

14 December 2022

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

Dear Sir/Ma'am,

This letter regards Matthew O'Brien's application for a 5-bedroom vacation rental permit on Hidden Valley Lane (Santa Cruz County application #221317). The property has been rented illegally for over 6 years at \$2,000.00 per night for over 100 days a year.

We are concerned with traffic on Hidden Valley Road and Hidden Valley Lane (which is a 1/2 mile, winding narrow road with 4 hairpin turns). Our community is in a high fire danger area, and we all know Hidden Valley Road and Hidden Valley Lane are dead end roads. The area is of special concern to fire agencies and the North Rodeo Gulch, Firewise community.

The current renters discharge fireworks, and routinely have loud late-night drunken pool/hot tub parties. There is a steady stream of house cleaners, gardeners, pool cleaners and caterers to support the current illegal rental.

Our neighborhood is not the place for a boutique hotel, and we should not set a precedent by approving a vacation rental on Hidden Valley Road, nor on the small roads that intersect it.

Thank you for your consideration,



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