



Staff Report to the Zoning Administrator

Application Number: **221319**

Applicant: Omar Devlin

Agenda Date: March 03, 2023

Owner: Omar Devlin

Agenda Item #: 2

APN: 061-403-02

Time: After 9:00 a.m.

Site Address: 105 Treetop Drive, Santa Cruz 95060

Project Description:

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

Location: 105 Treetop Drive, Santa Cruz 95060.

Permits Required: Vacation Rental Permit

Supervisory District: 5th District (District Supervisor: Bruce McPherson)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221319, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the north side of Treetop Drive in the Carbonera planning area, approximately 150 feet from the intersection with Graham Hill Road in Santa Cruz. The neighborhood is comprised of modest single-family dwellings on parcels ranging from 0.25 to 0.50 acres in size. The subject property is developed with a one-story, single-family dwelling constructed in 1979, containing four bedrooms and three bathrooms.

As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rentals consisting of 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 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 four bedrooms; therefore, two on-site parking spaces are required. Two 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 March 03, 2028.

Omar Devlin has been designated as the 24-hour contact for the vacation rental. Omar 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 14,897 square foot lot, located in the R-1-15 (Single Family Residential) zone district, a designation which allows Short Term Rental uses. The proposed Vacation Rental is a permitted use within the zone district and the zoning is consistent with the site's R-UVL (Urban Very Low Density) General Plan designation.

Vacation rentals within residential structures are permitted within the R-1-15 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance.

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 **221319**, 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 Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: 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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 221319

Assessor Parcel Number: 061-403-02

Project Location: 105 Treetop Drive, Santa Cruz 95060

Project Description: Proposal to establish a new, four-bedroom vacation rental in an existing single family dwelling.

Person or Agency Proposing Project: Omar Devlin

Contact Phone Number: (831) 332-1135

- 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 R-1-15 (Single-Family Residential) 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 R-UVL (Urban Very Low Density) 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 Presley Obenshain, dated 03/14/2022.

- 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 Santa Cruz County Planning 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 ten 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 three (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 20 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. 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.
- N. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a Level V public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- O. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a Level V public hearing to consider permit revocation. "Significant violations" are: citations for violation of Chapter 8.30 SCCC (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the

person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.

- P. 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.

Approval Date: March 03, 2023

Effective Date: March 17, 2023

Expiration Date: March 17, 2026

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.

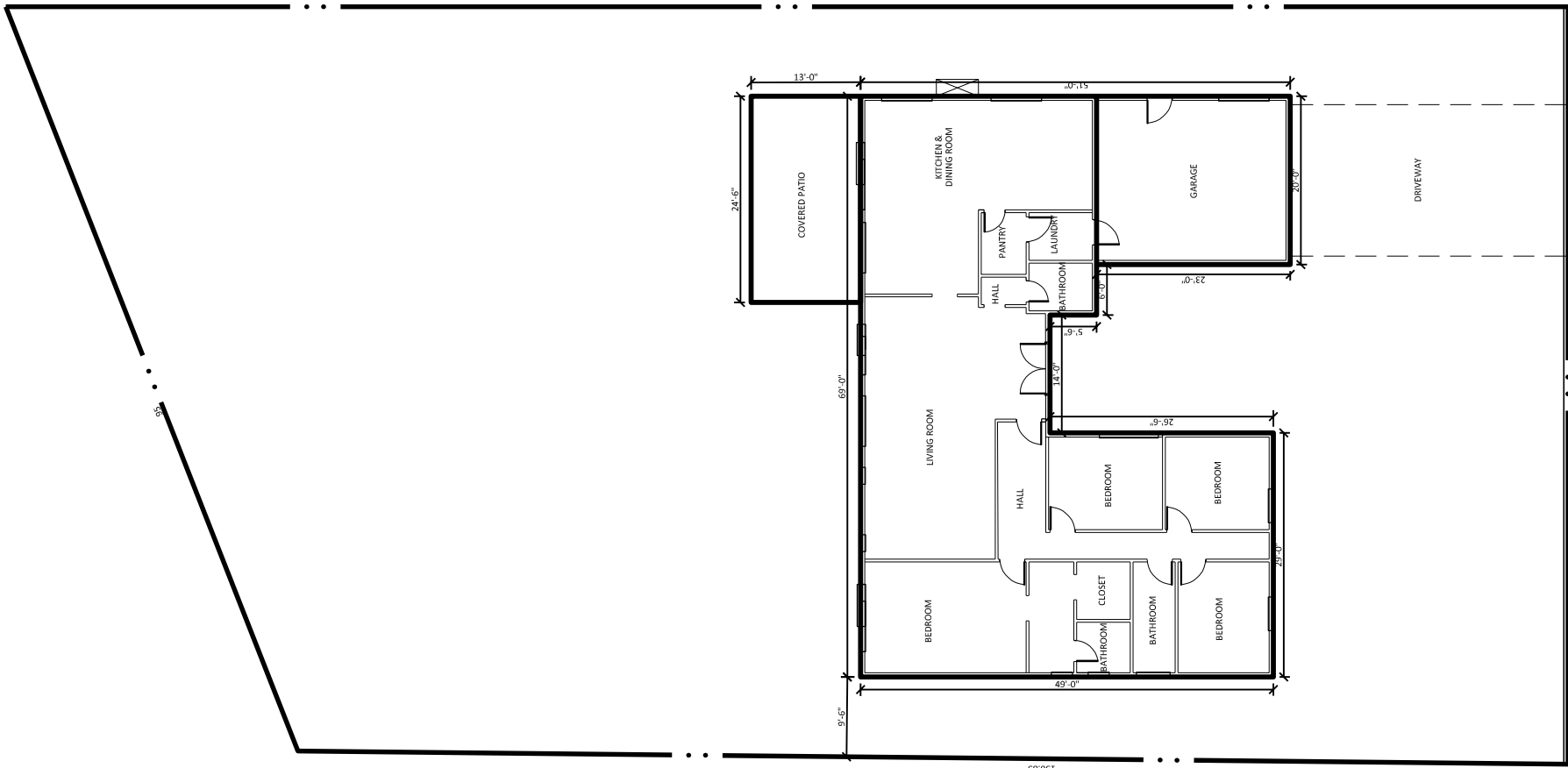
APPLICANT/OWNER:

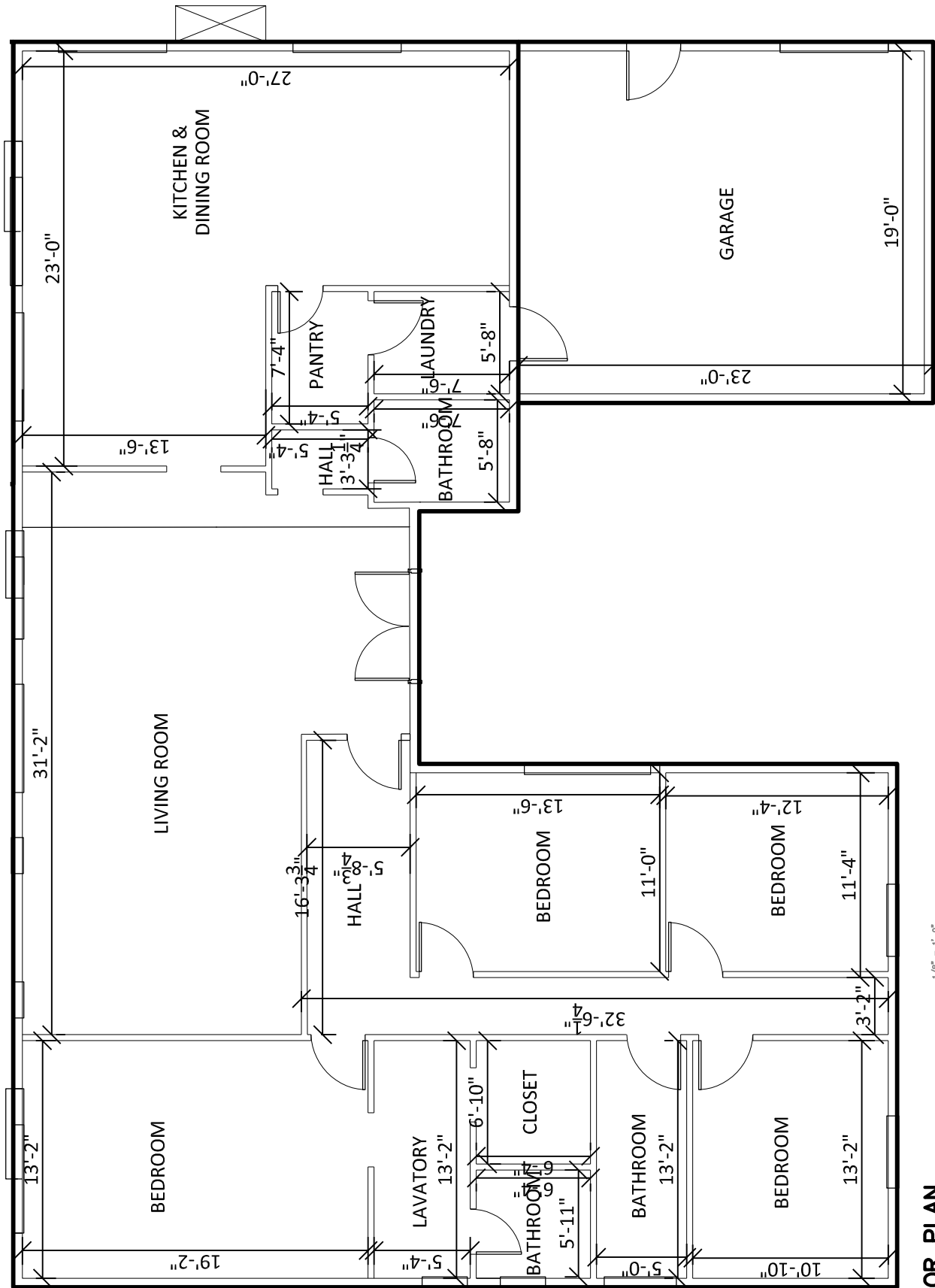
NAME: Omar Devlin / Trina Reddall
PHONE: 831-332-1135 / 805-720-1894
EMAIL: omar.devlin@gmail.com / treddall@gmail.com
PLAN PREPARER:
NAME: PRESLEY OBENSHAIN
EMAIL: P.L.OBENSHAIN@GMAIL.COM
ADDRESS/PROPERTY INFORMATION:
105 TREETOP DRIVE
SANTA CRUZ, CA 95060
APN: 06140302



1" = 20'-0"

1 SITE PLAN





2 FLOOR PLAN

OWNER INFORMATION:

NAME: Omar Devlin / Trina Reddall
 PHONE: 831-332-1135 / 805-720-1894
 EMAIL: omar.devlin@gmail.com / treddall@gmail.com

PLAN PREPARER:

NAME: PRESLEY OBENSHAIN
 PHONE: 661-330-4858
 EMAIL: P.L.OBENSHAIN@GMAIL.COM

PROPERTY INFORMATION:

105 TREETOP DRIVE
 SANTA CRUZ, CA 95060
 APN: 06140302

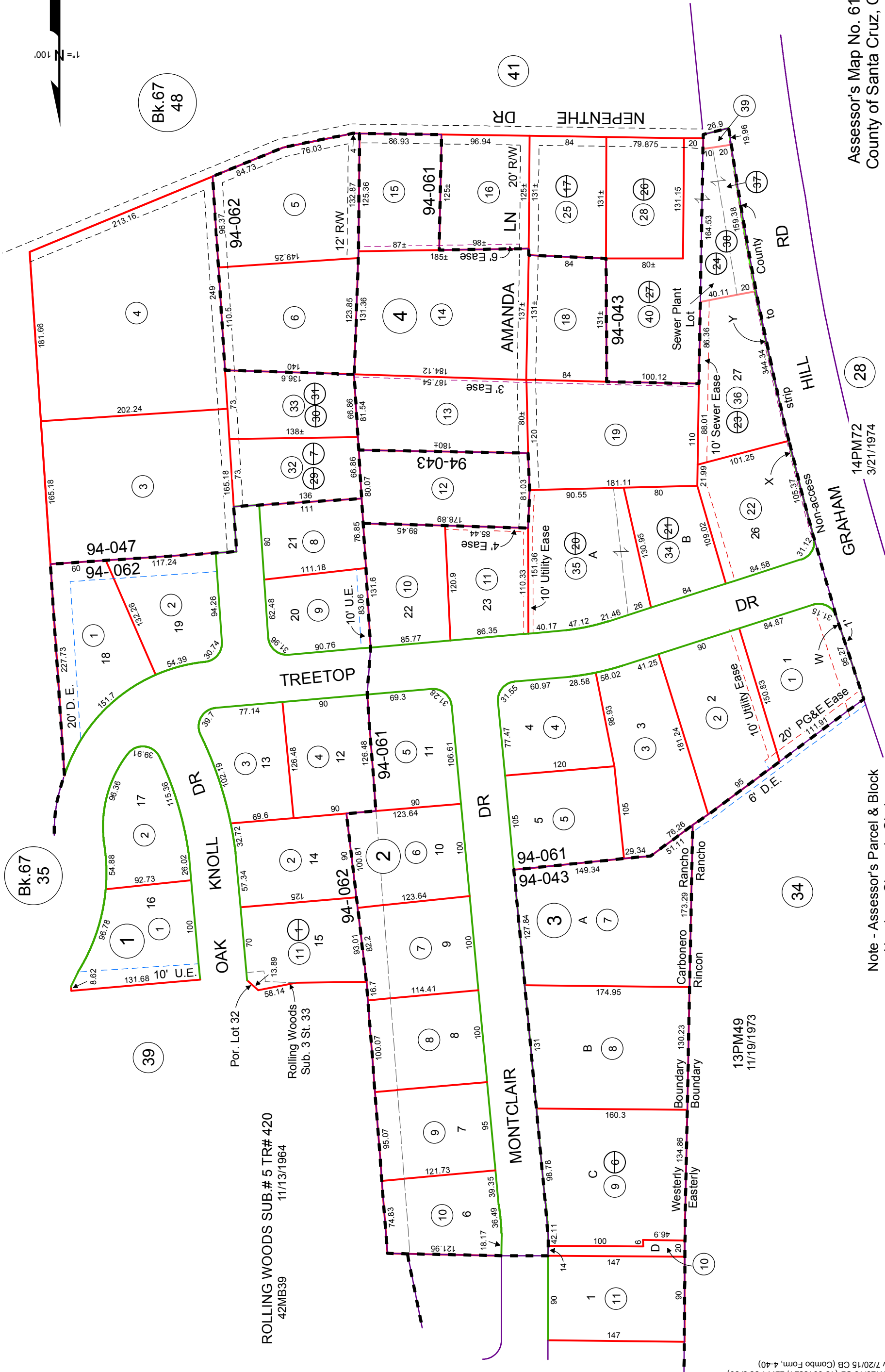
DATE OF PREPARATION: 03/14/2022

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 1999

RINCON & CARBONERO RANCHOS
POR. W.1/2 SEC. 36, T.10S., R.2W., M.D.B. & M.

61-40

Tax Area Code
94-043 94-047
94-061 94-062



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

Assessor's Map No. 61-40
County of Santa Cruz, Calif.
Aug. 1999




Electronically Redrawn 8/13/99 KB
Rev. 7/10/01 mvm (changed page refs.)
Rev. 3/16/06 LLC (Spatial Adjustment)
Rev. 3/16/06 LLC (Chngd St Name)
Rev. 11/18/09 CB (Cor TCA Info)
Rev. 11/18/09 CB (Removed old TCA lines in Bk 2, 3 & 4)
Rev. 8/4/10 CB (Cor. dim. 4-34)
Rev. 4/16/15 AR (TCA)
Rev. 5/11/15 AR (Add st name Amanda Ln)
Rev. 7/20/15 CB (15-0015824, LBA 4-38 & 39)
Rev. 7/20/15 CB (Combo Form, 4-40)

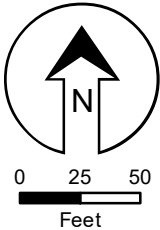


Parcel Location Map



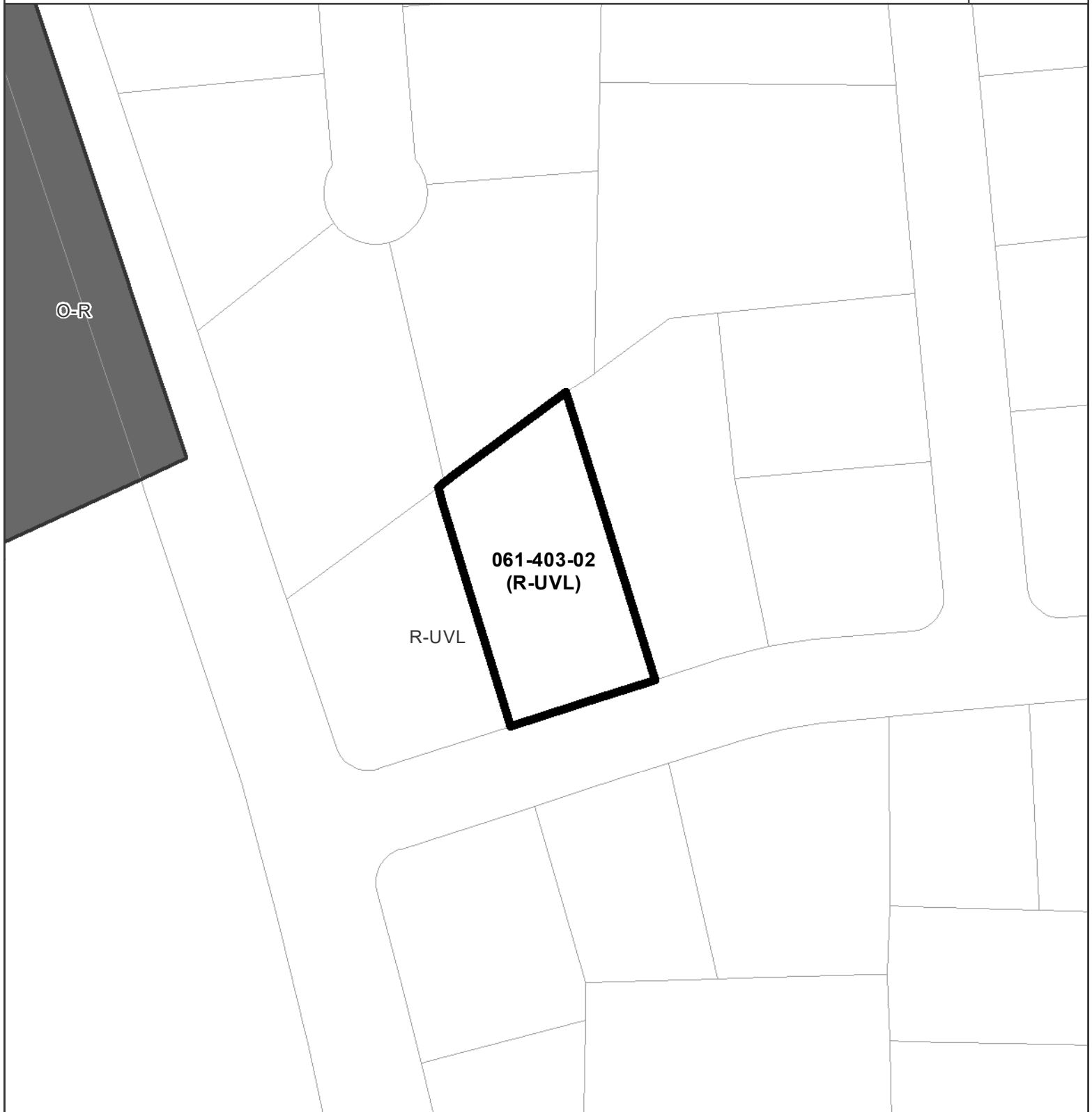
Parcel: 06140302



-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

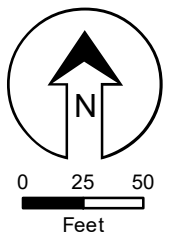




Parcel General Plan Map



-  O-R *Parks, Recreation & Open Space*
-  R-UVL *Res. Urban Very Low Density*

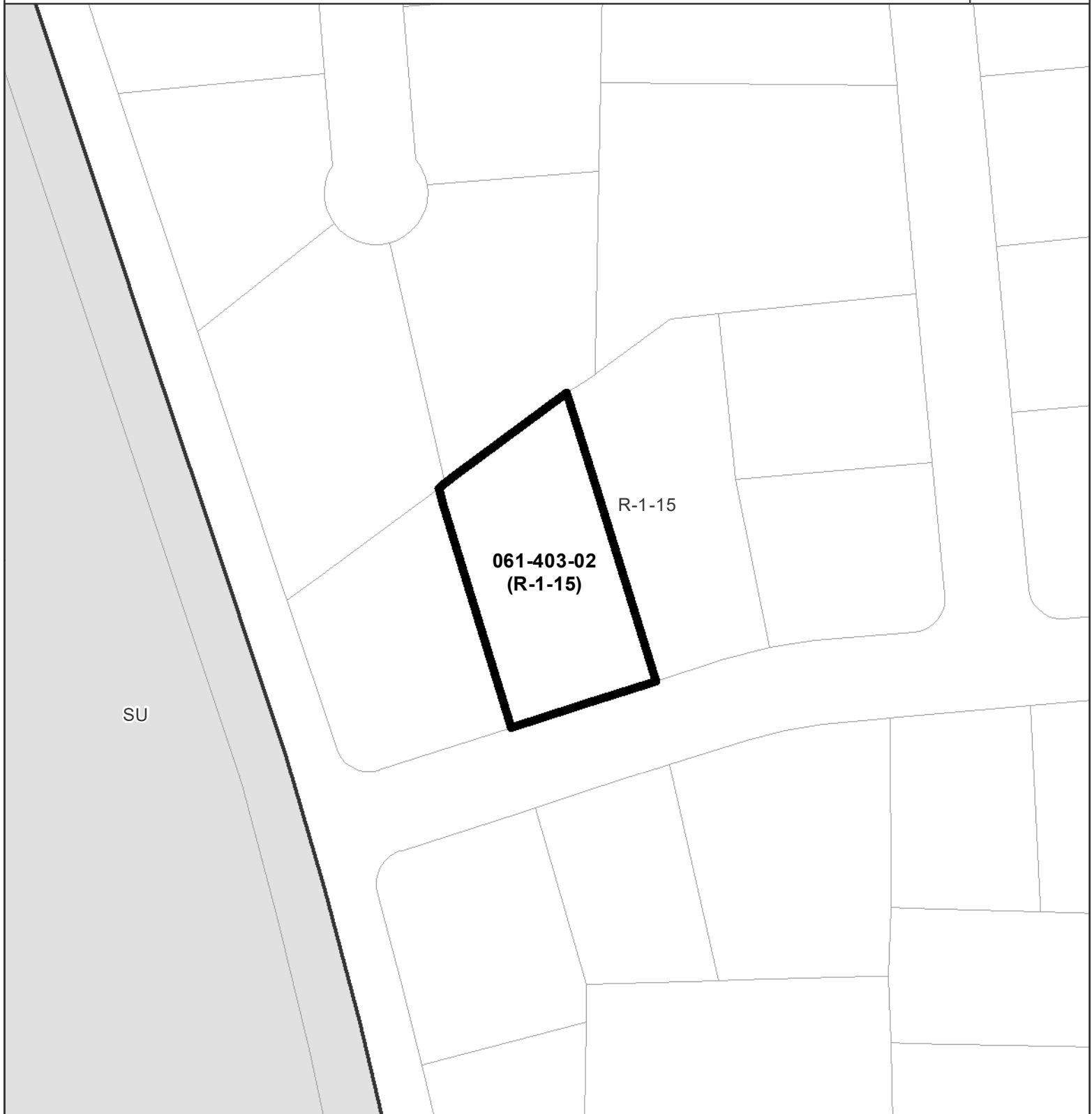






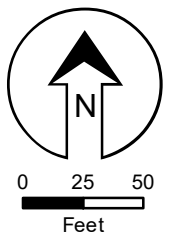
Parcel Zoning Map



Mapped
Area



-  R-1 *Single-Family Residential*
-  SU *Special Use*



Parcel Information

Services Information

Urban Services Line:	<u>X</u> Inside <u> </u> Outside
Water Supply:	Rolling Woods Mutual Water Company
Sewage Disposal:	Rolling Woods Septic Maintenance
Fire District:	Scotts Valley Fire Protection District
Drainage District:	N/A

Parcel Information

Parcel Size:	14,897 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Treetop Drive
Planning Area:	Carbonera
Land Use Designation:	R-UVL (Urban Very Low Density«GP_Description»)
Zone District:	R-1-15 (Single Family Residential)
Coastal Zone:	<u> </u> Inside <u>X</u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u>X</u> No

Technical Reviews: None

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	0% - 30%
Env. Sen. Habitat:	Potential Sandhills Habitat
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, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131

Vacation Rental Permit Application

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

Permit and Property Information

Current vacation Rental Permit Number (if applicable): n/a

Assessor's Parcel Number (APN): 061-403-02
(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 105 Treetop Drive Santa Cruz 95060

Applicant Information (Complete only if different from Owner Information)

NAME : _____

MAILING ADDRESS: _____

CITY/STATE _____ ZIP _____

PHONE NO. (____) _____ CELL PHONE NO. (____) _____

EMAIL: _____

Owner Information

NAME: Omar Devlin and Trina Reddall

MAILING ADDRESS: PO Box 1121

CITY/STATE Santa Cruz ZIP 95061

PHONE NO. (831) 332 1135 CELL PHONE NO. (805) 720-1894

EMAIL: omar.devlin@gmail.com

NOTE:

If the application submittal is made by anyone other than the owner, a signed Owner/Agent form (attached) or a property management agreement must be submitted with the application.

24-HOUR CONTACT

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

NAME: Omar Devlin

MAILING ADDRESS: 2231 Alice St.

CITY/STATE Santa Cruz ZIP 95062

cell
PHONE NO. (831) 332-1135 CELL PHONE NO. ()

EMAIL: Omar.devlin@gmail.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.
- n/a no stairs ☒ 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
- n/a ☒ 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.
- n/a no pool/spa ☒ **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.**

Jim Piddell

Owner of Rental Unit

9/26/2022

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).

 (Omar Devlin)
Signature of Owner or Authorized Agent

9/26/2022
Date

Jurie Reddall (Trinia Reddall)
Page 4

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

Certificate # AB00391

EXCLUSIVELY RENTED WITH AIRBNB

Date of Issue: September 28, 2021

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: Entertainers Landscaped Paradise in Santa Cruz

Location of Facility: 105 Treetop Drive, Santa Cruz

Operator: Omar Devlin & Trina Reddall

Mailing Address: PO Box 1121, Santa Cruz, CA 95061

By: Grant Winter

Grant Winter, Deputy

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

Welcome to our Home!

Amazing Santa Cruz Landscaped Paradise

105 Treetop Drive, Santa Cruz, California, USA



Contact:

Omar Devlin: 831 332 1135 omar.devlin@gmail.com

Sabrina Zirkle: 831 210 5665 sabrinazirkle@ymail.com

THIS IS THE MANUAL WE HAVE CREATED FOR THIS PROPERTY, WHICH IS WHAT WE VIEW AS THE **RENTAL AGREEMENT**. ALL POLICIES OUTLINED IN THIS MANUAL ARE ALSO OUTLINED IN THE LISTING. I HAVE HIGHLIGHTED RELEVANT SECTIONS IN YELLOW.

WELCOME

Welcome to Beach Retreat

Welcome to our landscaped paradise, our home away from home in the beach village of Santa Cruz. This welcome book is intended to help you get acquainted with the area and our home. We've downloaded our 10 years of area knowledge for you to enjoy! Favorite restaurants, golf courses, vineyards, and more. Along with our area guide you'll also find everything you need to know about our home, from wifi to the laundry facilities. You will find a bound copy of this guide in the home, which you are welcome to take out with you during your stay so you needn't print this out.

Your House

We have sought to equip our home to a high standard and to anticipate your needs by providing all the things you might want for a luxurious stay. Hair dryers and toiletries are provided as standard and a washing machine is available so that you don't have to worry about luggage restrictions. You have access to surfboards and bikes at the side of the house as well as the Spartan training course for those who want a little adventure.

Our philosophy

You want to have a wonderful holiday and we want that for you too. We believe that when you are here this is your home for however long you are staying and that you will be relaxed, comfortable and happy.

Welcome to our piece of paradise!



ARRIVAL & DEPARTURE INFORMATION

ARRIVAL INFORMATION

WIFI / INTERNET DETAILS

The house has free Wi-Fi. The details are:

ID: NETGEAR01, NETGEAR01-5G-1, NETGEAR01-5G-2

Password: wittyfire652

The service is provided for your enjoyment but you are responsible for safe and appropriate use and complying with all laws. If there is any loss of service please contact us. It is a business speed and should support multiple online Zoom and streaming services at once. Please note that the weakest signal is in the front bedroom with the bunk beds. There is a WiFi Repeater in the kitchen/dining area which should minimize dead spots there.

ACCESS CODES / INSTRUCTIONS

Due to the sensitive nature of this information we will email access codes separately. There is a key box located by the front door

CHECK-IN TIME

Check-in time is 4pm. We can sometimes arrange an early check-in so please contact us if you will arrive early and we'll do our best, without any promises!

DRIVING DIRECTIONS

If you are arriving via car and have a GPS / SatNav system in the car, please use 105 Treetop Drive, Santa Cruz, 95060 . If you do not have a GPS device, you can find us by taking the Sims Road exit as you drive south on Hwy 17 once you are past Scotts Valley. Please note that this exit's off ramp is very short and turns sharply to the right, so take it slowly! As you exit, you have the right of way and you will turn left so that you are heading South again on La Madrona Drive. From there you will reach a t-intersection/stop sign and you will turn right onto Sims Road. Then you take the first right onto Brook Knoll Drive. You will head downhill and then uphill where you will pass the school to the left. As you head down towards Graham Hill Road there is a stop sign and then the road changes from Brook Knoll Drive to Treetop Drive. Proceed through the stop sign and we are the second to last house on the right before you hit Graham Hill Road. You might also like to click this link for Google driving directions <https://goo.gl/maps/sYSo8NqySaPscovm8>.

GETTING HERE WITHOUT A CAR

We understand that some of you will be traveling without a car. In this case finding us is pretty simple! If arriving from the airport please request the Uber/Lyft/hire car to take you to 105 Treetop Drive, Santa Cruz. We are about 70 minutes from SFO and 30 mins from San Jose airport.

PARKING

The driveway can accommodate parking for 2 vehicles. Guests are limited to using one non-exclusive street parking spot. There is ample street parking in our neighborhood.

CLEANING SERVICES

You will find the house clean on arrival but please let us know if you are not satisfied. If you would like a cleaning service during your stay that can be scheduled with our Manager/Cleaner Sabrina 831-210-5665. An extra payment paid directly to the cleaner will apply.

DEPARTURE INFORMATION

DEPARTURE: Please plan to leave the house no later than 10:00 AM on your departure date. Guests are responsible for maintaining and leaving the house in a CLEAN, NEAT, and UNDAMAGED order as described below in **CHECK-OUT PROCESS**. For the convenience of guests, the house has cleaning supplies for spills and messes. Please note that if any housework over and above the routine setup/preparation is necessary, a fee will be requested to cover it.

CHECK-OUT PROCESS

When you leave, please ensure the following simple tasks are done:

- take the trash and recycling out to the bins on the side of the house (trash should be bagged and placed in the grey bin and recycling should be loose and placed in the blue bin)
- Load and run the dishwasher.
- Remove all trash, recycling, compost, personal goods, newspapers, etc.
- Return all household items, furniture, equipment, and porch equipment to original locations and configurations.
- Please strip sheets from beds and take the sheets to the laundry. Please take all used towels to the laundry room as well. Start a load for us!
- Secure and lock all doors.
- Ensure the heater is set to 62F.
- Leave the key back in the key box out the front

We hope you had a wonderful holiday and wish you safe travels back home. We'd love to see you again next year!

ABOUT THE ACCOMMODATION

APPLIANCE INSTRUCTIONS / INFORMATION

GUESTS

The maximum number of guests allowed to stay at the property is 10 (children under 8 are not counted). If you invite friends or family members to the property, they are welcome between 8am and 10pm, but the total number of people on the property at any time cannot exceed 20.

BIKES

There is a selection of bikes for adults and kids at the side of the house. There are some great trails through the redwoods at Henry Cowell State Park across the road.

FANS

Our home is equipped with ceiling fans in the kitchen and living room to help keep you cool. Each fan is operated via a switch on the wall. There are personal fans located in 3 of the 4 bedroom closets. The master bedroom stays the coolest, so we did not provide a fan in that room.

CENTRAL HEATING

Our home has a central heating system. You will find a panel on the wall near the half bathroom to the right of the entrance as you walk in. We recommend a setting of [70F] when you are at home which we find keeps the place sufficiently warm.

FIREPLACE INDOOR

Our home has a gas fireplace, but guests are not permitted to use it during their stay.

KITCHEN EQUIPMENT

All manuals for the electrical equipment and appliances are in one of the wicker baskets in the black shelving unit near the dining table. They are in the top row, second from the right,

The Dishwasher:

It's very simple, we promise! We provide a supply of tablets - you will need to insert one into the flip box container on the inside of the dishwasher door. Then press the program button of your choice - there are a few settings which are obvious - then press the start button. There is also a Control Lock (hold for 3 seconds) which is useful if you find yourself bumping into it and accidentally starting a cycle.

The Fridge/freezer:

You should not need to adjust any settings. If you run into any difficulties (e.g. it's not cooling efficiently) please let us know.

The Oven:

The double oven is easy to use with self explanatory settings.

The Stove:

An electric 6 burner oven top works well. Please use the exhaust fan when appropriate. Please also use the "lock" button when not in use for safety.

The Faucet:

It has a tap on, tap off feature. Once you turn it on, tap the faucet at the base to start it.

LAUNDRY APPLIANCES

We have a washer and separate dryer located in the utility room next to the kitchen. There is a supply of Tide Pods for your use. To operate the machines, simply place the appropriate number of Tide Pods in the washer before adding your items, close the lid, select the program you want, and hit start. If in any doubt the instruction manual is provided in the wicker basket near the TV.

SECURITY / ALARM INFORMATION

The property has multiple Blink security cameras on the outside of the property. This is a safe area but it always pays to keep doors locked. In the 10 years we have lived there we have never had any unauthorized people try to come onto the property

SURFBOARDS

There are multiple surfboards to use on the side of the property with some surfboard racks to use. If you aren't an experienced surfer then please stick with the foam boards.

ENJOYING YOUR TIME INSIDE

BOARD GAMES / PLAYING CARDS

We have some great board games including Monopoly, Connect 4, Clue and many others. All are in the cupboard behind the TV in the hallway towards the master bedroom.

BOOKS

We have a great range of adult and kids books on the bookshelves in the living room and in the bunk room which you are welcome to enjoy while you stay.

BREAKAGES

We understand that sometimes accidents happen! Should you break anything please let us know immediately - if it's minor we usually won't charge. If it's a larger issue (e.g. the TV screen!) we would like to agree the cost with you before you leave to avoid any issues later. Thank you!

MUSIC SYSTEM

We have Alexa throughout the house and can play any type of music you want. Please say "Hey Alexa" and select any song or artist of your request.

TELEVISION / DVD SYSTEM

There are 3 TVs in the house. Each TV has an Apple TV and two of the TVs have a DVD player attached. The only DVD player that can play Blu-ray is the one in the living room.

Dining Room TV

Samsung Remote for the television

Silver Apple TV remote* for the Apple TV

Living Room TV

Samsung Remote for the television

Sony remote for the DVD player

Silver Apple TV remote* for the Apple TV

Master Bedroom TV

Viore Remote for the television

Grey Panasonic remote for the DVD player

Silver Apple TV remote* for the Apple TV

*You can also download an Apple TV remote to your phone to control the Apple TVs.

ENJOYING YOUR TIME OUTSIDE

BEACH EQUIPMENT

Surfboards are to the side of the house with surfboard car straps located near the racks. If inexperienced, then please only use the soft top boards.

Cowells Beach is one of the best beginner surf beaches which works well at low tide.

Steamers Lane is only for very experienced and strong surfers.

Pleasure Point has different sections. There are parts of it which can be safe for less experienced surfers, but please be cautious when you select which break.

Be aware of parking restrictions

CHAIRS / TABLES

Outdoor table with 8 chairs for enjoying eating meals outside in Santa Cruz's lovely climate!

GRILL / BBQ

Grill located outside the back door.

OUTDOOR HEATER

Please use the outdoor heater as appropriate. It's good to keep warm. There are additional gas bottles on the side of the house near the wood pile.

MUSIC SYSTEM

We open the kitchen window so the Alexa music can be heard outside from the kitchen.

OUTDOOR LOUNGE

Outdoor Lounge area is outside the living room and fits 8 people comfortably. If you are expecting rain, please place them on the outdoor dining table. If they get wet, please lay them to dry on the outdoor table and on the chairs under the covered patio.

OTHER USEFUL INFORMATION

BED LINEN / TOWELS

Your beds will be made for you when you arrive and towels will be in the bathroom on the towel rack and in cabinets/drawers. Extra linens will not be provided, but you are welcome to wash them if the need arises during your stay.

GARBAGE DISPOSAL & RECYCLING

Garbage cans go out on Monday night for pick up Tuesday morning. If you are staying on Monday night, please put them out so they are emptied. Please advise a host if there is an accumulation of garbage or recycling that does not fit in the cans.

WHAT TO DO IN CASE OF A POWER OUTAGE

Power outages don't usually last long, but if an extended one occurs, please contact a host.

WINDOW LOCKS / SLIDING DOORS

Many windows are fitted with simple locks. Please ensure that all windows are closed and all locks are placed in the down/closed position on departure. The following rooms have these:

Two front bedrooms (each room has a single window with a lock)

Full bathroom (window in shower area)

Blue bedroom (two windows each have a lock)

Master bathroom (two windows open outwards, one in shower area and one near sinks; please ensure that these are latched closed upon departure)

Master bedroom (please ensure the sliding door is locked and the dowel is placed back in the track)

Living room (two windows near couch each have a lock)

Tiled area (please ensure the sliding door is locked and the dowel is placed back in the track)

Yellow bathroom (one window opens outwards, please ensure that this is latched closed upon departure)

Kitchen (two windows near sink each have a lock)

Kitchen area (please ensure the sliding door is locked and the dowel is placed back in the track)

Dining area (four windows each have a lock)

SAFETY INFORMATION & RENTAL RULES

RULES & REGULATIONS

ILLEGAL BEHAVIOR

If we become aware of any illegal behavior occurring on the property, guests will be evicted immediately. Please note that FIREWORKS are prohibited in Santa Cruz, so any report of fireworks being used on the property will result in immediate eviction.

QUIET TIMES

Quiet times are 10pm until 8am and are strictly enforced. Any complaints from neighbors will result in immediate eviction.

SMOKING POLICY

No smoking inside the house

If you smoke outside the house, please utilize a fireproof container to collect your butts and dispose of them upon your departure. Our area was evacuated due to the CZU Lightning Complex fires, so please be very careful when disposing of your butts.

SAFETY INFORMATION

EMERGENCY EXIT INSTRUCTIONS

In the event of a house fire, guests staying in the front bedrooms may want to exit through the front bedroom windows. The window screens pop out easily. Guests in the blue bedroom and master bedroom will most likely exit through the master sliding door. We recommend using the mailbox as your meeting place in the event of earthquake or fire.

EMERGENCY PHONE NUMBERS

For emergency services please immediately call 911. Do not delay if you feel an emergency situation has arisen. Since we are in unincorporated Santa Cruz, the Sheriff's office patrols our area and their officer needed non-emergency number is 831-471-1121.

LOCATION OF SMOKE DETECTORS

There are smoke detectors in each of the bedrooms and there is also one located in the hallway near the bedrooms. Please advise a host if they are malfunctioning.

LOCATION OF FIRE EXTINGUISHER

There is a fire extinguisher located under the kitchen sink.

LOCATION OF GAS SHUT-OFF VALVE

The gas shut-off valve is located to the right of the garage as you are looking at the house. A special tool is needed to turn it off, so please call us or PG&E if this needs to be done.

LOCATION OF CARBON MONOXIDE DETECTORS

There are plug in carbon monoxide detectors located in each bedroom. Please do not unplug these because they are there for your safety!

USEFUL CONTACT NUMBERS

TELEPHONE NUMBERS YOU MAY NEED

EMERGENCY SERVICES

911

MANAGER/CLEANER

Sabrina Zirkle 831-210-5665

SECURITY OFFICERS

We have a blink security system with cameras outside the house. Please contact Omar Devlin @ 831-332-1135 for any questions.

GETTING YOURSELF ORIENTED

OVERVIEW OF THE AREA

We are located 4.5 miles from the Santa Cruz boardwalk and beaches. Just across the road is Henry Cowell State Park with amazing trails and the beautiful tall redwoods. Down the road about 400 yards is a mini-mart convenience store that sells household groceries, beer, wine, liquor, etc. We are located halfway between Scotts Valley or Santa Cruz (3 miles to each) which provides ample shopping, restaurants and any services you may need. For grocery shopping we recommend Safeway and Nob Hill in Scotts Valley. Costco is also closeby and our Costco has a gas station if you need to fill up before you leave.

SUGGESTIONS IF YOU ARRIVE EARLY

Many guests will arrive before the designated check-in time. The good news is that there is plenty to do. We often suggest that guests visit the grocery store and do a small shop. That will give you more time to relax once you've checked in! There are also a few good restaurants for lunch so why not relax and enjoy some of the local food!

See [14 best things to do in Santa Cruz](#)

