



Staff Report to the Zoning Administrator

Application Number: **221318**

Applicant: Marsh Weiss Family Trust

Agenda Date: 06/02/2023

Owner: Marsh Weiss Family Trust

Agenda Item #: 1

APN: 050-251-07

Time: After 9:00 a.m.

Site Address: 315 Green Valley Road, Watsonville, 95076

Project Description:

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

Location: Located on the west side of Green Valley Road in Watsonville (315 Green Valley Road).

Permits Required: Vacation Rental Permit

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221318, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the west side of Green Valley Road in the Pajaro Valley planning area, approximately 860 feet from the intersection of Airport Boulevard and Green Valley Road in Watsonville. The neighborhood is comprised of agricultural land with small pockets of single-family dwellings. The subject parcel is developed with a 2,646 square foot dwelling constructed in 1939 and a 2,212 square foot structure that was originally constructed as the Amesti schoolhouse in 1888. The school has ceased operation around 1980 and has since been converted to a dwelling. The proposed vacation rental will be operated from the old schoolhouse. The site is designated as a historic resource property.

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, parking for vacation rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for vacation rentals containing one or two bedrooms

and 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. 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 June 02, 2028.

Carol Elsworthy has been designated as the 24-hour contact for the vacation rental. Carol is located in Watsonville, within the required 30-minute response radius from the proposed vacation rental property.

Zoning & General Plan Consistency

The subject property is a 4,168 square foot lot, located in the R-1-15-L-AIA (Single Family Residential, Historic Landmark Combining Zone District, Airport Combining Zone District) zone district, a designation which allows residential uses. The proposed Vacation Rental is a permitted use within the zone district and the zoning is consistent with the site's R-S (Suburban Residential) General Plan designation.

Vacation rentals within residential structures are permitted within the R-1-15-L-AIA 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 **221318**, 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: 221318

Assessor Parcel Number: 050-251-07

Project Location: 315 Green Valley Road, Watsonville 95076

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

Person or Agency Proposing Project: Marsh Weiss Family Trust

Contact Phone Number: (626) 749-2844

- 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. ☒ **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:_____

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-L-AIA (Single Family Residential, Historic Landmark Combining Zone District, Airport Combining Zone District) 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-S (Suburban 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 Nop Pantchpakdi, dated February, 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 four (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. 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.

Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Approval Date: 06/02/2023

Effective Date: 06/16/2023

Expiration Date: 06/16/2026

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.



Menu no. 50.2.5 / Parcel: 050.251.07
313 Green Valley Road, Watsonville 95076
Corbett March Weiss and PHH p/Weiss
626-429-7471 / corbettmarchweiss@yahoo.com
Sale: \$/sq ft = 116
Acq'd: 1.3. 2022
Page 1 of 1

Exhibit D

NOTES

[illegible]

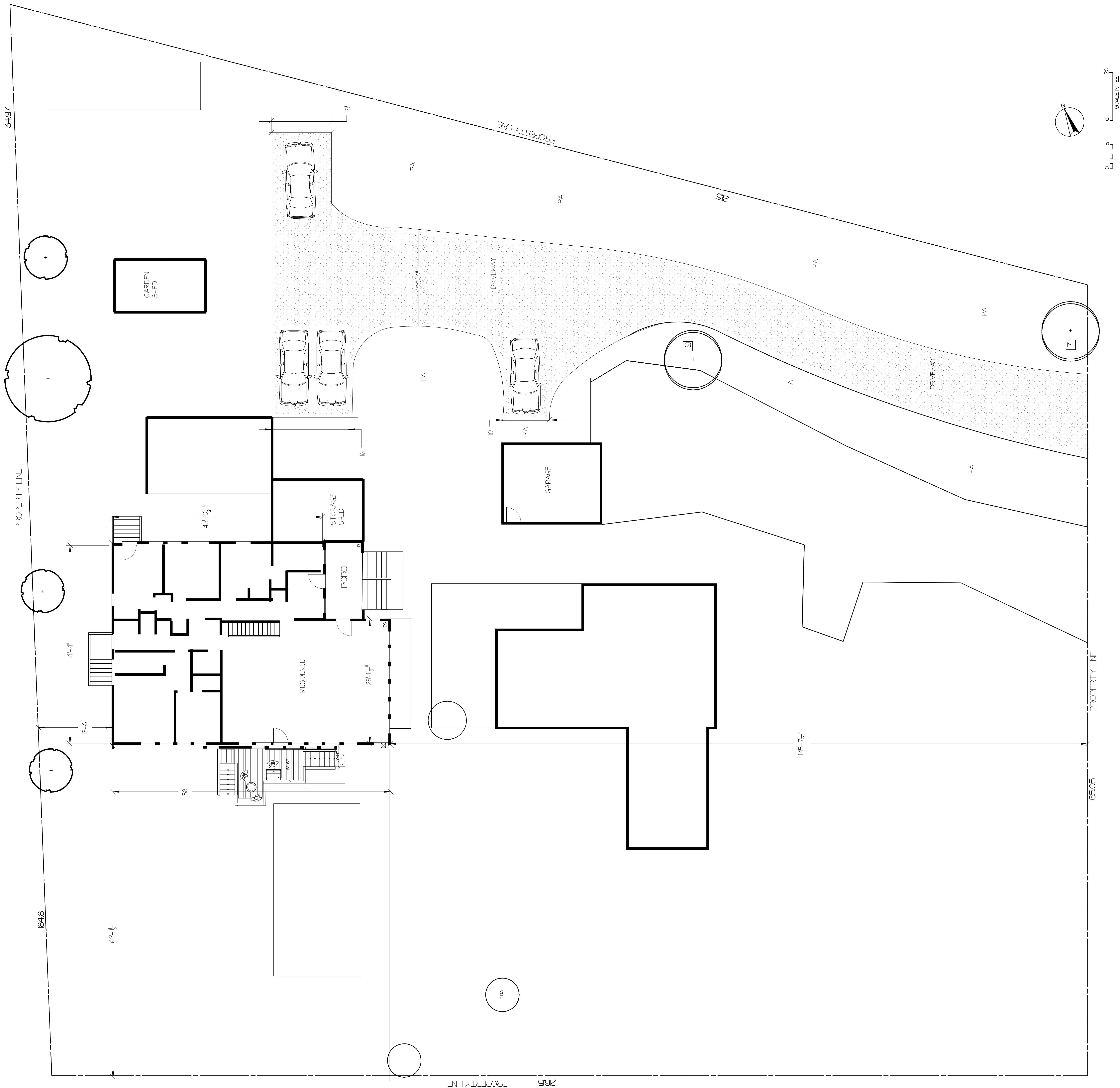
APTOS LANDSCAPE DESIGN
NOP PANTCHPAKDI
(669) 205-2643

PARKING

WEISS RESIDENCE
313 GREEN VALLEY RD.
WATSONVILLE, CA

SCALE	1/8" = 1'-0"
DRAWN BY	
CHECKED BY	
DATE	2/22/22
DATE OF PRINT	

Powered by DynaSCAPE®



313 GREEN VALLEY ROAD

ABBREVIATIONS

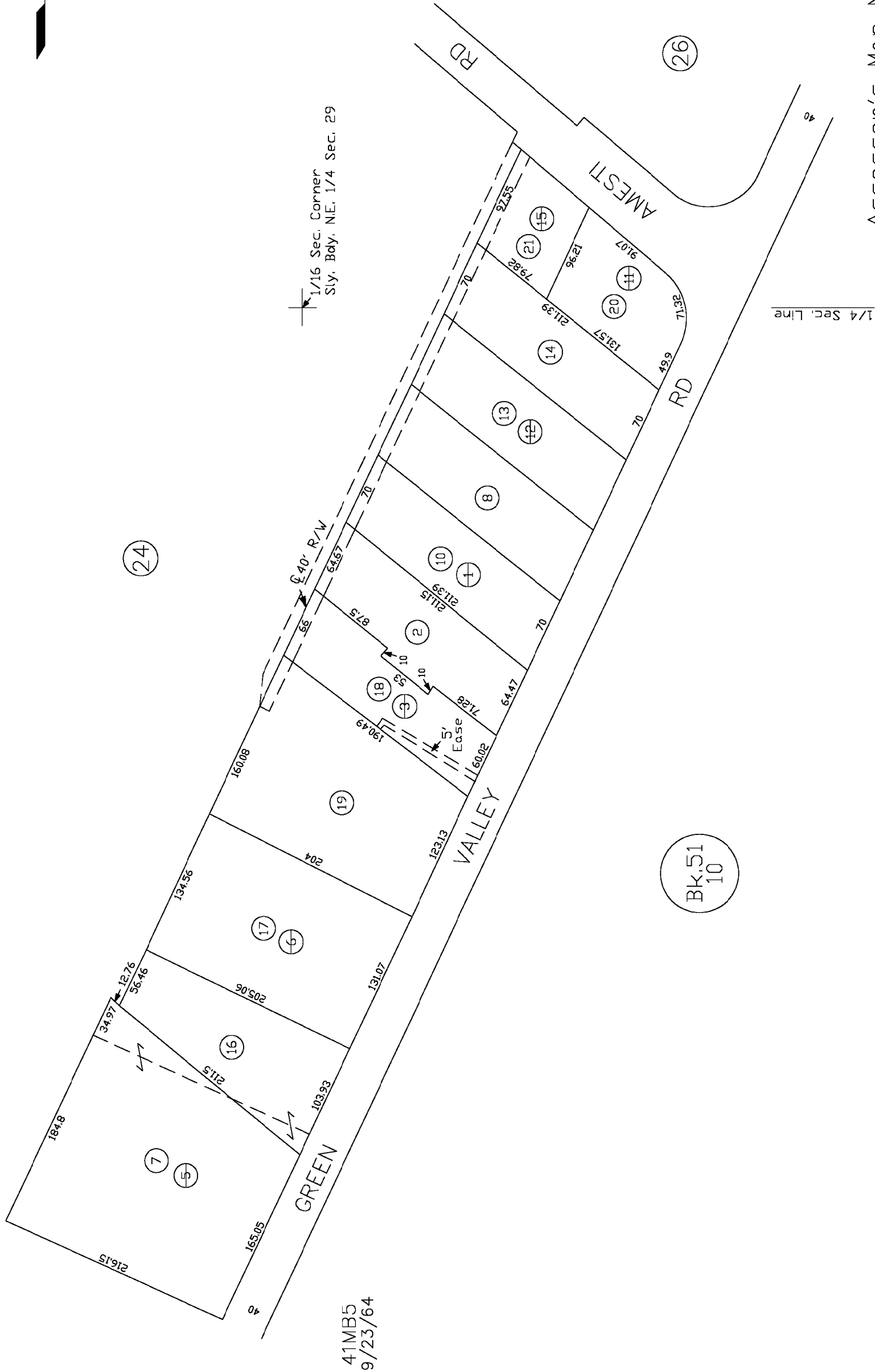
PA PLANTING AREA

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 2000

POR, RANCHO DE LOS CORRALITOS
E. 1/2 SEC. 29, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-255

50-25



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

Assessor's Map No. 50-25
County of Santa Cruz, Calif.
May 2000



Parcel Location Map



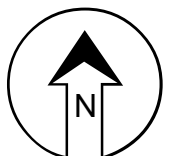
Parcel: 05025107



Study Parcel

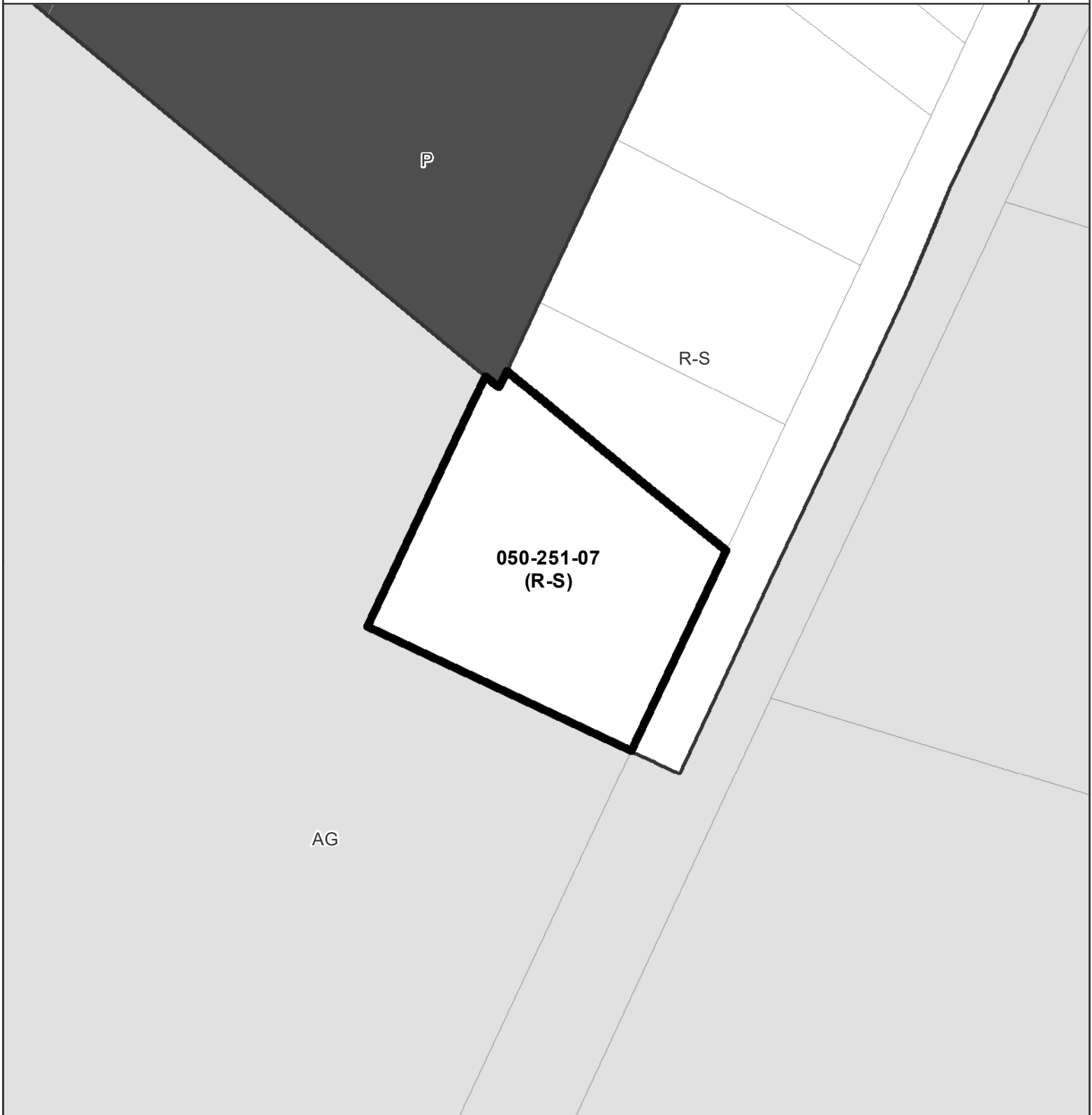





Assessor Parcel Boundary





Parcel General Plan Map



-  AG *Agricultural*
-  P *Public Facilities*
-  R-S *Residential Suburban*

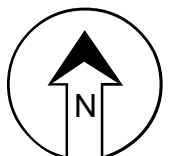


EXHIBIT E 
Feet

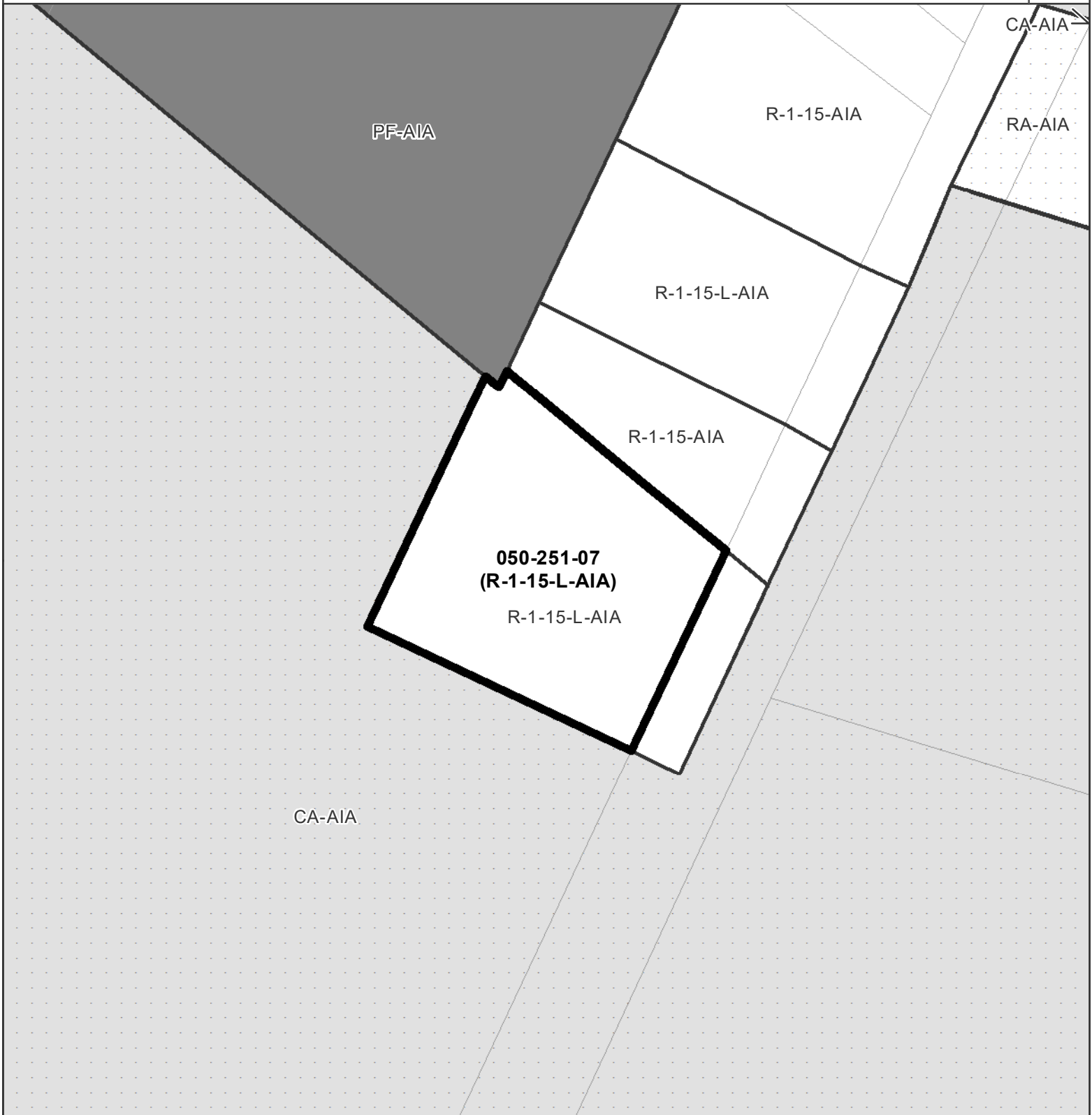


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area



- CA Commercial Agriculture
- RA Residential Agricultural
- PF Public/Community Facilities
- R-1 Single-Family Residential

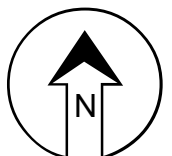


EXHIBIT E 0 30 60
Feet

Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: Watsonville
Sewage Disposal: Freedom Sanitation District
Fire District: Pajaro Valley FPD
Drainage District: Flood Control Zone 7

Parcel Information

Parcel Size: 0.95 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Commercial Agriculture/Residential
Project Access: Green Valley Road
Planning Area: Pajaro Valley
Land Use Designation: R-S (Suburban Residential)
Zone District: R-1-15-L-AIA(Single Family Residential, Historic
 Landmark Combining Zone District, Airport Combining
 Zone District)

Coastal Zone: ___ Inside X Outside
Appealable to Calif. Coastal ___ Yes X No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
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



PLEASE NOTE: Remote Intake Clearance is required to upload an application into the portal. For additional instructions, please refer to the ePlan Discretionary Permit Overview and Application Process Information Sheet (in the ePlan Discretionary Permit drop-down online menu [here](#)).

File Standards

- One of each file type allowed (APP, PLN, SUP) in PDF format.
- Files must contain all sheets/documents (not simply revised items).
- All files must be unlocked & flattened (no layers).
- Bookmarks must be set to Fit Page with names matching the File Index.
- Stamps/signatures must be embedded.

Application Submittal

The following documents are required for each new application submittal:

1. The APP (Application) file including:
 - a. ePlan Submittal Checklist - PLG130 form. This is the required cover page.
 - b. Application Form - PLG100 form (available online [here](#)). If applicable, be sure the owner-agent authorization is completed.
 - c. Associated List of Required Information (LORI)
 - ☐ Cannabis Use Permits (available online [here](#))
 - ☐ Coastal Development Permits (available online [here](#))
 - ☐ Lot Line Adjustments (available online [here](#))
 - ☐ Tentative Maps/Land Divisions (available online [here](#))
 - ☐ Commercial projects and residential projects that include more than one unit (available online [here](#))
 - ☐ All other projects (available online [here](#))
 - ☐ Wireless (WCF) Permits (available online [here](#))
 - ☐ Vacation Rental Permits (available online [here](#))
2. The PLN file: Project plans.
3. The SUP file: The Supplement Forms Index - PLG135 form (available online [here](#)). This form is the cover sheet for the supplemental documents file. This file will contain any additional documents needed for your project, such as a Soils Report, or other technical reports and design review materials.
4. For properties located in a Common Interest Development or Homeowner's Association (HOA), please be advised that such associations often require their own internal review and approval of any new development project. With the exception of Paradise Park, the County will not withhold the issuance of a building permit for projects located within HOA; however it is recommended that any project located within an HOA area be vetted in accordance with HOA procedures prior to submittal to the County. For projects located in Paradise Park, please provide a confirmation letter and approval form, from the Board of Directors, verifying that the plans have been reviewed and approved

The undersigned applicant hereby authorizes the filing of this application and authorizes staff to visit the subject property. I understand that staff may visit the property both during the review process and following the issuance of the permit. I certify to the best of my ability that the submittal information is true and correct, and that I have read and understand the above.

Applicant Signature: Cam Mark Weir Date: _____



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): _____

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

Street Address: _____

Applicant Information (Complete only if different from Owner Information)

NAME : _____

MAILING ADDRESS: _____

CITY/STATE _____ ZIP _____

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

EMAIL: _____

Owner Information

NAME: _____

MAILING ADDRESS: _____

CITY/STATE _____ ZIP _____

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

EMAIL: _____

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: _____

MAILING ADDRESS: _____

CITY/STATE _____ ZIP _____

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

EMAIL: _____

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 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

Rental Agreement

Property Address: 315 Green Valley Road ("Old Amesti School House"), Watsonville, CA

The rental is subject to the following:

The Guest will be held responsible for rental charges for the full duration of the reservation, for compliance with rental regulations by all occupants and guests, and for any damages to the property incurred during the rental period. Only adults 21 years or older may contract for the rental. Loud noise, parties, events, exceeding occupancy limits and disruptive behavior are not allowed.

The total number of overnight guests is limited to 10 and the total number of additional daytime guests is limited to 10 unless otherwise permitted in writing by us.

We provide sheets, towels, dishes, glassware, flatware and cooking utensils. You will find a starter supply of paper towels, toilet paper, and dish soap in the home. Daily maid service is not provided.

We require a security deposit in the amount of \$500. You agree to leave the property in a neat and orderly manner, as well as wash, dry, and put away all dishes and cooking utensils upon departure. Any damage or extra cleaning charges will be deducted from the security deposit. We will return any remaining deposit within 30 days following the departure date.

Smoking and pets are not permitted at any time on the property.

There are four locked "owners areas" on the property. Please do not attempt to access these areas.

50% of the charges is due at time of booking. Full payment is due 30 days before arrival date. If you cancel within 29 days prior to arrival, the full rent will be forfeited unless the property is re-rented.

All reservations are subject to 11% Santa Cruz County tax.

Please see the attached COVID-19 Advisory.

By signing below, we agree to the terms and conditions of this Agreement:

Guest: _____ Date: _____

Address: (for return of security deposit) _____

Owner:

COVID-19 Advisory

Government Orders. In order to reduce the spread of COVID-19, elected representative and health officials from the Federal Government, State of California and Santa Cruz County continue to issue updated Health Orders and other mandates and guidelines (collectively COVID-19 Directives).

Assumption of Risk. The Guest specifically assumes all risks associated with COVID-19, and agrees to comply with all applicable COVID-19 Directives hereafter issued or which have been issued by any federal, state or local government or authority having jurisdiction over 315 Green Valley..

Guest Responsibilities. The Guest agrees to take all reasonable and necessary precautions to protect the Guest and other occupants from the spread of COVID-19, including exercising care to protect yourself, and assessing your own risks, by considering your age, underlying health conditions, recent travel and possible exposure to COVID-19.

The Guest represents:

* To the best of your knowledge, you and other occupants are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with COVID-19. * You or other occupants are not experiencing a fever, cough, shortness of breath, difficulty breathing, or other COVID-19 symptoms.

Notice of subsequent COVID-19 Illness. The Guest is required to notify the Owners if the Guest or other occupant is diagnosed with COVID-19 following the stay at 315 Green Valley.

House Rules for 315 Green Valley Road



In Santa Cruz County, vacation rentals are allowed two overnight guests per bedroom plus two additional overnight guests. During the daytime, twice the number of overnight guests may be present at a vacation rental.

Maximum number of overnight guests:	10
Maximum number of daytime guests:	20
Rental Age Requirements:	Renters must be 21 yrs or older.
Maximum number of vehicles on site:	4 vehicles are allowed in the designated parking spaces.
Noise Limit:	Quiet time from 10:00pm to 8:00am.
Food / Cooking Requirements:	Cooking is only allowed in the kitchen and designated barbeque areas.
Pets:	No Pets allowed.
Prohibited Events:	Illegal behavior of any kind is not allowed. All fireworks are prohibited.
Trash Management:	Trash must be kept in closed containers and not allowed to accumulate.
Evacuation:	In case of emergency, evacuate the building through any exterior door and call 911.
Pool/spa areas:	No lifeguard on duty. No running or glass in the immediate pool/spa areas.

Contact Carol Ellsworthy for any other information needed at (831)334-7877 or email at giltwoodstudios@gmail.com.

Back [Transient_Occupancy_Tax_315_Green_Valley.jpg](#)

COUNTY OF SANTA CRUZ
 EDITH DRISCOLL, AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR
 701 OCEAN STREET, SUITE 150, SANTA CRUZ, CA 95060-4073
 POST OFFICE BOX 5639, SANTA CRUZ, CA 95063 • (831) 454-2510 • FAX (831) 454-2257

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

CNTY OF SANTA CRUZ TTC
AUG 15 '22 6:10:13

FOR COUNTY USE ONLY
 Certificate Number:
 Date Issued:
 APN Number:
 By: _____
 Deputy Treasurer-Tax Collector

PLEASE PRINT OR TYPE

Name of Facility or Unit Old Amesti School House
 Address of Facility or Unit 315 Green Valley Road, Watsonville, CA 95076
 Mailing Address PO Box 92662, Pasadena, CA 91109 Phone # (831) 344-7877
 Email Address oldamestischoolhouse@yahoo.com Date of Application 08/13/2022

Websites You Plan to Use: ☒ VRBO ☒ Home Away ☒ AirBNB ☐ AirBNB Only* ☐ Other _____

Type of Rental: ☐ Hotel/Motel ☐ Bed and Breakfast ☒ Whole House ☐ Hosted Rental

Number of Occupancy Units 1

IMPORTANT: Change of Operator and/or Ownership Requires a New Application

Owner(s) Name (List Principals):

Operator's Name	Address	Phone Number
Carmen Marsh Weiss	PO Box 92662, Pasadena, CA 91109	(831) 344-7877
Philip Weiss	PO Box 92662, Pasadena, CA 91109	(831) 344-7877

Local Emergency Contact

Name	Email Address	Phone Number
Carol Elsworth	giltwoodstudios@gmail.com	(831) 344-7877

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed Carmen Marsh Weiss Date 08/13/2022

*AirBNB has an agreement with the County of Santa Cruz to collect and pay the TOT for all listings done on their site that are within the unincorporated area of the County. If you commit to only using AirBNB for all of your rentals then you will not be required to report monthly.

revOct2020