



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

**Application Number: 211407**

---

**Applicant:** Brian Tellez

**Agenda Date:** 1/21/2022

**Owner:** Brian and Ashley Tellez

**Agenda Item #:** 6

**APN:** 100-011-40

**Time:** After 9:00 a.m.

**Site Address:** 1520 Hall Ranch Road, Santa Cruz, CA 95065

### **Project Description:**

Proposal to establish a new four-bedroom vacation rental. Requires a Vacation Rental Permit.

**Location:** Property located on the east side of Hall Ranch Road, at the intersection with Jarvis Road.

**Permits Required:** Vacation Rental Permit

**Supervisory District:** First District (District Supervisor: Manu Koenig)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211407, based on the attached findings and conditions.

### **Project Site Setting**

The subject property is located on the north side of Jarvis Road, approximately 1,800 feet from the intersection with Rider Ridge Road and is accessed via Hall Ranch Road that runs through the property and provide access to the properties north of the project site. The neighborhood is comprised of relatively large parcels (between two to 12 acres in size) that are developed with modest single-family dwellings. The nearest residential structures are more than 200 feet away from the subject dwelling.

### **Project Site Background**

The subject property was developed in 1977 with a one-story single-family residence, containing three bedrooms and two bathrooms (Building Permit # 41945). Later, in 2003, a building permit (Building Permit # 0036157M-0012534) was issued to add second story including an additional bedroom and a bathroom, resulting in a four-bedroom, three-bathroom dwelling.

## **Zoning & General Plan Consistency**

The subject property is an approximately 3.5-acre lot, located in the A (Agricultural) 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-M (Mountain Residential) General Plan designation.

## **Vacation Rental Permit**

The property owner proposes to establish a new four-bedroom vacation rental in the existing single-family dwelling. As required by Santa Cruz County Code (SCCC) 13.10.694(D)(2), a public hearing is required for vacation rentals consisting of four or more bedrooms.

The property is not located within any of the designated areas identified in the County Code (SCCC) 13.10.694(C). Therefore, this parcel is not restricted by any area block limits or area cap.

Impacts resulting from the use of the property as a vacation rental are anticipated to be mitigated through the proposed conditions of approval and requirements established in the Vacation Rental Ordinance. A maximum of ten overnight guests (two per bedroom, plus two additional people, children under eight not counted). The Code allows for up to twice the maximum number of guests for celebrations and gatherings between 8 AM and 10 PM. Trash management, noise (including quiet hours), and prohibition on illegal behavior and fireworks are provided in the lease agreement for the guests.

### *Parking*

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 are required for vacation rentals containing three or more bedrooms. Guests will also be allowed to park one additional vehicle off-site using street parking in the vicinity of the vacation rental but will not have any exclusive or assigned use of any available street parking. Four parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

### *Permit Expiration*

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 original 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 code requirements prior to granting the remainder of the standard five-year term. This permit is conditioned accordingly.

### *Emergency Contact*

The property owners (Brian and Ashley Tellez) have been designated as the 24-hour contact for the proposed vacation rental. Mr. and Ms. Tellez are located in San Jose, within the required 30 miles from the proposed vacation rental property.

## **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 **211407**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: Shila Bagley  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3209  
E-mail: [shila.bagley@santacruzcounty.us](mailto:shila.bagley@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 and Agreement
- H. Transit Occupancy Registration Certificate

# 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: 211407

Assessor Parcel Number: 100-011-40

Project Location: 1520 Hall Ranch Rd, Santa Cruz, CA 95065

**Project Description: Vacation rental in an existing residence**

**Person or Agency Proposing Project: Brian Tellez**

**Contact Phone Number: (408) 234 -1942**

- 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**

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

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

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

\_\_\_\_\_  
Shila Bagley, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**



## **Development Permit Findings**

1. That the proposed location of the vacation rental 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, 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 is 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, including the vacation rental ordinance, and the purpose of the A (Agriculture) 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.

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 and density requirements specified for the R-M (Mountain Residential) land use designation in the County General Plan. Additionally, the vacation rental would be 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 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 vacation rental will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the short-term vacation rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-vacation residential uses and vacation rental uses can include celebrations that result in temporary increase in 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 Brian Tellez, one sheet dated 12/3/2021, and two sheets dated 11/15/2021.

- 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 (See Exhibit G. Vacation Rental Application and Agreement).
  - B. The maximum, overnight occupancy of the vacation rental shall not exceed ten people (two per bedroom plus two, children under eight not counted).
  - C. 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).
  - D. The maximum number of vehicles associated with the overnight occupants shall not exceed five (four on-site and one street parking spaces).
  - 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, a prohibition on all fireworks, 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. 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.
- J. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.
- K. The 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.
- L. 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.
- M. 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.
- N. 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.
- 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

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.

- A. 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.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The 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.
- D. 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 effective date listed below unless an application to renew this approval is submitted prior to the expiration date. Vacation rental permit issued for vacation rentals consisting of four or more bedrooms will be given 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.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

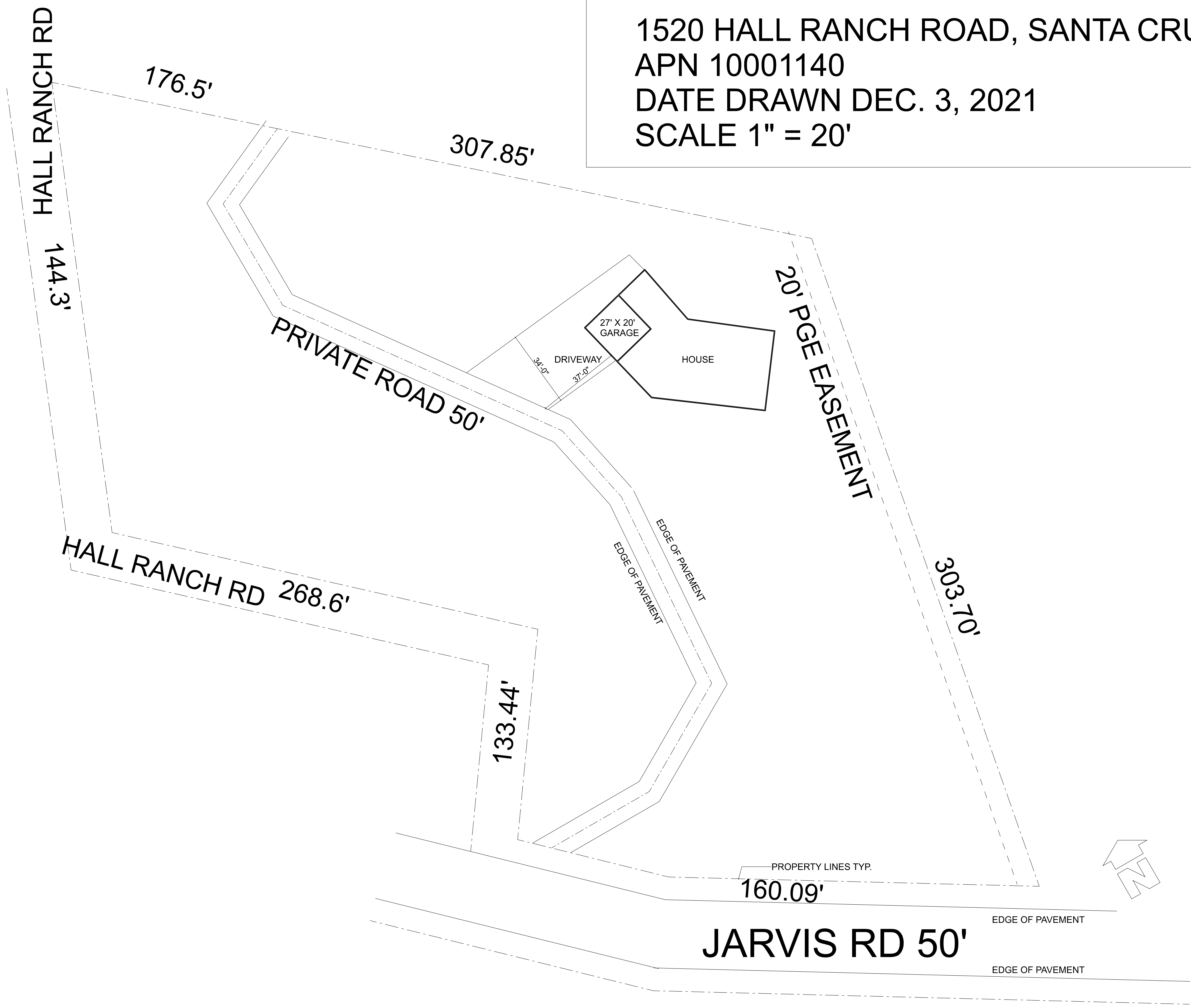
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

---

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

1520 HALL RANCH ROAD, SANTA CRUZ CA 95065  
APN 10001140  
DATE DRAWN DEC. 3, 2021  
SCALE 1" = 20'



BRIAN  
TELLEZ

916.792.8825  
B.TELLEZ83@YAHOO.COM  
1520 HALL RANCH RD.  
SANTA CRUZ, CA 95065  
APN: 10001140

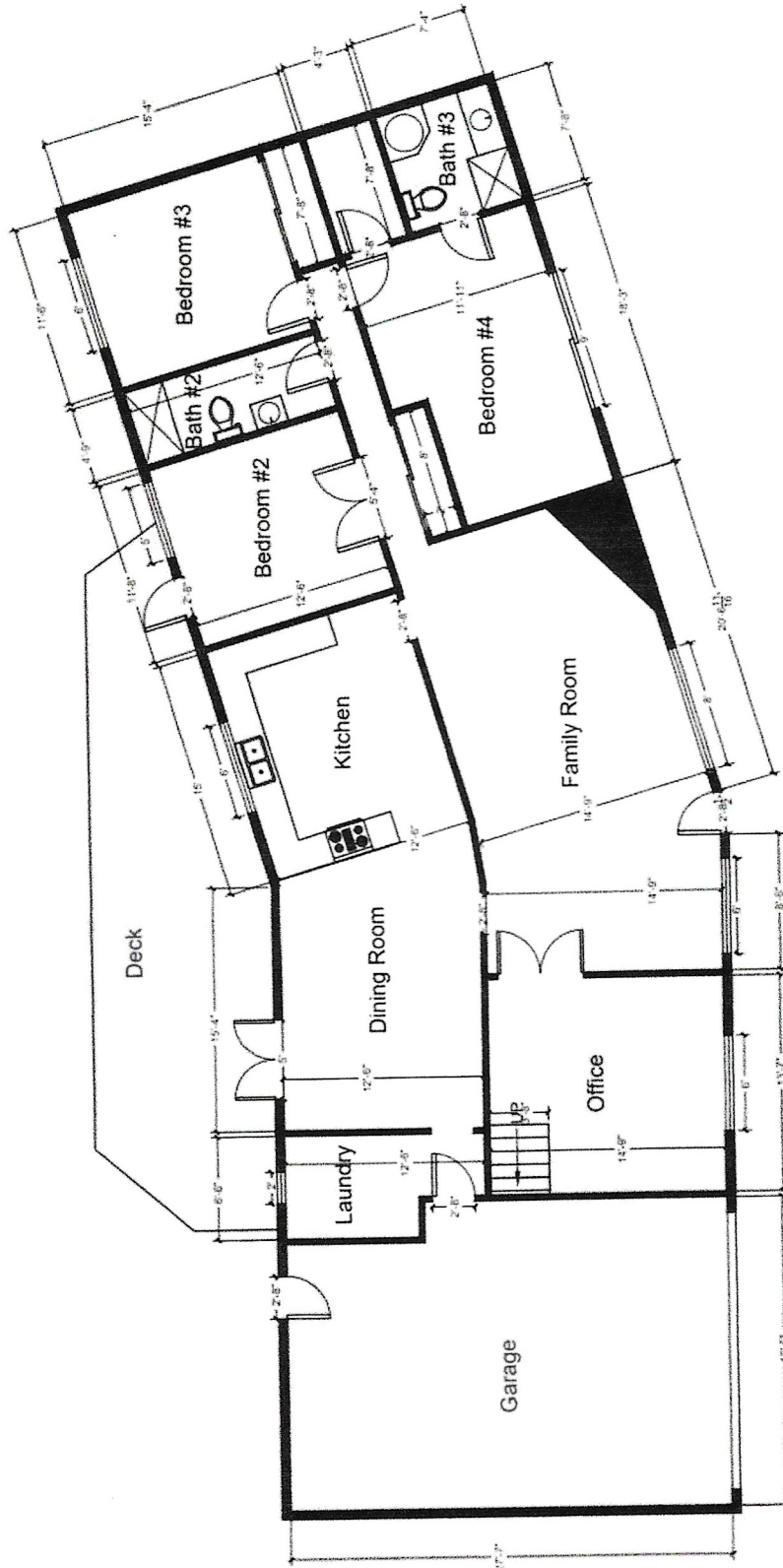
REVISIONS

DATE				
11/15/21				

SCALE:  
AS SHOWN

SHEET NUMBER:

A-1



TELLEZ FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXHIBIT D



BRIAN  
TELLEZ

916.792.8825  
B.TELLEZ83@YAHOO.COM

1520 HALL RANCH RD.  
SANTA CRUZ, CA 95065  
APN: 10001140

REVISIONS

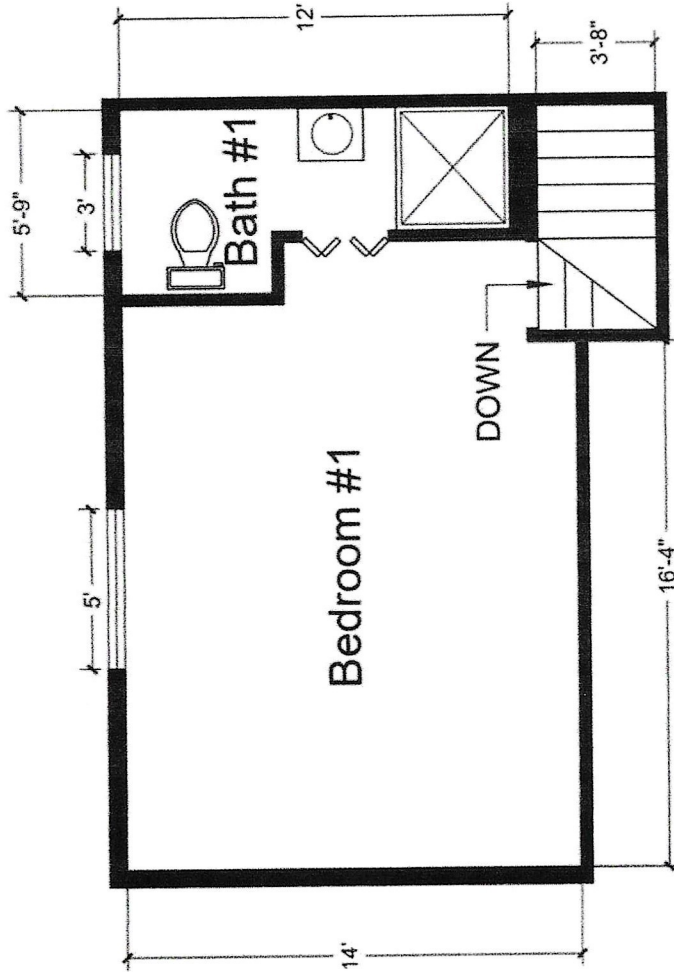
DATE

11/15/21

SCALE:  
AS SHOWN

SHEET NUMBER:

A-2



SECOND FLOOR FLOOR PLAN

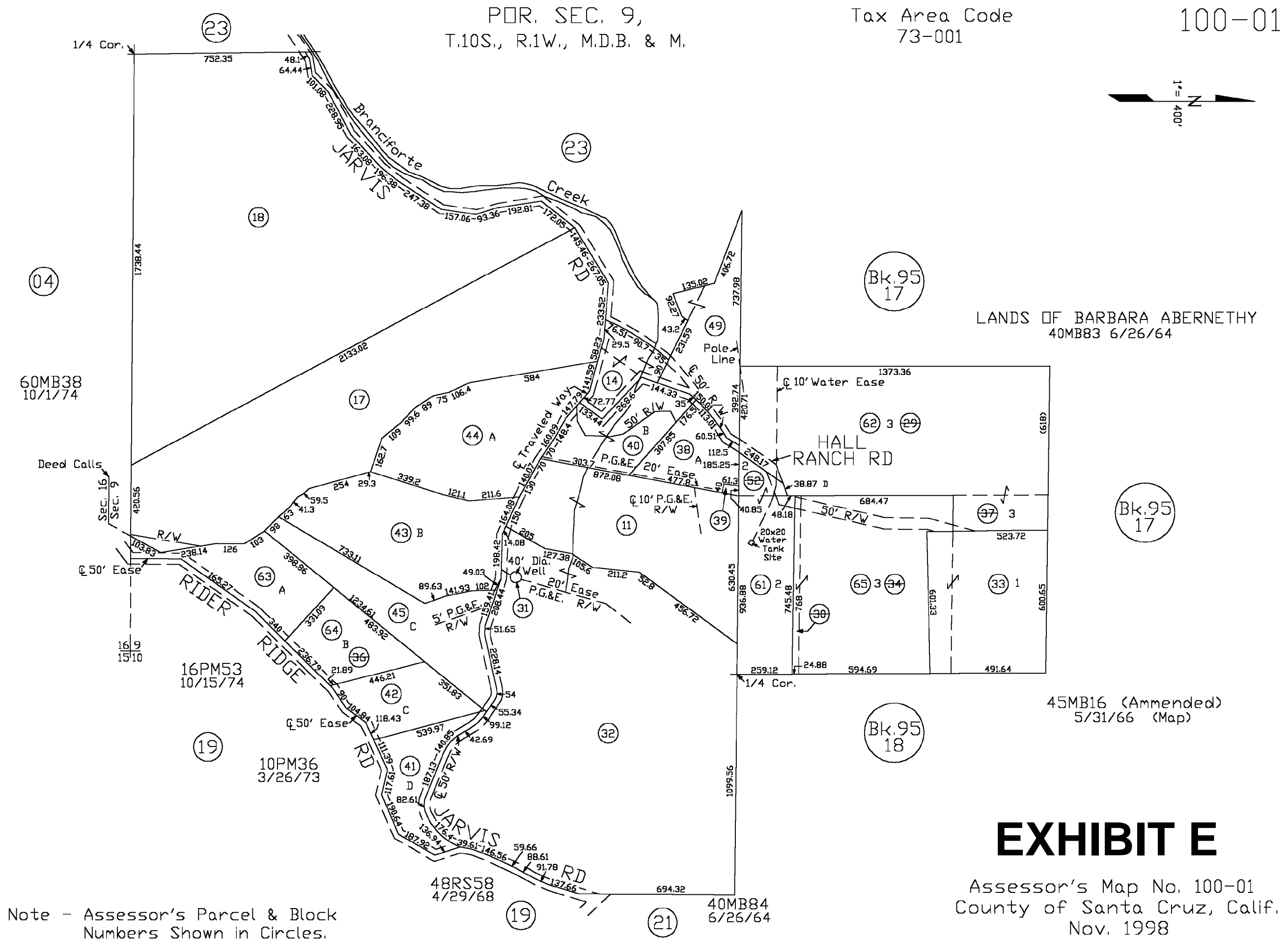
SCALE: 1/4" = 1'-0"



EXHIBIT D

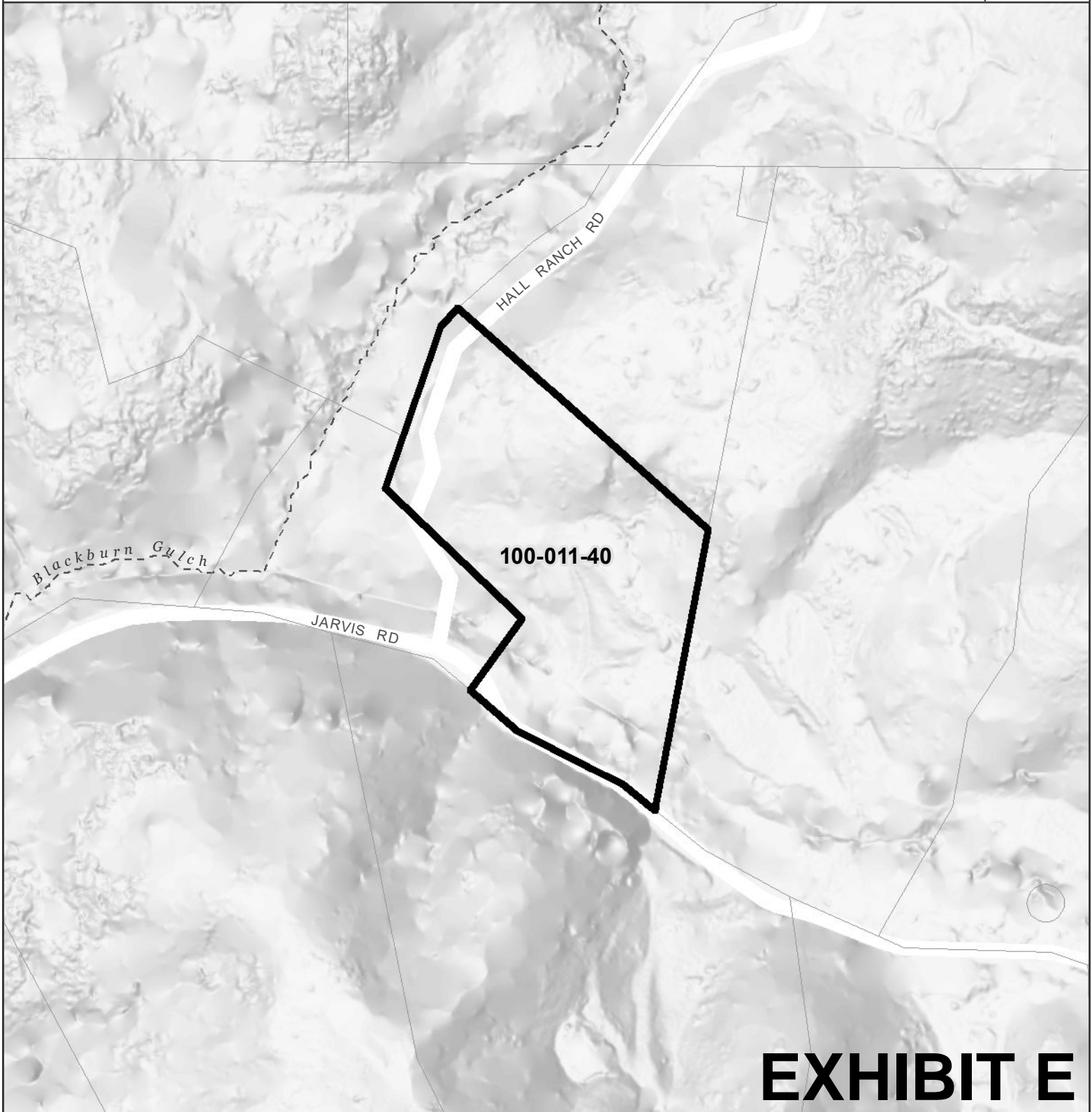
FOR TAX PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

Electronically redrawn 11/2/98 KSA  
Rev. 9/25/01 mvm (changed page refs.)  
Rev. 3/15/02 mvm (st name)







# Parcel Location Map

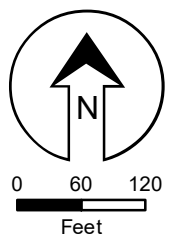


## EXHIBIT E

**Parcel: 10001140**

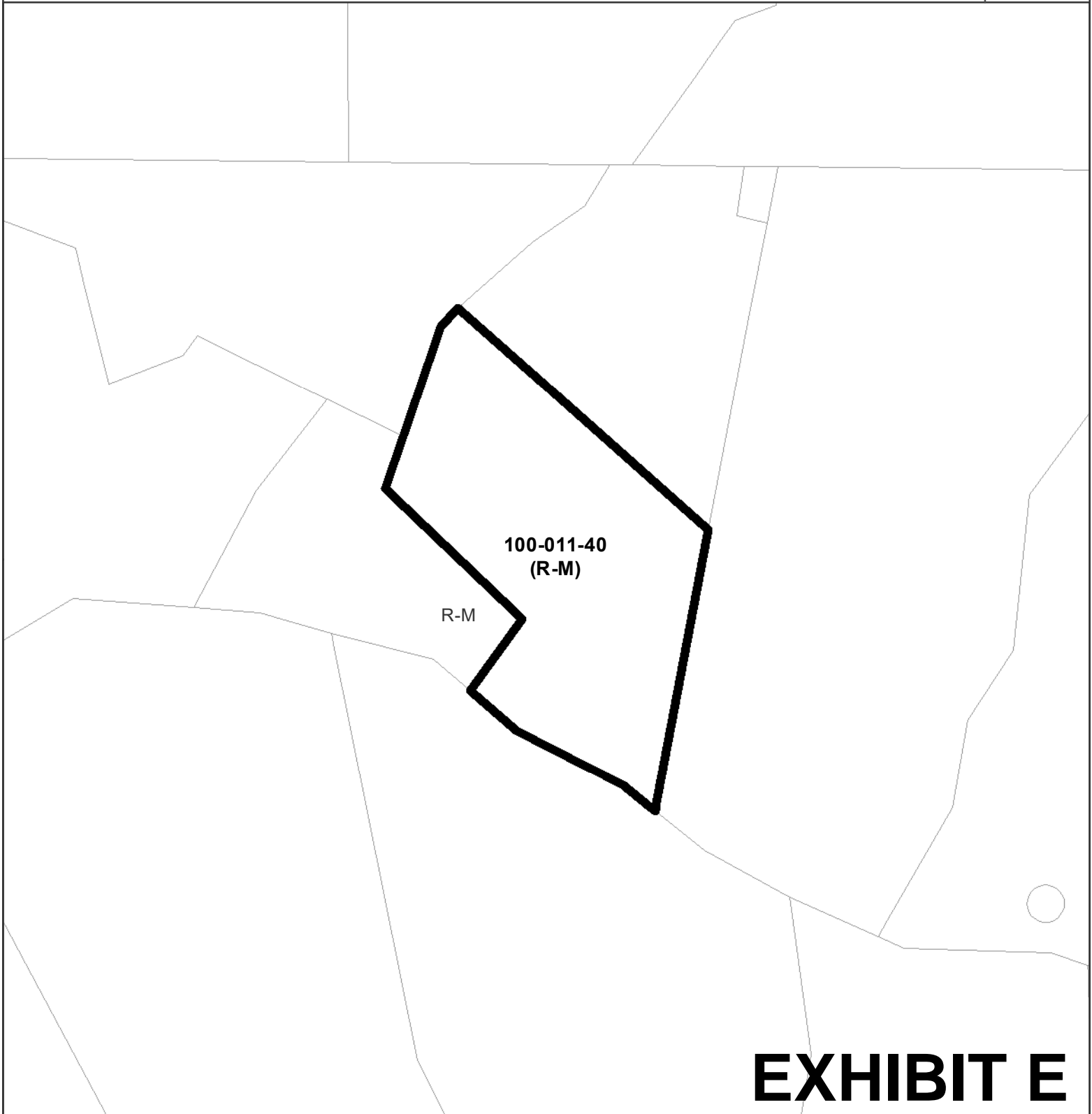
-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 16 Dec. 2021



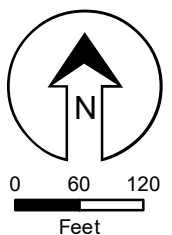


# Parcel General Plan Map



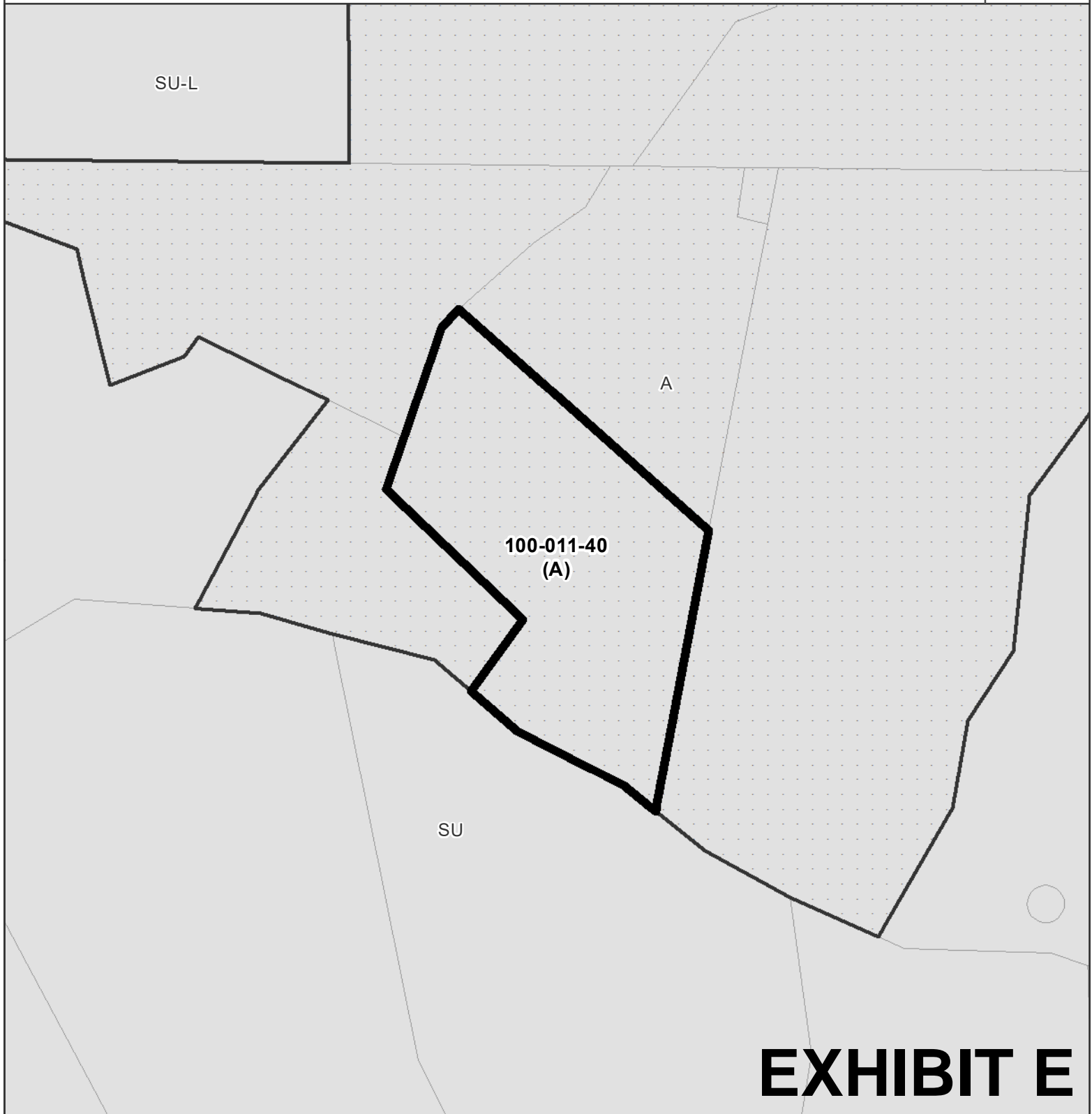
## EXHIBIT E

☐ R-M *Residential Mountain*





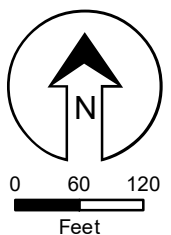


# Parcel Zoning Map



## EXHIBIT E

-  A *Agriculture*
-  SU *Special Use*



## Parcel Information

### Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
Water Supply:	Well Water	
Sewage Disposal:	Septic Tank	
Fire District:	Branciforte FPD	
Drainage District:	N/A	

### Parcel Information

Parcel Size:	154,507 square feet (3.54 acres)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Hall Ranch Road
Planning Area:	Summit
Land Use Designation:	R-M (Mountain Residential)
Zone District:	A (Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Technical Reviews:** None

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Yes-Portion
Slopes:	0% to greater than 50%
Env. Sen. Habitat:	Sandhills, Fishery Resource
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	N/A
Archeology:	Yes-Portion



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

## Vacation Rental Permit Application

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

### Permit and Property Information

Current vacation Rental Permit Number (if applicable): \_\_\_\_\_

Assessor's Parcel Number (APN): 10001140  
(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 1520 Hall Ranch Road

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

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

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

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

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

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

### Owner Information

NAME: Brian and Ashley Tellez

MAILING ADDRESS: 1040 Glen Echo Ave

CITY/STATE San Jose, CA ZIP 95125

PHONE NO. (408) 2341942 CELL PHONE NO. (916) 7928825

EMAIL: b.tellez83@yahoo.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: Brian and/or Ashley Tellez

MAILING ADDRESS: 1040 Glen Echo Ave

CITY/STATE San Jose, CA ZIP 95125

PHONE NO. (408) 2341942 CELL PHONE NO. (916) 7928825

EMAIL: b.tellez83@yahoo.com

## ELECTED/ PUBLIC OFFICIAL OR COUNTY EMPLOYEE INFO. PUBLICATION

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

X

Contact person signature, if applicable



## 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

11/15/21  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Certified Home Inspector

\_\_\_\_\_  
 License #

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 County Building Inspector

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Property Manager/Agent

\_\_\_\_\_  
 Date

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

## PLANS REQUIRED FOR RENEWALS

Please check the appropriate boxes below.

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

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

## APPLICANT'S SIGNATURE

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

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

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

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

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

Signature of Owner or Authorized Agent

Date

## **Spacious Santa Cruz Haven - Private & Peaceful, Fresh Mountain Air**

We're available by phone 24/7. Please text us ASAP if you have issues. We will do our best to reconcile anything in a very timely manner.

Ashley (408) 234-1942 & Brian (916) 792-8825

\*If you are staying on a Tuesday, please roll the recycling and garbage bins down to the mailboxes. If you don't want to do this just text Ashley or Brian and we will come over and do it.\*

### **About this space**

This is a perfect, serene home nestled in the heart of the majestic Santa Cruz mountains. Retreat to nature for some fresh air and gorgeous views. Relax by the fire under the pergola surrounded by trees and a picturesque treeline view. Enjoy a picnic on the grass, have dinner on the private deck just off the kitchen, and relax on the hammock under the trees. Children will enjoy the tree house, play structure and tree swing--not to mention the curious lizards you can spot (please be kind to the lizards)! It's near lots of hiking and biking trails and just a 20-minute drive to the beach.

### **The space**

This spacious 2500-sq ft home is yours to enjoy. It features 4 bedrooms total (2 large). On one side, there's a large primary bedroom with a private full bathroom and king-size tempurpedic mattress, and 2 bedrooms with a shared full bathroom in the hallway. On the other side, there's another primary bedroom with a private full bathroom. There's also an office with a sectional that turns into a full-size bed, a living room, a dining area, and a fully stocked kitchen. The large deck just off the kitchen has a table for your meals outside. An outdoor gas heater is available if the weather gets chilly. A gas grill is also available for BBQing. Enjoy the year-round lemon trees (please only pick what you will consume during your stay so everyone can enjoy them) and orange trees in the spring and persimmon tree in the fall. We also have peach and apple trees, but deer usually get to them before we have a chance! Wi-Fi and DVD player included.

### **Our Location:**

21-minute drive to Santa Cruz (The boardwalk; beautiful country backroad, no freeways)

21-minute drive to Capitola Village (beautiful country backroad drive, no freeways)

11-minute drive to The Mystery Spot (beautiful country backroad drive, no freeways)

### **Guest access and parking**

The entire property is on 3.5 acres. The long road is private to our house and a neighbor's house at the top of the driveway (not visible from our property). Please don't block the road. There's plenty of parking on our oversized driveway.



## Internet:

We recommend you download any shows directly to your devices in case the fog comes in and the internet is sluggish. We have the highest speed satellite internet has to offer. It usually works fine (slowish but manageable), but if you're used to high-speed internet, this may bother you. If you plan to work, you can plug your laptop in with the cable in the office but if your work requires you downloading reports or large files it will take a while.

## House rules:

- The maximum number of guests allowed is 8 adults + 2 additional; children under 8 not counted.
- The maximum number of people that are allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. (no more than twice the maximum number of guest allowed). **This is not a party house.** Absolutely no parties.
- The maximum number of vehicles allowed is 4 vehicles. Two in the garage and two in the driveway. Do not block the driveway. No exceptions, the driveway is shared with our neighbors who need unimpeded access 24/7.
- Quiet hours between 10:00 p.m. and 8:00 a.m. The mountain is quiet, so please respect the folks who live acres away, as noise can travel far.
- Trash must be kept in closed containers and not allowed to accumulate. Please put any extra trash or recycle bags in the laundry room for pickup.
- Illegal behavior is strictly prohibited. Explicit prohibition of ANY fireworks.
- **Security cameras** are placed around the property for your safety.
- **Pets** are not allowed on any furniture. For the safety of your pets, please note most of the property is not fenced. Mountain lions, coyotes, bobcats, and skunks roam the mountains and precautions need to be taken when pets are outside. In addition, the oil from poison oak will stay on your pets fur. Please clean up after your pets when they go outside.
- **Outside fires:** ONLY allowed in the propane fire pit provided at the property, which operates similar to a propane BBQ. California wildfires are the worst they've been in years, so outside fires other than the propane fire pit are strictly prohibited.
- **Indoor fireplace:** The indoor fireplace warms the entire house. You can find instructions on top of the fireplace.
- **Portable oven:** see instructions on how to use, next to the oven.
- **Furnace:** instructions can be found in the hallway for turning on the heater. All heater vents are on the floor, please do not cover any heater vents with clothes or luggage. The upstairs bedroom doesn't have any heater vents so that will always be the coolest room in the house.
- **Power outages:** At times the power will go out due to the weather. It usually comes back on within a few hours. Please don't hesitate to contact us if this is the case (we will also be notified by PG&E and keep you posted)
- **Wildlife/Critters:** You're in nature, so be cautious and aware of your surroundings at all times. We've seen lizards, garter snakes, a rattlesnake, bats, a bee hive, scorpions, mice, rats, gophers, moles, owls, deer, coyotes, skunks, and turkeys.

We've also heard of bobcat and mountain lion sightings in the area. We don't recommend that you walk around at night unless you're near the house in well-lit areas.

- **Poison oak:** Please remain on the trails or paved areas to avoid poison oak.
- **Property lines:** Feel free to explore, but be mindful of the property lines. See the map on top of the fireplace. The roads and fence lines indicate the 3.5-acre property that's OK to explore.
- The jacuzzi tub in the primary bedroom functions only as a tub, please do not turn on the jacuzzi jets as they are not working.
- Absolutely no smoking indoors.

## Checkout Instructions:

### PLEASE...

- Remove all of your personal items.
- Remove all trash.
- Clean all the dishes, pots and pans (dishwashing detergent is under the sink).
- Place all used towels in the laundry room.
- Pull back all used beds, no need to make them.
- Turn the thermostat "System" button to "Off".

Checkout is at **11:00AM** Promptly. Our cleaning crew will arrive to clean the house. We hope you enjoyed your stay in the mountains!

## Things to do with children:

- Roaring Camp Railroads is definitely a must, and we recommend the train ride.
- DeLaveaga Park - nestled in the Santa Cruz Mountains surrounded by nature.
- The Mystery Spot - Kids get such a great kick out of this place.
- Capitola Village - Grab some ice cream, margaritas or dinner at the lovely shops and restaurants on the beach
- Capitola pier - rent a fishing boat and catch some dinner, the only way to guarantee a truly sustainable catch!

## Things to Do:

- It's a beautiful run all the way down Jarvis until you get to Vinehill and then turn around and head back to our street. The full run takes about 45 minutes.
- If you're feeling ambitious, you can run all the way up Jarvis until you get all the way to Highway 17 (the road turns to gravel). This run is 90ish minutes, but it's a great workout with amazing views and hardly any people!
- Testarossa Winery
- Santa Cruz Mountain Brewery
- Capitola Village - Grab some ice cream, margaritas or dinner at the lovely shops and restaurants on the beach

## Septic system:

1. The house is on a septic system so please be mindful of everything that gets flushed or put down the drain (no feminine products please). If you notice any kind of plumbing issues of any kind, please text me and I will take care of it ASAP. There is a plunger in the laundry room if it is needed.

## **Propane gas firepit (under pergola)**

1. Follow the black tube from the firepit to underneath the concrete looking table
2. Lift straight up on the handles to expose the propane tank.
3. Turn the handle on the top of the propane tank to the open position.
4. On the firepit (facing the hillside), you will see the firepit controls.
5. Push the black knob in and hold it down while turning it left (white dot should be furthest left it can be)
6. Hold in that position.
7. While holding the black knob in, push the little rubber button, you will hear a clicking sound, this is the pilot light. Push and release this button, until the fire starts.
8. Once the fire has started you can stop pushing the rubber button.
9. Keep holding down the black knob until the fire has been going for 5-10 seconds.
10. Once the fire catches, you can release the black knob and use the same black knob to dial the fire up or down.
11. After you are done with the fire, turn the black knob to the off position.
12. Close the valve on the top of the propane tank.

## POST THIS CERTIFICATE IN A CONSPICUOUS PLACE ON THE PREMISES

COUNTY OF SANTA CRUZ  
TRANSIENT OCCUPANCY REGISTRATION CERTIFICATE

## ISSUED PURSUANT TO CHAPTER 4.24 OF ORDINANCE

Date of Issue: July 20, 2021**EXCLUSIVELY RENTED WITH AIRBNB****Certificate # AB00381**

This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the Uniform Transient Occupancy Tax Ordinance by registering with the Tax Administrator for the purpose of collecting from transients the Transient Occupancy Tax and remitting said tax to the Tax Administrator. This certificate does not authorize any person to conduct any unlawful business or conduct any lawful business in an unlawful manner, nor to operate a transient occupancy facility without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this County. This certificate does not constitute a permit. This certificate becomes void upon any change of ownership or location whatsoever. Notify the Tax Collector immediately upon any change.

Name of Facility: Hall Ranch

Location of Facility: 1520 Hall Ranch Road, Santa Cruz

Operator: Brian &amp; Ashley Tellez

Mailing Address: 1040 Glen Echo Ave, San Jose, CA 95125

By: Grant Winter

Grant Winter, Deputy

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR