004

APTOS BEACH COUNTRY CLUB SUB. 6
23MB35 9/20/1926

APTOS BEACH COUNTRY CLUB SUB. 8
24MB26 6/24/1928

SEC. 18
SEC. 19

Bay

OF

Monterey

DR

89RS32
6/16/1996

09

SEC. 18
SEC. 19

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

Assessor's Map No. 43-08
County of Santa Cruz, Calif.
February, 1999

Electronically Redrawn 2/5/99
Rev. 5/25/01 mmm (changed page refs.)
Rev. 6/29/04 CB (106RS4)
Rev. 3/31/05 DD (Cor. as per 106RS4, 1-02, 04 & 14)
Rev. 1/31/07 CB (Comb. form 1-15)
Rev. 5/23/13 mc (cor. to map ref. 23MB35)



EXHIBIT E

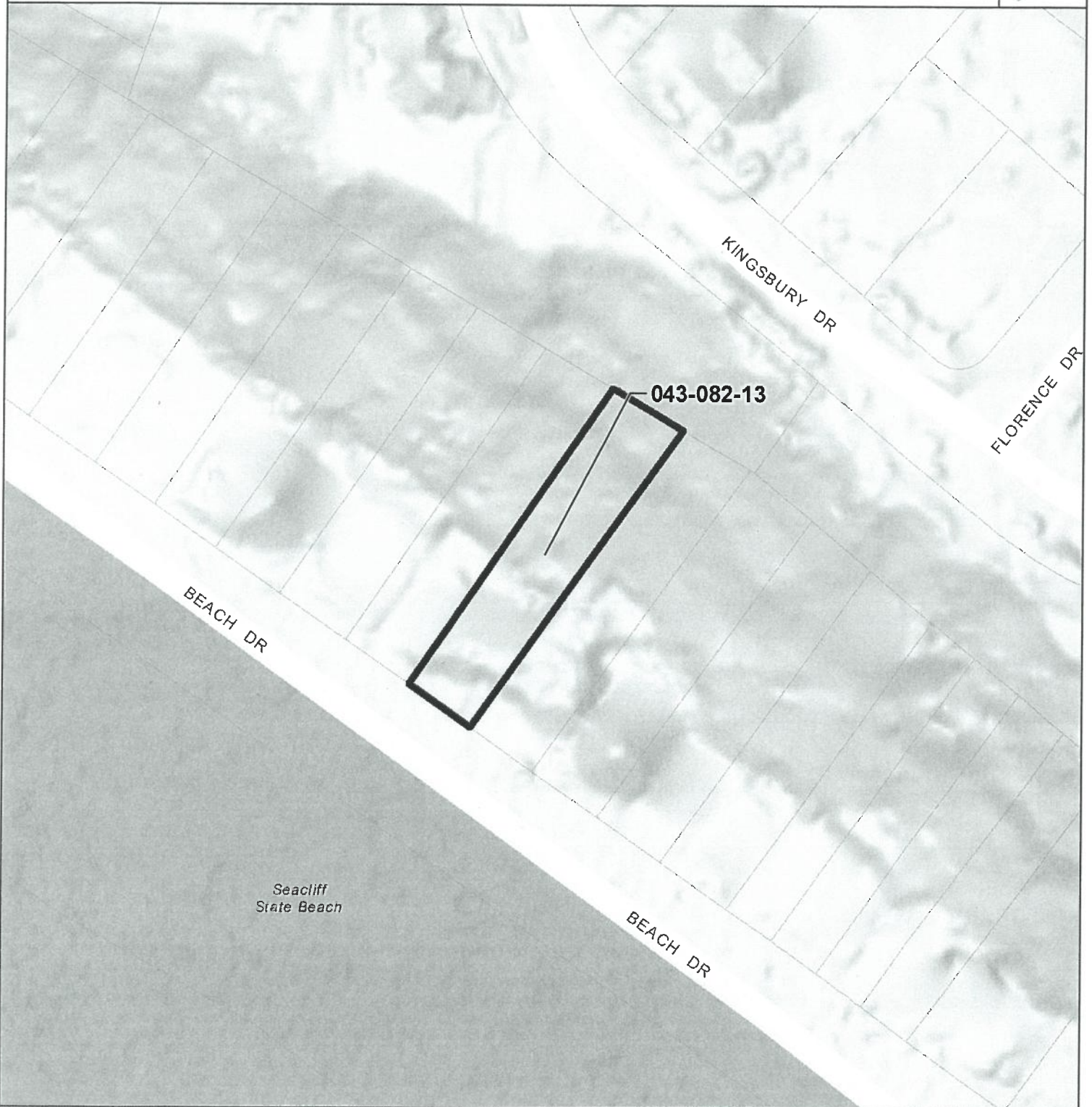


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped Area

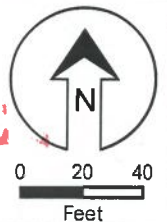


Parcel: 04308213

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 12 May, 2021

EXHIBIT E



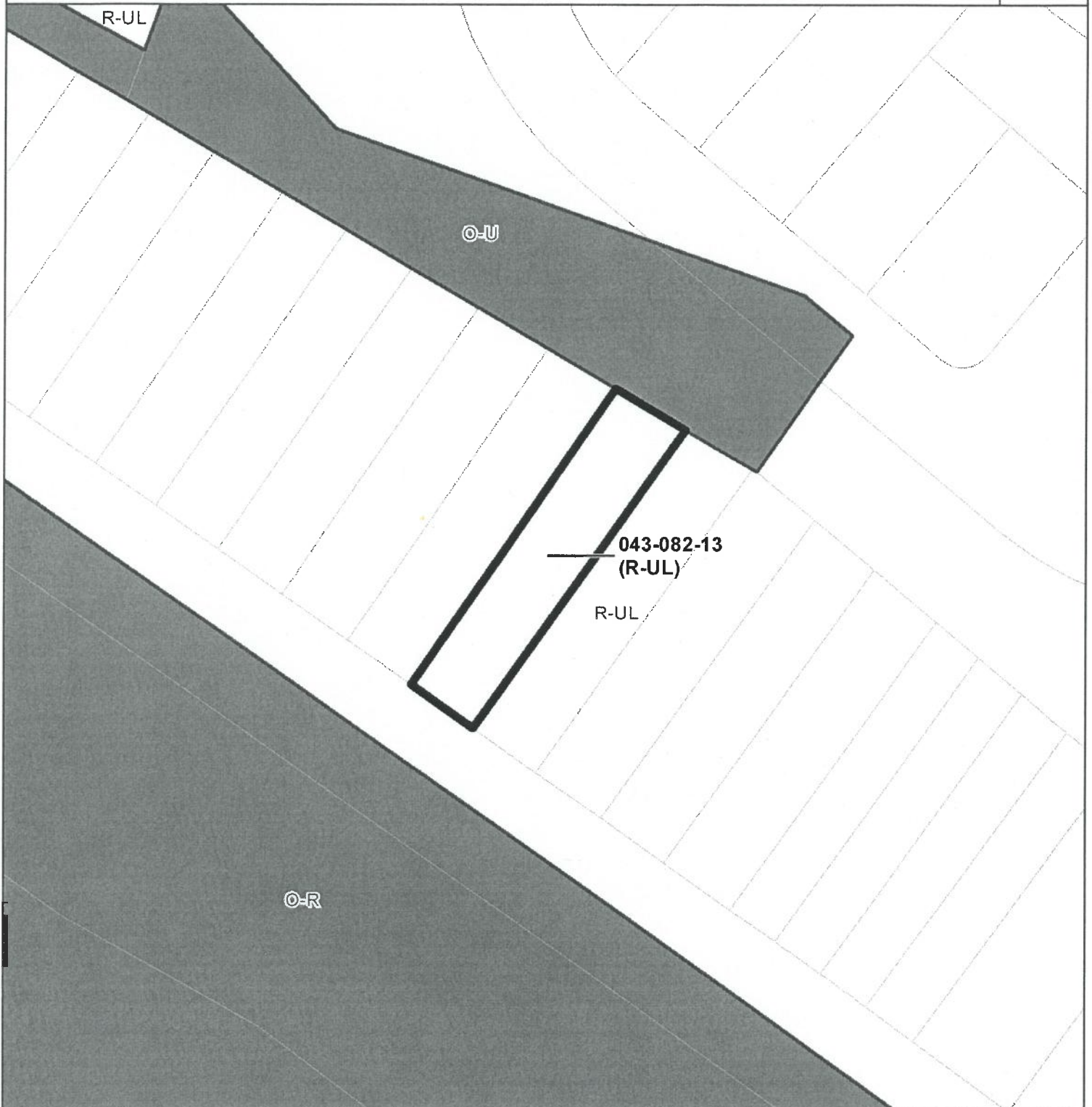


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area






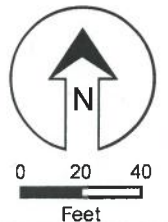
-  O-R Parks, Recreation & Open Space
-  O-U Urban Open Space
-  R-UL Res. Urban Low Density

EXHIBIT E



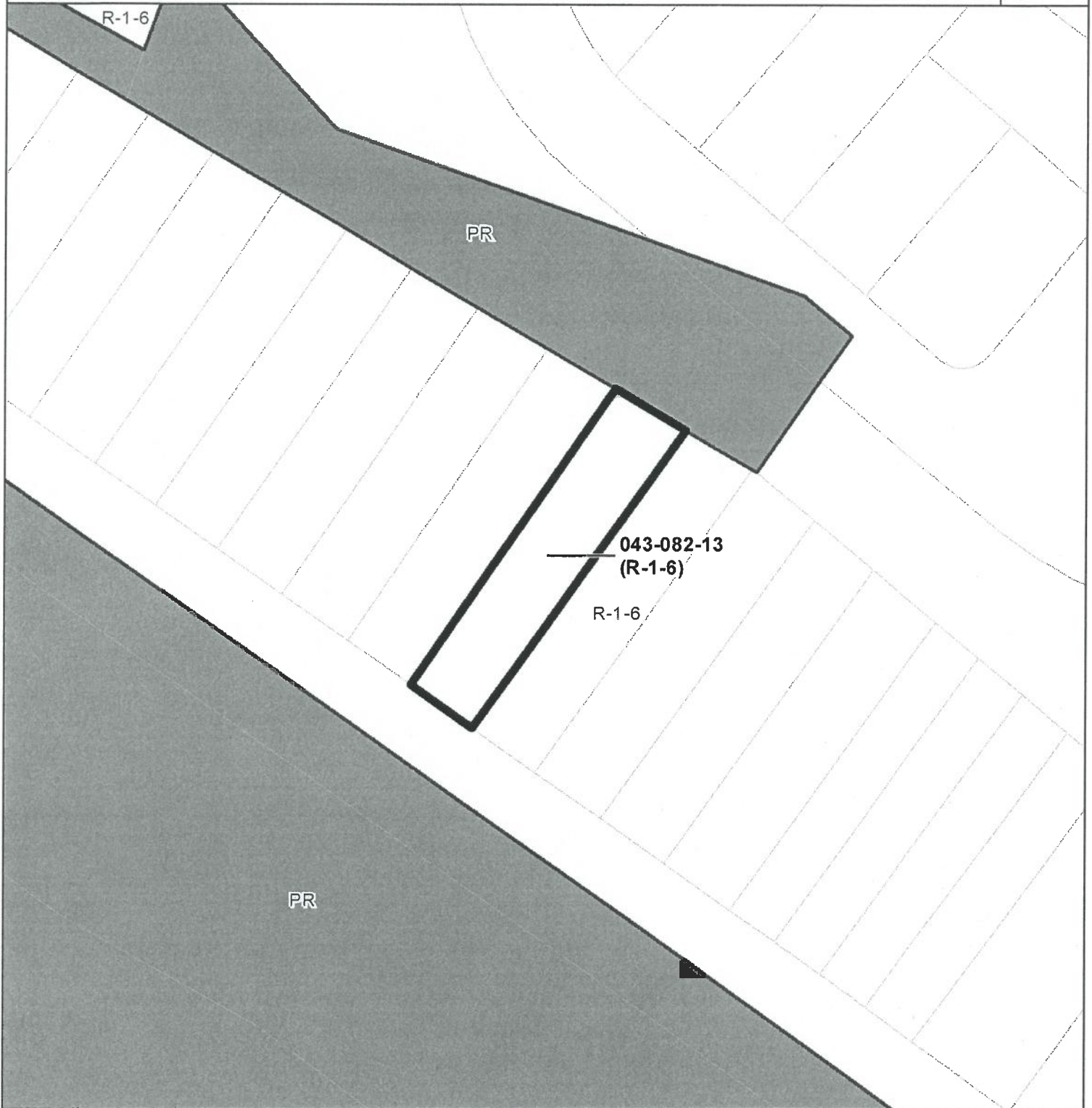


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map

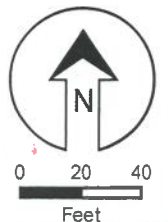


Mapped
Area



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

EXHIBIT E



Parcel Information

Services Information

Urban/Rural Services Line: X 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 Zone 6

Parcel Information

Parcel Size: 5,749 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-Family Residential - 6,000 square feet minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: FEMA Flood Zone VE, Tsunami Hazard Zone
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: In a mapped scenic resource area
Archeology: Not mapped/no physical evidence on site



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

expired on 7/16/20

Current vacation Rental Permit Number (if applicable): 111382

Assessor's Parcel Number (APN): 043 082-13
(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 327 beach

Applicant Information (Complete only if different from Owner Information)

NAME: Cheshire Rio Realty

MAILING ADDRESS: 107 Aptos beach dr.

CITY/STATE Aptos Ca ZIP 95003

PHONE NO. (831) 688-2041 CELL PHONE NO. (831) 419-0107

EMAIL: ~~cheshire@~~ cheshirerio@comcast.net

Owner Information

NAME: Big Terraces LLC.

MAILING ADDRESS: 6806 Falls brook ct #1

CITY/STATE Granite bay Ca. ZIP 95746

PHONE NO. (916) 496 3700 CELL PHONE NO. (916) 812-2787

EMAIL: gordon@browninvestmentgroup.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: Cheshire Rio Realty
MAILING ADDRESS: 107 Aptos beach drive
CITY/STATE Aptos Ca ZIP 95003
PHONE NO. (831) 688-2041 CELL PHONE NO. (831) 419 0107
EMAIL: cheshirerio@comcast.net

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

Date

Certified Home Inspector

License #

Date

County Building Inspector

Date

Randy Maldonado
Property Manager/Agent

3/25/21
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

7/25/21
Date



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a building, development or other permit, owner approval is required. This is the County's authorization to issue a permit to the agent listed below:

Agent: Name: Randy maldonado
Address: 107 Aptos beach dr.
City: Aptos Ca.
State/Zip Code: Ca 95003
Telephone: (831) 688-2041
Email: cheshire rio @ Comcast.net

Owner: Name: Gordon brown
Address: 6806 Fallsbrook ct #1
City: Granite bay
State/Zip Code: Ca 95746
Telephone: (916) 496-3700
Email: Gordon @ brown investment group com

3/25/2021

Date:

X DocuSigned by:
Gordon Brown
Signature of Owner

043-08213
Assessor's Parcel Number(s)

327 beach
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. For development permits, 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 inspections and all other actions related to noncompliance with permit conditions. The agent will be required to provide the department with proof of service by mail, that the owner was mailed a copy of the executed acceptance of permit conditions. Finally, by signing this form, the owner is designating the agent as their Agent for Service of Process for all matters relating to this application.

****Any refunds will be made to whomever made the payment**

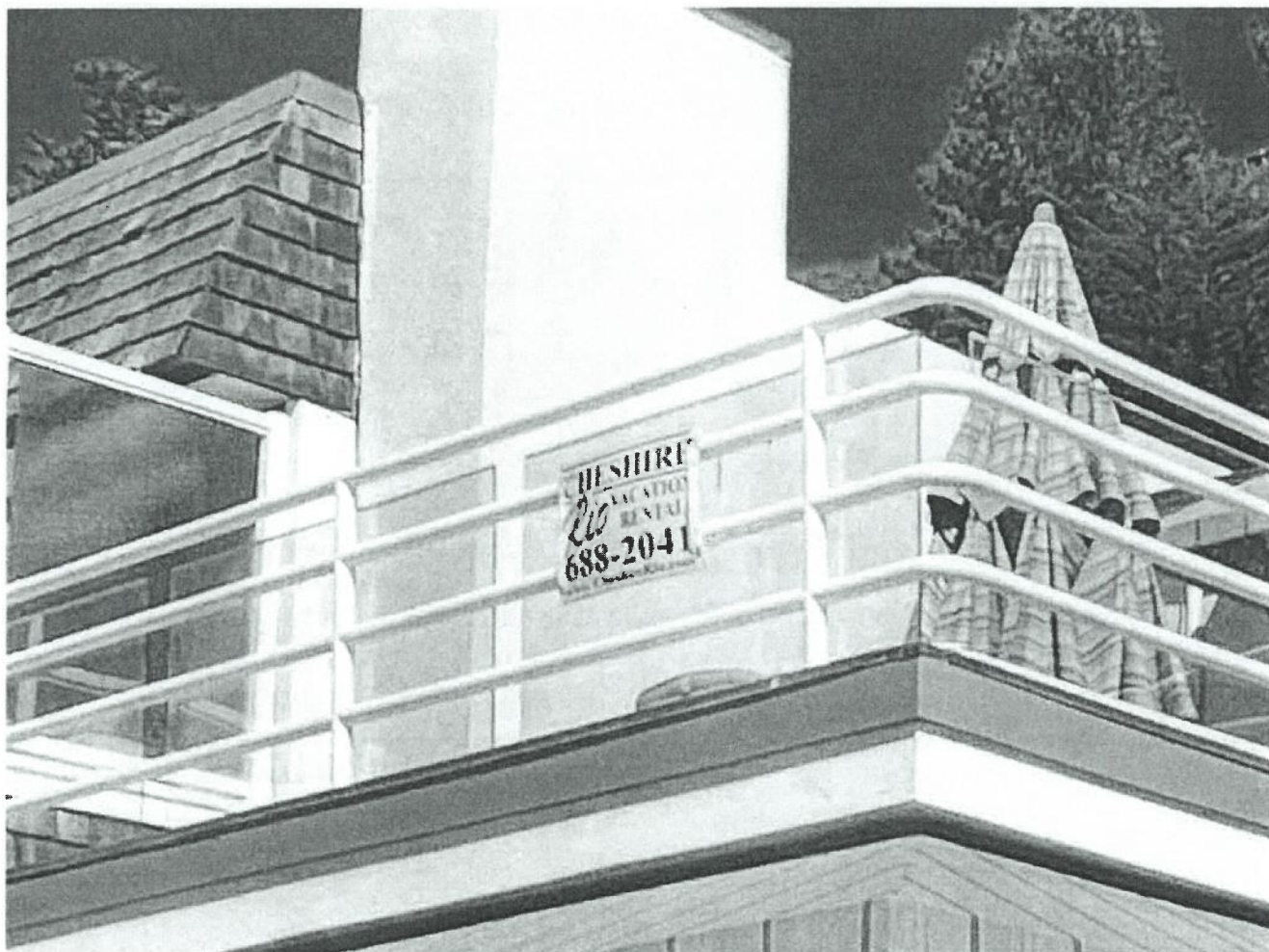


EXHIBIT G

POLICY LETTER 327 beach drive

YOU MUST SIGN THIS COPY AND RETURN IMMEDIATELY

RENT:

Rent is to be prepaid no later than **60 days** prior to occupancy (your date of arrival). Failure to have your monies received 60 days prior may result in cancellation of your reservation and loss of deposit. Last minute bookings (14-days before check in or less) must pay by cash or cashiers's check. **Please make check payable to Cheshire Rio Realty.**

SECURITY DEPOSIT:

Security Deposit is not used as part of the rent. It is a reservation, cleaning, damage and utility bill deposit. It is deposited in a non-interest bearing account. Refund will occur by mail within three weeks from departure, if there are no deductions.

CLEANING:

In addition to the rents you will be charged a pre-set cleaning fee (sani/inspect) for returning the property back to the condition you received it in. An extra charge will be assessed for cleaning over the time allotted or for the washing of any dishes, removal of excess sand, (rate charged is \$70 per hour, per cleaner). You will be supplied with a cleaning info sheet when you check-in. **ALL UNITS ARE NON-SMOKING UNLESS SPECIFIED.**

Trash

All trash must be kept inside a closed container. Please call office for removal of excess trash.

PARKING

County ordinance now limits parking to the number of off street parking (garage, driveway) plus 2 more on the street. **total number on site parking spaces is two, total off site is one**

Beachdrive- Aptos: notes

(200 block of Beach drive has first come off street parking only).
Homes Behind the Gates, 529-640 Beach will be issued parking permits.

CHANGES:

For any change in date or properties, there is a \$25.00 charge. Changes must be made prior to 60 days of occupancy. **ROLL-OVER RESERVATIONS REQUIRE 90 DAY NOTICE FOR CHANGES OR CANCELLATIONS.**

IF YOU must cancel

A refund will be made (less a \$50 service charge) if a reservation is canceled at least 60 days prior to check-in date. If cancellation occurs within the 60 day period, all of your monies may be subject to liquidated damages. (additional cancellation fees of 6% will be levied from deposit if a credit card was used for pre-payment). Please see back page, last para. for refunds if we re-rent.

PETS:

NO PETS ALLOWED, except for designated properties with pet addendum
Violation of the PET RULE may result in eviction from rental property

WHAT TO BRING:

All Units are ready for occupancy with these exceptions:
- Washable linens (sheets, towels pillow cases), **note, selected homes PROVIDE LINENS**
- Paper products, cleaning supplies, bathroom soap, food condiments
- Firewood is not provided
- VCR, DVD, DSL and TV reception and availability is not guaranteed by Cheshire

PHONE:

Please use your credit card for all long distance phone calls.

OCCUPANCY

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

CHECK-IN:

Check-in time is 3:00 PM at the Cheshire Office. Please call the office to make arrangements for key pick-up after 5:00 PM. There is a \$25.00 service charge for after hour service by an agent. A \$50.00 service charge for any service after 10:00 PM.

CHECK-OUT:

Check-out time is 10:00 AM at the Cheshire office. Please return all keys, passes and the Tenant Information Sheet issued. **There is a \$25.00 per quarter-hour charge for check-outs after 10:00 AM.**

RENTAL RATES ARE SUBJECT TO CHANGE WITH A 60 DAY NOTICE. ADDITIONALLY, OWNER RESERVES THE RIGHT TO CANCEL WITH A SIXTY DAY NOTICE.

Property/327 Beach dr. _____

Tenant: _____

Signature: _____

Date: _____

CHESHIRE-RIO REALTY & PROPERTY MANAGEMENT
107 APTOS BEACH DRIVE, APTOS, CA. 95003

www.cheshirerio.com----SIGN AND RETURN THIS COPY

831-688-2041

PAGE ONE OF TWO 7-2020

EXHIBIT G

COUNTY OF SANTA CRUZ
OFFICE OF THE TREASURER-TAX COLLECTOR
FRED KEELEY-TREASURER

TAX DIVISION TELEPHONE (831) 454-2510
OFFICE: 701 OCEAN STREET, ROOM 150, SANTA CRUZ CA 95060
MAIL: POST OFFICE BOX 1317, SANTA CRUZ CA 95061

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

PAY TO THE ORDER OF
COUNTY TAX COLLECTOR

MAR 30 2021

SEQUENCE # _____

FOR COUNTY USE ONLY

Certificate Number _____

Date Issued _____

ARN Number _____

PLEASE PRINT

Name of Facility or Unit _____

Address of Facility or Unit 327 beach

Mailing Address 107 Aptos beach Phone # 688-2041

Date of Application 3/30/21 Date Acquired _____

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 _____

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

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

Owner(s) Name (List Principals):

President/Vice President/Secretary/Treasurer

Officer Name	Home Address	Phone Number

Operator's Name	Address	Phone Number
Cheshire-Rio Property management	107 Aptos beach	688-2041

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

Signed R. Keeley Date 3/30/21

EXHIBIT H

April 20, 2021

NOTIFICATION OF OBTAINING A VACATION RENTAL PERMIT

Dear Homeowner

Please note the owner of 327 Beach drive has the intention of obtaining a rental permit.

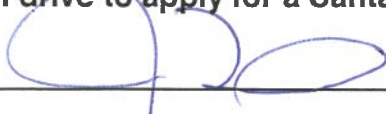
Santa Cruz County requires your consent for them to apply and obtain a Vacation rental permit. **Once obtained the owner will continue to rent their unit on the short term basis, 29 days and less as well as monthly stays.**

The Vacation rental permit is required by Santa Cruz County and has restrictions on how they rent their property. I have listed the main restrictions below.

1. property will be limited to rent to no more that 10 occupants (kids younger than 8 don't count)
2. daytime guests are limited to occupy the unit until 8PM and then must leave.
3. the number of cars that may park on the street is limited to the designated parking spots, and up to one on the street.
4. tenants must abide by the County noise ordinance of 10PM to 8AM as quiet time
5. Rental must have an on call contact person for noise complaints available 24/7 (**cheshire Rio Realty is that contact 831-688-2041 24 hours per day**)
6. Excess trash must be removed immediately
7. the permit is limited to a 5 year renewable time period
8. the permit revocable for violations of the above restrictions.

I JOHN S WINTER owner of 329 beach drive give my permission for the owners of 327 Beach drive to apply for a Santa Cruz County vacation rental permit.

owner Signature



date 4-20-21

for more info: visit the County planning dept. at www.santacruzcounty.org or call 454-2871

EXHIBIT I



REALTY & PROPERTY MANAGEMENT, INC.
107 Aptos Beach Drive
Aptos, California 95003
(831) 688-2041 FAX (831) 688-0702

April 19, 2021

NOTIFICATION OF OBTAINING A VACATION RENTAL PERMIT

Dear Homeowner

Please note the owner of 327 Beach drive has the intention of obtaining a rental permit.

Santa Cruz County requires your consent for them to apply and obtain a Vacation rental permit. **Once obtained the owner will continue to rent their unit on the short term basis, 29 days and less as well as monthly stays.**

The Vacation rental permit is required by Santa Cruz County and has restrictions on how they rent their property. I have listed the main restrictions below.

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4. tenants must abide by the County noise ordinance of 10PM to 8AM as quiet time
5. Rental must have an on call contact person for noise complaints available 24/7 (**cheshire Rio Realty is that contact 831-688-2041 24 hours per day**)
6. Excess trash must be removed immediately
7. the permit is limited to a 5 year renewable time period
8. the permit revocable for violations of the above restrictions.

owner of 325 beach

I Catherine Dobrin give my permission for the owners of 327 Beach drive to apply for a Santa Cruz County vacation rental permit.

owner Signature *Catherine B Dobrin* date *4/19/21*

for more info: visit the County planning dept. at www.santacruzcounty.org or call 454-2871

EXHIBIT I