



Staff Report to the Zoning Administrator

**Application Number:
231052**

Applicant: Cypress Vacation Homes
Owner: Eion Whitney
APN: 032-203-03
Site Address: 125 32nd Avenue, Santa Cruz CA 95062

Agenda Date: June 2nd, 2023
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description:

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

Location: Property is located on the west side of 32nd Avenue approximately 120 feet south of the intersection of 32nd Avenue and Calla Drive, at 125 32nd Avenue in Santa Cruz.

Permits Required: Vacation Rental Permit

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231052, based on the attached findings and conditions.

Project Description & Setting

Project site is located on the west side of 32nd Avenue in the Live Oak Planning Area. The neighborhood is comprised of relatively small Parcels (between 5300 and 6400 square feet in size) developed with modest single-family dwellings.

Project site is developed with a two story, four-bedroom single-family dwelling originally built in 1957 and subsequently remodeled in 1996 under building permit 0009794G-00110040. The remodel resulted in the current two story, four-bedroom and three and half bathroom configuration. This is a proposal to operate a vacation rental in the existing four-bedroom dwelling. As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rentals consisting of four or more bedrooms.

Zoning & General Plan Consistency

The subject property is an approximately 6400 square foot lot, located in the R-1-5-PP (Single-Family Residential-Pleasure Point) zone district, a designation which allows Vacation Rental uses. The proposed four-bedroom vacation rental is a conditionally permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Vacation rentals within residential structures are permitted within the R-1-5-PP zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance.

The property is located within the Live Oak Designated Area, in which a total of 262 vacation rental permits may be issued and 20% of the Block may be occupied by a vacation rental. There is capacity in both the Designated Area and the Block to accommodate issuance of this permit.

To date, staff has not received any public comment regarding this application.

Parking

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 spaces 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).

Permit Expiration

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 06/02/2023.

Emergency Contact

Cypress Vacation Homes has been designated as the 24-hour contact for the vacation rental. 325 Soquel Avenue, Suite 182 is located in Santa Cruz, within the required 30-minute response radius from the proposed vacation rental property

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 **231052**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Report Prepared By: John Hunter
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Santa Cruz CA 95060
Phone Number: (831) 454-3170
E-mail: John.Hunter@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. XX Comments & Correspondence (only if comments/correspondence are attached)

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 231052

Assessor Parcel Number: 032-203-03

Project Location: 125 32 Avenue, Santa Cruz CA 95062

Project Description: Operate a four-bedroom residential vacation rental

Person or Agency Proposing Project: Cypress Vacation Homes

Contact Phone Number: (831) 200-3286

- 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-designterm 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.

John Hunter, 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-1-5-PP 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-UM 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 use of the existing single-family dwelling as a short-term vacation rental, is exempt from the Design Review Ordinance.

Conditions of Approval

Exhibit D: Project plans, Submitted by Cypress Vacation Homes on 02/09/2023.

- I. This permit authorizes the operation of a vacation rental, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form (Exhibit G).
 - B. Issuance of this permit shall not imply 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 10 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 5 (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.
-

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires five years from the effective date listed below unless the property is not rented.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Zoning Administrator Steve Guiney

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.

Parcel Information

Services Information

Urban/Rural Services Line:	<u>X</u> Inside <u> </u> Outside
Water Supply:	Santa Cruz Municipal
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central FPD
Drainage District:	NA

Parcel Information

Parcel Size:	6403.32 square feet (0.147 acre)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	32 nd Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-5-PP (Single-Family Residential-Pleasure Point)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u>X</u> No

Technical Reviews: None

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	0-15 degrees
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

TRANSMITTAL FORM

Date: _____

To: Project File

Project Planner: _____

Application #: _____

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

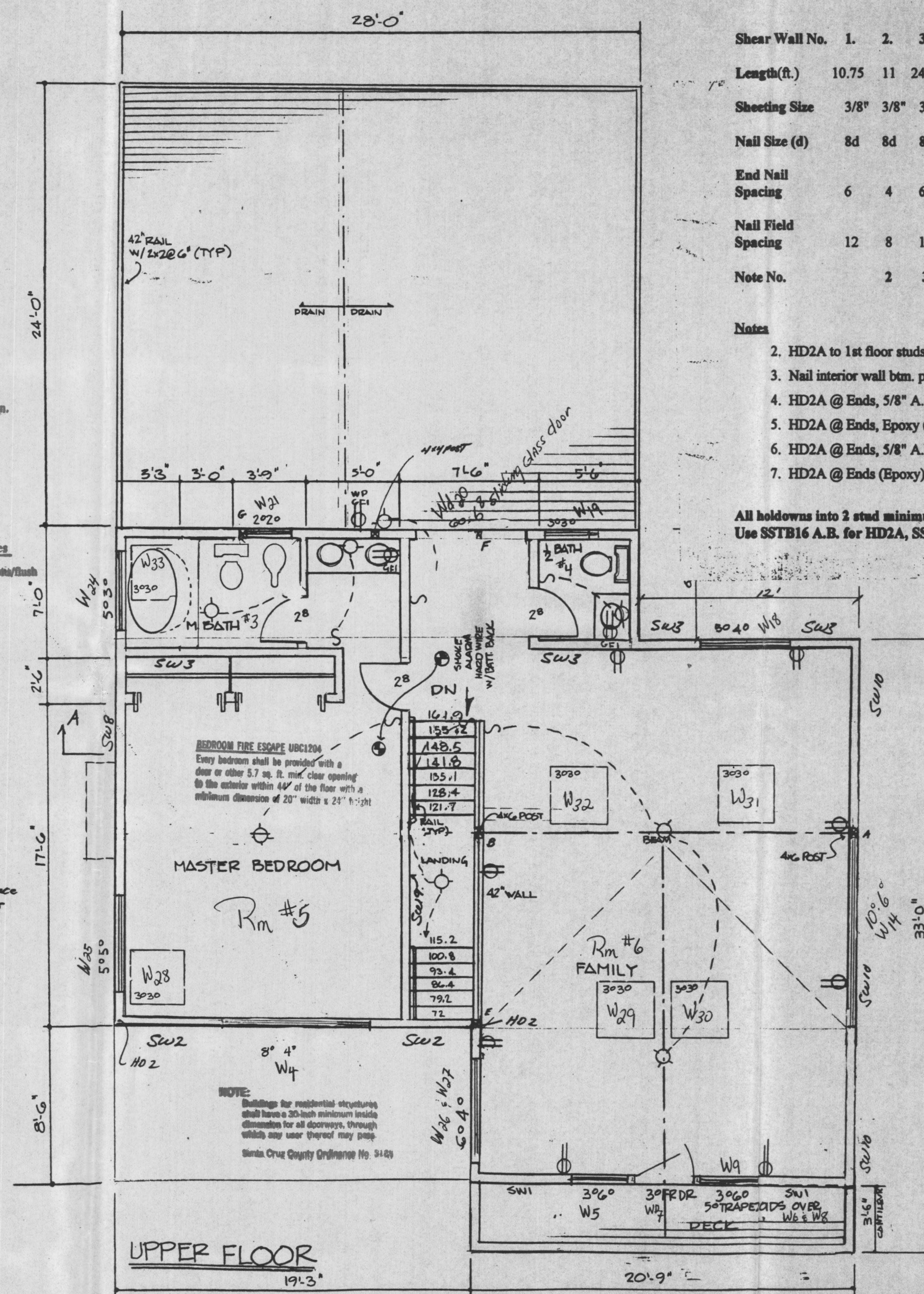
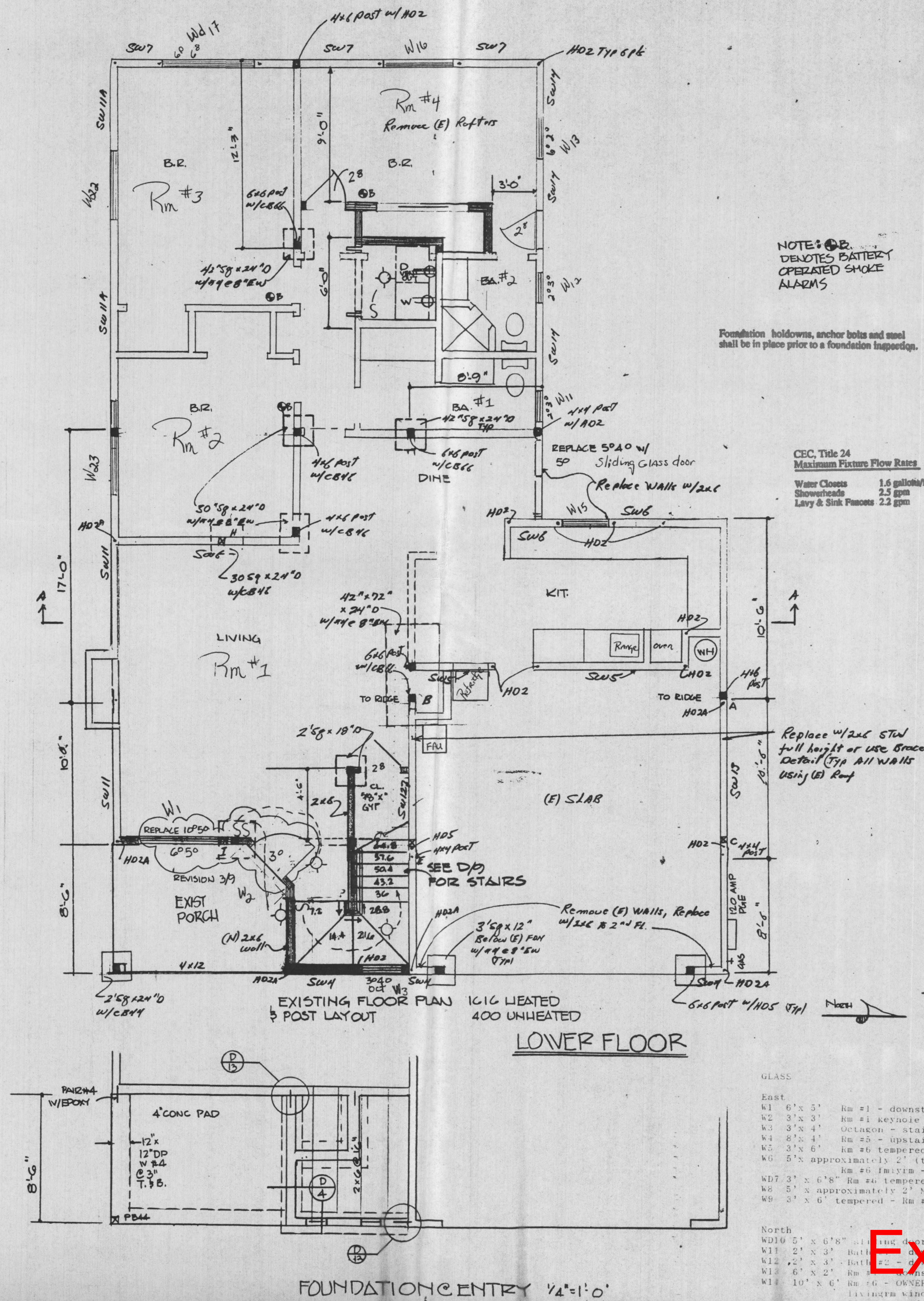
- ☐ Make ____ copies of the attached documents; distribute as follows:
 - ☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
- ☐ Place copy of final staff report/conditions in the Project Listing by APN folder on the shared drive
- ☐ Send copy of CEQA notice to the Clerk of the Board:
 - ☐ Notice of Exemption (include copy of application form indicating COB fee payment)
- ☐ Special instructions:
 - ☐ Send attached exhibit(s) to:
 - ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ Send attached recordable documents to:
 - ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ _____
 - ☐ _____

Completed by: _____
(staff) (date)

Shear Wall No.	1.	2.	3.	4.	5.	6.	7.	8
Length(ft.)	10.75	11	24.5	10.5	16	19.5	17.5	13.5
Sheeting Size	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Nail Size (d)	8d	8d	8d	8d	8d	8d	8d	8d
End Nail Spacing	6	4	6	3	3	4	6	6
Nail Field Spacing	12	8	12	6	6	6	12	12
Note No.		2	3	4	5	6	7	

2. HD2A to 1st floor studs @ outside & garage.
3. Nail interior wall btm. pl. w/ 16d @ 8" O.C. to floor joist below.
4. HD2A @ Ends, 5/8" A.B. @ 2' O.C., (Epoxy).
5. HD2A @ Ends, Epoxy (building to 2nd floor).
6. HD2A @ Ends, 5/8" A.B. @ 4' O.C. (Epoxy).
7. HD2A @ Ends (Epoxy).

All holdowns into 2 stud minimum.
Use SSTB16 A.B. for HD2A, SSTB20 A.B. for HD5A



NOTE
CONTRACTOR TO
Verify Dimensions

GLASS

East

W1 6' x 5' 1/2" Rm #1 - downstairs - replacement

W2 3' x 3' 1/2" Rm #1 keyhole window above front door - new

W3 3' x 4' Octagon - stairway - new

W4 8' x 4' 1/2" Rm #5 - upstairs - new

W5 3' x 6' Rm #6 tempered - fmlyrm - upstairs - new

W6 5' x approximately 2' (to match slope of roof) trapezoid - Rm #6 fmlyrm - upstairs - new

W7 3' x 6' 8" Rm #6 tempered - for door upstairs - new

W8 5' x approximately 2' 1/2" MIRROR IMAGE OF W6 Rm #6

W9 3' x 6' tempered - Rm #6 - upstairs - new (same as W5)

North
WD10 5' x 6' 6" Living - door to be installed in 2nd
W11 2' x 3' Bath - door to be replaced
W12 2' x 3' Bath - door to be replaced
W13 6' x 2' Rm - 2nd floor replacement
W14 10' x 6' Rm - 6 - OWNERS PROVIDE - reusing former
livingrm window; contractor to remove from
livingrm and install

PROPOSED FL PLAN		118'6" HEATED
	1/4" = 1'0"	
new	West	
	W15 3'1/2" x 3'1"	kitchen - downstairs - replacement
pezdov -	W16 3'1" x 4'7"	Rm #4 - downstairs - replacement
	W17 6'0" x 6'8"	Rm #3 - sliding glass door replacement
new	W18 5" x 4"	Rm #6 - upstairs - new
	W19 3'1" x 3'	Bath #4 - upstairs - new
(S 5)	W20 6'0" x 6'8"	Rm #6 sliding glass door
	W21 2' x 2'	Bath #3 - upstairs - new

South		
W22	4'6" x 3'	Rm #3 - downstairs - replacement
W23	4'6" x 3'	Rm #2 - downstairs - replacement
W24	5' x 3'	Bath #3 - upstairs - new - glass BLOCKS
W25	5' x 5'	Rm #5 - upstairs - new
W26	4' x 6'	Rm #6 - upstairs - new
W27	4' x 1'6"	Rm #6 semi-round - upstairs - new

Skylights		
W28	3' x 3'	Rm #5
W29	3' x 3'	Rm #6
W30	3' x 3'	Rm #6
W31	3' x 3'	Rm #6
W32	3' x 3'	Rm #6
W33	3' x 3'	Bath



Parcel#: 032-203-03
Address For Site Plan: 125 32nd Ave.
City, State, ZIP: Santa Cruz, CA 95062
Purpose of site plan: Vacation Rental Permit

Scale: 1"=10'

Owner:WHITNEY, EOIN

Zoning:R-1-5-PP

Land Use Cat.: RESIDENTIAL

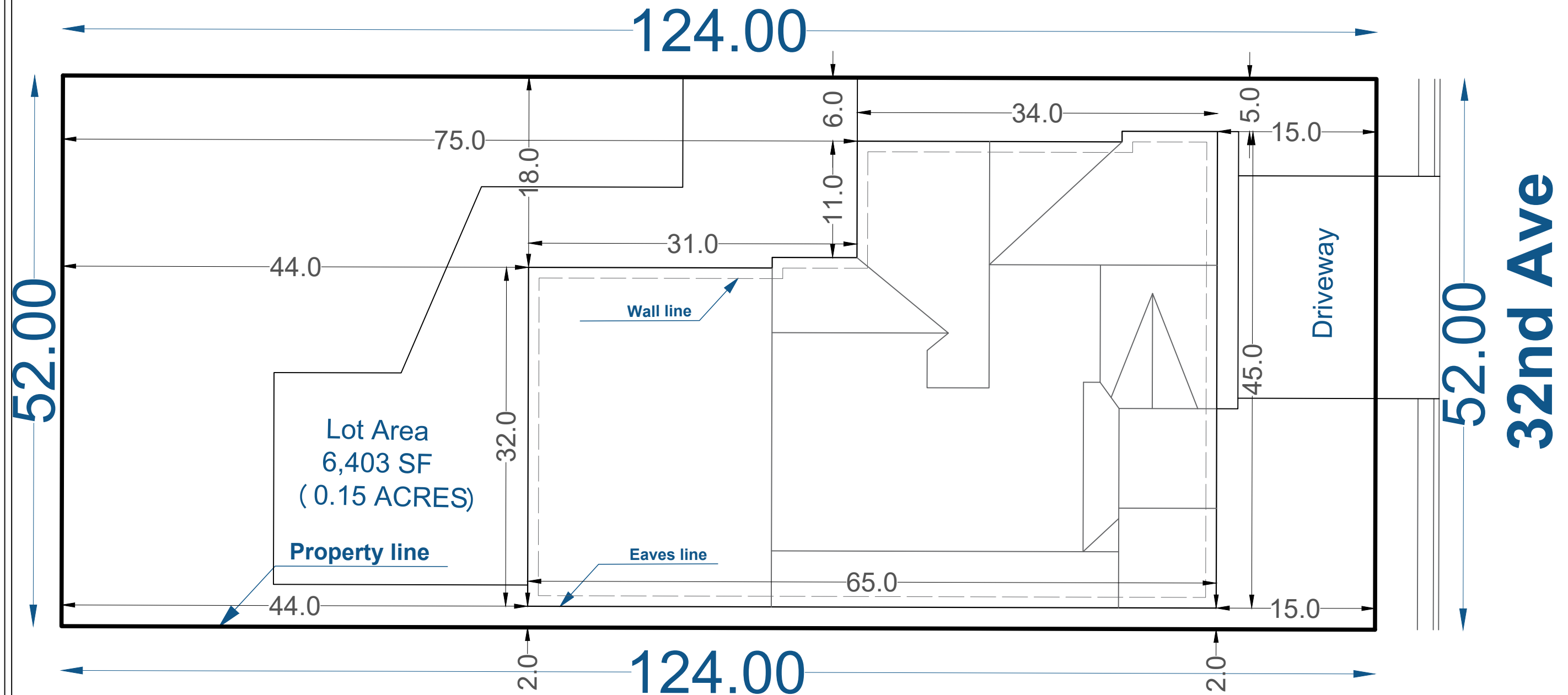


Exhibit D

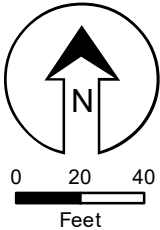


Parcel Location Map



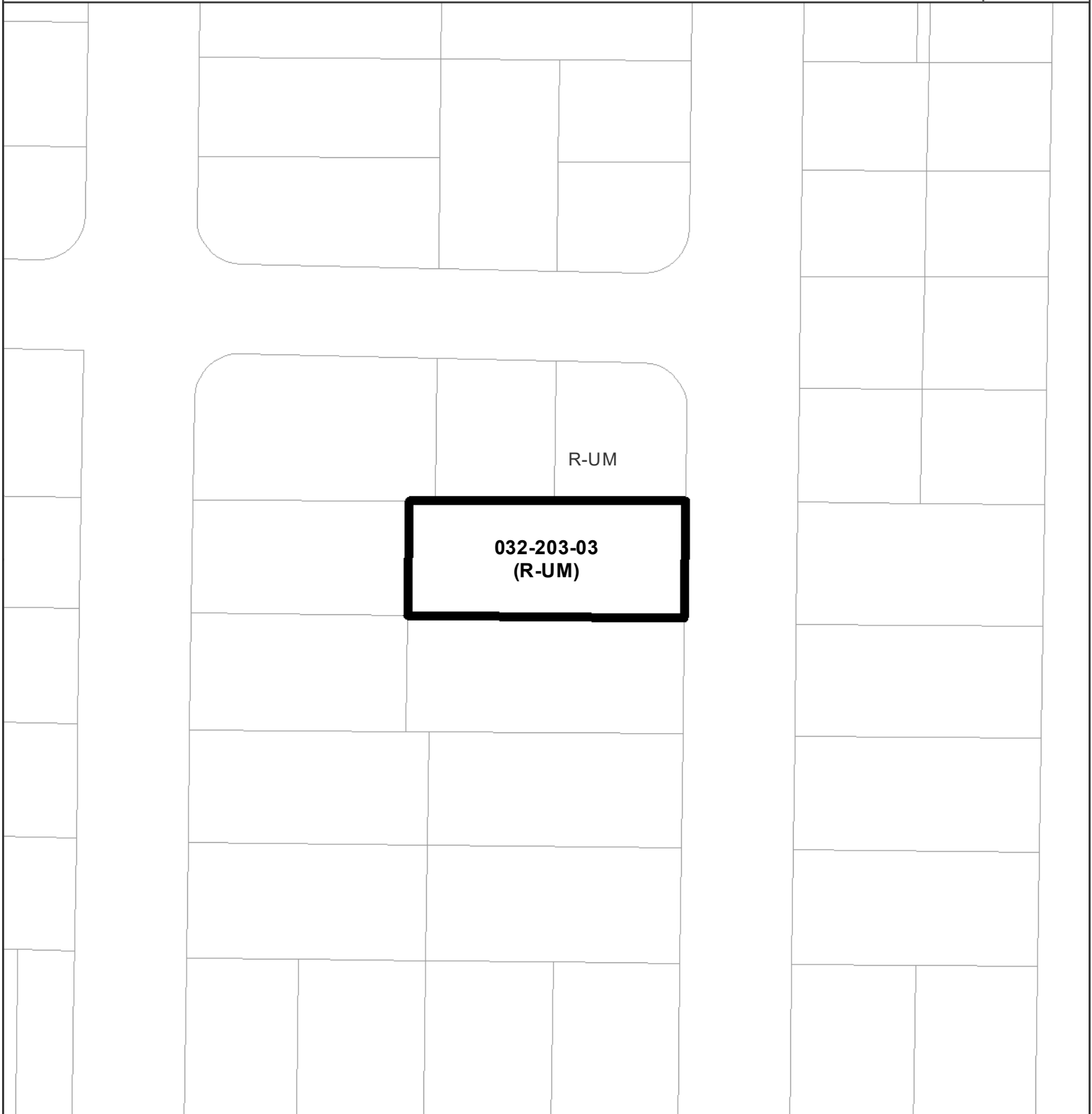
Parcel: 03220303

- Study Parcel
- Assessor Parcel Boundary





Parcel General Plan Map



☐ R-UM *Res. Urban Medium Density*

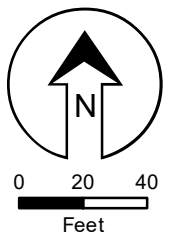


Exhibit E



Parcel Zoning Map



☐ R-1 Single-Family Residential

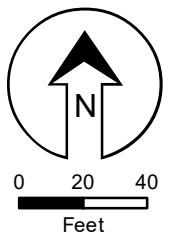


Exhibit E

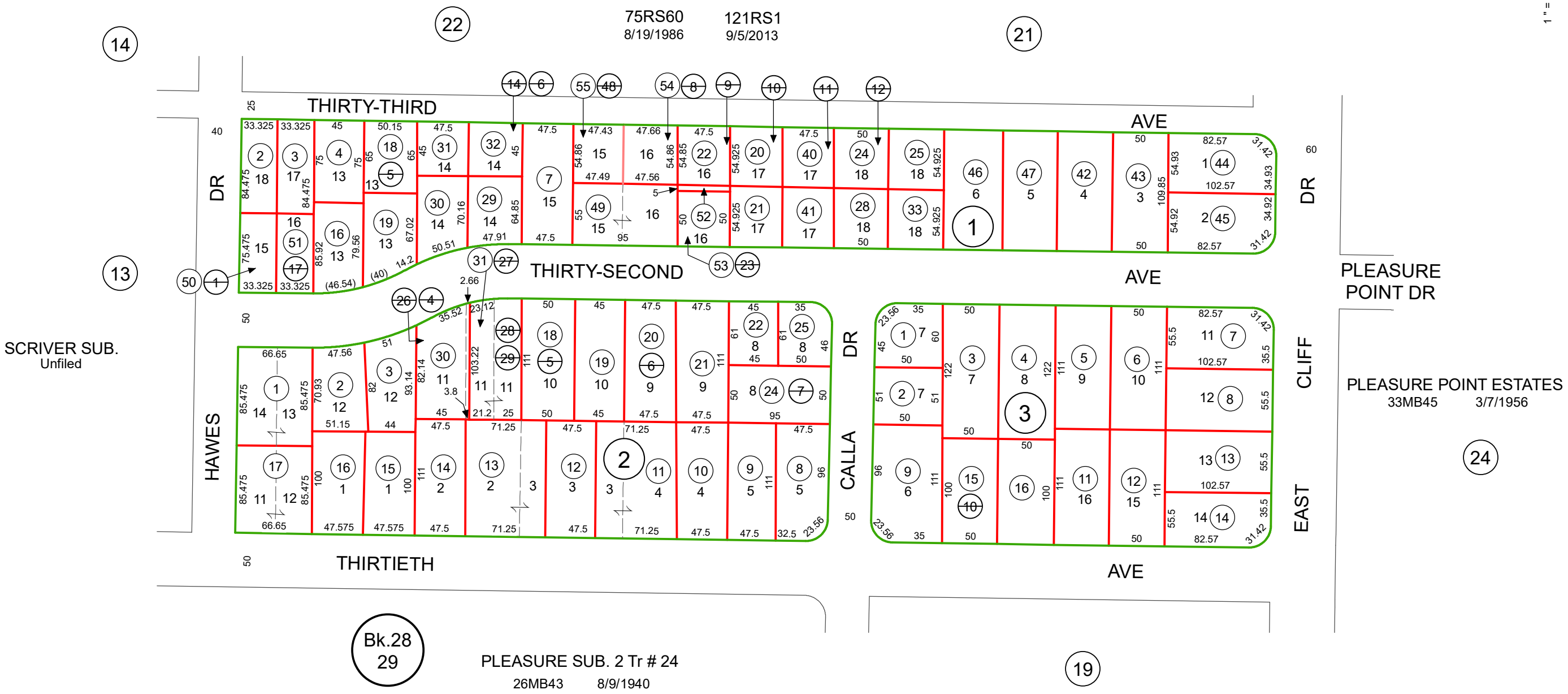
FOR TAX PURPOSES ONLY

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POR. RANCHO ARROYO DEL RODEO
S.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

32-20




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

1/18/23

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



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
JAN 20 '23 AM 9:30

FOR COUNTY USE ONLY

Certificate Number:

Date Issued:

APN Number:

PLEASE PRINT OR TYPE

Name of Facility or Unit 32 Ave Surf House
Address of Facility or Unit 125 32nd Ave., Santa Cruz, CA 95062
Property Manager (If Applicable) Cypress Vacation Homes LLC
Mailing Address 350 Elba Cir, Marina, CA 93933
Email Address sean@cypressvacationhomes.com Phone# 831.200.3286

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): Eoin Whitney

Operator's Name	Address	Phone Number
Cypress Vacation Homes LLC	350 Elba Cir, Marina, CA 93933	831.200.3286

Local Emergency Contact

Name	Email Address	Phone Number
Sean McDonald	sean@cypressvacationhomes.com	831.200.3286

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

Signed  Date 01/19/2023

*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 you will not be required to report monthly.