



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

**Application Number: 221317**

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**Applicant:** Matthew O'Brien

**Agenda Date:** December 16, 2022

**Owner:** Matthew O'Brien

**Agenda Item #:** 3

**APN:** 102-071-34

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

**Site Address:** 317 Hidden Valley Lane, Soquel, CA 95073

### **Project Description:**

Proposal to establish a new five-bedroom vacation rental. Requires a Level V Vacation Rental Permit.

**Location:** Property is located on the west side of Hidden Valley Lane, approximately 0.3 miles from the intersection of Hidden Valley Road and Hidden Valley Lane.

**Permits Required:** Vacation Rental Permit

**Supervisory District:** 1st 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 221317, based on the attached findings and conditions.

### **Project Description & Setting**

The project site is located on the west side of Hidden Valley Lane in the Carbonera planning area, approximately 0.3 miles west from the intersection with Hidden Valley Road in Soquel. The neighborhood is comprised of relatively large parcels (between two to 10 acres in size) that are developed with modest single-family dwellings. The nearest residence is approximately 120 feet away from the subject dwelling.

The subject property is developed with a two-story single-family residence constructed in 2008 containing five bedrooms and five bathrooms. This is a proposal to operate a vacation rental in the existing five-bedroom dwelling. As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rentals consisting for four or more bedrooms.

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv) B. Pursuant to this Code Section, a minimum of two on-site spaces is required for rentals containing three or

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more bedrooms. Guests are also allowed to park one additional off-site vehicle in the vicinity of the vacation rental but shall not have any exclusive or assigned use of any available street parking. The subject dwelling is comprised of five bedrooms; therefore, two on-site parking spaces are required. More than four parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the date of issuance of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is December 16, 2027.

Further, pursuant to SCCC 13.10.694 (D) (2) any new vacation rental permit issued for vacation rentals consisting of four or more bedrooms shall 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. The project has been conditioned accordingly.

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

### **Zoning & General Plan Consistency**

The subject property is a 3.5 acre lot, located in the RA (Residential Agricultural) zone district, a designation which allows vacation rental uses. The proposed vacation rental is a conditionally permitted use within the zone district and the zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

Vacation rentals within residential structures are permitted within the RA zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance.

The property is not located within a "Designated Area" as defined per SCCC 13.10.694(C); therefore, the subject residential block is not limited by caps or block limits.

### **Key Issues**

The subject property was recently red tagged for grading without a permit. The area where the grading occurred is located in the rear yard of the subject parcel, i.e., the work is not associated with the residential structure itself. The property owner has been proactive in addressing the violation and is currently working with Code Compliance staff to obtain a permit to rectify the violation.

### **Public Comment**

To date, the department has received several emails and letters of opposition from neighbors. The concerns from the neighbors include potential noise that may be generated from guests/renters of the vacation rental, the narrowness of the roads leading to the subject property (Rodeo Gulch and Hidden Valley), and registration with the Tax Collector's office to pay the Transient Occupancy Tax.

Regarding the noise concern, pursuant to SCCC 13.10.694 (H), All residential vacation rentals shall comply with the standards of Chapter 8.30 SCCC (Noise) and a copy of that chapter shall be posted inside the vacation rental in a location readily visible to all guests. This requirement is re-iterated in the Project Conditions of Approval (attached). In addition, the lease includes a stipulation that all renters are required to abide by "quiet hours" consistent with the County Noise Ordinance (10 PM – 8 AM). Pursuant to SCCC 13.10.694, the vacation rental owner is required to enforce all regulations as outlined in the vacation rental ordinance, including the noise ordinance (incorporated by reference) through their 24-hour emergency contact. Failure to do so constitutes a violation of the ordinance. Pursuant to SCCC 13.10.694 (L), 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.

Regarding the access concerns, Rodeo Gulch Road consists of a moderately trafficked County maintained two-lane road. Rodeo Gulch Road leads to Hidden Valley Road, a relatively straight two-lane privately maintained road which leads to multiple parcels and private lanes. Hidden Valley Lane is a winding privately maintained road from which a few large residential parcels gain access. The subject parcel is the second parcel accessed along the lane, located approximately 1/3<sup>rd</sup> of a mile from the main connector road (Hidden Valley Road). The site address is well marked at the entrance to the property and the lease agreement requires prospective guests to meet with the property owner on site to do a walk-through at check-in.

Santa Cruz County is comprised of several rural communities where properties are accessed from narrow winding private roads. Vacation rental permits are routinely issued on legally developed parcels throughout these rural communities in that from a land use perspective there is no distinction between a short-term or long-term residential use. Further, in order to develop a parcel in the County, adequate site access, meeting all requirements of the responsible fire agency is required. The subject parcel was legally developed with permits in 2008; therefore, it was determined at the time of building permit issuance that the site access complied with fire/emergency access requirements.

Regarding the Transient Occupancy Tax concerns, the property owner has been registered with the Tax Collector's office since 2020 and has been paying TOT since then.

## **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 **221317**, 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: Michael Lam  
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Santa Cruz CA 95060  
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E-mail: [Michael.Lam@santacruzcounty.us](mailto:Michael.Lam@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 & Lease Agreement
- H. Transient Occupancy Tax Certification
- I. Comments & Correspondence



# 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: 221317

Assessor Parcel Number: 102-071-34

Project Location: 317 Hidden Valley Lane, Soquel, CA 95073

**Project Description: Proposal to operate a five-bedroom vacation rental in an existing single family dwelling.**

**Person or Agency Proposing Project: Matthew O'Brien**

**Contact Phone Number: (831) 818-3990**

- 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.

\_\_\_\_\_  
Michael Lam, 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 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.

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 Residential Agricultural 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 residential vacation rental use is consistent with the use and density requirements specified for the Rural Residential 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/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 Gillespie Residential Design, dated July, 2006.

- 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. The maximum, overnight occupancy of the vacation rental shall not exceed 12 people (two per bedroom, plus two additional people, children under eight not counted).
  - D. The maximum number of vehicles associated with the overnight occupants shall not exceed five (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces).
  - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 24 people (twice the number of overnight occupants, children under 8 not counted).
  - F. 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.
  - G. 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).

- H. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- I. 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.
- J. The name, address, and telephone number(s) of the local contact person shall be posted inside the vacation rental in a location readily visible to all guests, and shall be submitted to the local Sheriff Substation, the main County Sheriff's Office, the local fire agency, and shall be supplied to the property owners of all properties located within a 300 foot radius of the parcel on which the vacation rental is located. Any change in the contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified above.
- K. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.
- L. 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. 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).
- N. 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.

- O. 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 three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.**

Approval Date: December 16, 2022

Effective Date: December 30, 2022

Expiration Date: December 30, 2025

Steven Guiney  
Deputy Zoning Administrator

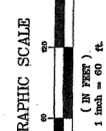
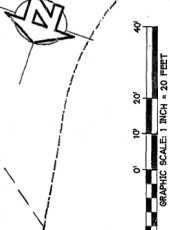
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.





99E GARDENING, DRAINAGE & STORM WATER PLAN BY :  
 ISLAND ENGINEERS, INC.  
 1100 WATER STREET  
 SANTA CRUZ, CA 95062  
 831-426-5313

FROM ALL TREES OVERHANGING THE ROAD AND DRIVEWAY TO A VERTICAL CLEARANCE OF 14 FEET.



Note: THIS SITE PLAN AND ALL TOPOGRAPHIC DATA SHOWN ON THESE PLANS ARE FROM A SURVEY BY WARD SURVEYING DATED APRIL 23, 2002. JOB NO. 022138. CONTOUR ELEVATIONS ARE BASED UPON ASSUMED DATUM.

# Site Plan

SCALE: 1" = 60'



GILLESPIE  
CUSTOM  
RESIDENTIAL  
DESIGN  
P.O. BOX 8136  
RANCHO SANTA FE  
CA. 92067  
RANCHO SANTA FE  
858.756.1862  
CARDIFF BY THE SEA  
P.O. BOX 1562  
P.O. BOX 1562  
760.942.2790



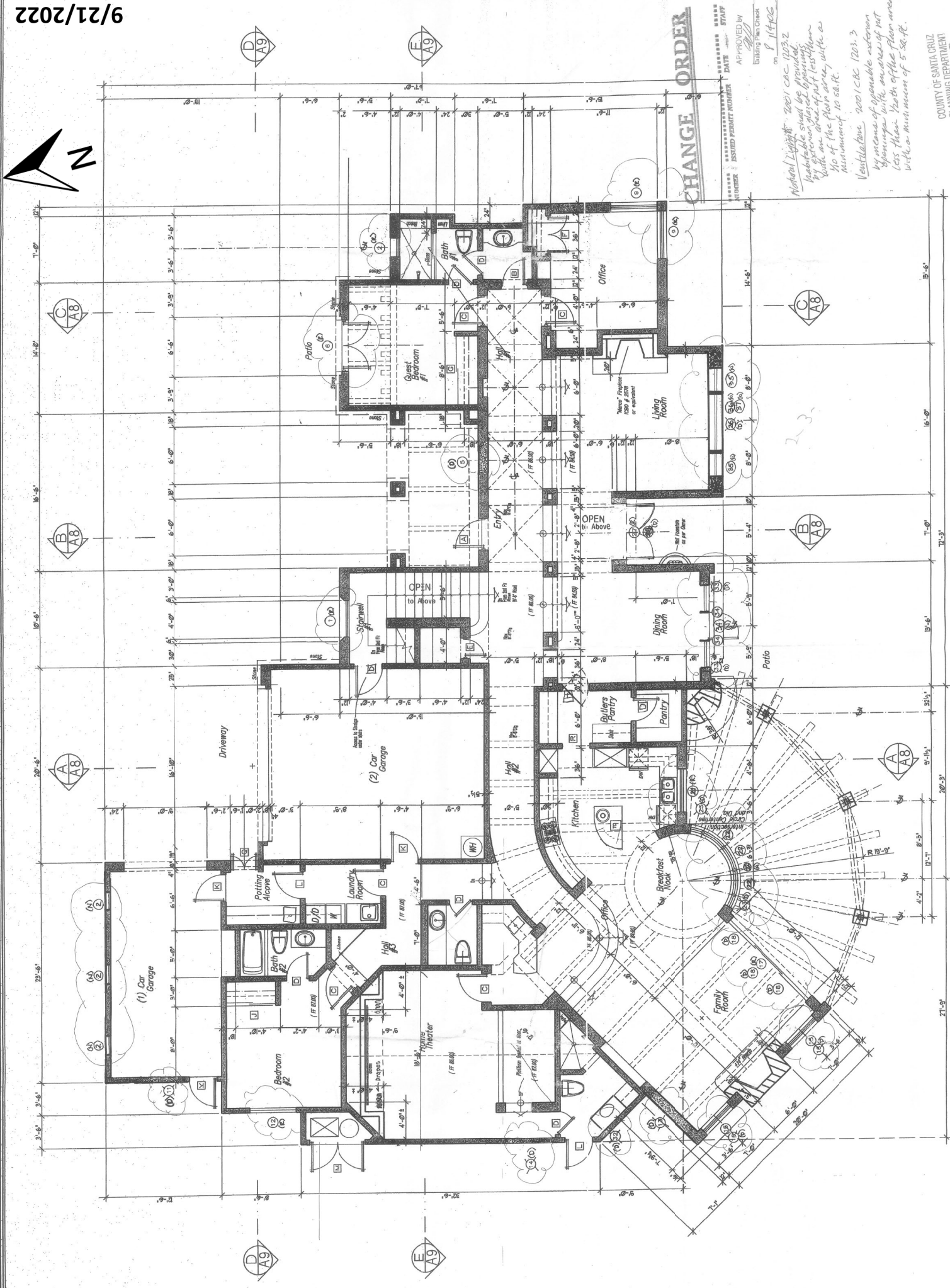
REVISION  
OTHER CHANGES  
DATE  
DRAWN BY  
CHECKED BY  
DATE

THE O'BRIEN RESIDENCE  
371 HIDDEN VALLEY ROAD  
SANTA CRUZ, CA 95062  
APR 2020-21-24

date: 08-08-20  
scale: 1/4"=1'-0"  
drawn by: J. O'BRIEN  
sheet: A3

of sheets

9/21/2022



CHANGE ORDER

APPROVED BY  
DATE  
STAMP  
BUILDING PERMITS  
NUMBER  
ISSUED PERMIT NUMBER

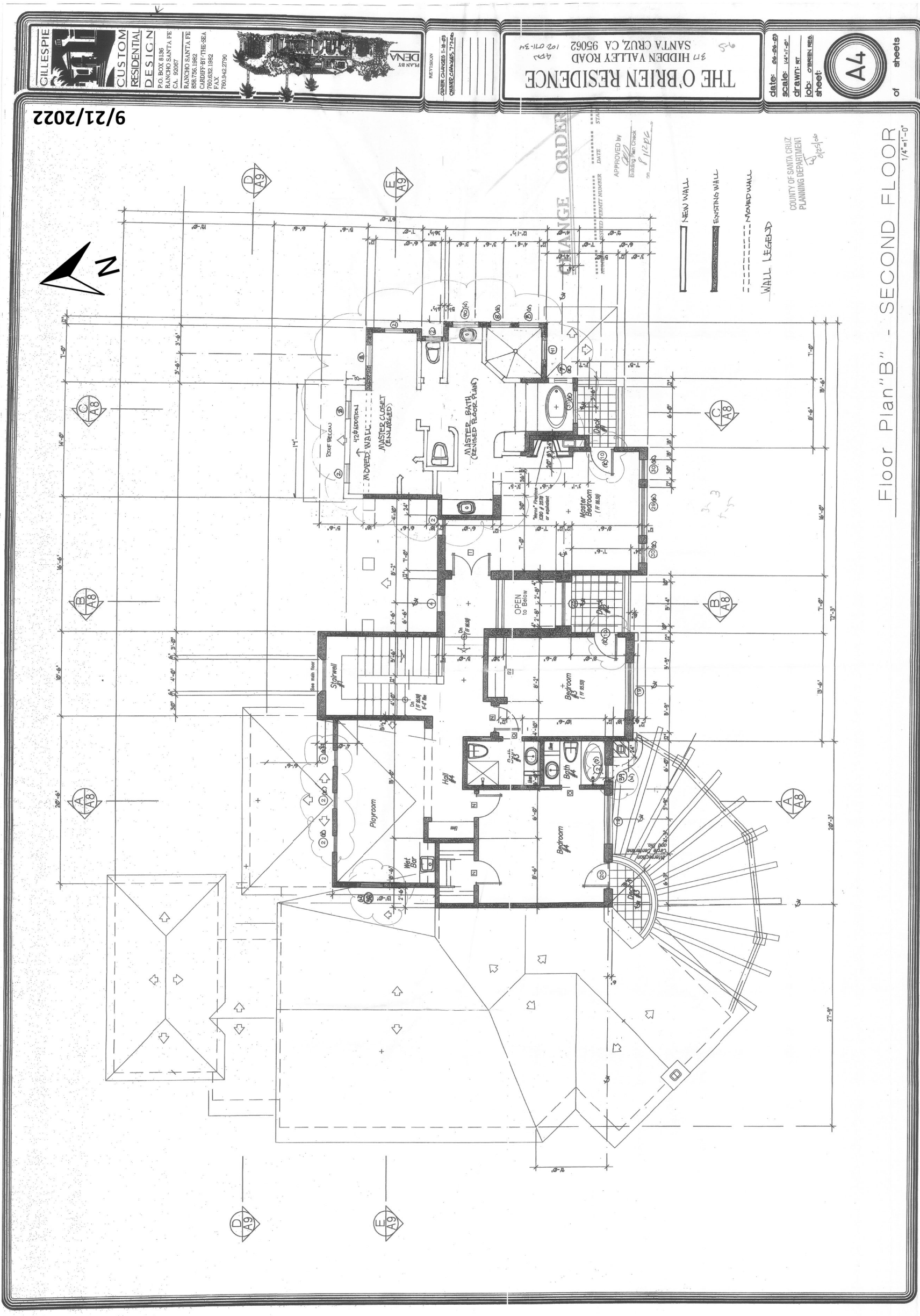
Notes:  
1. All work to be completed by 10/1/2022.  
2. All work to be completed by 10/1/2022.  
3. All work to be completed by 10/1/2022.  
4. All work to be completed by 10/1/2022.  
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8. All work to be completed by 10/1/2022.  
9. All work to be completed by 10/1/2022.  
10. All work to be completed by 10/1/2022.

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT

Floor Plan "A" - FIRST FLOOR

1/4"=1'-0"





FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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22PM3  
7/26/1976

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58RS28  
6/11/1973

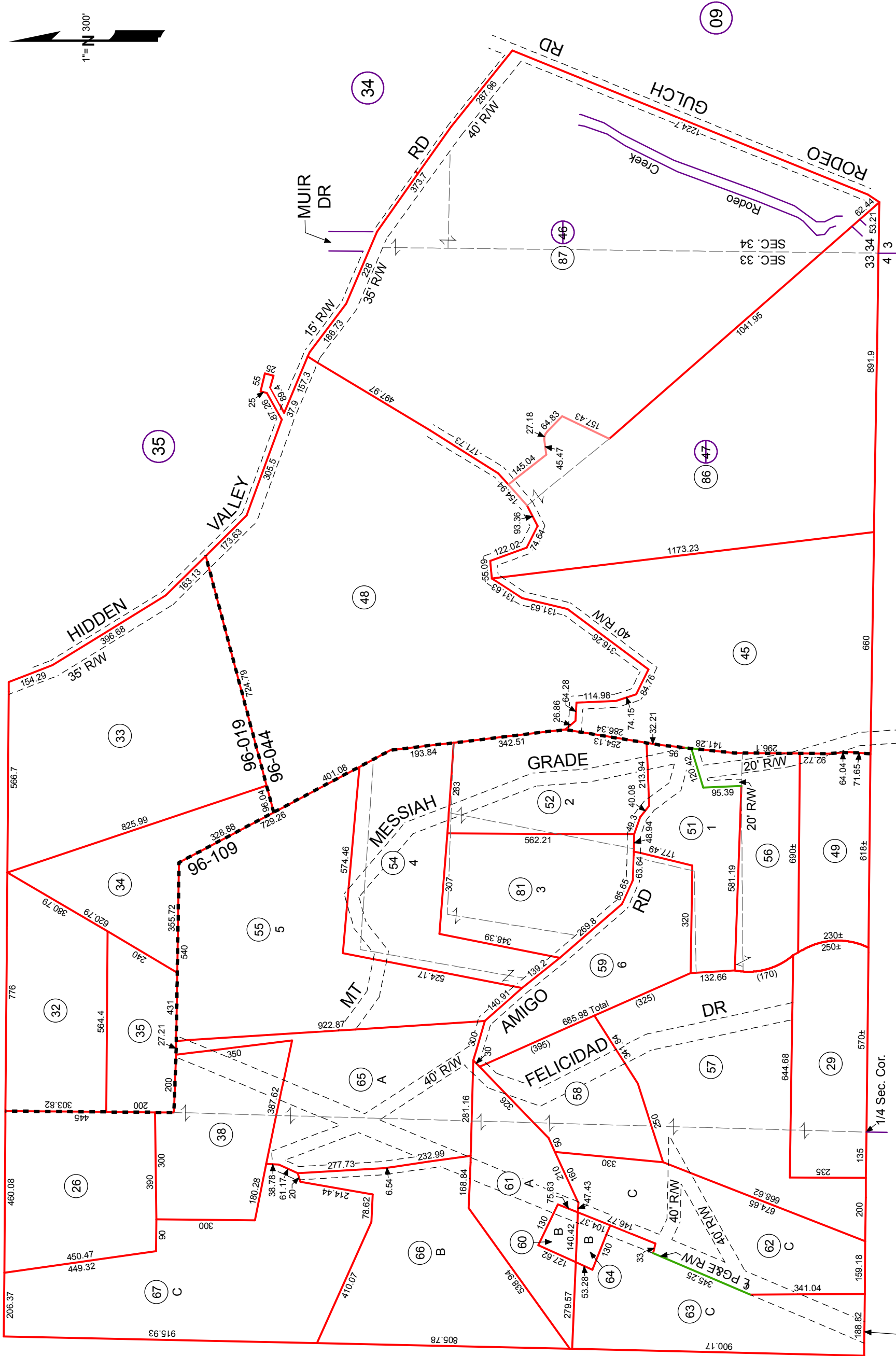
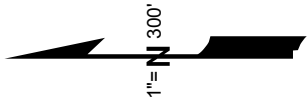
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57RS27  
11/15/1972

POR. S. 1/2 SEC. 33, &  
POR. SEC. 34,T.10S., R.1W., M.D.B. & M.

Tax Area Code  
96-019 96-044  
96-109

102-07



OUTLOOK  
RIDGE RD

06

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

49

49

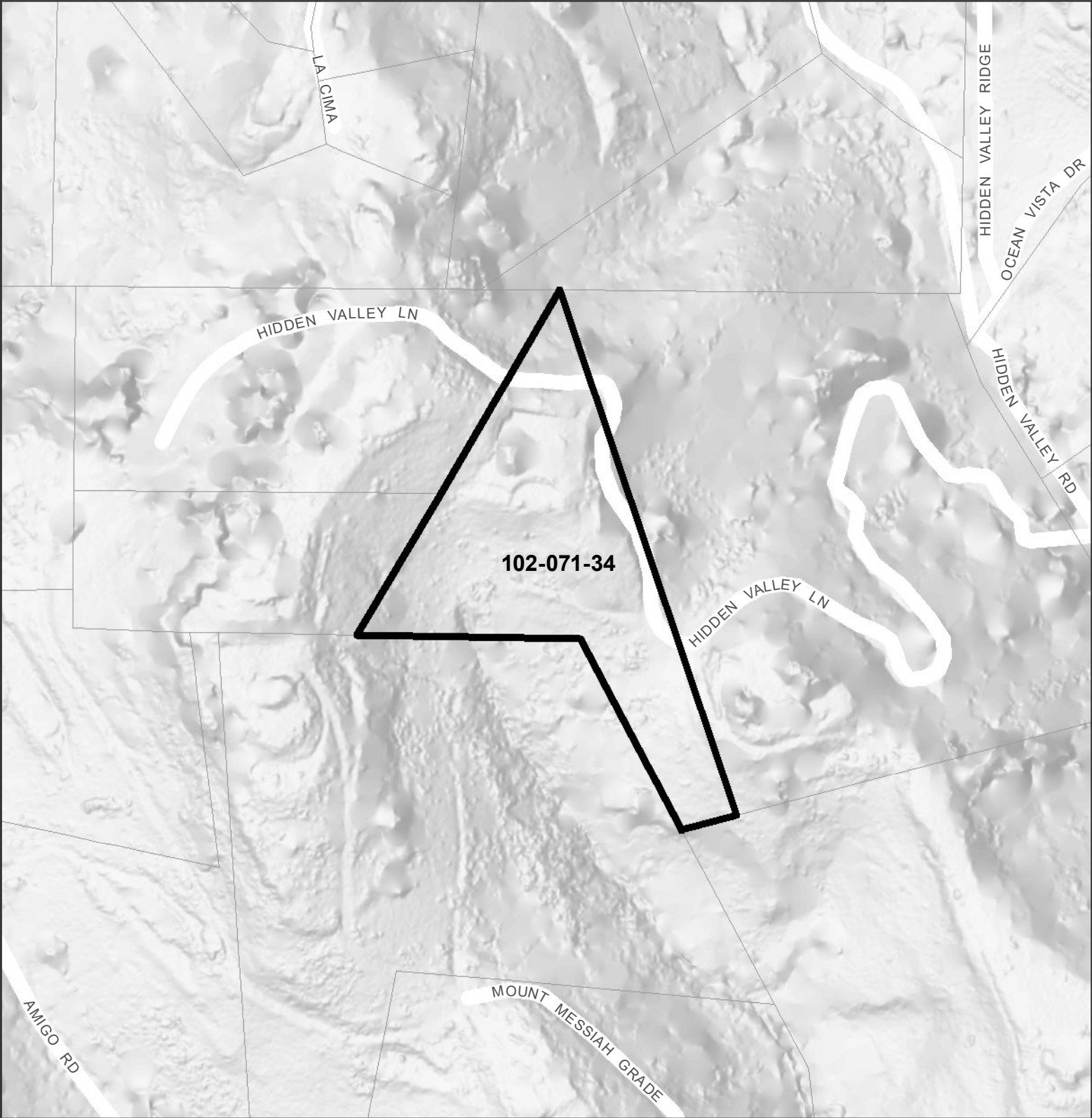
Assessor's Map No. 102-07  
County of Santa Cruz, Calif.  
Sept. 1998

Electronically redrawn 9/17/98 KSA  
Rev. 9/17/98 KSA (Por. to Pg 49)  
Rev. 9/27/01 mym (changed page refs.)  
Rev. 11/30/01 mym (101RS5)  
Rev. 3/15/02 mym (st name)  
Rev. 2/25/13 mc (12-0058448, LBA 1-82 & 83)  
Rev 7/1/13 CB (Correcting above rev note should say 1-86 & 87 not 1-82 & 83)





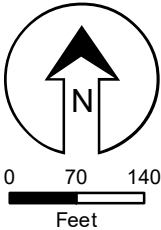


# Parcel Location Map



**Parcel: 10207134**

-  Study Parcel
-  Assessor Parcel Boundary

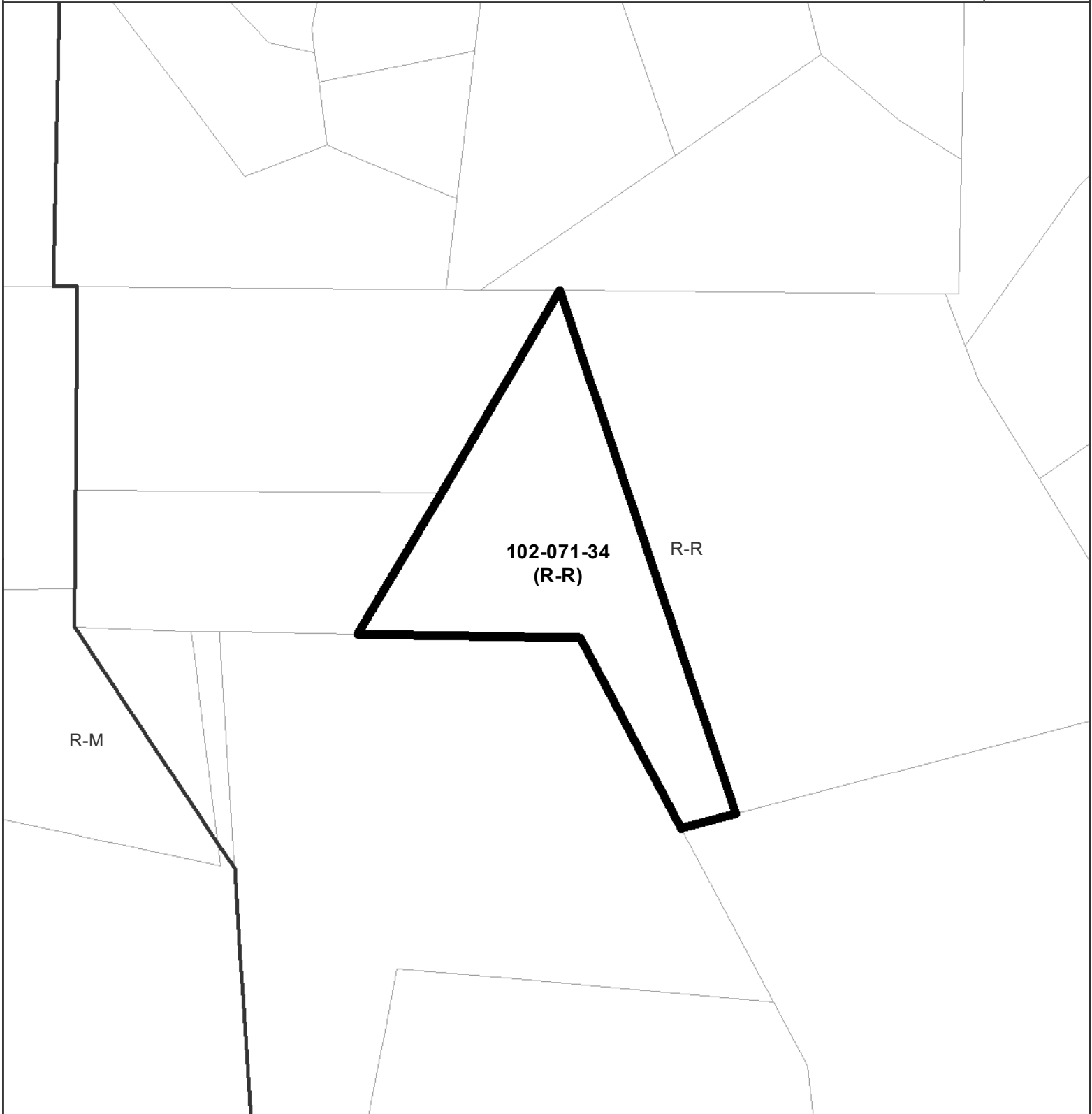




# Parcel General Plan Map



Mapped  
Area



- ☐ R-M *Residential Mountain*
- ☐ R-R *Residential Rural*

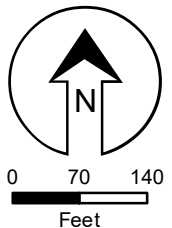
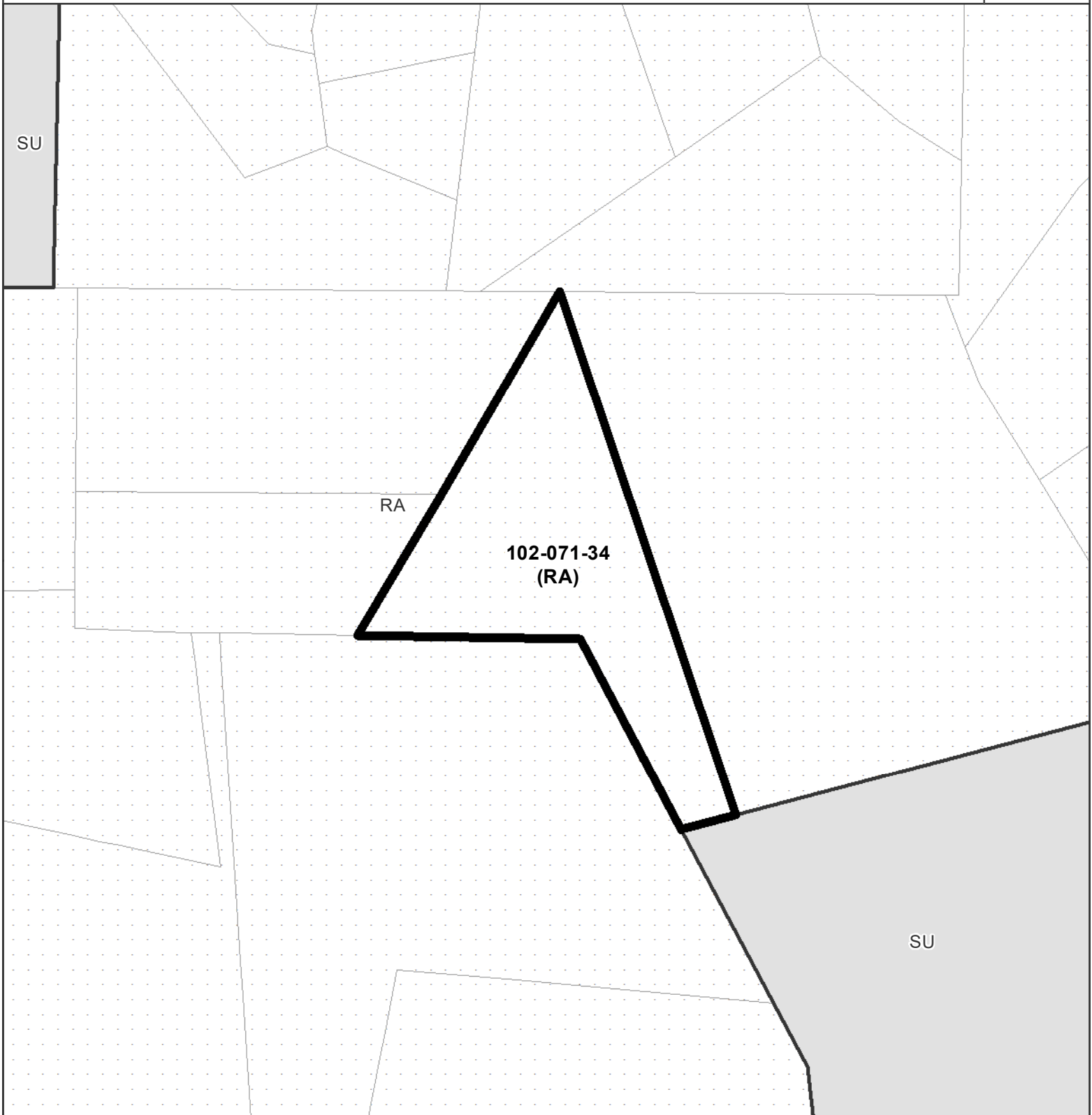




EXHIBIT E



# Parcel Zoning Map



-  RA *Residential Agricultural*
-  SU *Special Use*

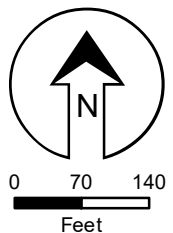


EXHIBIT E

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size:	3.55 acres	
Existing Land Use - Parcel:	Residential	
Existing Land Use - Surrounding:	Residential	
Project Access:	Hidden Valley Lane	
Planning Area:	Carbonera	
Land Use Designation:	R-R (Rural Residential)	
Zone District:	RA (Residential Agricultural)	
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:** N/A

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	0% to greater than 50%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site



# 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): N/A

Assessor's Parcel Number (APN): 102-071-34  
(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 317 HIDDEN VALLEY LN, SOQUEL, CA 95073

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

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

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

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

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

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

### Owner Information

NAME: MATTHEW OBRIEN

MAILING ADDRESS: 1722 SEABRIGHT AVE

CITY/STATE SANTA CRUZ, CA ZIP 95062

PHONE NO. (831) 831 CELL PHONE NO. (831) 818-3990

EMAIL: MATT@OBINSURE.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: MATTHEW OBRIEN

MAILING ADDRESS: 1722 SEABRIGHT AVE

CITY/STATE SANTA CRUZ, CA ZIP 95062

PHONE No. (831) 818-3990 CELL PHONE No. (831) 818-3990

EMAIL: MATT@OBINSURE.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

  
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



# 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

### 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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State/Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Owner:** Name: MATTHEW OBRIEN

Address: 1722 SEABRIGHT AVE

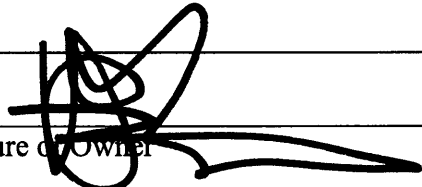
City: SANTA CRUZ

State/Zip Code: CALIFORNIA, 95062

Telephone: (831) 818-3990

Email: MATT@OBINSURE.COM

Date: 9/21/2022

Signature of Owner: 

102-071-34

317 Hidden Valley Ln, Soquel, CA 95073

Assessor's Parcel Number(s)

Project Location

Note: One Owner-Agent form will be required for each permit required. In the case where there is more than one owner of a parcel, the owner signing this form represents that he/ she has the consent from all other owners of the parcel. For development permits, by signing this form, the owner is authorizing the agent to legally bind the owner to responsibility for payment of the County's cost for inspections and all other actions related to noncompliance with permit conditions. The agent will be required to provide the department with proof of service by mail, that the owner was mailed a copy of the executed acceptance of permit conditions. Finally, by signing this form, the owner is designating the agent as their Agent for Service of Process for all matters relating to this application.

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

## **Rental Agreement Including Villa Information and Rules**

**317 Hidden Valley Lane Soquel, CA 95073**

Agreement Date: 09/21/22

Check-In Date: 09/30/22

Check-Out Date: 10/02/22

Hidden Valley Villa has a maximum occupancy of 10 guests at all times, including day visitors. We are pleased to welcome the following guests to enjoy the property:

**Check-in & Keys:** Unless agreed upon otherwise, check-in is from 4 pm on. For check-in, the owner, Matthew O'Brien, will be personally meeting your group for a brief property walk through. Please text or call Matt at (831) 818 - 3990 when you know your ETA. When you arrive, feel free to park wherever you would like and enter the home through the garage or front door.

**Property Management:** Matthew will also be the point person for anything you need during your stay. He is only available by phone, not through the app, website, or email.

1. **Unauthorized Guest Fee:** We have had numerous problems at this property with parties, events, and persons off lease causing significant damage. Unfortunately, because of these violations we have been forced to enact a strict policy of a **\$2,500 fee** per guest found at the property that is not listed on this rental agreement. We appreciate your understanding and cooperation in keeping the villa well maintained for our future guests.
2. **Tutorial Videos:** We have a number of videos on our YouTube channel that will help you heat the spa, turn on the theater, control lighting, Sonos sound, and more. They are available at this link as well as the QR code in the villa.  
[https://www.youtube.com/channel/UCHL\\_JcTOeYlpRRWOWMuMaQw](https://www.youtube.com/channel/UCHL_JcTOeYlpRRWOWMuMaQw)
3. **House Alarm:** The house does not have a burglar alarm for tenant use, so please make sure you always close all windows and close and lock all doors before you leave the house.
4. **Parking:** Please do not park along the road. All vehicles (including service providers) must be parked in the secure, gated driveway.
5. **Wi-Fi:** Network - *Obnet1*; Password - *1722@Bean1!*

- Please do not change any Wi-Fi settings
6. **Pool, Jacuzzi:** Please see the YouTube channel for a video tutorial on operating both.
- Pool Heating Costs (Propane):
    - June, July, Aug, Sep: \$200/day
    - May, Oct: \$250/day
    - Nov - Apr: Not recommended due to heating costs for 100% propane fuel (solar is not helpful) and low temps. Price range, ~ \$250 - \$500/day. Inquire for an estimate.
  - The pool may not be heated unless you have prepaid to do so. The spa heating is included in your nightly rental cost. You can only heat one of them at a time. For example, you will want to turn the pool heating back on once you are finished heating the spa. This is particularly important at night when temperatures drop and the pool could lose many degrees overnight.
  - The pool heats at about one degree per hour. The spa heats in about 30 min.
  - If you have pre-paid for heating the pool it will be heated for your arrival.
  - We provide an iPad with an app (iAqualink) which you can adjust the heat and other settings for the pool and spa. The iPad is located in the wall, left of the sliding glass door.
  - A comfortable pool temperature is between 82° and 85° (please do not heat the pool above 85° or there will be additional charges); The water temperature of a hot tub is comfortable between 100°F and 103°F (please do not heat the spa above 104°).
    - Heating above these temperatures is not permitted, as it may damage pool equipment.
  - Turn *Spa Mode* to *On* only when you want to use the spa. Please turn *Off* in between uses. Constant running will cause the spa water level to run too low.
  - To turn on the “jets” you will need to select “equipment” and then “booster pump”
  - If the pool drops in water level use the “waterfall” feature to fill it back up. To add water to the spa, select “spillover”. Both functions are found in the “equipment” section.
7. **Pool Loungers, towels, pool etc:** Eight (8) chase lounges and three (3) umbrellas will be available for your use on the pool deck. Ten (10) pool towels are located in the stainless bin by the sliding glass door in the living room. There are a few inflatable pool loungers, a pump and plentiful noodles located on the upper pool deck behind the main stairs. If you use these toys, please pull them out of the pool to allow them to dry upon your departure.



8. **Kitchen:** The home features a chef's kitchen with a commercial grade Wolf 6 burner gas range, oven, two microwaves, and 3 miele dishwashers. The property has most everything you need to prepare and cook your meals at home. If you have a specific question about the kitchen or appliances, please inquire.

- Ninja 12-cup programmable coffee maker (filters provided)
- Flatware, bowls, plates, appetizer platters for 10 people
- Glassware including wine, martini, and champagne flutes
- Blender, coffee grinder, Cuisinart hand blender
- Various cooking oils, spices, condiments, hot tea (selection varies)
- Cutting boards, and kitchen utensils
- Foil, ziplock bags, plentiful Tupperware
- Paper Towels, microfiber cleaning towels, dish towels

9. **Provisions:** We provide bed and bath linens, washcloths for makeup, bath towels, spa/pool towels, bath gel, shampoo/conditioner. There is also a starter kit of toilet paper and paper towels typically sufficient to last through your reservation. You are free to use anything in bathrooms and cupboards, such as condiments, and herbs and spices. *That said, we do not restock these items during stays so if something is critical, please bring it.*



10. **Smoking:** **\$1000 fine and immediate termination of lease for smoking.** NO SMOKING is allowed in the house or anywhere on the property. The ONLY acceptable place to smoke is off property on the road. If you smoke on the street, you MUST carry an ashtray with you (not provided). This region is extremely dry and any open flame puts the entire area in danger of fire.

11. **Offensive Noise:** Santa Cruz County's Noise Ordinance applies 24 hours a day but becomes more restrictive between 10:00 pm and 8:00 am, which are designated as "quiet hours". For specific details, please refer to the county ordinance listed below:

<https://www.codepublishing.com/CA/SantaCruzCounty/html/SantaCruzCounty08/SantaCruzCounty0830.html>

12. **Outdoor Fire Pit/Fireworks:** Because of the extreme fire danger in this area we have disabled the outdoor fire pit. Please do not attempt to light it or have any open flames elsewhere, including fireworks/sparklers of any kind.

13. **Pets:** Pets are not allowed. We love animals but because we want to keep the home as pristine as possible, we are not able to make any exceptions to this rule.

14. **EV Charger:** We have a Tesla Wall Connector (Generation 2) with 24 Foot Cable located in the garage.
15. **Cameras:** For your safety we record and monitor access to the property via the secure gate and driveway area only.
16. **HVAC:** It is very rare for it to be hot enough to warrant A/C and most houses in this area do not have it installed. Thus, there is only A/C in the master bedroom (wall unit) and theater room (Nest thermostat) Each bedroom also has small fans for additional cooling. Please keep windows and doors closed during the hotter days and use fans and A/C
- The house is heated on a hydronic floor system and controlled remotely at 71 degrees. If you would like the house warmer, please let us know and we can adjust specific rooms.
  - There are two portable heaters located in downstairs bedrooms for additional local heat if needed.
17. **Television:** The living room has a new 80 inch Sony OLED on DISH Network and Apple TV with streaming apps available. The remote is located in the kitchen by the toaster on the charging base. See YouTube tutorial for information on how to operate the TV.
- The master bedroom has DISH Network.
  - Two additional bedroom TV's and the gym TV have streaming apps. Simply login to whatever streaming service you would like to access. Upon checkout, please ensure you are logged out of your personal accounts.
18. **Music:** The house has a Sonos sound system, with speakers in most rooms. You will need to download the [Sonos app S1](#) (will not work on S2 app) and to be on the house WiFi to operate the sound. Please see our tutorial video if you need step by step instructions.
19. **You can also control Sonos directly from the Spotify app** by tapping on Devices Available  on the Now Playing screen in the Spotify app:
1. Open the Spotify app.
  2. Go to the Now Playing screen.
  3. At the bottom of the screen, tap Devices Available  and select your Sonos speaker or group.
20. **Theater:** The 8-seat theater features a 144 inch high def projection system featuring DISH Network and Roku for streaming apps like Netflix, Prime, HBO, Disney, etc. You will need to login to each streaming app with your own account.



- Each theater chair reclines with the button on the side of the seat. Retract the chair before sitting up or it may tip over and/or become unplugged.
  - No food or drink in the theater.
  - Please logout of all streaming services when you checkout.
21. **Barbeques:** The house contains three outdoor grills. A Traeger Smoker, Weber BBQ, and Blackstone Griddle. We provide starter kits of wood pellets, propane, and charcoal but do not restock.
22. **Gym:** Upstairs you will find a small gym with plentiful free weights, several workout benches, and yoga mats. The squat rack is for owner use only as it is not bolted down. No children should be in the gym area unsupervised.
23. **Washer & Dryer** you are welcome to use machines and detergents located by the garage door.
24. **Owner's Items:** This is a lived in home containing owners private items in both locked and unlocked areas. Most are labeled "owner use". Please do not try to open them or remove anything. Thank you for respecting and maintaining privacy.
25. **Home Care:** This is the owner's primary residence, where he and his family spend a great deal of time, so please be respectful. The material selections are not intended for heavy use so try and treat them as your own.
- Please do not move any furniture. The limestone and wood floors scratch easily. There will be a \$250 fee for anything moved, regardless of damage.
  - Never sit or lounge on any indoor furniture while wet after swimming. Please wipe up any spills with the microfiber towels (under the kitchen island) or paper towels to the best of your ability.
  - Please notify us as soon as possible if you think any spill, scratch, scuff etc., needs professional attention quickly, so that we can make these arrangements.
  - Please treat the house and its contents with care. Our cleaners will inspect and clean the house after your departure. If they find any broken, damaged or missing items, you will be contacted for resolution through Airbnb, VRBO, etc.
26. **Damage to Walls.** The walls (excluding bedrooms and bathrooms) are not painted. They are a 5 layer Lyme finish that can scuff, scratch and stain easily. That said, they give a warm and distinctive feel to the home that is very unique. Stains on the walls have been our #1 issue and cause of damage. The process to repair requires that a continuous wall

be refinished, as they cannot be “touched up”. We ask that you consider the walls as the most delicate part of the home and please tell any children the same. The minimum charge to fix a damaged area is \$750 and goes up from there. If damage is sustained, we will notify you shortly after checkout.

27. **Condition and Use.** You agree to return the property in the same condition you found it in and to use it reasonably and without disturbance to the neighbors - we are in a residential area with strict noise rules - NO OUTSIDE NOISE or MUSIC PAST 10PM. Please respect our neighbors.

The house is fully furnished. You hereby agree to indemnify us and hold us harmless from any and all claims, losses, attorneys' fees, costs, and damage to property or bodily injury that you or your family or invitees may suffer in connection with your use of the house.

28. **Maintenance Schedule** (time of service varies): We have a number of outdoor services that need to happen to maintain this large property. The maintenance providers are instructed to be as quick and as least intrusive as possible.

- Pool maintenance - every Thursday morning - unavailable for two hours after
- Landscape Service – Fridays
- Watering - TBD based on weather conditions
- Trash/Recycling - Bins are located in the garage and picked upon your departure.

29. **Checkout:**

- **Checkout is at 10:00 am.** We have a large property to turnover in just 6 hours. Late checkouts incur a fee of \$160/hr (the cost of our cleaning crew)
- Please empty the fridge and put all kitchen trash in the bins located in the garage as ants can be a problem. Place all glass bottles, cardboard, paper, etc in the blue recycling bins. Green compost bin is located along the side of the house.
- Turn off the pool, spa, and all entertainment.
- Logout of all streaming apps on the smart TV's and theater.
- Lock doors and close windows before departure.
- Turn off all the lights (hit “home away”) by the garage door.
- Please return the key and garage remote to the kitchen counter, and exit the front door which will lock behind you.

Jay Moore  
Listing Agent  
(831) 854 - 7955

AGREED – Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_



**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: June 24, 2020

**Certificate # CO02091**

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: O'Brien Vacation Rental

Location of Facility: 317 Hidden Valley Lane, Soquel

Operator: Matthew O'Brien

Mailing Address: 1722 Seabright Ave, Santa Cruz, CA 95062

By: \_\_\_\_\_

*Grant Winter*  
Grant Winter, Deputy  
AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

James Ritchey  
Susan Ritchey  
444 Hidden Valley Lane  
Soquel, CA 95073  
APN 10207135

November 28, 2022

Santa Cruz County Zoning Administrator  
701 Ocean Street, 4th floor  
Santa Cruz, CA 95060

Re: Application #221317

We live next door to Mathew O'Brien, 317 Hidden Valley Lane (APN 10207134). We have lived here since 1978 and the area is rural 5 acre zoning with parcels from 2 1/2 to 10 acres. Unfortunately, the 4 homes on our 1/2 mile dead end road are all within 100 yards of each other creating a "we can hear everything" ridge top amphitheater.

We are strongly opposed to the 5 bedroom vacation rental that O'Brien has been illegally running for over 8 years. This house is operated as a boutique expensive hotel at over \$2,000.00 a night with a half day turnaround of guests. A steady stream of housecleaning, landscaping, catering, pool and maintenance workers are coming and going. Rented as much as 150 nights a year, we have suffered the late night drunken pool/hot tub parties, foul language and loud cheering of corn toss games. Many times we have asked the renters to quiet down and can easily shine a spot light at them. Some get the message, others don't.

The house is listed on VRBO as Property #9089305ha and is booked well into 2023.

Many nights our children and guests can not sleep on the side of our house that faces O'Brien's.

The 2 mile section of Rodeo Gulch is a poor narrow road. Hidden Valley Road is a private one lane road. Our private driveway, Hidden Valley Lane is a steep, narrow, one lane winding dead end road with no turnaround that is the only way in or out for the 4 homes on it. We are in a critical fire danger area with heavy vegetation and trees. O'Brien has not cleared or removed dead trees to the north and east on his property. Our area is a FIREWISE community and we participate in evacuation plans and fire prevention. Having a "hotel" with a continuous transient vacationing population is a threat to us in an emergency situation.

Most nights when the house is rented over 40 outside lights and spotlights are left on all night. The night pollution destroys the night sky, view of the area and Monterey Bay.

The swimming pool and hot tub are unfenced and are not alarmed because O'Brien removed the required safety fencing within days of the final building inspection.

In November 2022 non permitted, large scale grading was started. A 100ft long building pad was cut into the steep hillside leaving an 8 foot high cut in the side of the hill. The dirt was pushed into the drainage course that flows into Rodeo Creek. The surface was then compacted with gravel/base rock and underground electrical was installed. We are afraid the area will be future pickle ball courts as the dimensions (64x34) meet the needed space for such courts. The project has continued construction despite the County inspector posting a "Stop Work" (RED TAG) on 11/18/22.

We ask Application #221317 be denied.

Thank You,

James Ritchey

Susan Ritchey



## Michael Lam

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**From:** James Ritchey <jritcheylaw@cruzio.com>  
**Sent:** Monday, November 14, 2022 3:40 PM  
**To:** Michael Lam  
**Subject:** Fwd: Application number 221317. Apn 102 071 34

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

I got your email address wrong last week. Please respond. Thanks

Begin forwarded message:

**From:** Jim Ritchey <[jritcheylaw@cruzio.com](mailto:jritcheylaw@cruzio.com)>  
**Subject:** Application number 221317. Apn 102 071 34  
**Date:** November 9, 2022 at 2:17:13 PM PST  
**To:** [Michael.Lam@co.santa-cruz.us](mailto:Michael.Lam@co.santa-cruz.us)

Picture taken this morning 11/9/22. Is there a permit for this unsafe mess? The 5 bedroom house has been vacation rented for over a 100 days a year for \$2,000 a day for over 8+ years. Was tot paid?







## Michael Lam

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**From:** James Ritchey <jritcheylaw@cruzio.com>  
**Sent:** Monday, November 14, 2022 3:41 PM  
**To:** Michael Lam  
**Subject:** Fwd: Application number 221317 APN 102-071-34

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Please call. Thanks

Begin forwarded message:

**From:** James Ritchey <[jritcheylaw@cruzio.com](mailto:jritcheylaw@cruzio.com)>  
**Subject:** Application number 221317 APN 102-071-34  
**Date:** November 9, 2022 at 2:05:33 PM PST  
**To:** [Michael.Lam@co.santa-cruz.us](mailto:Michael.Lam@co.santa-cruz.us)

I live next door and have for 40 years. I was an assistant county counsel for Santa Cruz for many years. Could you please call me at 831 4760328. I have a lot of background and other information.  
Thanks. Jim Ritchey

## Michael Lam

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**From:** Jim Ritchey <jritcheylaw@cruzio.com>  
**Sent:** Sunday, November 27, 2022 9:30 AM  
**To:** Michael Lam  
**Subject:** Application 2213117

\*\*\*\*CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

All three homeowners on our half mile private driveway are opposed to the application for a vacation rental permit. The driveway is one lane with no turnaround. We are in a critical fire hazard area and are part of a Firewise Community. We have meetings and an evacuation plan. O'Brian is not part of our planning. Renters would not know what to do in case of a fire. Have the local fire agencies approved of this rental in a rural area? Please include this email in your staff report.

Sent from my iPhone

## Michael Lam

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**From:** Jim Ritchey <jritcheylaw@cruzio.com>  
**Sent:** Sunday, November 27, 2022 9:20 AM  
**To:** Michael Lam  
**Subject:** Fwd: 2213117

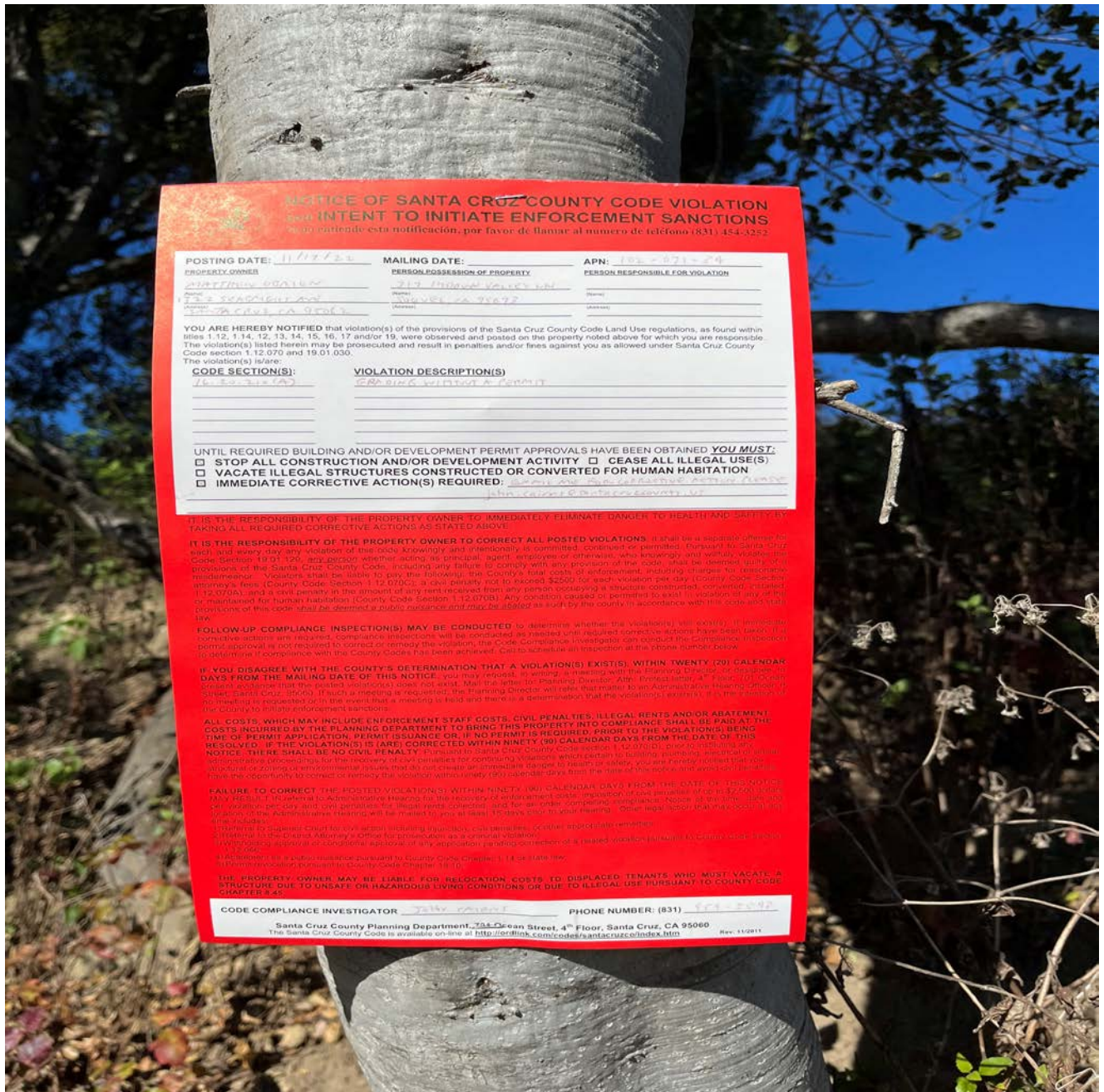
\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Sent from my iPhone

Begin forwarded message:

**From:** Jim Ritchey <jritcheylaw@cruzio.com>  
**Date:** November 27, 2022 at 9:10:37 AM PST  
**To:** Michael.Lam@co.santa-cruz.us  
**Subject:** 2213117

Red tag for illegal grading and work done as recent as 11/25/22 without permit. Also property still being rented daily without vacation rental permit. Please include with your staff report. Jim Ritchey









## Michael Lam

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**From:** Pat <gpograde@yahoo.com>  
**Sent:** Monday, November 28, 2022 8:41 AM  
**To:** Michael Lam  
**Subject:** Permit

\*\*\*\*CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

We are neighbors of Matthew W. O'Brien who has application #221317 and assessors parcel #102-071-34. We have very serious concerns about the negative impact of his projects. We hope to discuss this with you in the near future. Thank you.

My cell # is 8318182446 but please give me your phone # so that I can enter it in my contacts so that your call will not be blocked or sent to messages.

Sent from my iPad