

John –

I am writing to oppose the issuance of this 5-bedroom vacation rental by the County of Santa Cruz Zoning Administrator.

This property has illegally encroached its front yard landscaping into the public right of way, taking valuable parking for its personal, private use and preventing full public use and coastal access of the public right of way. There are existing rules against this – please see the County's Coastal Encroachment Program and adopted Board policy:

<https://www.scparks.com/Home/PermitsReservations/CoastalEncroachment.aspx>

I do not believe that this property should be granted additional rights to operate what is really a commercial enterprise in a residential neighborhood while it is so clearly in violation of other County rules. I respectfully request that you either 1) take no action or 2) deny this application until the illegal encroachment has been resolved.

There is already inadequate parking on 13<sup>th</sup> Ave. The lack of adequate parking on 13<sup>th</sup> Ave caused by so many private encroachments pushes parking problems onto other neighboring streets.

While this application may technically have enough on-site parking (3) to meet the narrow requirements of the vacation rental ordinance, you can't ignore the fact that this property's encroachment exacerbates the overall lack of parking on the street. To think that this property could potentially host as many as 24 additional people during the day, and their cars, at peak times when no parking exists is doing a huge disservice to the neighborhood.

Please do not approve this application.

Toby Goddard