

Applicant: Mohammad Ali Abbasi Agenda Date: January 19, 2024

Owner: Mohammad Ali Abbasi Agenda Item #:3 APN: 083-331-07 Time: After 9:00 a.m.

Site Address: 310 Crows Nest Drive, Boulder Creek 95006

Project Description:

Proposal to establish a new five-bedroom vacation rental in an existing single-family dwelling. Requires a Vacation Rental Permit.

Application Number: 231447

Location: The property is located on the eastern side of Crows Nest Drive (310 Crows Nest Drive), approximately 1,000 feet north of the intersection of E. Hilton Drive and Crows Nest Drive in Boulder Creek.

Permits Required: Vacation Rental Permit

Supervisorial 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 231447, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the eastern side of Crows Nest Drive in the San Lorenzo Valley Planning Area, approximately 1,000 feet north of the intersection of E. Hilton Drive. The neighborhood is comprised of single-family dwellings that contain a mix of architectural styles. The subject property is developed with a five-bedroom single-family dwelling, with an attached three-car garage, constructed in 1981.

As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rental application consisting of four or more bedrooms.

Zoning & General Plan Consistency

The subject property is an approximately 27,000 square foot lot, located in the SU (Special Use) zone district, a designation which allows residential uses. The proposed vacation rental is a

County of Santa Cruz - Community Development & Infrastructure - Planning Division 701 Ocean Street, 4th Floor, Santa Cruz CA 95060

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permitted use within the zone district and the zoning is consistent with the site's R-S (Suburban Residential) General Plan designation.

Santa Cruz County Code 13.10.694 describes Designated Areas which restrict the number of permits issued on a block and place an overall cap for the number of permits in each Designated Area. The subject property is not located within a Designated Area and therefore, not subject to the block density requirements.

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 two on-site spaces are 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 five bedrooms; therefore, two on-site parking spaces are required. Six parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

Kristina Delic has been designated as the 24-hour contact for the vacation rental. Kristina is located in Boulder Creek, within the required 30-minute response radius from the proposed vacation rental property. The 24-hour contact is responsible for responding to any neighborhood inquiries and complaints and resolving them in a timely fashion to ensure compliance with the vacation rental ordinance and conditions of approval.

The project is conditioned to comply with all vacation rental ordinance requirements, including on-site parking, maximum over-night occupancy, maximum day-time guest allowance, noise standards, and site signage.

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 February 2, 2029. Any new vacation rental permit issued for vacation rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with the vacation rental code requirements prior to granting the remainder of the standard five-year term.

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 231447, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available

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for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the

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@santacruzcountyca.gov

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, TOT Certification

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.

	Imber: 231447 I Number: 083-331-07 on: 310 Crows Nest Drive
Project Descri	ption: Proposal to establish a new, five-bedroom vacation rental in an existing single-family dwelling.
Person or Age	ency Proposing Project: Mohammad Ali Abbasi
Contact Phone	e Number: (408) 647-0442
B	The proposed activity is not a project under CEQA Guidelines Section 15378. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c). Ministerial Project involving only the use of fixed standards or objective
D	measurements without personal judgment. <u>Statutory Exemption</u> other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. <u>X</u>	Categorical Exemption
F. Reason	s why the project is exempt:
residential vaca	ing Facilities: Conversion of an existing single family residence, to a short term ation rental, will not result in environmental impacts in that a vacation rental use is with a residential use.
allow for short	rsion of Small Structures: Conversion of the existing single family residence, to term vacation rental use, will not result in modifications to the existing, legally idential structure.
In addition, nor	ne of the conditions described in Section 15300.2 apply to this project.
Michael Lam, I	Project Planner

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 SU (Special Use) 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 Mohammad Ali Abbasi, dated September 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 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 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 12 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 seven (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 24 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. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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

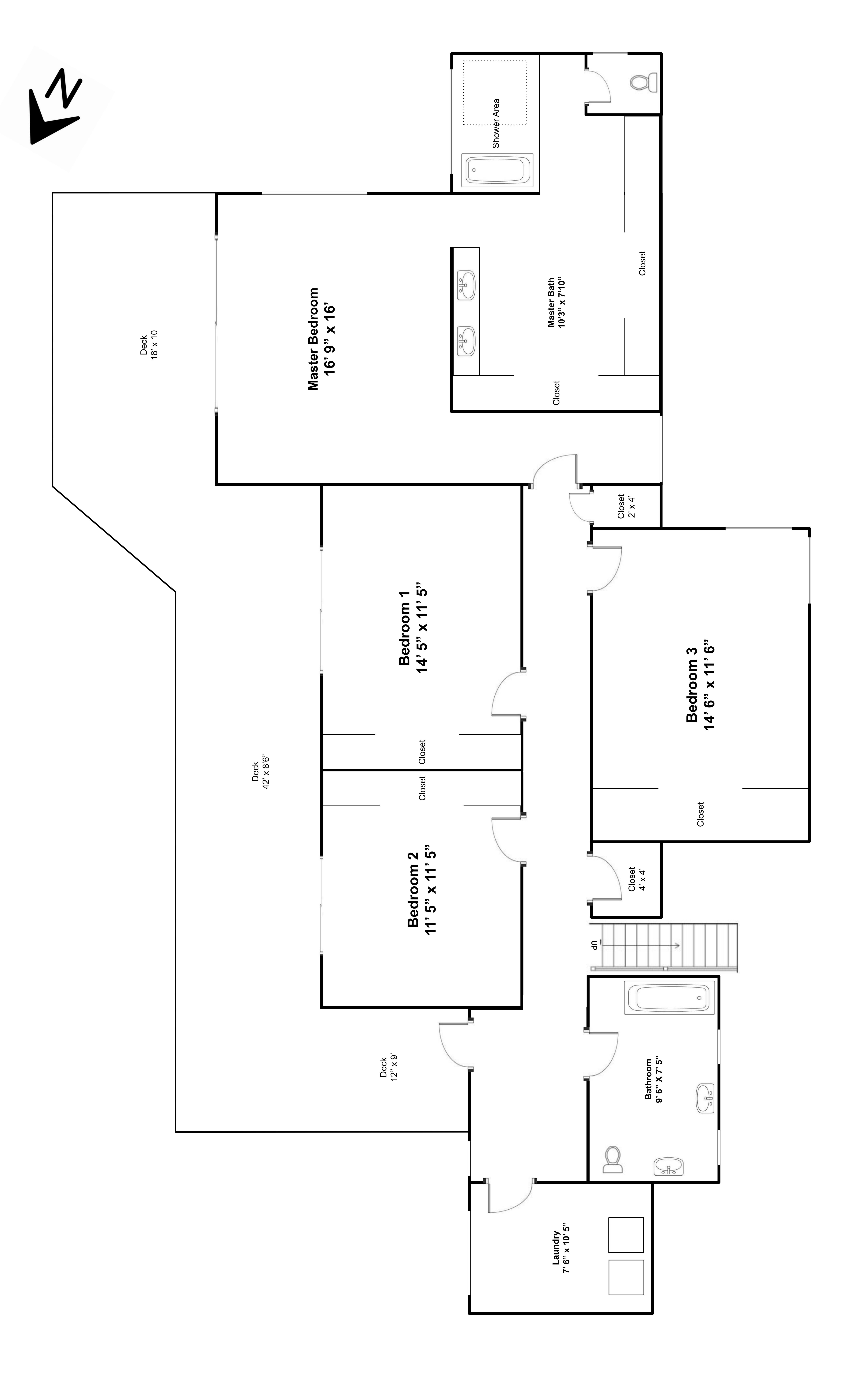
and/or the owner.

Minor variations to this permit which do not affect the overall concept or det	ensity may be approved by the Planning
Director at the request of the applicant or staff in accordance with Chapter 18.	3.10 of the County Code.

Approval Date:	
Effective Date:	
Expiration Date:	
	Deputy Zoning Administrator

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.

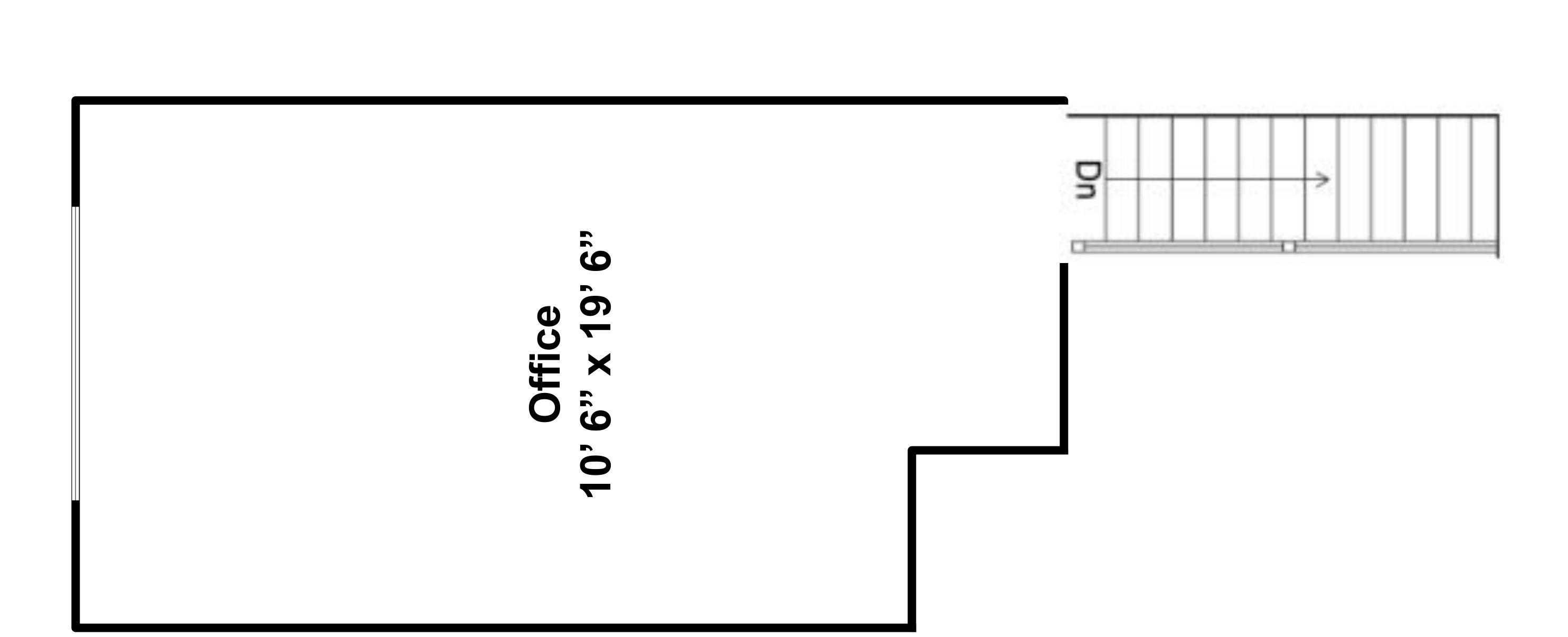
Applicant:
Name: Mohammad Ali Abbasi
Address: 18631 Runo Ct, Cuper
Phone: 4086470442,
Email: ma.abbasi@gmail.com Plan prepared: Same as the Owner: Same as the



Address: 18631 Runo Ct, Cupertino CA, 95014
Phone: 4086470442,
Email: ma.abbasi@gmail.com
Plan prepared: Same as the above
Owner: Same as the above

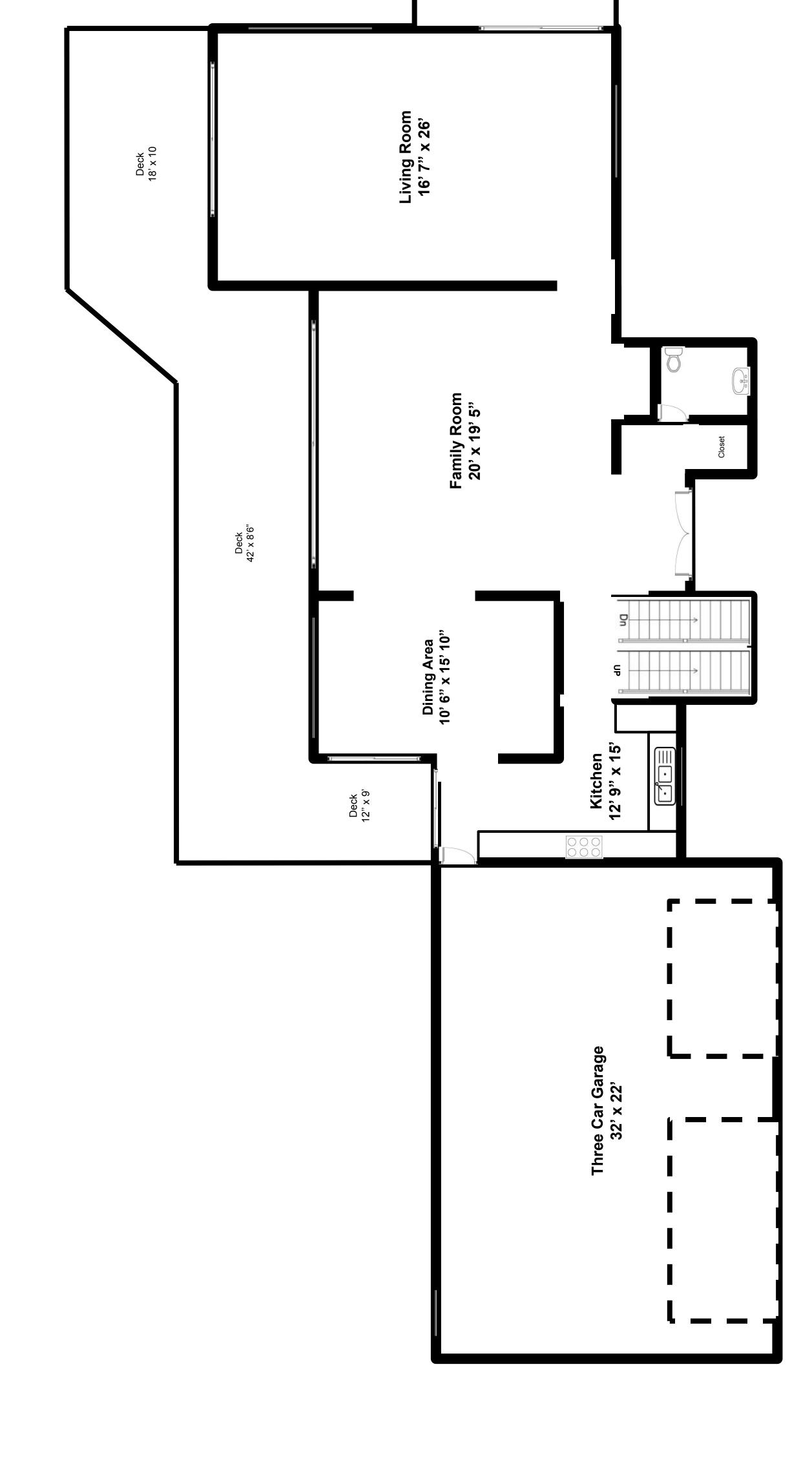
Assessor's Parcel Number: 08333107 Property Address: 310 Crows Nest Dr, Boulder Creek, CA 9500 Date of preparation: Sept 30, 2023

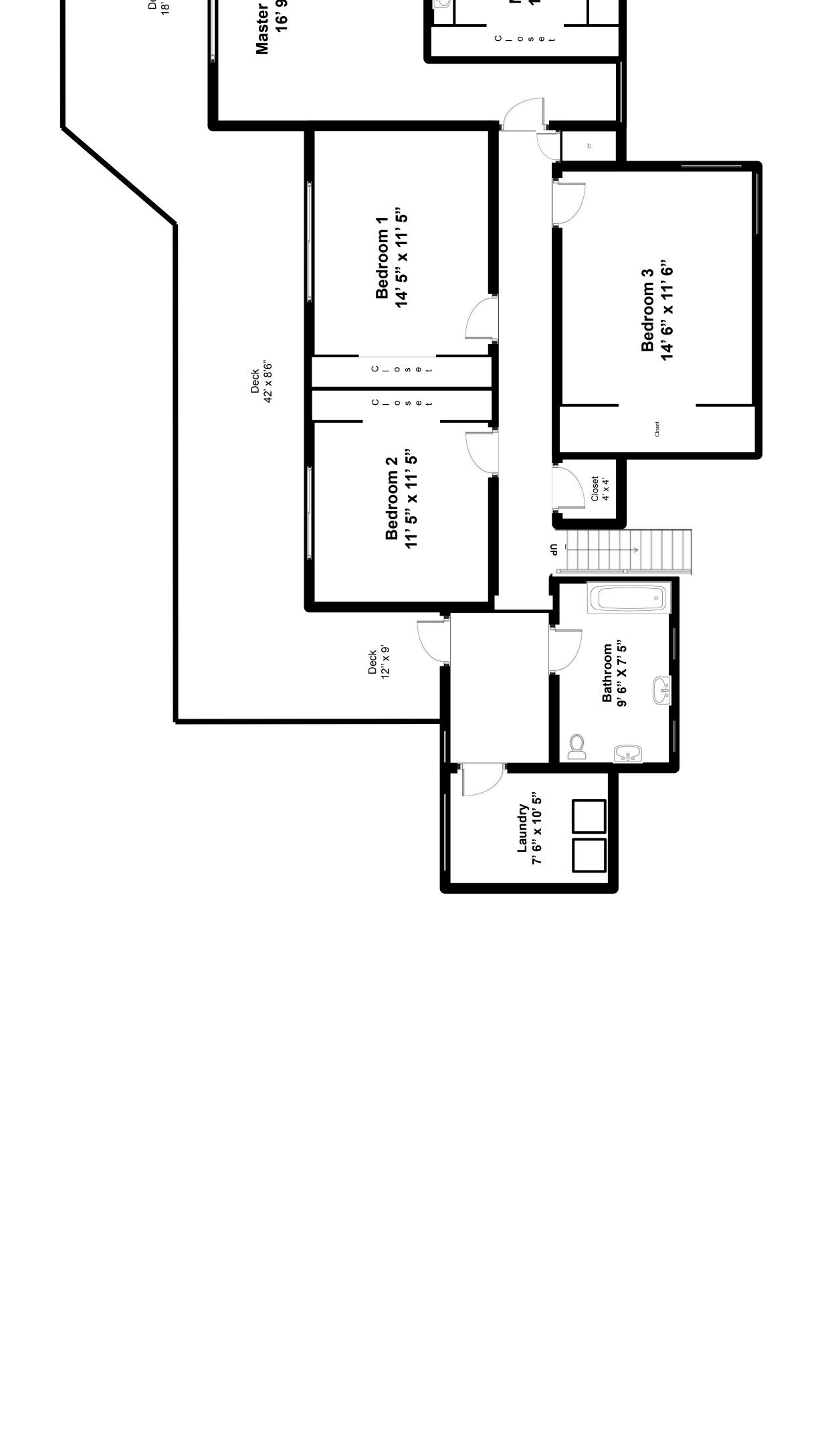




Applicant:
Name: Mohammad Ali Abbasi
Address: 18631 Runo Ct, Cuper
Phone: 4086470442,
Email: ma.abbasi@gmail.com

Plan prepared: Same as the Owner: Same as the above



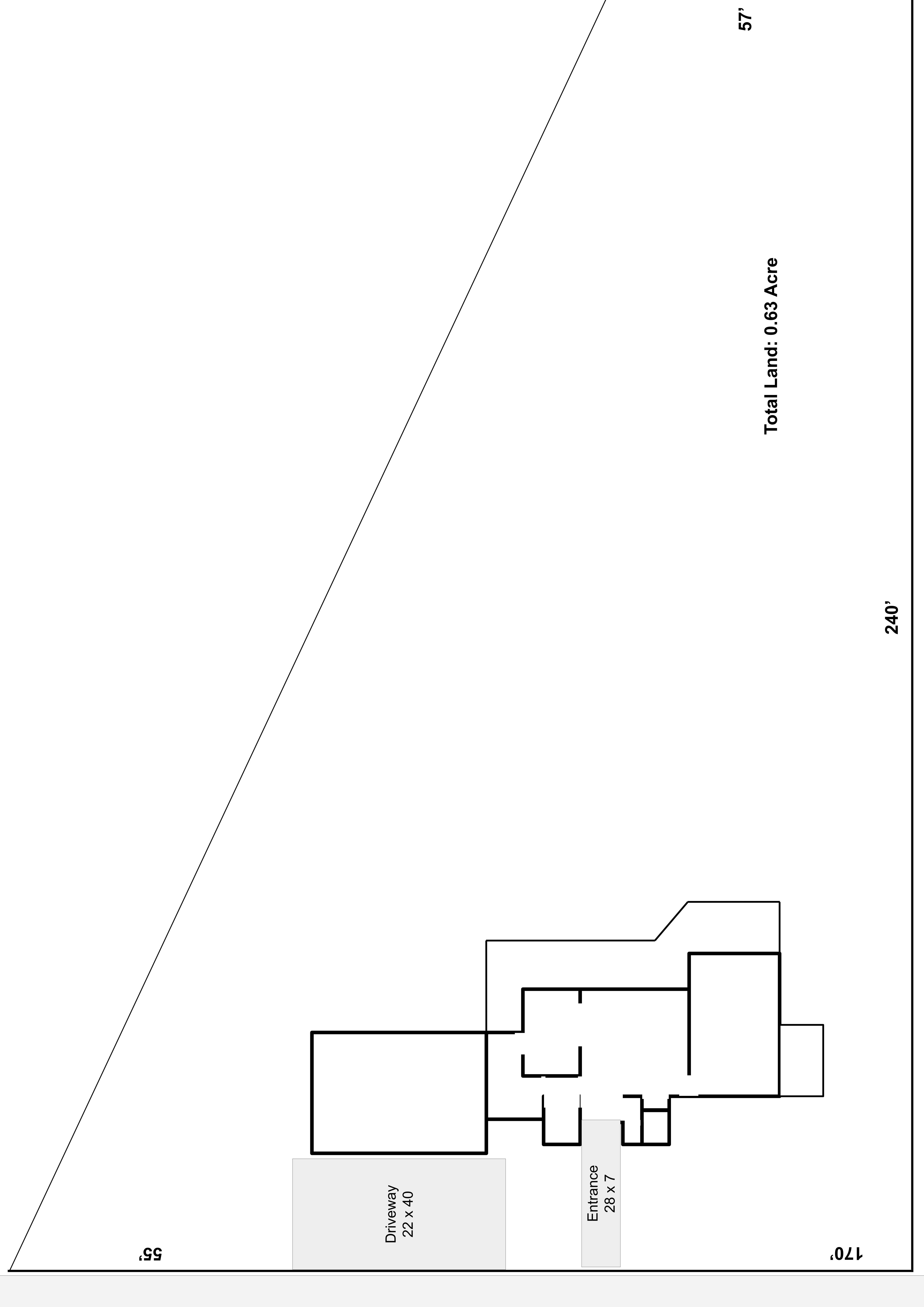


Applicant:

Name: Name: Name: Phone: Address

Email: n

Plan prepared: Same as the Owner: Same as the above



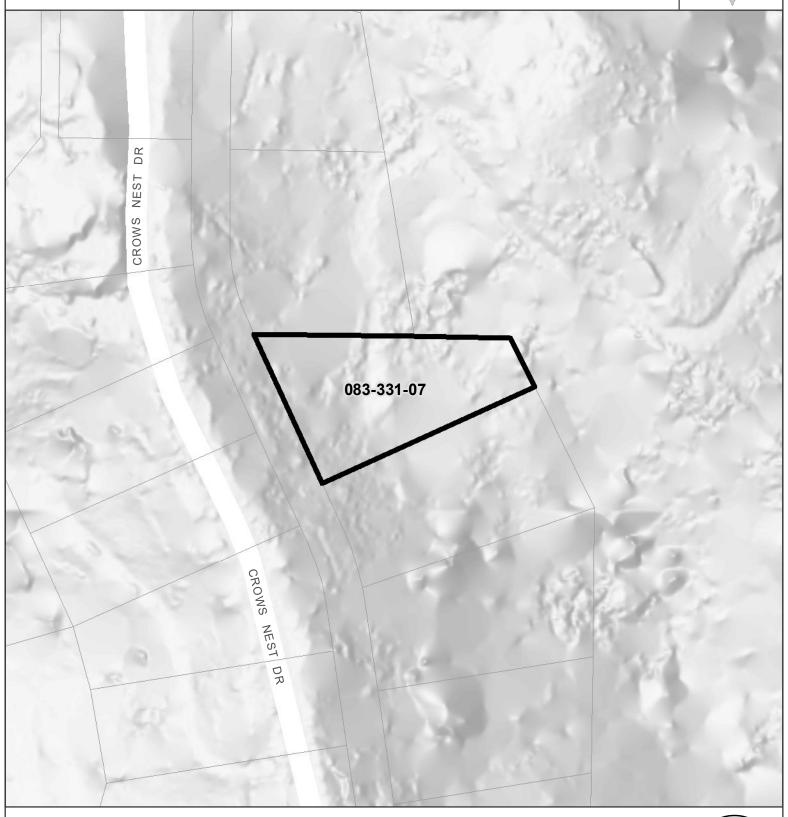
310 Crows Nest Dr



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Mapped Area

Parcel Location Map

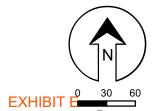


Parcel: 08333107

Study Parcel

Assessor Parcel Boundary

Map printed: 8 Jan. 2024

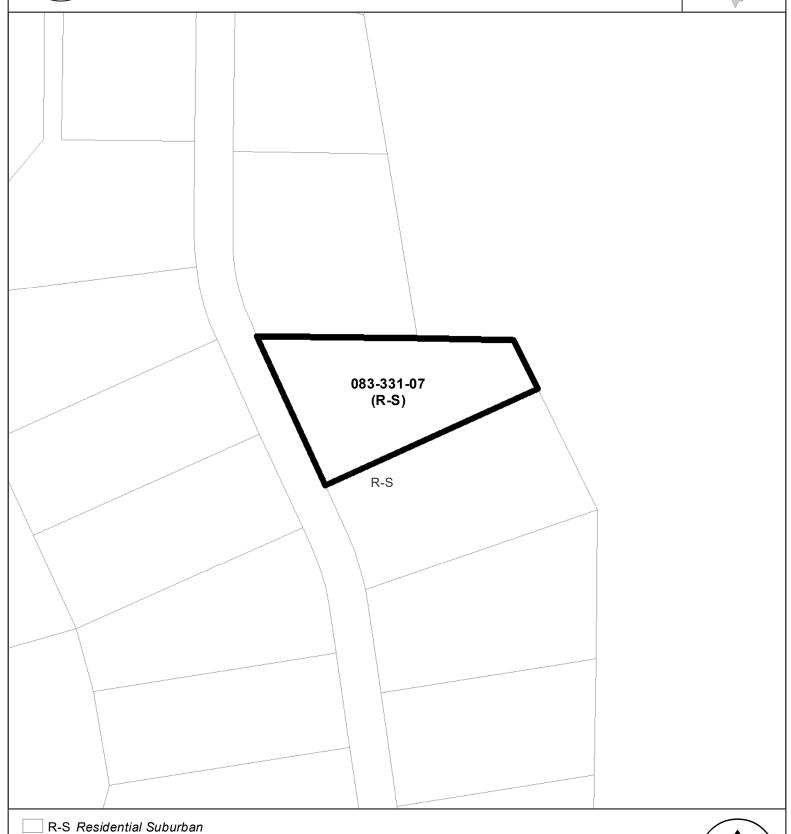


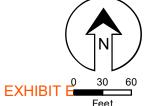


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map









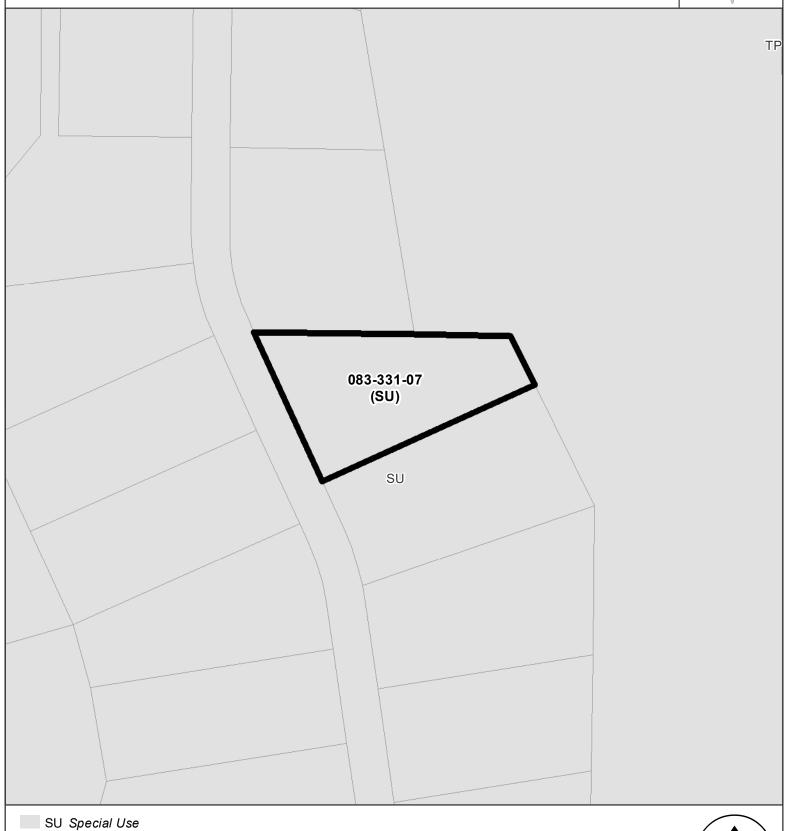
TP Timber Production

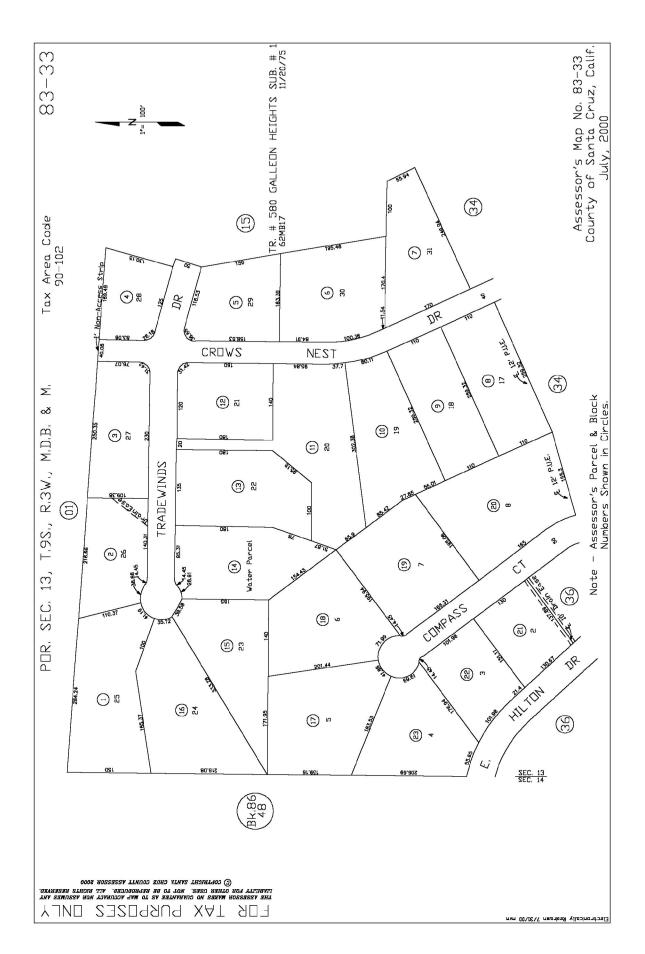
SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



EXHIBIT 🖁





Parcel Information

Services Information

Urban/Rural Services Line:InsideXOutsideWater Supply:Big Basin Water Company

Sewage Disposal: Septic

Fire District: Boulder Creek Fire Protection District

Drainage District: Flood Control Zone 8

Parcel Information

Parcel Size: 0.63 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential

Project Access: Crows Nest Drive Planning Area: San Lorenzo Valley

Land Use Designation: R-S (Suburban Residential)

Zone District: SU (Special Use)

Coastal Zone:

Appealable to Calif. Coastal

Inside
Yes

X
Outside
X
No

Comm.

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped

Fire Hazard: Yes

Slopes: 0% - 50+% Env. Sen. Habitat: Yes - Portion

Grading: No grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Not a mapped resource

Archeology: Not mapped



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4[™] 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 <u>ALL</u> required information is included with this application. If you do not have <u>ALL</u> 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): 0 \$33 10 7 (APNS MAY BE OBTAINED FROM THE ASSESSOR'S	OFFICE AT (831) 454-2002)
Street Address: \$310 Krows nest Dr. Boulde	er Creen, CA 95006
Applicant Information (Complete only if different from Owner Information	<u>n)</u>
NAME:	
MAILING ADDRESS:	
City/State	
PHONE NO.() CELL PHONE NO. ()	
EMAIL:	
Owner Information	
NAME: Mohammad Ali Abbasi	
MAILING ADDRESS: 18631 RUNO CT COPOCHT	25.1.
CITY/STATE CUPECTINO, CA	ZIP 95014
PHONE NO. (408) 6470442 CELL PHONE NO. ()_	
0	

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 to	he vacation rental
WAR ADDRESS 2.50 SOUTH ST	
TY/STATE BOULDER CREEK	ZIP 95006
IONE NO. 831, 431-7215 CELL PHONE NO. 831, 431	7215 '
HAIL Key keydelic adgmail. Com	

ELECTED/ PUBLIC OFFICIAL OR COUNTY EMPLOYEE INFO. PUBLICATION

the contact person identified above is an elected or appointed official (including a public safe ficial) as defined by sections 6254.21 or 6254.24 of the California Government Code, this application ust be signed below by the contact person, and constitutes written permission under Government Code ction 6254.21 that the contact person's name and phone number may be placed on the County's internebsite. If the contact person identified above is an employee of the County of Santa Cruz within the ope of section 468 of the County Procedures Manual, this application must be signed below by the intact person, it constitutes a waiver of the provisions of that section, and it constitutes written permission place the contact person's name and phone number on the County's internet website.

Contact person signature, if applicable

VACATION RENTAL SAFETY CERTIFICATION

The following items require verification to assure the vacation standards to help provide for a safe vacation experience. Veri home inspector, County Building Inspector, or by the property r	ilication can be performed by owner	ained to minimum safety r (self-certified), certified
Smoke alarms (listed and approved by the State I 2016 California Residential Code, Sec. R314.1. • In each sleeping room. • Outside each separate sleeping area in the		
Outside each separate steeping area in the At least one alarm on each story, including	ng basements and habitable attics.	
Carbon Monoxide alarms (listed by an approlations per the 2016 California Residential Cod Outside each separate sleeping area in the At least one alarm on each story, includir spaces or uninhabitable attics.	e immediate vicinity of the bedroong basements and habitable attics	om(s). but not including crawl
Working GFCI's (ground fault circuit interrupt kitchen, bathroom, bar and laundry sinks per the	2016 California Electrical Code,	AII. 210.6.
All sleeping rooms shall be provided with at lea clear opening of 5 square feet, with a minimum op width of 20 inches, with the bottom of the clear op Bars, grilles, grates or similar devices are perr openings provided such devices are releasable or or special knowledge. Per the 2016 California Re	pening height of 24 inches and mit bening being not greater than 44" i mitted to be placed over emerge removable from the inside with sidential Code, Sec. R310.	measured from the floor, ency escape and rescue out the use of a key, tool
All stairs shall have at least one continuous had California Residential Code, Sec. R311.7.8	ndrail running the full length of	the stairs per the 2016
All walking surfaces measured vertically more mezzanines, platforms, stairs, ramps and landing with openings no greater than 4" per the 2016 Guards on the open sides of stairs shall have a he connecting the leading edges of the treads.	s shall have guard railing a mini California Residential Code, Sec.	. R312.1. Exception:
Pool/spa safety barrier enclosures shall comply Exception: Self-contained spas/ hot tubs with ap	with Santa Cruz County Code, S proved safety covers need not co	sec. 12.10.216. mply with barrier reqs.
Rental equipped with at least one fire extinguish location near the kitchen.	ner (type 2A10BC) installed in a	readily visible/accessible
I hereby certify that the safety standard conditions listed useable and functioning condition. Form must be signe	above are fully complied with an ed by one of the following four p	d will be maintained in a parties.
Owner of Rental Unit		<u>09130</u> 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

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).
	Ø	NO. If you check this box, you do not need to submit floor plans with your renewal application.
2.	Has t renta	here been any decrease in the size or number of parking spaces since the issuance of your current vacation 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 ch	ecked no to both questions, you do not need to submit any plans with your renewal application.
		APPLICANT'S SIGNATURE
be inf	st of m	hat I am the applicant and that the information submitted with this application is true and accurate to the y knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in on presented, and that inaccuracies may result in the revocation of planning permits as determined by the Director.
the	e lesse	certify that I am the owner or purchaser (or option holder) of the property involved in this application, or or agent fully authorized by the owner to make this submission, and that proof of such is on file with the ection.
co	mplete	and that the County of Santa Cruz has attempted to request everything necessary for an accurate and review of my proposal; however, after Planning staff has taken in the application and reviewed it further, necessary to request additional information and clarification.
+b	e annli	and that if this application will require a public hearing pursuant to County Code Section 13.10.694(D)(3), cation will be converted to an "at cost" application and I will be required to sign a contract and be billed ime associated with processing the application as provided in County Code Section 13.10.694(D)(3)(b)(ii).
		09/30/23
		of Owner or Authorized Agent Date

Rental/Lease Agreement

House Rules and Guidelines

This information is located in AirBnB app under house rules and guidelines

Dear Guest.

Welcome to our property! We are thrilled to have you as our guest and want to ensure your stay is comfortable and enjoyable. To maintain a harmonious environment for everyone and show respect to our neighbors, we kindly request your cooperation with the following house rules:

Maximum Number of Guests:

Please adhere to the specified number of guests in your reservation. The maximum number of guests allowed is 10 guests. Children under the age of 8 are not counted towards this total.

Parties and Gatherings:

Parties, loud music, and gatherings beyond the specified guest limit are not allowed on the property.

Parking and number of cars allowed during your stay:

The maximum number of vehicles allowed is three. All vehicles must be parked in our driveway.

Noise Levels:

Keep noise levels low at all times during your stay, to ensure a peaceful atmosphere for the neighbors. The quiet hours are between 10:00 p.m. & 8:00 a.m.

Trash Management:

Assist in moving trash bins to the curbside for Friday morning collection. Trash must be kept in closed containers and not allowed to accumulate.

Prohibition on Illegal Behavior:

Engaging in any illegal activities during your stay is strictly prohibited. This includes but is not limited to, ANY fireworks on the property.

Shoe Removal:

To maintain cleanliness, kindly remove your shoes before entering the bedrooms.

Heating System:

The thermostat for the central heating system is located in the master bedroom. Additional electric heaters in each bedroom can be operated using the switches on the wall.

Smoking and Pets:

Smoking is strictly prohibited inside the property, and pets are not allowed unless prior arrangements have been made with the host.

Reporting Issues:

Report any damage or malfunctioning appliances to the host immediately.

What you need to check before leaving:

Belongings Check:

Prior to departure, check all areas, including under beds, for personal belongings. Remove items from the fridge, cabinets, and closets.

Securing the Property:

Ensure all windows and doors are locked before leaving.

Clean-Up:

Load dirty dishes into the dishwasher and turn it on. Place soiled towels in the laundry room.

Furniture Arrangement:

Return any moved furniture to its original location. Leave the house as you found it.

Utilities:

Turn off all appliances, lights, and air conditioning/heating units.

Trash Disposal:

Dispose of all trash in the designated bin outside the building. Avoid leaving trash outside the bin to prevent wildlife attraction.

Thank you for your cooperation in maintaining a peaceful and clean environment for all guests. We appreciate your adherence to these house rules and hope you have a wonderful stay with us.

Best regards,

