



Staff Report to the Zoning Administrator

Application Number: 211147

Applicant: Jaleh Doran for Beach Front Rentals
Owner: Anjali Mangal
APN: 043-072-62
Site Address: 278 Beach Drive, Aptos

Agenda Date: July 16, 2021
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to operate a four-bedroom vacation rental. Requires a Vacation Rental Permit and an On-Site Parking Exception.

Location: Property located on the south side of Beach Drive at 278 Beach Drive in Aptos.

Permits Required: Vacation Rental Permit, On-Site Parking Exception

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 211147, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the south side of Beach Drive in the Aptos Planning Area, approximately 845 feet 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 three-story single-family residence, originally constructed in 1964. This is a proposal to operate a vacation rental in the existing four-bedroom dwelling.

As indicated in SCCC Section 13.10.694(D)(2)(c)(iv)B, two on-site parking spaces are required for vacation rentals containing three bedrooms or more. In situations where the required on-site parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Level 5 Vacation Rental Permit Application for consideration by the Zoning Administrator at a public hearing.

The existing residence covers nearly the entirety of the parcel on which it is located. There are no on-site parking spaces located on the subject parcel; therefore, approval of an On-Site Parking Exception is required in conjunction with this Vacation Rental Permit.

Granting the On-Site Parking Exception will not adversely affect existing traffic and parking on nearby streets and properties as street parking is typically available along Beach Drive. The subject parcel is located on a residential block where many of the other residences on the block do not contain off-street parking facilities, such as driveways or garages. Historically, parking for many of these residences has occurred on the street along Beach Drive. For this section of Beach Drive, there are parking spaces located on both sides of the street. Additionally, per the provided lease agreement, the applicant has limited the vacation rental to two vehicles.

Vacation rentals within residential structures are permitted within the RM-2.5 (Multi-Family Residential) zone district, and the operation of the vacation rental would be required to comply with all requirements of the vacation rental ordinance.

Beach Front Rentals has been designated as the 24-hour contact for the proposed vacation rental. Beach Front is located in Santa Cruz, within the required 30-minute response radius from the proposed vacation rental property.

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. 181152, which was originally approved 9/21/2018. Due to a property transfer, the approval of a new vacation rental permit was required.

Zoning & General Plan Consistency

The subject property is an approximately 522 square foot lot, located in the RM-2.5 (Multi-Family Residential) 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-UH (Urban High 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 **211147**, 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 Unit

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: 211147

Assessor Parcel Number: 043-072-62

Project Location: 278 Beach Drive, Aptos

Project Description: Proposal to operate a four-bedroom vacation rental. Requires a Vacation Rental Permit and an On-Site Parking Exception.

Person or Agency Proposing Project: Jaleh Doran for Beach Front Rentals

Contact Phone Number: 831-566-0333

- 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

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.

Without waiving and expressly subject to all the Conditions of Approval, 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 effects of 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.

Without waiving and expressly subject to all the Conditions of Approval hereinabove, 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, including the vacation rental ordinance, and the purpose of the RM-2.5 zone district as the primary use of the property will be a residential vacation rental dwelling that meets all requirements of the vacation rental ordinance.

Additionally, granting the On-Site Parking Exception will not adversely affect existing traffic and parking on nearby streets and properties as street parking is typically available along Beach Drive. The subject parcel is located on a residential block where many of the other residences on the block also do not have off-street parking facilities such as driveways or garages. Historically, parking for many of these residences has occurred along Beach Drive. For this section of Beach Drive, there are parking spaces located on both sides of the street. The renters of this vacation rental would also be limited to two vehicles.

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.

Without waiving and expressly subject to all the Conditions of Approval hereinabove, this finding can be made, in that the proposed residential vacation rental use is consistent with the use and density requirements specified for the R-UH land use designation in the County General Plan as it is a residential use in an existing residential structure and the vacation rental ordinance 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 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 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.

Without waiving and expressly subject to all the Conditions of Approval hereinabove, 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 vehicles 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 use is exempt from the Design Review Ordinance.

Conditions of Approval

Exhibit D: Project plans, prepared by Jamie Bushong, dated September 29, 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. 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.
 - C. Pursuant to SCCC Section 13.10.694(D), issuance of this permit does not legalize any nonpermitted use or structure and the County does not approve, authorize, or waive any past or existing violation of County Code or any other law through such issuance. Accordingly, please be advised that: (1) issuance of a vacation rental permit does not authorize use the 37 Foot Walk on the seaside portion of the property as part of the vacation rental (however you may use it in the same manner as any other member of the public); (2) issuance of the vacation rental permit is without prejudice to the County's positions in the litigation entitled *Weseloh, et al. v. County of Santa Cruz, et al.*, Santa Cruz County Superior Court Case No. 18CV03315; (3) all requirements, conditions or approval or obligations created or imposed by the California Coastal Commission's Coastal Development Permit, No. P-80-87 (1980) and/or the County of Santa Cruz's related Encroachment Permit, No. 80-165 (1980) are not waived and shall remain in full force and effect; and (4) the advertising or use of the 37 Foot Walk as part of the vacation rental, as well as the creation or maintenance of obstructions to lawful public use, constitute a violation of the applicable provisions of Santa Cruz County Code and of the vacation rental permit, and may subject the vacation rental permit to revocation or further action.
 - D. The maximum, overnight occupancy of the vacation rental shall not exceed ten people (two per bedroom, plus two additional people, children under eight not counted).

- E. The maximum number of vehicles associated with the overnight occupants shall not exceed two as reflected in the lease agreement. This condition shall be enforced by the rental manager.
- 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. 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.
- H. 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).
- I. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- J. 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.
- K. 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.
- 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. 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. 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 V public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- O. 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 V 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.
- P. Any County Code violation or violations related to the property, such as operating the vacation rental while under emergency orders from the State or County that prohibit such operation, mis-advertising the rental, citations for violation of SCCC Chapter 8.30 (Noise), and/or failure of the local property manager to timely respond to complaints are all grounds for denial.
- Q. 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

Application #: 211147
APN: 043-072-62
Owner: Anjali Mangal

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.

7-10-68

10-10-68

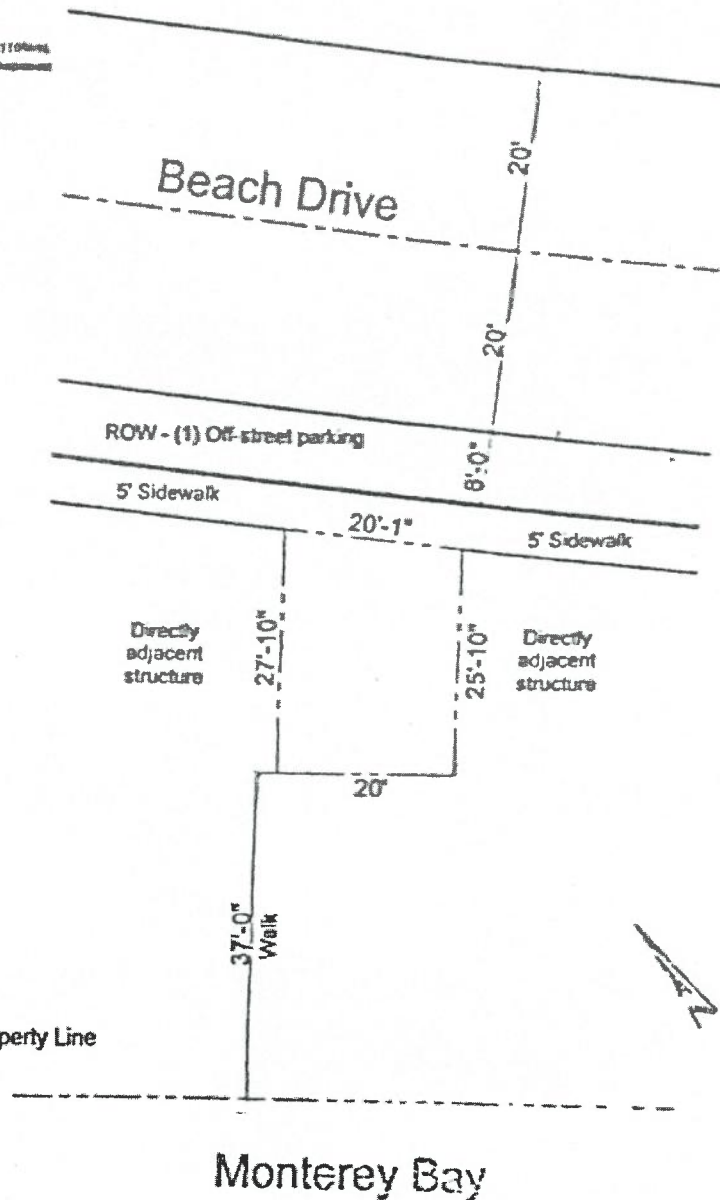


Applicant: Jaleh Doran with Beach Front Rentals
300 Cress Rd. Santa Cruz, CA 95060
(831) 566-0333
jalehdoran@yahoo.com

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

Applicant: Randy Madsen/Redwood - license #01109466
 Clarence Rex Rando and Property Management
 107 Agave Beach Drive, Ca 95003
 (831) 463-2641

Prepared: Jason Shaleng
 Caravel Design
 1138 Mission Street FRONT
 (831) 431-1561
 jason@caraveldesign.com



NOTE: Structure sits on Property Line

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: Anjali Mangal
 20396 Clifden Way, Cupertino, CA 95014
 (408) 564-3752
 Anjali.8129@gmail.com

Applicant: Jaleh Doran with Beach Front Rentals
 300 Cross Rd. Santa Cruz, CA 95060
 (831) 566-0333
 jalehdoran@yahoo.com

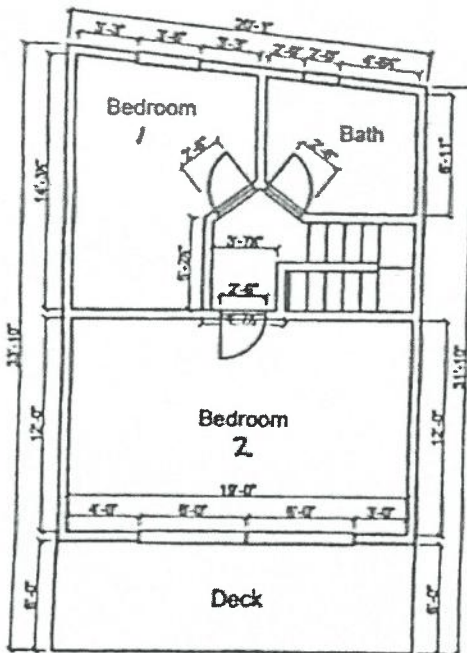
EXHIBIT D

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

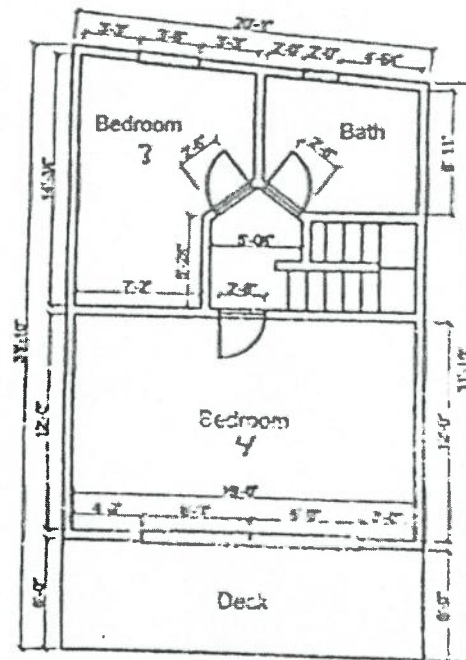
Ground Floor



Second Floor



Third Floor



Window
 Garage door
 Sliding door
 Door

Floor Plans

Property Address: 278 Beach Drive, Aptos, CA 95003

APN: 04307262

Date: 8/29/2011

Scale: 1/8" = 1'

Sheet Number

2 OF 2

EXHIBIT D

Owner: Anjali Mangal
 20396 Clifden Way, Cupertino CA 95014
 (408) 564-3752
 Anjali: 8129@gmail.com

Applicant: Jaleh Doran with Beach Front Rentals
 300 Cross Rd, Santa Cruz, CA 95066
 (831) 566-0333
 jalehdoran@yahoo.com

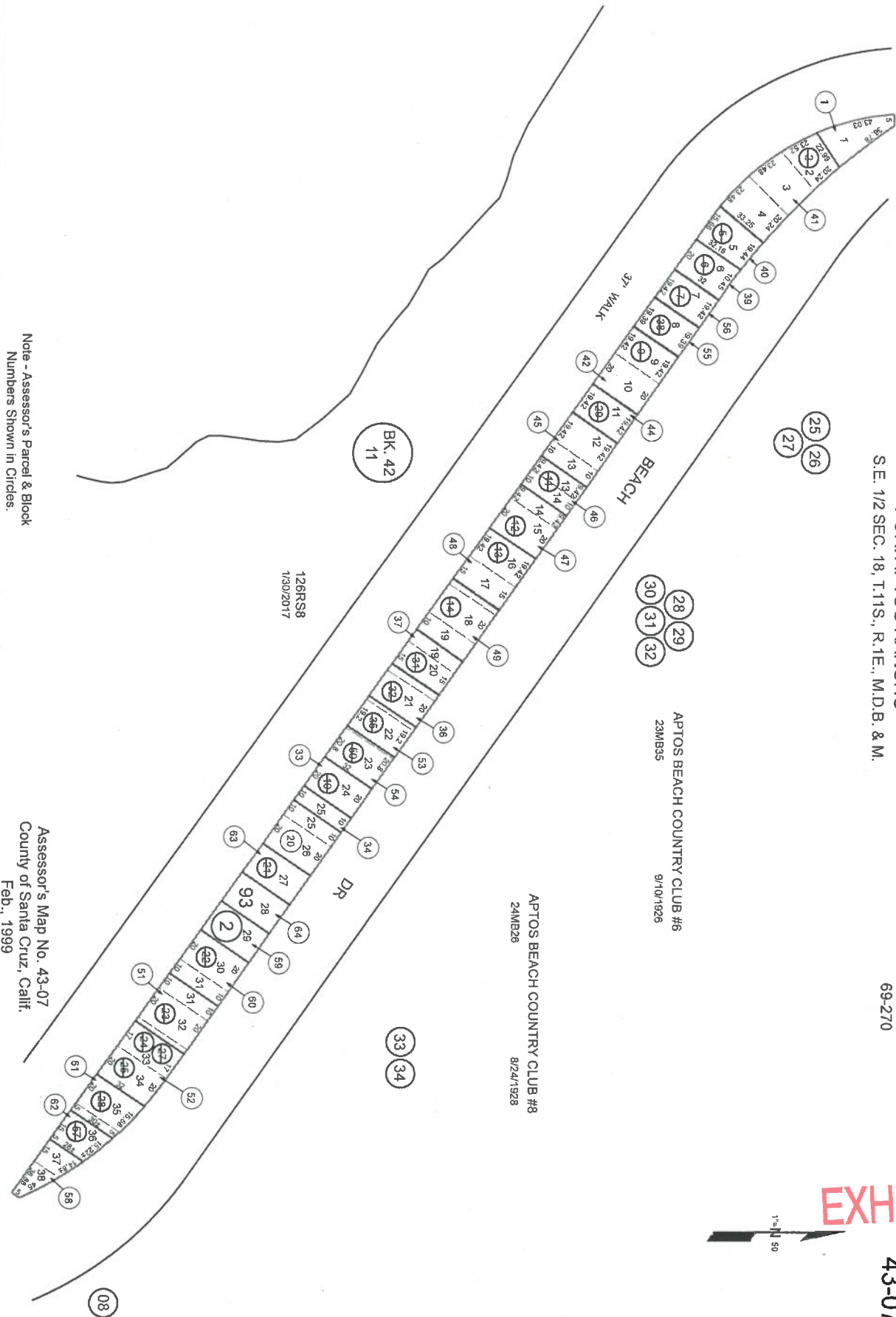
Electronically Redrawn 10/22/01 mmm
 Rev 5/24/99 CB (Tax Consolidation)
 Rev 5/25/01 mmm (Changed page refs.)
 Rev 1/4/02 mmm (TCA)
 Rev 2/19/03 DD (Cor tax code line 69-270)
 Rev 6/7/04 CB (TCA change)
 Rev 3/10/17 p (126RS8)

FOR TAX PURPOSES ONLY

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 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



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

Tax Area Code
 69-270

EXHIBIT E

43-07

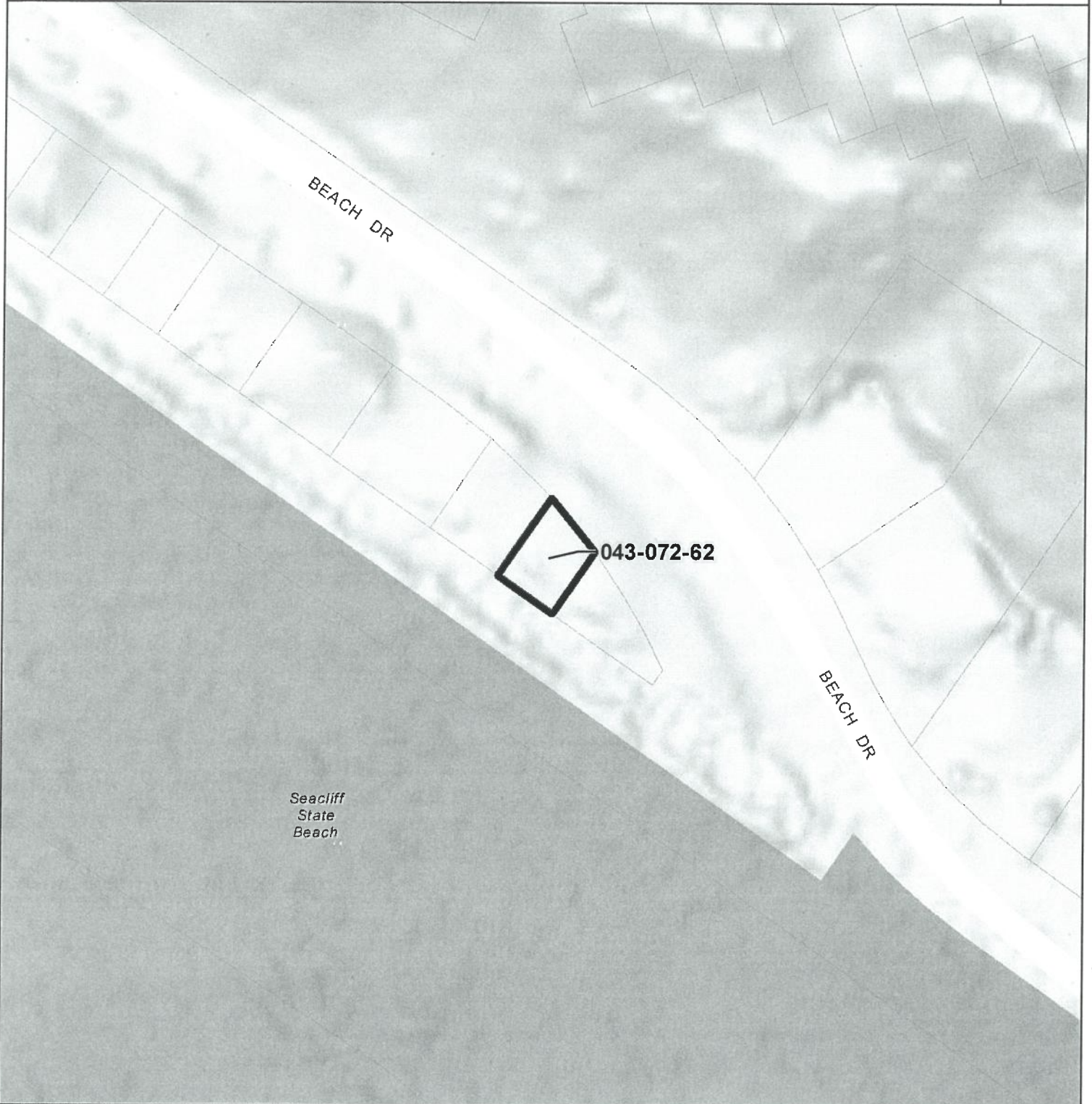


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area

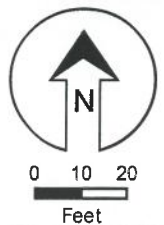


Parcel: 04307262

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 23 Jun. 2021

EXHIBIT E



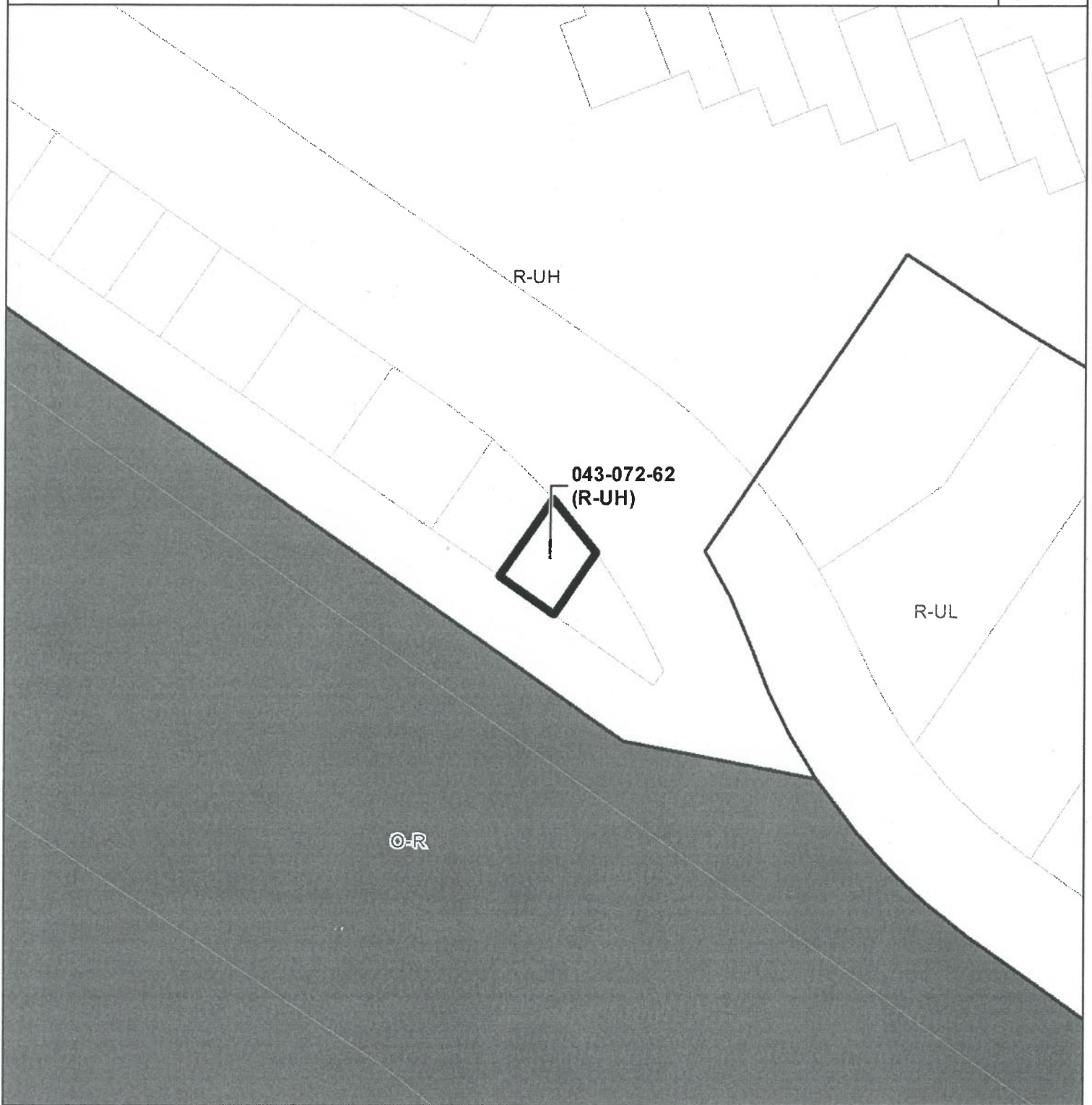


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map

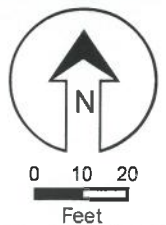


Mapped
Area



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

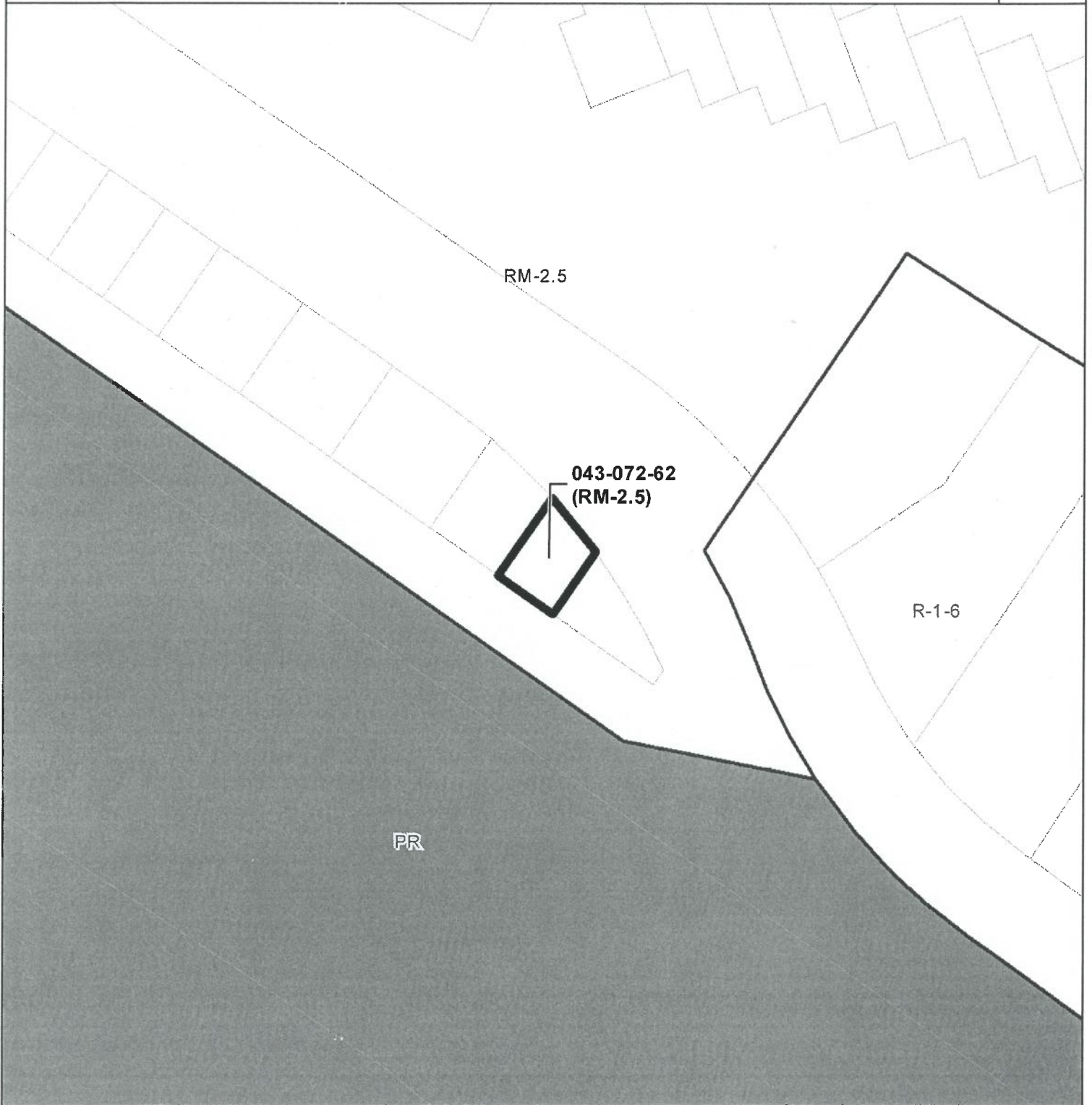
EXHIBIT E





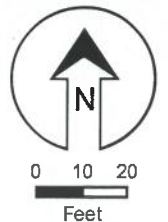
SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



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

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: 522 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UH (Urban High Residential)
Zone District: RM-2.5 (Multi-Family Residential)
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

EXHIBIT F



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): 04307262
(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: Beach Front Rentals

MAILING ADDRESS: 300 Cress Dr.

CITY/STATE Santa Cruz, CA 95060 ZIP 95060

PHONE NO. (831) 566-0333 CELL PHONE NO. () //

EMAIL: jalehdoran@yahoo.com

Owner Information

NAME: Anjali Mangal

MAILING ADDRESS: 20396 Clifden Way, Cupertino

CITY/STATE Cupertino ZIP 95014

PHONE NO. (408) 564-3752 CELL PHONE NO. () _____

EMAIL: anjali.8129@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.

EXHIBIT G

24-HOUR CONTACT

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

NAME: Beach front Rental

MAILING ADDRESS: 300 CROSS DR.

CITY/STATE Santa Cruz, CA ZIP 95060

ZIP 95060

PHONE NO. (831) 566-0333 CELL PHONE NO. ()

EMAIL: jalehdoran@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.

Contact person signature, if applicable

EXHIBIT G

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

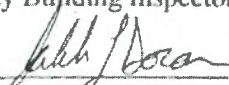
Certified Home Inspector

License #

Date

County Building Inspector

Date



Property Manager/Agent



Date

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

EXHIBIT G

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

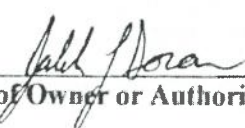
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation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

Date

4/13/21

EXHIBIT G



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: Beach Front Rentals
Address: 300 Cress Rd
City: Santa Cruz, CA 95060
State/Zip Code: CA, 95060
Telephone: (831) 566-0333
Email: jalehdoran@yahoo.com

Owner: Name: Anjali Mangal
Address: 20396 Clifden Way
City: Cupertino
State/Zip Code: 95014
Telephone: (408) 564 3752
Email: anjali8129@gmail.com

Date: 4/13/21 Signature of Owner: Anjali
Assessor's Parcel Number(s): 04307262 Project Location: 278 Beach Dr. Aptos, CA 95003

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**

Beach Front Rentals
Rental Agreement
278 Beach Drive Aptos, CA 95003

Please fill in the questions below, check the boxes on page 2, and date and sign
E-mail to: jalehdoran@yahoo.com or mail to: 9540 Mill St. Unit B, Ben Lomond, CA 95005

Name of Party: _____ # of Guests: _____ Adults _____ Children _____
E-Mail Address: _____
Arrival Date & Time: _____ Check-in: 3PM Departure Date & Time: _____ Check-out: 10AM
Guests' Mailing Address: _____
Two contact phone numbers while traveling: _____
All Names of Guests, with age if a Minor: _____

THE FOLLOWING TERMS & CONDITIONS ARE HEREBY ATTACHED TO YOUR RESERVATION AGREEMENT AND MUST BE COMPLETED AND RETURNED TO THE MANAGER. 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 is 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 \$975 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 60 days prior to arrival. Reservations made inside of 60 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 60-day period prior to arrival is subject to a full refund. Any cancellations made within the 60 day period may result in forfeiture of all monies paid.

Failure to pay the balance due within the 60 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. Failure to check out by 10 AM can result in penalty equal to one night rent.

WHAT TO BRING

Please bring beach towels, paper products, toiletries, and food condiments. The property Owner provides fully furnished accommodations. Linens, bath towels, shampoos, television, free WIFI, kitchen utensils, and dishes are automatically supplied for you within your rental.

EXHIBIT G

TRASH

All trash must be put out **Thursday** night in the trash bins outside (pick-up is Friday morning).

CONDITIONS OF RENTAL

- ☐ **Property is NON-SMOKING.** Any degree of disregard to this condition is subject to 'PENALTY' section below.
- ☐ **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.
- ☐ **NUMBER OF GUESTS** shall not exceed 10 people. Any degree of disregard to this condition is subject to 'PENALTY' section below.

Any defect/damage of the property or items in the house at the time of arrival are to be reported to the owner within two hours of check-in

- ☐ 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.
- ☐ 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.
- ☐ Street parking: No more than 2 cars per house rented

PENALTY

Guests and all other occupants will be required to vacate the premises, forfeit all rents and are subject to a \$975 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 (10); causing damage to premises or any neighboring property; any act which interferes 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, manager, and Beach Front Rentals 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.

Legal Actions:

a. If either party commences any legal action against the other party arising out of or in connection to this agreement, the prevailing party shall be entitled to full recovery of all reasonable "attorney's fees", "court costs", Collection Agency fees, other related expenses and "interest" associated with each such legal action.

EXHIBIT G

b. The Client shall indemnify and hold harmless the Owners and agent's for all damages, losses, or claims that arise as a result, in whole or in part, from the negligence, or error, omissions, or failure to perform by the Provider, his employees, his agents, or others.

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

Jaleh Doran
831-566-0333

EXHIBIT G

Hello Jaleh,

Please use this email as proof that you have applied for a TOT Certificate for the property of 278 Beach Drive, Aptos.

Thank you,

Grant Winter

Senior Accounting Technician

County of Santa Cruz

(831) 454-2662

EXHIBIT H

I grant permission to the owner(s) of 278 Beach Drive, Aptos, CA 95003 to use the property as a vacation rental under the condition that the rental manager is not Jaleh Gerami.

DocuSigned by:

5B2D842BF1E74E1... 3/17/2021

Jim Vaudagna
276 Beach Drive
Aptos, CA 95003

EXHIBIT I



CALIFORNIA
ASSOCIATION
OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 12/15)



No. _____

The following terms and conditions are hereby incorporated in and made a part of the: ☐ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☐ Other _____, dated _____, on property known as 278 Beach Dr.

in which Aptos, CA 95003-4601 is referred to as ("Buyer/Tenant")
and Amit Bhardwaj, Anjali Mangel is referred to as ("Seller/Landlord")
Jim Vaudagna, 276 Beach Drive, Aptos, CA 95003

Amit Bhardwaj and Anjali Mangel herein have permission to use Jaleh Doran as a property manager for their vacation rental at 278 Beach Drive.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date 6/16/2021

Buyer/Tenant Amit Bhardwaj

Buyer/Tenant Anjali Mangel 6/16/2021

Date 6/16/2021

Seller/Landlord James Vaudagna

Seller/Landlord Jim Vaudagna 276 Beach Drive, Aptos, CA 95003

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)

Strock Real Estate, Inc., 251-A Center Ave Aptos CA 95003
Benjamin Strock

Phone: (831) 247-0922 Fax: 278 Beach Dr.
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EXHIBIT I