

From: Marvin Tseu <marv@waypointstrategies.com>
Sent: Tuesday, January 30, 2024 3:54 PM
To: Tim Morland <Tim.Morland@santacruzcountyca.gov>
Cc: Mary Mocas <marymocas@mocasart.com>
Subject: Notice of Public Hearing - Item #3.231268

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Mr. Morland,

Please forward this email to the relevant parties regarding the Notice of Public Hearing, February 2, 2024, Item #3.231268. Please acknowledge receipt of this email. Thank you.

Marv Tseu

Dear Santa Cruz County Zoning Administrator:

This email is in reference to the Notice of Public Hearing to be held on February 2, 2024, Item #3.231268 regarding the proposal to revoke Hosted Rental Permit #231268 of Ms. Jeanell Martin, 733 Seacliff Drive, Aptos, CA. Our home is at 735 Seacliff Drive, next door to Ms. Martin.

We are writing to support the revocation of Ms. Martin's permit to operate a temporary housing rental business from her home. Others have well documented actions that are inconsistent with the regulatory parameters governing parking and use of her home for temporary housing.

We would like to add into the record comments that point to a willful behavior pattern that reflects a disregard for authority and an unwillingness to abide by county zoning rules. We believe the following examples support her tendency to do what she wants and then ask for forgiveness when she is caught.

In 2017, Ms. Martin built an unauthorized and unpermitted viewing platform on the fragile cliff above the ocean that washed away during the winter storms. This resulted in the County ordering her to put in a pin wall to stabilize the hillside.

Then subsequently, in 2022, she began building an unpermitted fence along the cliff. When this was discovered, she was required to get necessary plans and permits to ensure that there were adequate safeguards to the cliff's stability.

If these examples are taken in isolation, an argument can be made that they are unwitting errors. However, in combination with the other violations of rules governing temporary housing previously submitted, it becomes a pattern of behavior aimed at circumventing County standards.

It is time consuming and difficult for the County Compliance Division to constantly be monitoring the actions of Ms. Martin. If she maintains an attitude of doing as she pleases, without regard to regulations, it will be a constant game of "whack-a-mole", that is, trying to catch and solve one problem

while additional problems keep occurring with the same property owner. We urge that the problem be permanently addressed by revoking her Hosted Rental Permit.

Thank you for your consideration of this matter.

Sincerely,

Mary Mocas and Marv Tseu

From: Katharine P. Minott <kpminott@gmail.com>

Sent: Thursday, February 1, 2024 8:13 AM

To: Tim Morland <Tim.Morland@santacruzcountyca.gov>; Jeanell Martin <jeanellmartin@yahoo.com>

Cc: Zach Friend <Zach.Friend@santacruzcountyca.gov>; Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

Subject: Recommend Maintaining Hosted Rental Permit #231268 at 733 Seacliff Dr., Aptos, 950003 [APN: 038-151-12]

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TO: Tim Morland, (831) 454-3122;
Tim.Morland@santacruzcountyca.gov,
Project Planner, Code Compliance, Planning Division;

TO: SC County Supervisor Zach Friend and Staff; Jeanell Martin

FROM: Katharine [Kate] Minott, 745 Oakhill Road, Aptos

Regarding Possible revocation of Hosted Rental Permit # 231268
Jeanell Martin, 733 Seacliff Drive, Aptos 95003; APN 038 151
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MEETING DATE: Friday, February 2, 2024, 9:00 AM

LETTER DATE: Thursday, February 1, 2024

Dear Mr. Morland,

I was dismayed to read and am in strong disagreement with the staff report submitted by you to recommend the revocation of Jeanell Martin's Hosted Rental Permit # 231268 at 733 Seacliff Drive, Aptos 95003 [APN 038 151 12]. My understanding is that you have never met with Ms. Martin nor communicated with her in person nor by telephone.

I am requesting a continuance of the action to allow the actual Zoning Administrator meet Ms. Martin in person in her home at 733 Seacliff Drive, Aptos. And view, first-hand, and confirm Ms. Martin's home is a legally organized hosted rental so she may continue to host overnight guests.

By doing so, the Zoning Administrator can better understand how the house and the lower floor comprised of two studio bedrooms is in full compliance with the conditions for a hosted rental organized to accommodate overnight guests. And, where there may be a valid criticism, Ms. Martin can respond and remedy any issue as quickly and efficiently as possible without revocation of her permit.

The facts: Ms. Martin is an unmarried woman, a senior citizen coping with physical disabilities. To be able to live in her home and earn a modest amount of income to support herself with a legal hosted rental permit is a blessing.

Ms. Martin and I have been Aptos friends for over 40-years and Seacliff neighbors for over 15 years. Ms. Martin is unequivocally generous in volunteering her time and giving back to the Aptos community she loves. To highlight a few examples, Ms. Martin volunteered for years as a Foster Parent, served 10 years on the Santa Cruz County Parks and Recreation Commission and is a current volunteer with Twin Lakes Church.

My understanding is the evidence presented for the hearing is from next-door neighbors who have based their personal dissatisfaction of Ms. Martin as a person by submitting photographs of Ms. Martin's mini truck legally parked alongside Seacliff Drive, a public road. Martin has been forced to place calls concerning being harassed by a neighbor about this topic.

- Again, Ms. Martin is conscientious about legally parking on Seacliff Road in such a way as to NOT block a neighbor's garage or entry gate.
- The complaint also includes accusations culled from vacation rental advertisements. Ms. Martin has remedied the wording in the vacation rental advertisements to reflect the legality of her hosted rental rooms.
- I, therefore, strongly recommend the Zoning Administrator meet with Ms. Martin at her home at 733 Seacliff Drive, Aptos to understand the fair and forthcoming continued use of her home as Hosted Rental Permit # 231268.

Sincerely,

~ Katharine P. Minott
745 Oakhill Road, Aptos

Katharine P. Minott
Master of Urban and Regional Planning
San José State University