



Staff Report to the Zoning Administrator

Application Number: **231521**

Applicant: Christopher Rotelli

Agenda Date: June 21, 2024

Owner: Christopher Rotelli

Agenda Item #:

APN: 033-123-25

Time: After 9:00 a.m.

Site Address: 4701 Portola Drive, Santa Cruz 95062

Project Description:

Proposal to establish a new four-bedroom vacation rental. Requires a Vacation Rental Permit and a determination that the project is exempt from further review under the California Environmental Quality Act.

Location: Property is located on the northwestern side of Portola Drive (4701 Portola Drive), approximately 2,000 feet northeast of the intersection of 41st Avenue and Portola Drive in Santa Cruz.

Permits Required: Vacation Rental Permit

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231521, based on the attached findings and conditions.

Analysis

The project site is located on the northwestern side of Portola Drive, in the Live Oak planning area, approximately 2,000 feet northeast of the intersection with 41st Avenue. The neighborhood is comprised of single-family dwellings that contain a mix of architectural styles. The subject property is developed with a four-bedroom single-family dwelling, with an attached two-car garage.

The subject property previously operated as a three-bedroom Vacation Rental under permit 201093. The dwelling was recently remodeled to add an additional bedroom and a second story addition, resulting in a four-bedroom dwelling. As indicated in Santa Cruz County Code 13.10.694(D)(2), a public hearing is required for vacation rental applications consisting of four or more bedrooms.

Vacation rentals within residential structures are permitted within the R-1-5 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Vacation rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)(3), as conditioned.

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv) B. Pursuant to this Code Section, parking for vacation rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for vacation rentals containing one or two bedrooms and a minimum of two on-site spaces 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 four bedrooms; therefore, two on-site parking spaces are required. Four parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the date of issuance of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is July 05, 2029.

Jim Harrold has been designated as the 24-hour contact for the vacation rental. The 24-hr contact is located in Santa Cruz, within the required 30-minute response radius from the proposed vacation rental property.

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.

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 **231521**, based on the attached findings and conditions.

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

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

Report Prepared By: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: Michael.Lam@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans and Application
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 231521

Assessor Parcel Number: 033-123-25

Project Location: 4701 Portola Drive, Santa Cruz 95062

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

Person or Agency Proposing Project: Christopher Rotelli

Contact Phone Number: (415) 515-0478

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X **Categorical Exemption**

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Michael Lam, Project Planner

Date:_____

EXHIBIT A

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 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.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the location of the proposed vacation rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the vacation rental ordinance, and the purpose of the R-1-5 (Single family residential - 5,000 square feet) 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.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential vacation rental use is consistent with the use and density requirements specified for the R-UM (Urban Medium Density 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 not been adopted for this portion of the County.

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) **Utilities and Traffic Impacts.** The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or 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. The project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

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.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the short-term vacation rental of an existing residential dwelling is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed non-habitable accessory structure (garage) is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed non-habitable accessory structure (garage) is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Jim Antony, dated May 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 D).
 - B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
 - C. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).
 - D. The maximum number of vehicles associated with the overnight occupants shall not exceed five (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces).
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).
 - F. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
 - G. Vacation rental 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; restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit

statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

- 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. For all rentals, the sign shall also display the beginning and end dates of the five-year vacation rental permit. Sign information shall be updated upon any renewal of this permit. The sign shall be continuously maintained while the dwelling is rented.
- J. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the vacation rental in a location readily visible to all guests.
- K. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: <https://forms.office.com/g/5kjvAnC8n6>.

- L. The local property manager (24-hour contact person) shall be located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.
- M. All advertising for vacation rentals shall include the vacation rental 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 well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in SCCC 19.01.
- N. 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.

- O. 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.
- P. 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 public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- Q. 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 to consider permit revocation, pursuant to SCCC 18.10.136. "Significant violations" are: citations for violation of SCCC 8.30 (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.
- R. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without

limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

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.



Permit and Property Information

Permit No. (if application is for a renewal): ~~14111111111111111111~~

Assessor's Parcel Number*: 033-123-25

Street Address: 4701 Portola Drive, Santa Cruz, CA, 95062

Transient Occupancy Tax Registration Number: _____

Number of bedrooms to be rented: 4

*Assessor's Parcel Numbers (APNs) may be obtained from the Assessor's Office at 831-454-2002.

Owner Information

Name: Chris Rotelli

Mailing Address: 280 mountain home Rd, Woodside, CA, 94062

City: Woodside State: CA Zip Code: 94062

Phone No.: 415-515-0478 Email: chrisrotelli@gmail.com

Applicant Information (if different than owner information)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone No.: _____ Email: _____

NOTE: If the application submittal is made by anyone other than the owner, a signed Owner/Agent form (available) or a property management agreement must be submitted with the application.



County of Santa Cruz
Community Development & Infrastructure
701 Ocean Street 4th Floor, Santa Cruz, CA 95060
www.sccoplanning.com

**Vacation Rental Permit
& Renewal Application Form** Form
PLG-150
Page 4 of 6
Rev 1/12/23

24-Hour Contact

NOTE: The 24-hour contact must reside within a 30-mile radius of the vacation rental.

Name: Jim Harrold
Physical Address: 4685 Portola Drive
City: Santa Cruz State: CA Zip Code: 95062
Phone No.: 831-476-3757 Email: _____

Elected / Public Official or County Employee Information Publication

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

Contact person signature, if applicable

Date



Rental Safety Certification

The following items require verification to assure the rental is equipped and maintained to minimum safety standards to help provide for a safe vacation experience. Verification can be performed by owner (self-certified), certified home inspector, County Building Inspector, or by the property manager/agent.

- ☒ **Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the current building code requirements.
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics.
- ☒ **Carbon Monoxide alarms** (listed by an approved agency such as UL) installed in the following locations per the current building code requirements.
 - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
 - At least one alarm on each story, including basements and habitable attics but not including crawl spaces or uninhabitable attics.
- ☒ **Working GFCI's** (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per the current electrical code requirements.
- ☒ All sleeping rooms shall be provided with at least one **emergency egress window** with a minimum net clear opening of 5 square feet, with a minimum opening height of 24 inches and minimum net clear opening width of 20 inches, with the bottom of the clear opening being not greater than 44" measured from the floor. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided such devices are releasable or removable from the inside without the use of a key, tool, or special knowledge. Per current building code requirements.
- ☒ All stairs shall have at least one continuous **handrail** running the full length of the stairs per current building code requirements.
- ☒ All walking surfaces measured vertically more than 30" above grade or other floor levels, including mezzanines, platforms, stairs, ramps, and landings shall have **guard railing** a minimum of 42" in height with openings no greater than 4" per the current building code requirements. Exception: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads.
- ☒ **Pool/spa safety barrier** enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216. Exception: Self-contained spas/ hot tubs with approved safety covers need not comply with barrier requirements
- ☒ Rental equipped with at least one **fire extinguisher** (type 2A10BC) installed in a readily visible/accessible location near the kitchen.

I hereby certify that the safety standard conditions listed above are fully complied with and will be maintained in a useable and functioning condition. **Form must be signed by one of the following four parties.**

<u>Chris Rofell</u>		<u>10-26-23</u>
Owner of Rental Unit		Date
_____	_____	_____
Certified Home Inspector	License #	Date
_____	_____	_____
County Building Inspector		Date
_____		_____
Property Manager/ Agent		Date
_____		_____



Applicant's Signature

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director.

I certify that, to the best of my knowledge, the bedroom(s) associated with this hosted rental are legal and suitable for human occupancy.

I understand that hosted rentals are for bedrooms in the primary dwelling unit and are not permitted in accessory structures (including ADU's), legally restricted affordable housing units, balconies, sheds or porches, RV's, or tents.

I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, and that proof of such is on file with the Zoning Section.

I further certify that there are no restrictions against short term rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any permit issued will be rendered void if there are restrictions on the subject property.

I understand that the County of Santa Cruz has attempted to request everything necessary for an accurate and complete review of my proposal; however, after Planning staff has taken in the application and reviewed it further, it may be necessary to request additional information and clarification.

Signature of Owner or Authorized Agent

Date



COUNTY OF SANTA CRUZ

EDITH DRISCOLL, AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR
701 OCEAN STREET, SUITE 150, SANTA CRUZ, CA 95060-4073
POST OFFICE BOX 1817, SANTA CRUZ, CA 95061 • (831) 454-2510 • FAX (831) 454-2257

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

FOR COUNTY USE ONLY

Certificate Number

Date Issued

APN Number

By

Deputy Treasurer-Tax Collector

PLEASE PRINT OR TYPE

Name of Facility or Unit 4701 Portola Drive, SC, CA, 95062
Address of Facility or Unit _____
Mailing Address 280 mountain home rd. woodside CA 94062 Phone # 415 515-0478
Email Address chrisrotelli@gmail.com Date of Application 3/4/20

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

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

Number of Occupancy Units 1

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

Owner(s) Name (List Principals):

Operator's Name	Address	Phone Number
Chris Rotelli	280 mountain home rd.	415 515-0478

Local Emergency Contact

Name	Email Address	Phone Number

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

Signed

Date

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

RECEIVED
SANTA CRUZ COUNTY
TREASURER-TAX COLLECTOR
2020 MAR -5 AM 10:44

ANTHONY DESIGN LLC
PLANS PREPARED BY
JIM ANTONY
ARCHITECTURAL DESIGNER
312 CAPITOLA AVENUE
SUITE E • CAPITOLA, CA 95010
jim@antonyhomes.com
Office Phone: 831-295-8402
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ARCHITECTURAL DRAFTING BY
3D2CD, LLC
russkaui@hotmail.com

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SEAL

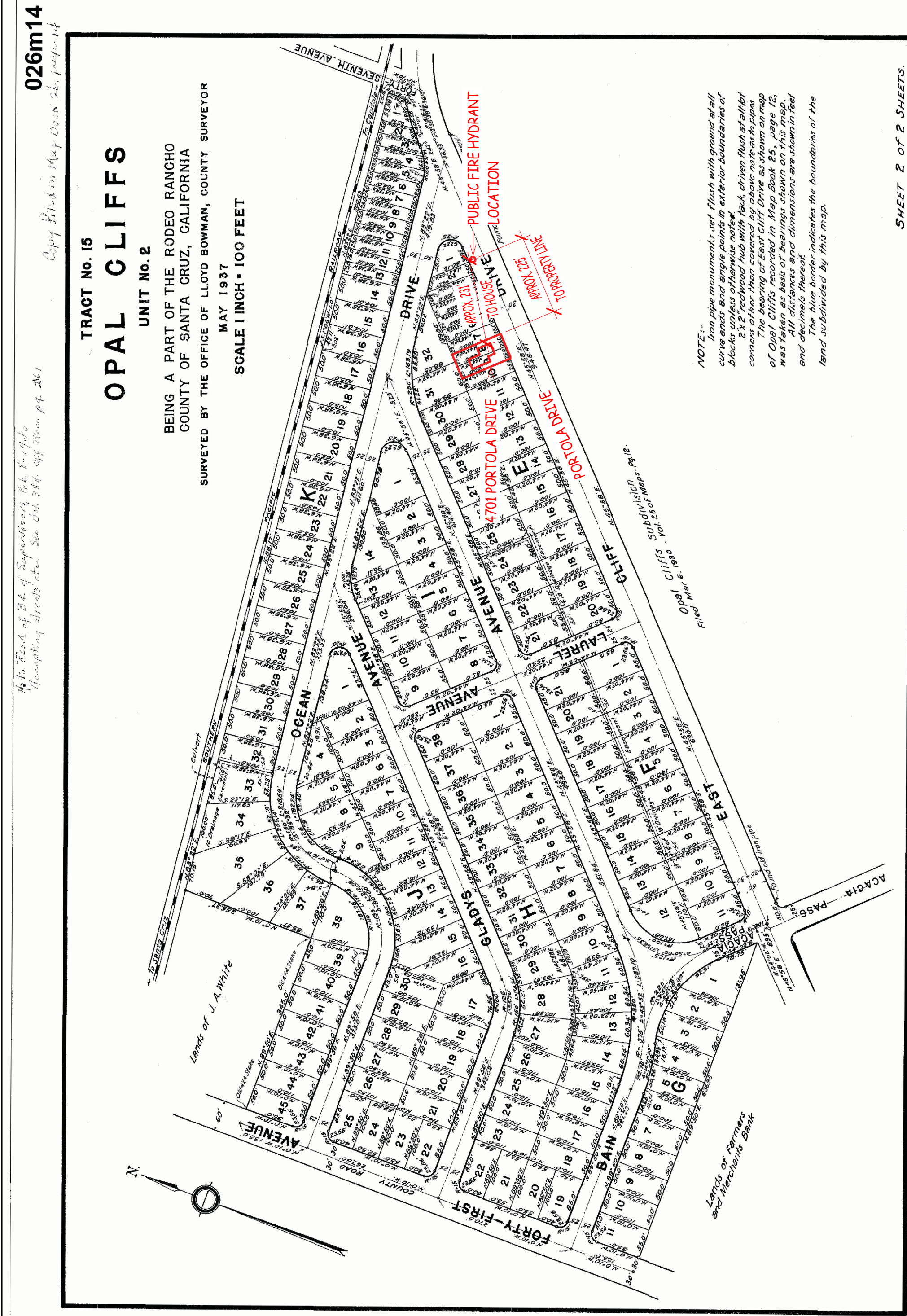
PROJECT
ROTELLI REMODEL & ADDITION
4701 PORTOLA DRIVE, SANTA CRUZ, CA 95062
APN: 033-123-25
SHEET TITLE
SITE PLAN & DRAINAGE PLAN - EXISTING

DOCUMENT DATE
MAY 5, 2023

**DOCUMENT PHASE
CONSTRUCTION
DOCUMENTS**

REVISIONS		DATE
NO.	DESCRIPTION	

SHEET NUMBER
A04



SHEET 2 OF 2 SHEETS.

FIRE FLOW REQUIREMENTS

REQUIRED FIRE FLOW: 1000 GPM

AVAILABLE FIRE FLOW: 1548 GPM

TIRE HYDRANT #: 794

TIRE HYDRANT LOCATION: CORNER OF PORTOLA DR. &
 JOVA DRIVE IN FRONT OF 4747 PORTOLA DRIVE

VEGETATION NOTE

ONLY NON-COMBUSTIBLE VEGETATION SHALL BE USED WITHIN 30' OF ANY STRUCTURE

Fax Memo/Cover Page



5180 SOQUEL DR.
SOQUEL, CA 95073
TEL 831-475-8500
FAX 831-475-4291

DATE: 3/22/2022

TO: Jim (808) 652-4011

EMAIL / FAX: jim@antonyhomes.com

FROM: Amanda Bunte

TOTAL PAGES: 1 (including cover)

SUBJECT: Fire Hydrant Flow Data Request

REMARKS: Five hydrant #794, at the corner of Portola Dr. and Nova Dr. in front of 4701 Portola Dr does not have current flow information. The District is not flowing hydrants at this time due to an ongoing water shortage, so modeled flow information is being provided. This hydrant is approximately 225 feet from the property line of 4701 Portola Drive. The water model places a demand of 1500 gallons per minute (gpm) at the hydrant and then calculates the residual pressure. It then calculates the total water available (TWA) at that hydrant while maintaining a minimum pressure of 20 psi residual in the distribution system. TWA is the water available in the water main at that hydrant; it does not represent the flow that will come out of the hydrant when opened. The modeled flow data is as follows:

STATIC PRESSURE: 75 P.S.I.

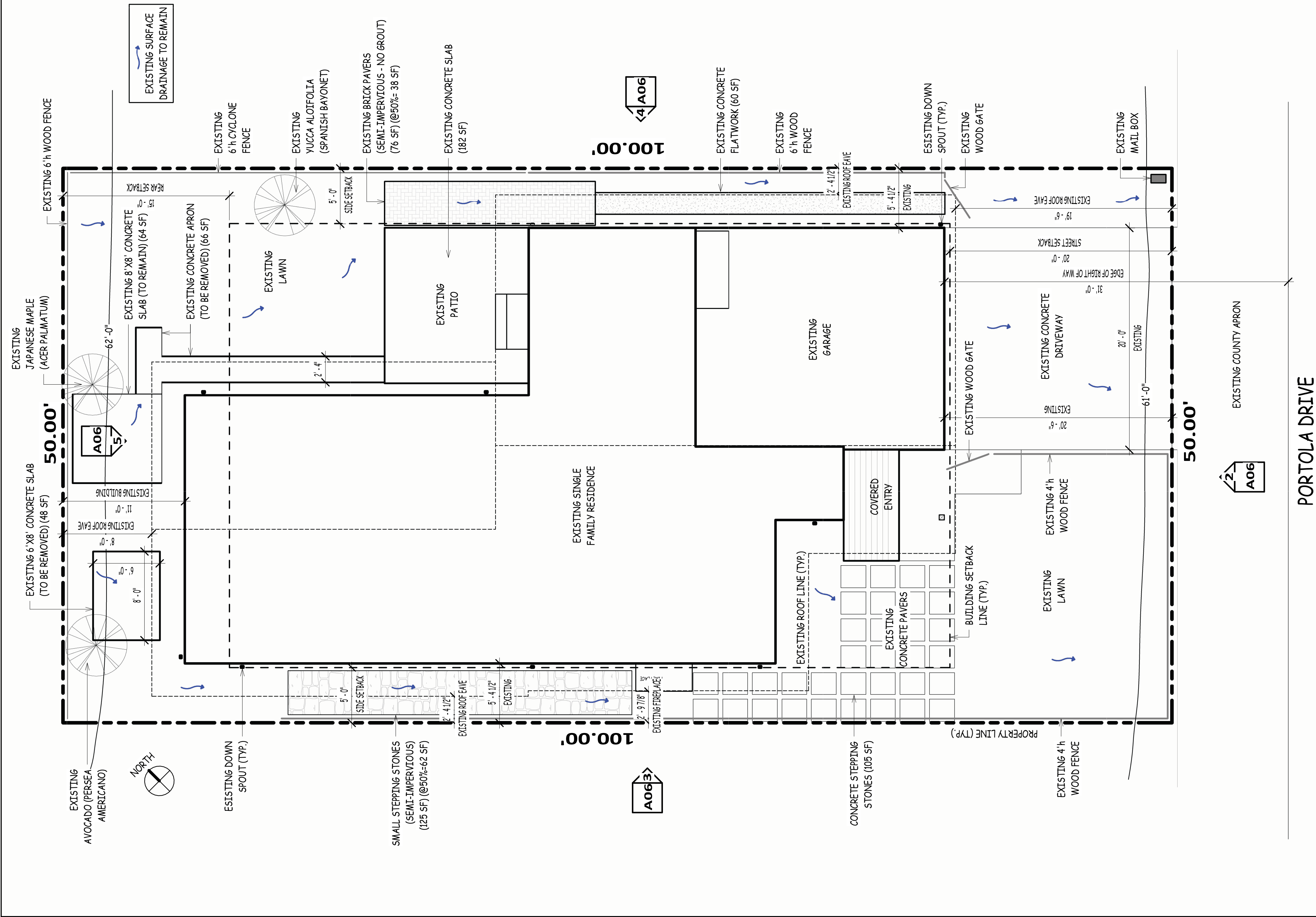
FLOW: 1500 G.P.M

RESIDUAL PRESSURE: 23 P.S.I.

FIRE FLOW / TOTAL WATER AVAILABLE AT 20 P.S.I. RESIDUAL = 1548 G.P.M.

Note:

The District does not guarantee fire flow and shall not be responsible for claims of any kind whatsoever occurring by reason of insufficient or excessive water pressure, or volume of water, intermittent supply, interruption of service, and any or all of the foregoing, including, but not limited to, claims for damage or inconvenience of any kind whatsoever.



1	SITE PLAN - EXISTING 3/16" = 1'-0"
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PLANS PREPARED BY
JIM ANTONY
ARCHITECTURAL DESIGNER

312 CAPITOLA AVENUE
SUITE E, CAPITOLA, CA 95010
jim@antonyhomes.com
Office Phone: 831-295-8402

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ARCHITECTURAL DRAFTING BY
3D2CD, LLC
russkaui@hotmail.com

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SEAL

PROJECT
ROTELLI REMODEL & ADDITION
4701 PORTOLA DRIVE, SANTA CRUZ, CA 95062
APN: 033-123-25

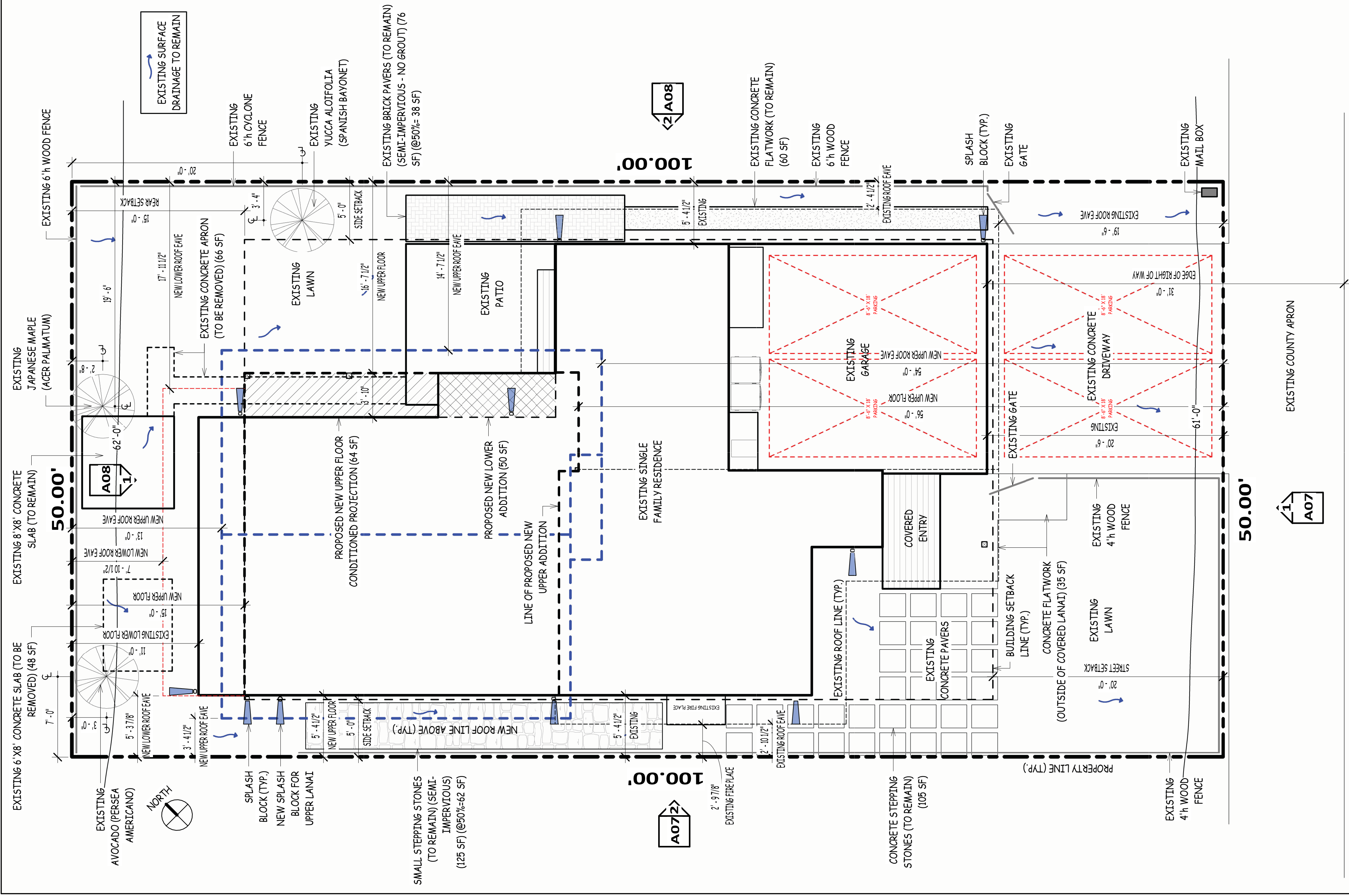
SHEET TITLE
SITE PLAN - NEW

DOCUMENT DATE
MAY 5, 2023

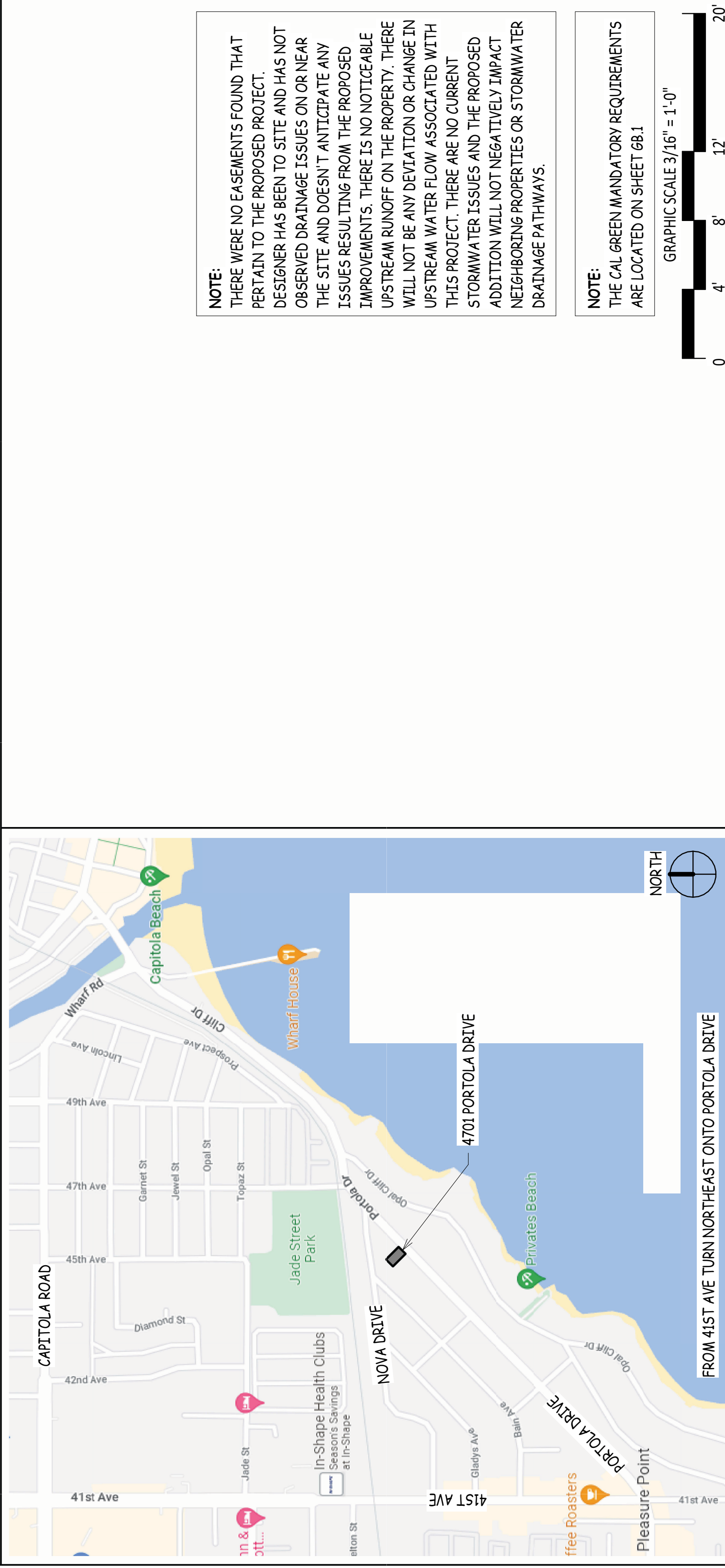
**DOCUMENT PHASE
CONSTRUCTION
DOCUMENTS**

REVISIONS		DATE
NO.	DESCRIPTION	

SHEET NUMBER
A05



1	SITE PLAN - PROPOSED 3/16" = 1'-0"
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3	VICINITY MAP N.T.S
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NOTE: THERE WERE NO EASEMENTS FOUND THAT PERTAIN TO THE PROPOSED PROJECT. DESIGNER HAS BEEN TO SITE AND HAS NOT OBSERVED DRAINAGE ISSUES ON OR NEAR THE SITE AND DOESN'T ANTICIPATE ANY ISSUES RESULTING FROM THE PROPOSED IMPROVEMENTS. THERE IS NO NOTICABLE UPSTREAM RUNOFF ON THE PROPERTY. THERE WILL NOT BE ANY DEVIATION OR CHANGE IN UPSTREAM WATER FLOW ASSOCIATED WITH THIS PROJECT. THERE ARE NO CURRENT STORMWATER ISSUES AND THE PROPOSED ADDITION WILL NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES OR STORMWATER DRAINAGE PATHWAYS.

NOTE:
THE CAL GREEN MANDATORY REQUIREMENTS
ARE LOCATED ON SHEET 68.1



[illegible]

FOR TAX PURPOSES ONLY

POR. RANCHO ARROYO DEL RODEO

33-12

Tax Area Code

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

S.W. 1/4 SEC. 15, T.11S., R.1W, M.D.B.&M. PROJECTED

96-100

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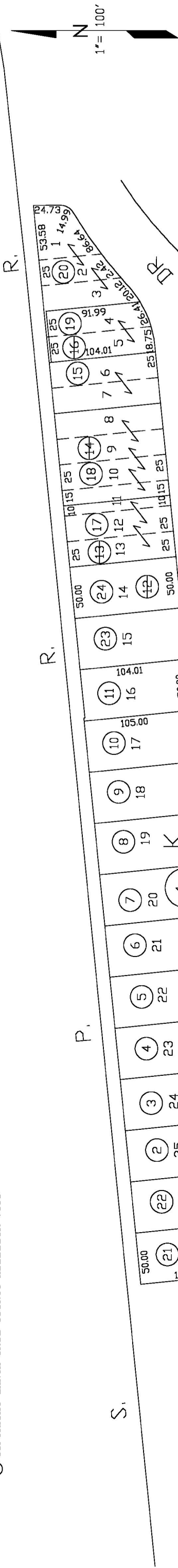


EXHIBIT E

Rev 6/19/97 CB (Pg ref)
Rev 4/9/98 GG (CA consolidation)

SEC. 15
SEC. 22

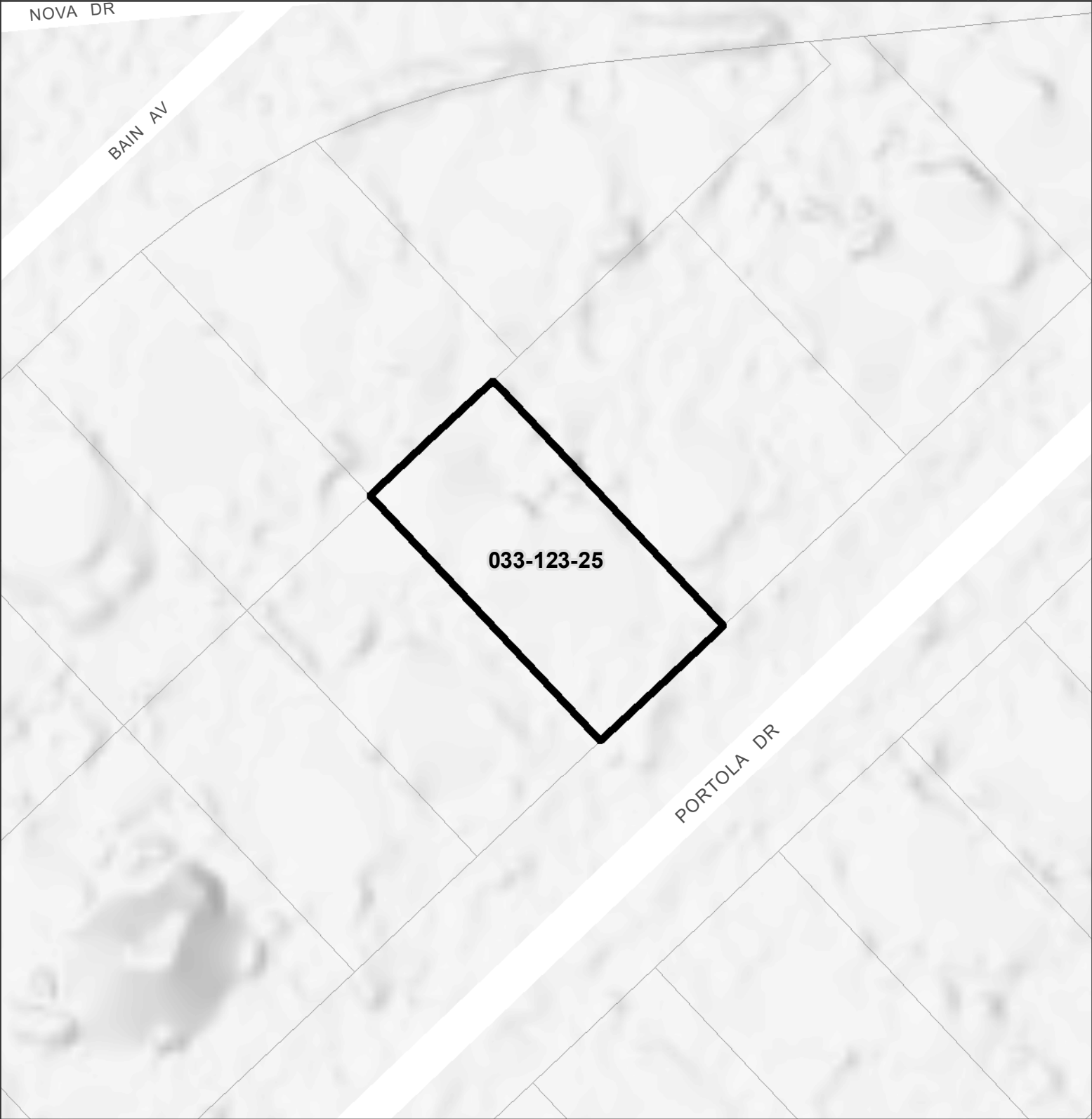
SEC. 15
SEC. 22

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



Assessor's Map No. 33-12
County of Santa Cruz, Calif.
June 1995



Parcel Location Map



Parcel: 03312325

-  Study Parcel
-  Assessor Parcel Boundary

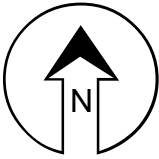


EXHIBIT E

0

10

20

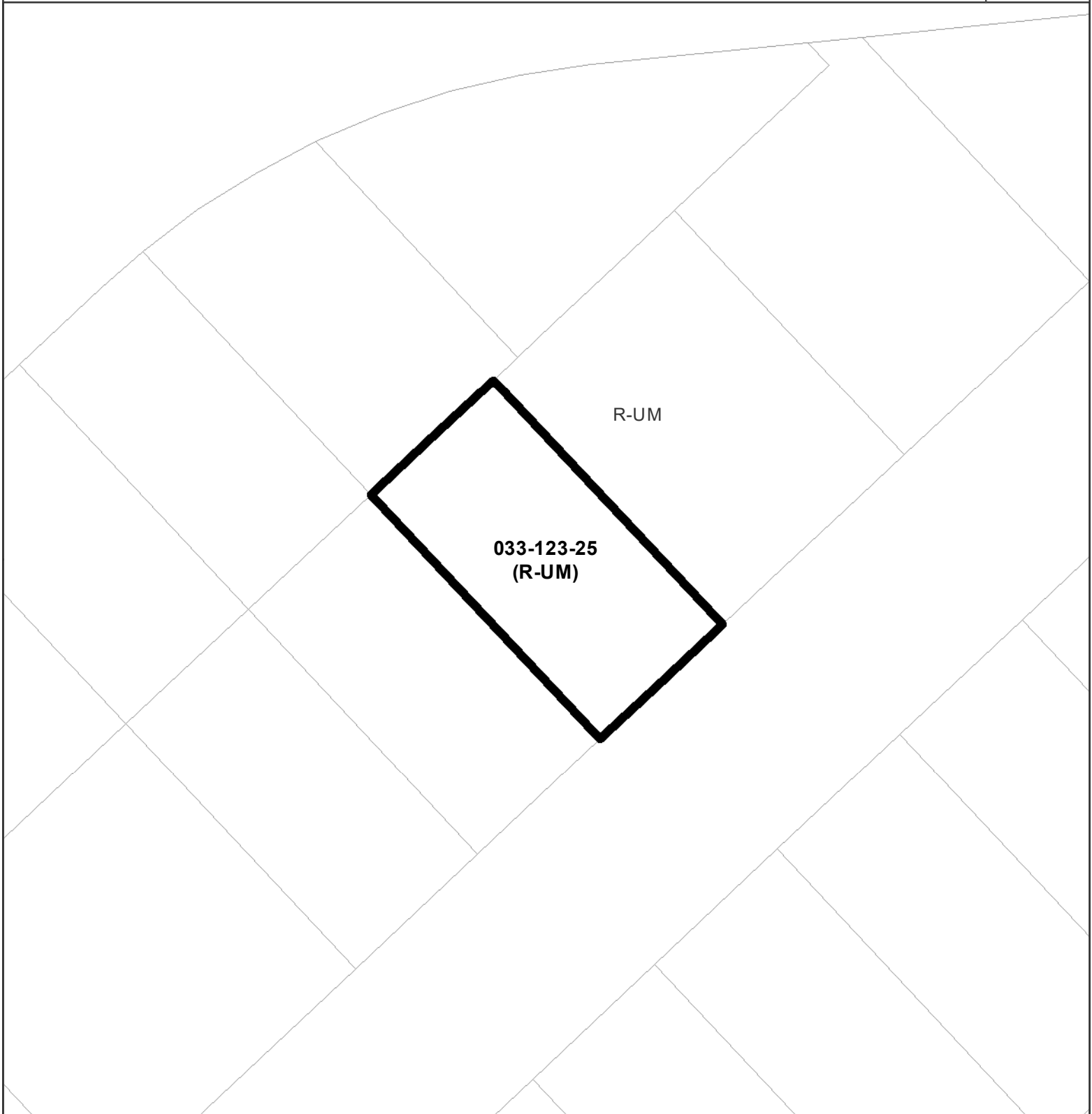
Feet



Parcel General Plan Map



Mapped
Area



☐ R-UM *Res. Urban Medium Density*

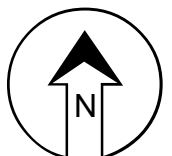
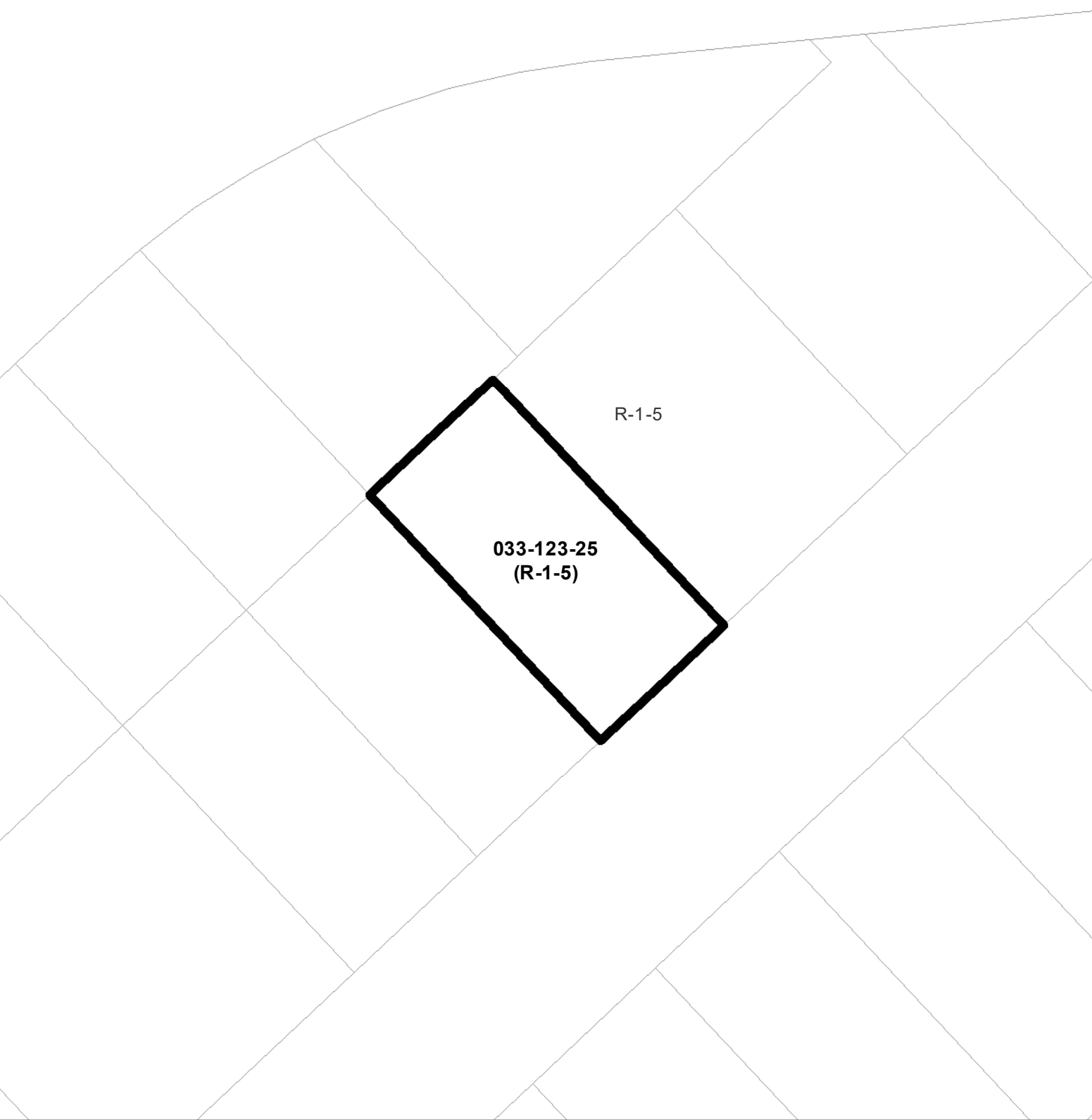


EXHIBIT E 0 10 20
Feet



Parcel Zoning Map



☐ R-1 *Single-Family Residential*

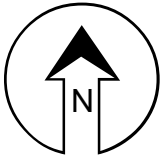


EXHIBIT E 0 10 20
Feet

Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control Zone 5

Parcel Information

Parcel Size: 5,009 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Portola Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (Single family residential - 5,000 square feet)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Technical Reviews: None

Environmental Information

Geologic Hazards: None
Fire Hazard: Not a mapped constraint
Slopes: 0-15%
Env. Sen. Habitat: None
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: None