

MEMORANDUM

Date: April 10, 2024
To: Zoning Administration
From: Shawna Rooks
Re: Continuance of Zoning Administrator Public hearing for consideration of Compliance Report for Hosted Rental Permit# 231268 / 038-151-12 / 733 Seacliff Dr

This hosted rental permit revocation hearing was originally heard on February 2, 2024 and was continued to April 19, 2024 by the Zoning Administrator, Steven Guiney, to allow the property owner to coordinate with Code Compliance staff to achieve compliance with the conditions of the Hosted Rental permit and the County of Santa Cruz's Hosted Rental ordinance (SCC 13.10.690).

On February 14, 2024, Code Compliance mailed out letters to all short term rental permit holders, including this property, providing a detailed list of requirements that must be adhered to by all permit holders. See attached Exhibit 2A.

On March 6, 2024, Code Compliance staff sent the property owner a letter with conditions of approval to be adhered to prior to the April 19, 2024 scheduled Zoning Administrator hearing. See attached Exhibit 2B.

On March 7, 2024 Code Compliance staff completed a follow up site visit, verifying compliance of hosted rental rooms utilized and listed in online advertising. No stoves/cooking facilities were observed at the time of the site visit as previously advertised. Code Compliance staff also verified that the driveway was cleared and available for an off street parking space.

On March 26, 2024, Code Compliance staff corresponded and directed the owner to eliminate all but two advertisements on any rental platform, one for each room. Staff also recommended implementation of a naming convention for each rental room themselves (aka, king suite room, studio room) to provide consistent identification of each room available for rental and consistency throughout all platforms. These changes will facilitate verification of compliance reviews moving forward.

On April 8, 2024, after review of active listings, property owner was informed that listings still required further revisions.

On April 10, 2024, it was reiterated to the property owner that the solar attic shall not be used for any habitable accommodations nor included in advertisement listings. Upon further review of active listings, property owner was again informed that listings required further revisions and provided all active listing information to facilitate revisions.

The property owner has made progress towards compliance. However, the County continues to work with the property owner in streamlining and clarifying advertisement listings to achieve full compliance.

Exhibits:

- 2A Hosted Rental Ordinance Requirements Letter Dated February 14, 2024
- 2B Compliance Letter Dated March 6, 2024
- 2C Original Staff Report Dated February 2, 2024



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070

Planning (831) 454-2580

Public Works (831) 454-2160

«Applicant»

«Applicants_Address»

«City_State_Zip»

Subject: Application #: «**Application_Number**»; Assessor's Parcel #: «**APN**»

Owner: «**Owner**»

Dear «Applicant»:

Important Information Regarding Hosted Rental Ordinance Requirements

We appreciate your compliance with the regulations outlined in the Santa Cruz County Code pertaining to hosted rentals (**SCCC 13.10.690**). As part of our ongoing efforts to ensure compliance with the hosted rental ordinance, we would like to bring your attention to certain ordinance requirements that demand adherence for the continued operation of your hosted rental permit:

(1) Number of People Allowed: The maximum number of guests in a hosted rental shall not exceed three people per hosted bedroom. Children under eight are not counted toward maximum occupancy. Rental to unaccompanied minors under the age of 18 is strictly prohibited.

(2) Posting of House Rules: Hosted rental house rules must be included in the rental agreement and posted inside the rental in a visible location for all guests. These rules cover essential aspects, including the number of guests allowed, vehicle limits, noise restrictions, rules for pets, prohibition on events and outdoor parties, adherence to local laws (explicitly mentioning the illegality of fireworks), directions for trash management, and emergency evacuation instructions.

(3) Noise: All hosted rentals must comply with noise requirements in Chapter 8.30 of Santa Cruz County Code (SCCC). A copy of this chapter must be posted inside the hosted rental for the awareness

of all guests. Activities generating noise, dust, odor, or vibration detrimental to neighboring dwellings are strictly prohibited.

(4) Transient Occupancy Tax: Ensure compliance with SCCC 4.24, meeting all regulations and standards, including the payment of transient occupancy tax for each residential vacation rental unit.

(5) Food: Cooking in guest rooms or bathrooms is prohibited. If food service is provided, it should be limited to breakfast served to guests only, complying with applicable regulations from the Santa Cruz County Environmental Health Department.

(6) Pets: If allowed, pets must always be secured on the property. Continual nuisance barking by unattended pets is prohibited.

(7) Events Prohibited: No weddings, outdoor parties, or similar activities are authorized under a hosted rental permit.

(8) Habitability: Hosted rentals must provide facilities for sleeping, bathing, and toileting inside a permanent dwelling suitable for human occupancy. Sleeping space rental in balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is strictly prohibited.

(9) Management: The long-term resident of a hosted rental is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.

(10) Signs: On-site advertising signs or displays indicating that the residence is being utilized as a short-term rental are prohibited.

(11) Parking: To mitigate neighborhood parking impact, limit guests to bringing only one car per hosted bedroom to the rental property. These cars may be parked on-site or in legal street parking close to the host property.

(12) Advertising: All advertising for hosted rentals must include the hosted rental permit number in the first two lines of the advertisement text. Additionally, photos should contain the permit number.

(13) Permit Conditions: All conditions outlined in your permit must be met.

Enforcement:

Proactive enforcement measures are being undertaken by the County of Santa Cruz to monitor and ensure compliance with these regulations and against unpermitted hosted rental properties. Failure to adhere to the specified guidelines may result in civil penalties and, in severe cases, the revocation of your hosted rental permit (**SCCC 13.10.690 I**).

We appreciate your cooperation in ensuring that your hosted rental operates in compliance with the County of Santa Cruz ordinance. If you have any questions or require further clarification, please do not hesitate to contact Code Compliance Investigator, Tim Morland.

Thank you for your attention to this matter.

Sincerely,

Tim Morland

Code Compliance Investigator III

Office Phone: (831) 454-3122

Email: Tim.morland@santacruzcountyca.gov



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060

Planning (831) 454-2580

Public Works (831) 454-2160

sccoplanning.com

dpw.co.santa-cruz.ca.us

Matt Machado -Deputy CAO, Director of Community Development &

Date: March 6, 2024

ATTN: Jeanell Martin

733 Seacliff Dr.

Santa Cruz, CA 95003

Re: Parcel #: 038-151-12

Permit #: 231268

Address: 733 Seacliff Dr, Santa Cruz CA 95003

On February 2, 2024, Zoning Administrator Steven Guiney, mandated a series of conditions be met by the April 19, 2024, Zoning Administrator to keep your permit in good standing. The conditions outlined were to correct multiple online advertisement to meet the conditions of your Hosted Rental permit and comply with the County of Santa Cruz's Vacation rental ordinance (SCC 13.10.690). Please see the following conditions which must be met by the April 19, 2024 Zoning Administrator Hearing:

1. Advertisements must comply with SCCC 13.10.690
2. Advertisements must not exceed the scope of your Hosted Rental permit
3. Compliance with all SCCC 13.10.690 requirements for hosted rentals. Compliance staff sent out a detailed list of requirements which need to be met to Hosted rental permit holders on February 4, 2024.

Please feel free to contact me if you have any questions.

Sincerely,

Tim Morland

Santa Cruz County Planning

701 Ocean Street, 4th Floor

Santa Cruz CA 95060

Phone Number: (831) 454-3122

E-mail: Tim.Morland@santacruzcountyca.gov



Staff Report to the Zoning Administrator

Application Number: **231268**

Applicant: Timothy Morland, Code Compliance
Owner: Jeanell Martin
APN: 038-151-12
Site Address: 733 Seacliff Dr.

Agenda Date: February 2, 2024
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to Revoke Hosted Rental Permit 231268

Location: Property located on the south side of Seacliff Drive (733 Seacliff Drive), approximately 130 feet southeast of the intersection of Oakhill Rad and Seacliff Drive.

Permits Required: Revocation of Hosted Rental Permit 231268.

Supervisory District: Second District (District Supervisor: Zach Friend)

Staff Recommendation:

- Revocation of Permit 231268, based on the following.

Background

The parcel is developed with an existing four-bedroom single-family dwelling constructed in 1981 under Building Permit #64459, issued on July 8, 1980, and final May 20, 1981. A glass attic/sunroom was added over the existing flat roof pursuant to Coastal Development Permit 09-0424, approved July 7, 2010, and subsequently constructed under Building Permit B-101581, issued December 15, 2010, and final October 11, 2011.

The parcel was originally approved to operate a two-bedroom Hosted Rental within the original dwelling on September 25, 2018, under Hosted Rental Permit 181348. This Permit was renewed on September 25, 2023, under Hosted Rental Permit 231268, which expires on September 25, 2028. Hosted Rental Permit 231268 is attached as Exhibit A, including conditions of approval.

Since the issuance of the Hosted Rental, it's important to note that although now resolved, a previous violation was confirmed in May of 2022 for the advertisement of the existing non-habitable "solar attic" as an additional rental.

Staff Summary

On August 1st, 8th, 21st, 24th, 2023 and September 11, 2023, Code Compliance received complaints reporting continuing violations of the existing Hosted Rental Permit. An on-line review of the property was completed November of 2023 in response to these allegations and found the following:

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

1. The Hosted Rental Permit number is unlisted in 8 rental advertisements as documented via Rentalscape. Pursuant to Santa Cruz County Code Section 13.10.690(F)(11) "All Hosted rentals shall include the hosted rental permit in the first two lines of the advertisement text, and where photos are included. A photo containing the permit shall be included."
(See Exhibit B)
2. The TripAdvisor advertisement (updated in 2023) lists a small closet kitchenette within the "Amenities" portion and lists a stove under the "kitchen & dining" portion, in violation of the Hosted Rental Permit: No cooking facilities are allowed in guestrooms per Santa Cruz County Code Section 13.10.690 (F)(4). (See Exhibit B)
3. VRBO Advertisement, ID#3880116 lists the entire home as a rental, in violation of Hosted Rental Permit. (See Exhibit B)
4. There are certain misleading advertisements that list permitted hosted room rentals as apartments, villas, and studios such as:
 - FlipKey ID# 6805239 (Fanti-Sea Beach Villa – Home) lists "no bedrooms".
 - Vrbo ID# 1768666 lists a 1-bedroom studio.
 - Airbnb ID# 3932648, under the "About this Place" portion lists a "Penthouse on the third floor with a hot tub", which is an approved non-habitable solar attic.
 - Vrbo ID# 38880116 lists ..." Beach Studio's..." with 0 bedrooms, 1 queen bed in "hidden bungalow", a "master suite" and 2 bathrooms.
 - Vrbo ID# 566830 lists a "studio with a view... with all the amenities".

The advertisements must reflect the conditions of the Hosted Rental Permit and the Hosted Rental Ordinance.

On November 7, 2022, the County processed an uncorroborated complaint that reported a hosted rental party on the premises on July 1, 2022- July 2, 2022, in violation of Hosted Rental Permit Conditions of Approval, which prohibits events and parties. Residents can testify to corroborate this violation and provide documentation.

Uncorroborated complaints also report continuous violation of the 2-guest vehicle parking limitation. Many photos were submitted by the neighborhood representing the parking violation to substantiate the reports. See (Exhibit B). Residents can testify to corroborate parking violations.

Vacation Rental Permit Revocation Procedure

Pursuant to County code section 13.10.690 I, "it is unlawful for any person to use or allow the use of property in violation of the provisions of this section". Furthermore, "if more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a public hearing before the Zoning Administrator to consider permit revocation."

Significant violations are defined in the code to include:

‘ “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.’

1. Based on the above code compliance citation record within the past 12 months, the above cited violations support revocation of the existing vacation rental. Therefore, staff is recommending the zoning administrator revoke Permit Number 231268 due to the multiple corroborated complaints regarding the unit, multiple listings advertising a quantity of rooms, which exceeds the scope of the hosted rental permit, and multiple listings, that do not list the permit number in the first two lines of the advertisements. In addition, a review of the Santa Cruz County Sheriff's Office Portal found 5 documented Civilian Calls for Service this year, see report attached 2.

Findings for revocation are attached as Exhibit B.

Staff Recommendation

- Adopt the resolution of intention to revoke permit number 231268 based on attached Development Permit Findings; and
- Revoke Permit Number 231268

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: Tim Morland
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3122
E-mail: Tim.Morland@santacruzcountyca.gov

Exhibits

- A. Hosted Rental Permit & Conditions of Approval
- B. Code Violation Evidence

Development Permit Findings

1. **That the proposed location of the project 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 and will not result in inefficient or wasteful use of energy and will not be materially injurious to properties or improvements in the vicinity.**

N/A

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.**

The property owner violated numerous provisions of SCCC 13.10.60. Please see the following violations:

- A. The Hosted Rental Permit number is unlisted in 8 rental advertisements as documented through Rentalscape.

The permit number must be included within the first 2 lines of the advertisement text as per SCCC 13.10.690.

- B. VRBO Advertisement, ID#3880116 lists the entire home as a rental, in violation of Hosted Rental Permit. The Hosted Rental Permit allows a maximum rental of 2 bedrooms only.

- C. The TripAdvisor advertisement (updated in 2023) lists a small closet kitchenette within the "Amenities" portion and lists a stove under the "kitchen & dining" portion, in violation of the Hosted Rental Permit: No cooking facilities are allowed in guestrooms.

- D. There are certain misleading advertisements that list permitted hosted room rentals as apartments, villas, and studios such as:

- FlipKey ID# 6805239 (Fanti-Sea Beach Villa – Home) lists "no bedrooms".
- Vrbo ID# 1768666 lists a 1-bedroom studio.
- Airbnb ID# 3932648, under the "About this Place" portion lists a "Penthouse on the third floor with a hot tub", which is an approved non-habitable solar attic.
- Vrbo ID# 38880116 lists "... Beach Studio's..." with 0 bedrooms, 1 queen bed in "hidden bungalow", a "master suite" and 2 bathrooms.
- Vrbo ID# 566830 lists a "studio with a view... with all the amenities".

The hosted rental ordinance requires that all advertisements must reflect the conditions of the Hosted Rental Permit and the hosted rental ordinance.

- E. Complaints also report continuous violation of the 2-guest vehicle parking

limitation. Many photos were submitted by the neighborhood representing the parking violation to substantiate their reports, an example of the photos is attached. Residents are willing testify to corroborate parking violations.

F. On November 7, 2022, the County processed a complaint that reported that the hosted rental held a party on the premises on July 1, 2022- July 2, 2022, in violation of hosted rental permit. Residents can corroborate this violation and provide documentation. Events and parties are prohibited.

G. Additionally, a review of the Santa Cruz County Sheriff's Office Portal found 5 documented Civilian Calls for Service this year, see report attached.

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.**

N/A

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.**

N/A

5. **That the proposed project 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.**

N/A

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.**

N/A

Exhibit A



HOSTED RENTAL PERMIT

701 Ocean Street, Santa Cruz, CA 95060 | TDD (831) 454-2123 | Fax (831) 454-2131 | Tel (831) 454-2130

Approval Date: 6/26/2023
Parcel No. 03815112
Owner: MARTIN JEANELL TRUSTEE
Address: 733 SEACLIFF DR
APTOS CA 95003-3540

PERMIT DESCRIPTION

This Hosted Rental Permit allows for the short term-rental of two legal bedroom in a dwelling unit where a long-term resident, acting as a host, occupies one of the bedrooms in the dwelling. The short-term rental of the bedrooms allows for overnight lodging for a period of less than 30 days.

Permit expires 09/25/2028.

Renewal of Hosted Rental Permit #181348.

Contact Person: MARTIN JEANELL TRUSTEE
733 SEACLIFF DR
APTOS CA 95003
Day Phone: (831) 688-8721

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.

Your permit must be renewed 5 years from the date of issuance.

Hosted Rental Permit Conditions of Approval:

- The following conditions of approval, the attached noise ordinance, and emergency evacuation instructions shall be posted in a location that is readily visible to all guests.
- The maximum number of guests allowed is 3 per bedroom (children under 8 are not counted). Rental to unaccompanied minors under the age of eighteen (18) is prohibited.
- The maximum number of vehicles shall be limited to one vehicle per hosted bedroom. Vehicles may be parked on site or in legal street parking close to the host property.
- Illegal behavior is prohibited. Fireworks are illegal in Santa Cruz County.
- No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Santa Cruz County Environmental Health Department.
- Pets, if allowed by owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
- No weddings, outdoor parties, or similar activities are authorized under this permit.
- The hosted rental shall provide facilities for sleeping, bathing, and toileting inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as a hosted rental. Trash must be kept in covered containers.
- The long-term resident of a hosted rental is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.
- On-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited. All advertising for hosted rentals shall include the permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included.
- As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

Parcel #: 038-151-12

Application #: 231268

Address: 733 Seacliff Dr, Aptos, CA 95003

This Hosted Rental Permit allows for the short term-rental of two legal bedrooms in a dwelling unit where a long-term resident, acting as a host, occupies one of the bedrooms in the dwelling. The short-term rental of the bedrooms allows for overnight lodging for a period of **less than 30 days**.

Hosted Rental Permit Conditions of Approval

1. The following conditions of approval, the attached noise ordinance, and emergency evacuation instructions shall be posted in a location that is readily visible to all guests.
2. The maximum number of guests allowed is 6 (3 per bedroom, children under 8 are not counted). Rental to unaccompanied minors under the age of eighteen (18) is prohibited.
3. The maximum number of vehicles is 2. Cars may be parked on site or in legal street parking close to the host property.
4. Illegal behavior is prohibited. Fireworks are illegal in Santa Cruz County.
5. No cooking shall be allowed in any guest room or in any bathroom. Food service, if provided, shall be limited to breakfast served to guests only, and shall be subject to applicable regulations of the Santa Cruz County Environmental Health Department.
6. Pets, if allowed by owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
7. No weddings, outdoor parties, or similar activities are authorized under this permit.
8. The hosted rental shall provide facilities for sleeping, bathing, and toileting inside of a permanent dwelling that is suitable for human occupancy. Rental of sleeping space in or on balconies, porches, tents, sheds, vehicles, RVs, or outdoor areas is prohibited as a hosted rental. Trash must be kept in covered containers.
9. The long-term resident of a hosted rental is responsible for ensuring that the property does not become a nuisance due to short-term rental activity.
10. On-site advertising signs or other displays indicating that the residence is being utilized as a short-term rental are prohibited. All advertising for hosted rentals shall include the permit



COUNTY OF SANTA CRUZ

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(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included.

11. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Exhibit B

Civilian Calls for Service

Disclaimer: The information available on this website is for general informational purposes only. It does not, and is not intended to, constitute legal advice and/or official crime data. This website does not provide information about all calls for service, and excludes specific incidents including but not limited to alleged sexual assault and child abuse incidents. Although the Santa Cruz County Sheriff's Office makes every effort to produce and publish current and accurate information, the information on this website may not constitute the most up-to-date information. No warranties, expressed or implied, are provided for the information herein, its use, and/or its interpretation.

6 search results for: 733 seacliff

Results displayed are from the last 3 years.

Street Address	Unit	Area	Create Time	Type	Incident Number	Source	Priority	Disposition
733 SEACLIFF DR		APTOS/LA SELVA	9/11/2023 9:26:35 AM	HARASSMENT	SO2300076114	PHONE	7	H61 - H61 - HANDLED AT SCENE CIVIL PROBLEM
733 SEACLIFF DR		APTOS/LA SELVA	8/6/2023 3:31:02 PM	HARASSMENT	SO2300065633	PHONE	7	H61 - H61 - HANDLED AT SCENE CIVIL PROBLEM
733 SEACLIFF DR		APTOS/LA SELVA	7/22/2023 6:40:44 PM	HARASSMENT	SO2300061409	PHONE	7	H61 - H61 - HANDLED AT SCENE CIVIL PROBLEM
733 SEACLIFF DR		APTOS/LA SELVA	4/6/2023 2:18:12 PM	FOLLOW UP	SO2300028665	911	7	Q61 - Q61 - ATTEMPT BUT UNABLE TO CONTACT RP CIVIL PROBLEM
733 SEACLIFF DR		APTOS/LA SELVA	4/6/2023 9:40:24 AM	CIVIL MATTER	SO2300028591	911	8	H61 - H61 - HANDLED AT SCENE CIVIL PROBLEM
733 SEACLIFF DR		APTOS/LA SELVA	6/20/2022 1:15:19 PM	TRAFFIC COMPLAINT	SO2200049359	PHONE	8	CHP - TRANSFERRED TO CHP

733 Seacliff Dr Aptos CA 95003



Nothing here yet.

Possible Violations

🔔 Advertising Without Listing a Permit/TOT#

🔔 2022861 🔔 566830 🔔 1768666 🔔 3932648

🔔 3880116 🔔 617408 🔔 18982102 🔔 38330847

Add Note

Notes

Rentalscape Property Overview - 10/6/2023 / 8:24:45 AM

Overview Reviews Amenities Availability Map Things to know



Discover

Trips

Community

Sign
in

Ranti-Sea Beach Villa

Listing 6805239



3



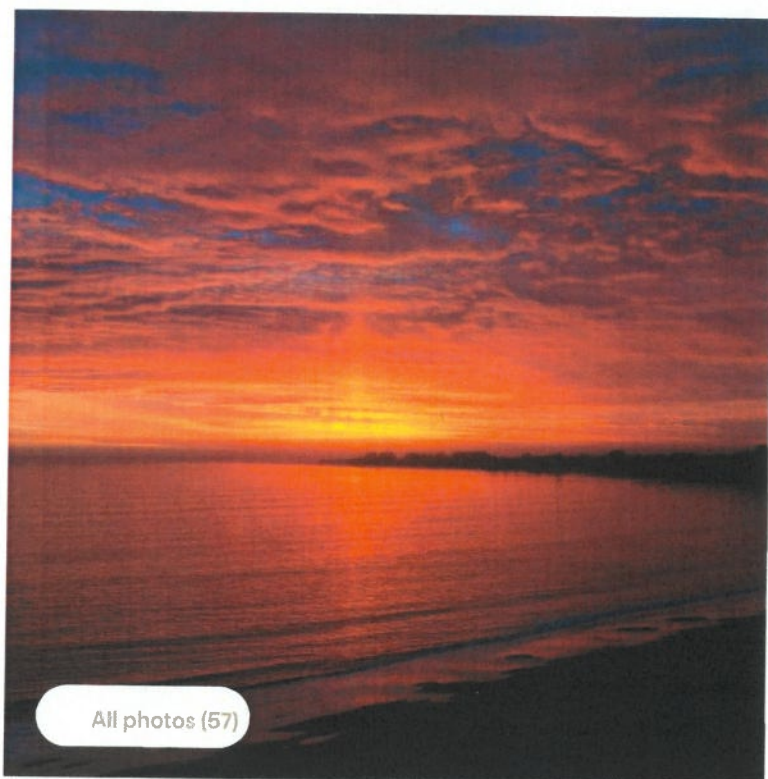
Share



Save

Want exclusive deal alerts, booking reminders, and quicker checkout? [Sign in now](#) →

Overview Reviews Amenities Availability Map Things to know



All photos (57)

Enter dates

2

From
\$419/night ⓘ

Book now

As seen on

Holiday Lettings

Affiliated with FlipKey



Overview

Studio

1 bathroom

2 guests

1 night minimum

Condo/Apartment

bed. Own private entrance. Many times we see whales and dolphins. Lots of birds and wildlife.. **Small kitchenette** in closet, outdoor BBQ, outdoor seating. Quiet neighborhood setting, on end of road. Within a mile of restaurants, shopping, etc. Beach access is 6 blocks away down a garden stairway. On Beachgate Way. Washer and Dryer in studio. No dogs or children. No visitors or additional guests.

House Rules

Pets not allowed • Not suitable for kids • No smoking

Park on the street in front of the house. Push gate open in middle towards the house. Walk to the right into the backyard all the way to the end. This is your Beach Studio. The key is in the door for you. If you can, let me know a few days before your arrival around the time you will be arriving. Also call or email a few hours before you arrive. Don't forget to tell me a bit about yourselves before you book. Enjoy

[Read less](#) ^

Bedrooms

1 King

Bathrooms

1 Full bath

Meet the host



Jeanell M

Hosting since October 2015

Languages spoken: **English**

Response Rate: **100%**

Response Time: **Within a few hours**

Interaction with guests: Call or email. Available 24/7. Park on the street in front of the house, or as close as you can. Push gate open in the middle towards the house. Always close gate so my doggie does not get hurt. Walk to the right into the

TripAdvisor member and not of TripAdvisor LLC. TripAdvisor performs checks on reviews.



Connector245443
Novato, CA



Spectacular Ocean View, everything you need is everywhere and anywhere, very friendly and...

Studio away from downtown by a mile or two, so you are closer to state park and fabulous cliff view of ocean, breath take at anytime of day or night....

[Read more](#) ✓

Visited March 2018



Helpful

Written March 27, 2018. This review is the subjective opinion of an individual traveler and not of TripAdvisor LLC nor of its partners. TripAdvisor performs checks on reviews.

1

Showing results 1-3 of 3

What this rental offers

Bathroom and laundry

Iron

Linens provided

Towels provided

Wi-fi and internet

Wi-fi

Cable television

Things to do

Fishing spots available

Watersports

Nearby

Golf course (within 30 mins drive)

Tennis court

Location info

Beachfront/Lakeside

Kitchen and dining

Grill

Refrigerator

Kettle

Microwave

Stove

Toaster

Scenic views

Ocean views

Outdoor amenities

Balcony

Patio

Private yard

Terrace

Entertainment

DVD player

Stereo system

Television

[Read less](#) ^

Availability



November 2023



December 2023

S M T W T F S S M T W T F S

Fanti-Sea Beach Villa

Home · Vacation Rentals · United States · California · Aptos · Aptos Studio Home 6805239



Fanti-Sea Beach Villa – Home 6805239

Studio · no bedrooms · sleeps 2 · 1 night min stay

BOOK WITH CONFIDENCE

Pay on FlipKey to get Payment Protection for this rental. Never pay by bank or wire transfer.

KEY INFO

- Beach / seaside relaxation
- Not suitable for children
- No pets allowed
- Nearest beach 1 mi
- Car advised
- Private garden

Description from owner

Private romantic beach studio overlooking the Ocean on a 100' cliff. Panoramic Views from Monterey to Pleasure Point. Ocean view from comfortable king size bed. Den private entrance. Many small sea life, whales and dolphins. Lots of birds and wildlife. Small kitchenette in closet, outdoor BBQ, outdoor seating. Quiet neighborhood setting, on end of road. Within a mile of restaurants, shopping, etc. Beach access is 6 blocks away down a garden stairway. On Beachgate Way. Washer and Dryer in studio. No dogs or children. No visitors or additional guests.

BED & BATHROOM

- Bed in other rooms: King bed
- 1 Full bath

AMENITIES

- Wireless Internet
- WiFi
- Balcony or terrace
- Internet access
- Safe
- Fridge
- Toaster
- Iron
- Satellite TV
- Stereo system
- Towels provided
- Private garden
- Patio
- Sea view
- Central heating
- Stove
- Microfridge
- Kettle
- TV
- DVD player
- Linen provided

LESS

ACCESS

- Not suitable for wheelchair users

GETTING AROUND

- Restaurants, stores, etc. are all within a mile from the studio

INTERACTION WITH GUEST

\$407 night

Check-in · Check-out

2 guests

Book now

Contact owner

Book with FlipKey Payment Protection

EXHIBIT 2C

7 Aptos Rentals

37 / 57

From
\$407 / night

Payment
Protection

Contact owner

Book now

Fanti-Sea Beach Villa – Home 6805239

Studio

no bedrooms

2

sleeps

1

night min stay

Key Info

Beach / lakeside relaxation

Nearest beach 1 mi

Not suitable for children

Car advised

No pets allowed

Private garden

Description

Private romantic beach studio overlooking the Ocean on a 100' cliff. Panoramic Views from Monterey to Pleasure Point. Ocean view from comfortable king size bed. Own private entrance. Many times we see whales and dolphins. Lots of birds and wildlife.. Small kitchenette in closet, outdoor BBQ, outdoor seating. Quiet neighborhood setting, on end of road. Within a mile of restaurants, shopping, etc. Beach access is 6 blocks away down a garden stairway. On Beachgate Way. Washer and Dryer in studio. No dogs or children. No visitors or additional guests.

[Home](#) > [Vacation Rentals](#) > [United States of America](#) > [California](#) > [Santa Cruz County](#) > [Aptos](#) >

Amazing Ocean View from yard and your Bed! This studio is above 100' cliff, Aptos

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[Overview](#) [Amenities](#) [Policies](#) [Location](#) [Host](#)

House

Amazing Ocean View from yard and your Bed! This studio is above 100' cliff

★ 4.7/5 Exceptional

[See all 90 reviews](#) >

1 bedroom

Sleeps 2

Popular amenities

Hot Tub

Washer

Dryer

Free WiFi

Outdoor Space

Ocean view



Aptos, CA

[View in a map](#) >

Explore the area

Seacliff State Beach 19 min walk

New Brighton State Beach 7 min drive

Potbelly Beach 7 min drive

San Jose, CA (SJC-Norman Y. Mineta San Jose Intl.) 49 min drive

Rooms & beds

1 bedroom (sleeps 2)

Beach Villa Studio



1 Queen Bed

mirror bathroom



Toilet · Shower only

Spaces

Deck or patio

Outdoor play area

Garden

Dining Area

[See all rooms and beds details](#)

About this property

Amazing Ocean View from yard and your Bed! This studio is above 100' cliff

Own entrance, ocean view from yard and bed. Hot tub is available for an extra fee. It is next to the Sunroom on the 3rd floor of the home. There is also a BBQ, firepit, lounging areas, tables. Your beach studio has a private covered patio with a refrigerator, and coffee maker. Nice quiet neighborhood. Beach access is 6 to 8 blocks away on Beachgate Way. The stairs will lead you to the State Beach. You can walk or drive. Free parking is by the stairs leading to the beach. When you first arrive, park in the driveway. Your studio is behind the brown gate to the left. I will leave the key in the studio door for you if you tell me around the time of your arrival. No other visitors are guests are allowed, security deposit may be withheld. When you first inquire about the studio, please tell me a bit about yourself or your situation. Your studio yard has seating and a BBQ for your use only. Washer and dryer upon request, or anything else you may need, ice, more coffee, etc. just ask!! Early check-in or late check-out is \$20. an hour. Plenty of sun, sand and surf. Santa Cruz is the quintessential coastal California town. It is actually the place where surfing was first introduced to the mainland back in 1880, which explains why Santa Cruz exudes such a laid-back charm. While surfers flock here to ride the city's famous waves every year, Santa Cruz is far more than just a destination for those seeking the perfect wave.

Whether you're looking to enjoy a family holiday at the beach, go on a hike through a stunning redwood forest or ride a rollercoaster at the seaside boardwalk, Santa Cruz has something for everyone. And its mild climate makes it the perfect destination to visit any time of year.

If you would like to save on water: 5 minutes prior to your shower press the button to the Right of the shower. It should take about 15 seconds for the hot water to come on. If you do not want to save on water ignore this message. The hot water will take about 40 seconds to come on.

Property manager

Jeanell Martin

Premier Host

Hot tub, Ocean Views above 100' cliff, King Bed

Listing 3932648

are [Save](#)



Entire guest suite in Aptos, California

2 guests · 1 bedroom · 1 bed · 1 bath



4.85
★★★★★

384
[Reviews](#)



Hosted by Jeanell

Superhost · 10 years hosting



Dedicated workspace

A room with wifi that's well-suited for working.



Jeanell is a Superhost

Superhosts are experienced, highly rated Hosts.



Great location

100% of recent guests gave the location a 5-star rating.

£499 night

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



[Check availability](#)



[Report this listing](#)

Large studio and hot tub, amazing ocean views above 100 foot cliff. Studio has its own access, on first floor of a three story home. Penthouse is on the third floor with hot tub, barbecue, outdoor round bed, fire pit, and changing room. Full use of main kitchen all to yourselves. In a Great neighborhood. Beach access is 6 to 8 blocks away on Beachgate Way. Follow the stairs to the beach. Studio is 1/...

[Show more >](#)










Where you'll sleep



Bedroom

1 king bed

What this place offers

-  Public or shared beach access
-  Wifi
-  Dedicated workspace
-  Free street parking
-  Private hot tub - available all year, open specific hours
-  30" HDTV with standard cable
-  Free washer – In unit
-  Free dryer – In unit
-  Bathtub
-  Private patio or balcony

×

About this space

Large studio and hot tub, amazing ocean views above 100 foot cliff. Studio has its own access, on first floor of a three story home. **Penthouse is on the third floor with hot tub,** barbecue, outdoor round bed, fire pit, and changing room. Full use of main kitchen all to yourselves. In a Great neighborhood. Beach access is 6 to 8 blocks away on Beachgate Way. Follow the stairs to the beach. Studio is 1/2 mile to stores and shopping. Great hiking trails near by.

The space

This home has been on the Annual Symphony League Home Tour two times, and the local newspaper called the Fanti-Sea house. The panoramic view is all the way from Capitola to Monterey. The hot tub is top of the line Hot Springs. It is on the third floor of the house on its own private deck. Many times we see dolphins, whales, & otters. This is the tallest home in the neighborhood. This is a one of a kind, unique experience. No visitors or extra guests. Security Deposit may be withheld.

Santa Cruz is an ultra-popular vacation destination for nature lovers, enthusiasts and beachgoers. Whether you are planning a family vacation, a romantic getaway or a long-awaited reunion, you will find Santa Cruz is perfect for you. Check out Natural Bridges beach, the redwoods at Henry Cowell State Park, walk along the Santa Cruz Wharf, the longest on the West Coast, and stop off at the many restaurants and shops along the way. Take a 3-mile stroll along West Cliff Drive where you'll enjoy sweeping views of Monterey Bay. May sure to stop off at Lighthouse Point and visit the Surfing Museum. Watch surfers catch some seriously epic waves and Santa Cruz's most popular surf spot, Steamer Lane. Defy gravity at the iconic and quirky Mystery Spot. Learn all about Santa Cruz's incredible marine life at the Semour Marine Discovery Center.

Guest access

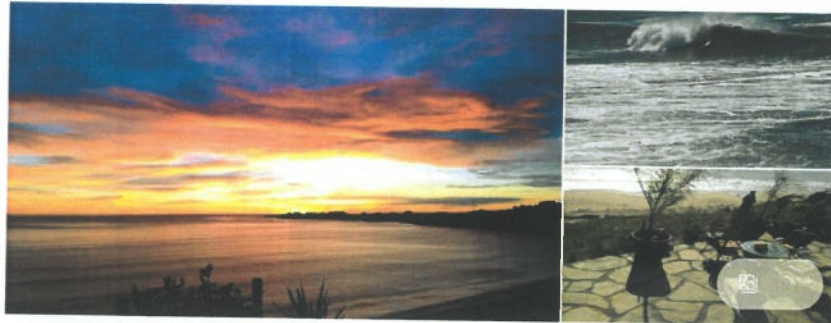
Check-in is at 3:00 p.m. or later. Check-out is 11:00 a.m. or earlier. Late check outs or early arrivals are \$20. an hour. Email or text when arriving 1-3 days ahead to let me know when you will be arriving, that way I will leave the key in the door for you. Please park directly in front of the house, or as close as you can. Leave room for other cars can park. Push gate open in the middle towards the house. Always keep this gate completely closed at all times so our small dog do not get hurt. Walk to the RIGHT into the backyard. I will leave the key in the studio door if you let me know around the time of arrival. No other guests or visitors allowed or Security Deposit may be withheld. When vacating, no need to clean up, you are on vacation!

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Panoramic Views from Monterey to Capitola, Beach Studio's Overlooking 100' Cliff, Aptos

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House

Panoramic Views from Monterey to Capitola, Beach Studio's Overlooking 100' Cliff

★ 4.7/5 Exceptional

[See all 30 reviews](#) >

2 bathrooms

Sleeps 4

Popular amenities

Hot Tub

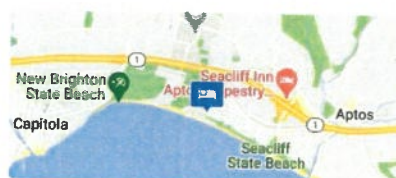
Washer

Dryer

Free WiFi

Ocean view

Barbecue grill



Aptos, CA

[View in a map](#) >

Explore the area

Seacliff State Beach 19 min walk

New Brighton State Beach 7 min drive

Potbelly Beach 7 min drive

San Jose, CA (SJC-Norman Y. Mineta San Jose Intl.) 49 min drive

Rooms & beds

0 bedrooms (sleeps 4)

Hidden Bungalow



1 Queen Bed

Master Suite



1 King Bed

2 bathrooms

[Home](#) > [Vacation Rentals](#) > [United States of America](#) > [California](#) > [Santa Cruz County](#) > [Aptos](#) >

Studio With a View!! Amazing Ocean View From Your Room, Overlooking the Ocean., Aptos

[← See all properties](#)

 Save




[Overview](#) [Amenities](#) [Policies](#) [Location](#) [Host](#)


Apartment

Studio With a View!! Amazing Ocean View From Your Room, Overlooking the Ocean.

★ 4.7/5 Exceptional

[See all 134 reviews >](#)

 1 bathroom

 Sleeps 2

Popular amenities

 Hot Tub

 Washer

 Dryer

 Free WiFi

 Outdoor Space

 Ocean view



Aptos, CA


[View in a map >](#)

Explore the area

 Seacliff State Beach 19 min walk

 New Brighton State Beach 7 min drive

 Potbelly Beach 7 min drive

 San Jose, CA (SJC-Norman Y. Mineta San Jose Intl.) 49 min drive

Rooms & beds

0 bedrooms (sleeps 2)

Bedroom 1



1 King Bed

1 bathroom

About this property

Studio With a View!! Amazing Ocean View From Your Room, Overlooking the Ocean.

In a great neighborhood. Great for long walks, there are nearby hiking trails to the ocean. Access to beach is 6 blocks away, on "Beachgate Way". You either walk or drive and park near the stairs going to the beach. Hot tub is available for an extra fee. It is next to the Penthouse Sunroom on the 3rd floor of this home. It also has tables, seating, BBQ, firepit, and lounging areas all to yourselves! This studio has all the amenities for your comfort. Close to everything. The studio has its own private entrance, and private yard. It has its own covered porch, with lots of seating overlooking the ocean. Maximum two adults. No children. No visitors. If you need anything, just ask! More filtered water, ice, I am always available.

This is a 3 story home. The studio is on the 1st floor of the home. This home has been on the Annual Symphony League Home Tour two times, and has been in the local newspaper, as the 'Fanti-Sea House'. Aptos is an idyllic beach community with a small-town feel and diverse population. Nestled amongst miles of pristine beaches, rolling hills, towering redwood trees, and strawberry fields, the community sets the scene for an extraordinary lifestyle. Situated on Monterey Bay's northern coast, Santa Cruz/Aptos homes are found within a progressive resort community. The area is alive with families, artists, local business owners, surfers, students, and visitors who return year after year. Amazing views from Monterey to Capitola. There are no better views in Santa Cruz. Not suitable for parties. Security deposit may be withheld. When you inquire, please tell us a bit about yourselves, or your situation.

Please e-mail us a bit about yourself when you first inquire about the accommodations..... either before or at the time you book. Although the studio is very private, we like to know who will be sharing our space, so we ask guests to share a little bit about themselves before they make a reservation. Check In is 3:00pm Check Out is 11:00am. \$20. an hour for late check outs or early check in. Be sure and check out the video after seeing the pictures. It is also located on the main picture, top left. A few days prior to check in let host know around what time you will be arriving. Park on the street in front of the small gate, or as closed as you can. Leave room for other cars. Push gate open in the middle towards the house. Always close gate so our small dog does not get hurt. Go to the right into the backyard, I will leave the studio key in the door for you if you tell me around your time of arrival. No other guests or visitors or Security deposit may be withheld.

Come Sea for Yourself! Plenty of sun, sand and sur. Santa Cruz is the quintessential coastal California town. It is actually the place where surfing was first introduced to the mainland back in 1880, which explains why Santa Cruz exudes such a laid-back charm. While surfers flock here to ride the city's famous waves every year, Santa Cruz is far more than just a destination for those seeking the perfect wave. Note: in the video the other smaller studio is shown only. Also if you want to save water, 10 minutes prior to your shower or bath press the button on the left of the shower. It will take 15 seconds for the hot water. If you do not want to save water, ignore this message. It will take about 45 seconds for the hot water.

Property manager

Jeanell Martin





Saturday • Aug 19, 2023 • 7:57 PM [Adjust](#)

IMG_1674

Apple iPhone 12

NEW



Saturday • Aug 19, 2023 • 7:56 PM [Adjust](#)

IMG_1670

Apple iPhone 12

NEW



Saturday • Aug 19, 2023 • 7:56 PM [Adjust](#)

IMG_1673

Apple iPhone 12

NEW



Saturday • Aug 19, 2023 • 7:56 PM [Adjust](#)

IMG_1671

Apple iPhone 12

NEW



Add a Caption

Tuesday • Jun 21, 2022 •
2:22 PM

Adjust

✓ IMG_3624

Apple iPhone 11 Pro Max

HEIF

Telephoto Camera — 52 mm *f*2

12 MP • 3024 x 4032 • 2.9 MB

ISO20

52mm

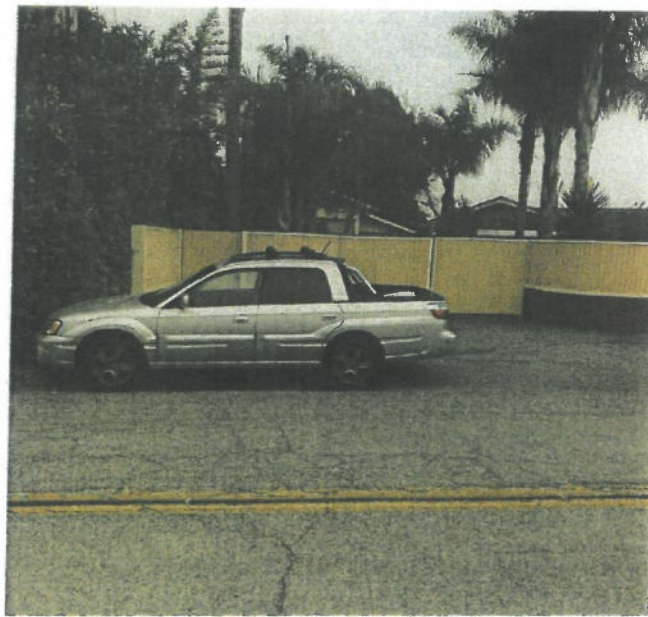
0ev

*f*2

1/1261s

Add a location...





Add a Caption

Friday • Jun 24, 2022 • 7:22 PM [Adjust](#)

IMG_3628

Apple iPhone 11 Pro Max

HEIF

Wide Camera — 26 mm $f1.8$

12 MP • 3024 × 4032 • 4 MB

ISO32

26mm

0ev

$f1.8$

1/407s

[Add a location...](#)

[Show in All Photos](#)





Add a Caption

Monday • Jul 3, 2023 • 5:08 PM

Adjust

📁 IMG_1037

Apple iPhone 12

HEIF

Wide Camera — 26 mm f1.6

12 MP • 4032 × 3024 • 3.3 MB

ISO32

26mm

0ev

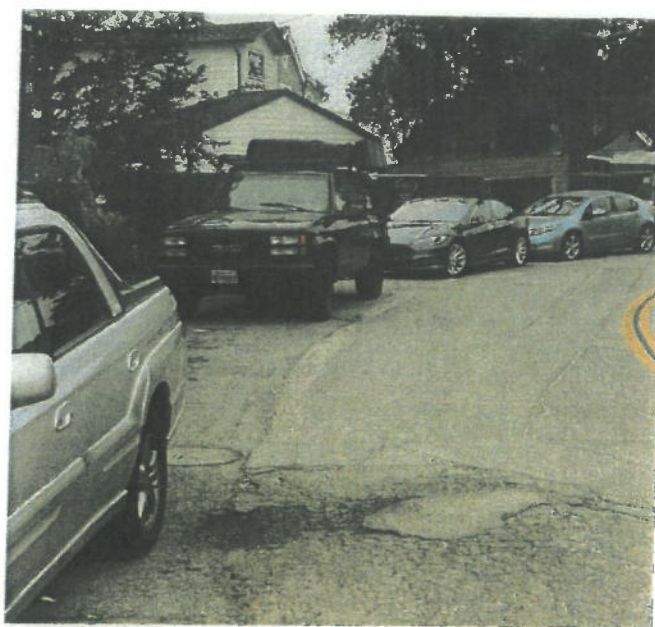
f1.6

1/5814s

Add a location...

Show in All Photos





Add a Caption

Monday • Jul 3, 2023 • 8:27 PM [Adjust](#)

 IMG_4591

Apple iPhone 11 Pro Max

HEIF

Telephoto Camera — 52 mm $f/2$

12 MP • 3024 x 4032 • 2.3 MB

ISO250

52mm

0ev

$f/2$

1/60s

[Add a location...](#)

[Show in All Photos](#)





Add a Caption

Monday • Jul 3, 2023 • 5:08 PM

[Adjust](#)

 IMG_1038

Apple iPhone 12

HEIF

Wide Camera — 26 mm *f*1.6

0 MP • 646 × 485 • 3.4 MB

ISO32

26mm

0ev

*f*1.6

1/5814s

[Add a location...](#)

[Show in All Photos](#)






Add a Caption

Tuesday • Jul 4, 2023 • 5:43 AM

[Adjust](#)

 IMG_4592

Apple iPhone 11 Pro Max

HEIF

Ultra Wide Camera — 13 mm *f*2.4

12 MP • 3024 x 4032 • 743 KB

ISO1000

14mm

0ev

*f*2.4

1/40s

[Add a location...](#)

[Show in All Photos](#)





Add a Caption

Sunday • Jul 23, 2023 • 7:47 AM

Adjust

✓ IMG_4676

Apple iPhone 11 Pro Max

HEIF

Ultra Wide Camera — 13 mm *f*2.4

12 MP • 3024 × 4032 • 2.8 MB

ISO64

13mm

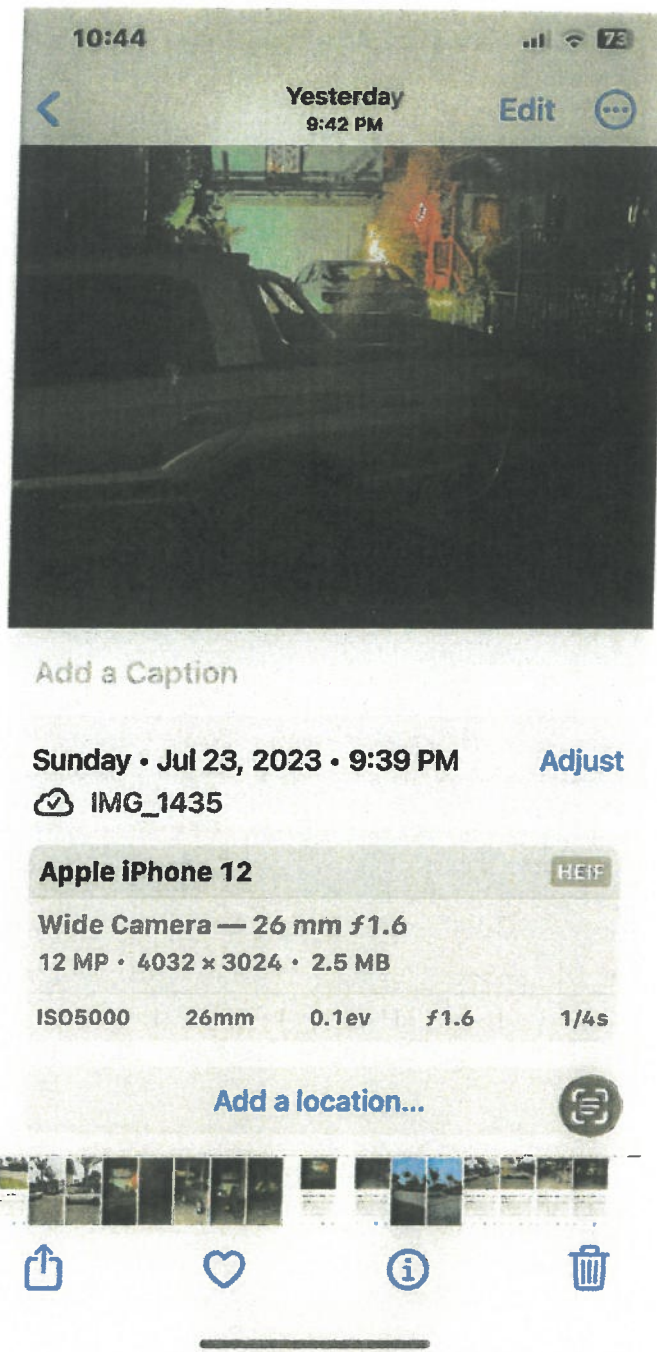
0ev

*f*2.4

1/122s

Add a location...







Add a Caption

Sunday • Jul 23, 2023 • 9:40 PM

Adjust

📷 IMG_1437

Apple iPhone 12

HEIF ⚡

Wide Camera — 26 mm f1.6

9 MP • 3490 × 2618 • 1 MB

ISO1000

32mm

0ev

f1.6

1/4s

Add a location...





Add a Caption

Monday • Jul 24, 2023 • 6:55 AM

Adjust

📷 IMG_4685

Apple iPhone 11 Pro Max

HEIF

Ultra Wide Camera — 13 mm *f*2.4

9 MP • 3021 × 3051 • 576 KB

ISO1000

13mm

0ev

*f*2.4

1/30s

Add a location...

