

## Donovan Arteaga

---

**From:** John Hunter  
**Sent:** Wednesday, December 18, 2024 12:06 PM  
**To:** Donovan Arteaga  
**Subject:** FW: Item 3, 241398 983 Charles Hill Rd

Hello Donovan,

I've received this public comment regarding Application 241398 (ZA 12/20/2024 Item 3). Could this be added as late mail?



### John Hunter

Planner – Development Review  
Community Development & Infrastructure

**Phone:** 831-454-3170 / 831-247-4118  
701 Ocean Street, Room 410



---

**From:** Teresa Breon [REDACTED]  
**Sent:** Wednesday, December 18, 2024 11:15 AM  
**To:** John Hunter [REDACTED]  
**Subject:** Item 3, 241398 983 Charles Hill Rd

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Dear John,

I am writing to formally object to the rezoning of the property at 983 Charles Hill Road.

Our neighborhood is a small, gated community with large lots, nice homes, wonderful people, and an HOA to keep it that way.

Offering short term rentals creates a host of negative downstream problems including but not limited to:

1. Devaluation of Property Value: Vacation rentals cheapen the neighborhood not only by feel but in real dollars. Prospective buyers, especially families, are deterred from purchasing homes next to a rental property, especially one that potentially could have 48 guests during the day and 24 guests at night. This would lead to decreased demand and lower property values for everyone, but especially for the next door neighbors.

2. Strain on Resources: Our HOA collects the funds to maintain our private road, gate and tennis courts. An influx of vacationers will naturally increase the wear and tear of our shared spaces, thereby unfairly costing the residents additional funds.

3. Safety: Renters have little or no connection to the community and little incentive to adhere to community rules or respect the expectations of their neighbors. Our neighborhood does not have sidewalks, additional traffic creates a safety hazard to anyone walking the road, which we all frequently do, including many children. Additional concerns about safety come along with additional people in the neighborhood: theft, accidents, break-ins, threats to the wildlife, etc.

4. Liability: Increased neighborhood activity increases liability for all of the residents. If a guest causes damage or an incident occurs anywhere in the neighborhood, the HOA or individual residents could be drawn into disputes or legal issues.

5. Deterioration of Community: We have a very small, mostly cohesive neighborhood. Introducing vacation rentals into this community will not only cause safety issues and additional maintenance costs, it will threaten our sense of community, familiarity and trust, ultimately resulting in an unstable environment that threatens the good-will between neighbors.

6. Precedent for Future Rentals: Allowing one home to operate as a vacation rental sets the precedent that could encourage or allow others to follow suit, transforming our neighborhood into a commercialized area that would not only go against our HOA agreements but it would fundamentally alter the character of our community.

I urge you to strongly consider the input from all of us in this matter and to not approve this application for zoning change.

Sincerely,

Teresa Breon

██████████, Santa Cruz, CA 95065

██████████

## Donovan Arteaga

---

**From:** John Hunter  
**Sent:** Thursday, December 19, 2024 9:15 AM  
**To:** Donovan Arteaga; Lezanne Jeffs  
**Subject:** FW: Complaint - Permit for Allison and David Amadia

Hello Donovan,

More late mail for 241398 Item 3 for tomorrows ZA hearing.



### John Hunter

Planner – Development Review  
Community Development & Infrastructure

**Phone:** 831-454-3170 / 831-247-4118  
701 Ocean Street, Room 410



---

**From:** Salome Shah [REDACTED]  
**Sent:** Wednesday, December 18, 2024 9:58 PM  
**To:** John Hunter [REDACTED]  
**Cc:** Rob Booth [REDACTED]; Christopher Wright <[REDACTED]>  
**Subject:** Complaint - Permit for Allison and David Amadia

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

**Zoning Administrator at the County Government Center**  
701 Ocean Street, Room 400  
Santa Cruz, CA 95060

**For reference on the Permit Application:**  
**Permit for Allison and David Amadia**  
983 Charles Hill Rd, Santa Cruz, CA 95065  
Application # 241398  
John Hunter is the Project Planner

Hi John,

My name is Salome Shah, a neighbor of the Amadia's. My husband, Chris, and I have two small children, ages 3 and 1. We are unable to attend the hearing on Friday, but want to voice our concern for the permit and urge the county to reconsider issuing it.

In addition to all the concerns shared by our neighborhood (safety, traffic, etc.), we do feel that an Airbnb in our community contributes to an unsafe environment for our kids. Part of the reason we chose our home was to give our children the opportunity to play outside and explore in a controlled and safe environment. Our neighborhood is a tight knit community, and several families have children and grandchildren that play together. We have areas in our community that kids use, such as play structures and trails. These are on private property, and we have asked permission from our neighbors to utilize these spaces.

While we appreciate the Amadias commitment to disciplinary action in the case a rental rule is violated, this can only happen after the fact, and cannot be proactively done. We have concerns that a violation could have a lasting impact for any family in our community. The location of the Amadias home does not help this situation - they are nestled furthest into the community, so any guest would need to drive by every neighbor's home. An extreme case with a severe negative impact would be someone speeding and causing some sort of injury to a family or child, but it also can happen on a smaller scale. For example, a visiting child could push a kid off the slide, take toys that don't belong to them, or damage equipment. I'm sure you can imagine that even though these areas are on private property, it's difficult to explain to children why they cannot join others in a play yard. We do not want the added responsibility of regulating where children play and who they are playing with. We do not want to deal with children we do not know playing on private property, and in some cases, getting injured.

Right now, we all enjoy an extremely safe environment where everyone looks out for one another. The families that have lived here before us (including the Amadias) had the freedom to let their children play freely, and could trust their neighbors would also be looking out for their children. We are requesting the same. We feel strongly that an Airbnb in the community changes that experience, and requires all of us to be more vigilant, which is something the majority of our neighborhood is opposed to.

We understand that this may seem like an extreme position, but it only takes one bad experience to drastically impact the neighborhood, and that isn't a chance we are willing to take. Given the size and capacity of the Amadia's home, we know they will be renting to large groups. We do not feel that the Amadias financial gain from another rental property in their portfolio should come at the cost of our peace of mind for our children, especially in a gated community designed for peaceful and private living.

Thank you for your consideration, I appreciate your time.

Best,  
Salome Shah

**Robert Booth**

Santa Cruz, CA 95065

December 19, 2024

**County Planning Department**

John Hunter, Project Planner, Community Development & Infrastructure  
701 Ocean Street  
Santa Cruz, CA 95060

**Subject: Objection to Short-Term Rental Permit Application for 983 Charles Hill Road**

Dear John,

On behalf of the Board and members of the Fontenay Homeowners Association (HOA), we are writing to formally object to the application for a short-term rental permit at 983 Charles Hill Road, which is subject to the and rules and regulations of the HOA. As homeowners in this neighborhood, we believe the approval of this permit would violate the Declaration of Covenants, Conditions & Reservations (CC&Rs) filed and recorded on January 27, 1979 with the County of Santa Cruz. It will also have detrimental effects on our community's safety, infrastructure, and quality of life.

The Amadias' may assert that the CC&Rs' prohibition against business use does not apply to their short-term rental application. This assertion would be unfounded. The County should give deference to the HOA Board's interpretation of what constitutes a business under the CC&Rs. *Eith v. Ketelhut* (2018) 31 Cal.App.5th 1, 17. Short-term rentals undeniably align with business activity, as they involve the exchange of money for temporary lodging, creating a commercial use of the property. A County Transient Occupancy Tax would also be owed, a characteristic similar to a hotel operation. In this case, the CC&Rs explicitly prohibit residential properties from being used for business purposes, particularly when such activity generates increased traffic or exhibits external evidence of the business, both of which are inherent to short-term rentals. Allowing this application would undermine the intent of the CC&Rs to preserve the residential character of the community and must therefore be denied.

At an HOA meeting held on December 16, at which 13 out of 14 HOA members were present in person or by proxy, a full discussion was held on this issue. It was noted that in the 30+ years that some of the residents have lived in the neighborhood, there has never been a short-term rental permitted. The applicants, David and Allison Amadia, were both present at this meeting. During this meeting, a vote was taken as to whether the HOA was in favor or opposed to the Amadia Permit Application. The vote was 2 households in favor (including the Amadias) and 11 households opposed.

The Board has found that this short-term rental permit would directly violate our community's CC&Rs in multiple sections, which include:

1. **Prohibition of Businesses that Increase Traffic:** Article VIII, Section 9 of the CC&Rs states that no business of any kind is allowed in homes except for professional or administrative occupations that don't create "additional traffic" and don't have any "external evidence" of their existence. Short-term rentals inherently increase vehicle traffic on our narrow, privately maintained access road as occupants and visitors frequently come and go, contrary to our CC&R. This added traffic will significantly impact our narrow, private road, which is maintained and paid for by our HOA.
2. **Prohibition of Street Parking:** Increased occupancy and visitors will inevitably lead to street parking violations, as short-term renters often exceed the capacity of a property's driveway. This permit allows for parking on the street. Because Charles Hill Road is narrow, street parking is specifically precluded under our CC&R Article XIV, Section 2(e).
3. **Prohibition of Signs:** Article VIII, Section 10 (d) prohibits "any signs whatsoever" with limited exceptions subject to Board approval. Short-term rentals in Santa Cruz County require permanent outdoor signage, which would directly conflict with our CC&Rs.
4. **Charles Hill Road is a Private Road:** All roads within our HOA are private roads as required in CC&R Article XVII, Section 1. Opening these private roads to significant Airbnb short-term vehicle use would interfere with the intent of the CC&Rs that the roads are private. In addition, the original purpose of the gate in our community was to limit traffic on the private road.

We also have the following concerns regarding safety, infrastructure, and the impact on our private community:

1. **Increased Use and Wear of HOA-Maintained Infrastructure:** Approval of this permit would escalate traffic on our privately maintained road and increase the use of our private security gate. These facilities are exclusively funded and maintained by our HOA, and their additional wear and tear would unfairly burden residents. As an example, the HOA recently incurred expenses of (\$17,000) for a new security gate system. We are planning a road resurfacing in 2026 which is expected to cost (\$40,000). Our 14 homeowners in the HOA must budget for and fund these expenditures for our private gate and road.
2. **Safety Concerns on a Narrow Private Road:** Our road is significantly narrower than a two-lane public road. Charles Hill Road is very steep in two sections, lacks sidewalks, streetlighting of any kind, and stop signs, and was not designed for the level of traffic that short-term rentals would generate. Rental occupants unfamiliar with our community may exacerbate safety hazards for pedestrians, children, and other residents.
3. **High Occupancy Levels:** The permit would allow for up to 14 occupants per night, and 28 people for gatherings from 8 a.m. to 10 p.m. In a community of our small size and

narrow roads, this represents a significant influx of non-residents. The added traffic, noise, and activity would create safety risks within the HOA. There would also be a significant safety risk for Airbnb occupants and guests not familiar with the dangers in turning left on southbound Highway 17 from Vine Hill Road adjacent to our community, an issue that has been previously raised by our HOA with the County and the State.

4. **Wear and Tear on HOA Amenities:** Our HOA privately maintains two tennis courts for the benefit of residents. The permit would allow short-term renters access to this court, increasing wear and tear and adding to the costs borne by homeowners for its maintenance.

In conclusion, granting a short-term rental permit in our private community would violate established CC&Rs, increase parking, pedestrian safety, traffic hazards, and unfairly shift financial burdens to the HOA and homeowners. We respectfully urge you to deny this application in order to preserve the safety, integrity, and privacy of our unique neighborhood.

Thank you for your attention to this matter. We would be happy to provide further information or participate in any necessary proceedings regarding this Application.

Sincerely,



Robert Booth  
HOA Board President  
+1 408 [REDACTED]

RamRamanujam  
HOA Board Vice President  
+1 408 [REDACTED]



Trevor Ness  
HOA Board Treasurer  
+1 805 [REDACTED]

**December 18, 2024**

**Gregory Marsh**

**101 Charles Hill Road**

**Santa Cruz, CA 95065**

**Email:** [REDACTED]

**County Planning Department**

**701 Ocean St.**

**Santa Cruz, CA 95060**

**Subject: Objection to Short-Term Rental Permit Application for 983 Charles Hill Road**

Dear Sir/Madam,

I am the owner of the property on 101 Charles Hill Road. Both Charles Hill Road and the main gate that connects to Fontenay Homes run through my property. Please note that Charles Hill Road is a private road (with a security gate) and restricted access.

I have given the "Right of Way Easement" to the homeowners of the HOA with express understanding that this right of way was granted explicitly to the owners of the Fontenay homes and their relatives and guests and all necessary service vehicles to access their respective homes.

It has now come to my understanding that certain homeowner(s) are planning to offer their home for short and ultra-short-term rental effective immediately for the express purpose of generating gross revenue of over \$1000/day, and that's over \$100,000/year. By any definition, this constitutes a commercial rental operation.

Below are some other reasons for my decision not to extend this Right of Way Easement to commercial rental operations that use my property:

- I did not grant the right of way for someone to run a commercial operation using my property as access. I cannot accept someone profiting at the expense of my rights as the property owner. Hence, I cannot and will not grant them the Right of Way.
- Safety, Security and Dangers
  - As it is every single vehicle that enters this community has to run through my property and already, I deal with the issues of constant traffic passing through my property. With a commercial operation of this nature, I roughly estimate there will be upwards of 48 vehicles crisscrossing my property, especially in the evening and nights when it's more dangerous, let alone during the daytime.
  - This does not even account for additional vehicle traffic that could stem from friends and family and other visitors of the short-term renters
  - Visibility from my driveway to the road is not great and on a daily basis any additional traffic will only aggravate this situation for my vehicles
  - Speeding of these vehicles poses a great danger as renters will have no responsibility or understanding
- Safety of my pets



- I have several pets that are left free within my property and to date I haven't had any worries because I know my neighbors, but I am unwilling to take additional risk with strangers driving through my property
- Increased noise
  - The noise from opening and closing of the gate and cars on driving by Charles Hill Road already is a nuisance and this will only increase
- I am also very concerned about heightened liability issues if something were to happen to the strangers on my parcel of land
- Potential for other homeowners to start misusing the right of way as this opens a Pandora's box

I trust the Santa Cruz County will respect my rights as the property owner and accordingly deny this request.

Please feel free to reach out to me if you have any additional questions or desire any clarifications

Sincerely

A handwritten signature in black ink, appearing to read 'Gregory Marsh', written in a cursive style.

Gregory Marsh

2011-0054444 12/28/2011 08:00:00 AM

RECORDING REQUESTED BY  
First American Title Company

OFFICIAL RECORDS OF Santa Cruz County  
Sean Saldavia Recorder  
RECORDING FEE: \$31.00  
COUNTY TAX: \$352.00  
CITY TAX: \$0.00

AND WHEN RECORDED MAIL DOCUMENT TO:

Gregory Marsh

Santa Cruz, CA 95065



DEED  
3 PGS  
RCD157

Space Above This Line for Recorder's Use Only

A.P.N.: 095-172-10 &amp; 095-172-42

File No.: 4408-3882202 (JG)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$352.00; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- ☒ computed on the consideration or full value of property conveyed, OR  
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
☒ unincorporated area; ☐ City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Patricia K. Reikowsky, a married woman as her sole and separate property, as to an undivided 1/3 interest and Diane K. Williams, a married woman as her sole and separate property, as to an undivided 1/3 interest and Jacqueline K. Curtis, a married woman as her sole and separate property, as to an undivided 1/3 interest**

hereby GRANTS to **Gregory Marsh, a single man**the following described property in the Unincorporated Area of , County of **Santa Cruz**, State of **California**:**PARCEL 1:**

**BEGINNING AT A POINT IN THE CENTER OF VINE HILL ROAD AT THE BEGINNING OF COURSE READING "SOUTH 42° 45' WEST 4.32 CHAINS TO A STATION" AS SET FORTH IN THE DESCRIPTION IN ORDER SETTING ASIDE HOMESTEAD TO AMELIA FUSARI AND CHILDREN DATED MARCH 15, 1929, RECORDED OCTOBER 22, 1932 IN VOLUME 232, PAGE 374, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING, DUE EAST 16.50 FEET TO A STATION ON THE WESTERN BOUNDARY OF THAT PARCEL OF LAND CONVEYED TO ALTA O. PITZER BY DEED DATED FEBRUARY 15, 1946 RECORDED APRIL 8, 1946 IN VOLUME 530, PAGE 203, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID BOUNDARY OF PITZER, NORTH 40° 30' EAST 198.00 FEET TO A POINT; THENCE NORTH 26° 45' EAST 66.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF LAND CONVEYED TO ALEXANDER T. LEONARD BY DEED DATED MARCH 9, 1948, RECORDED MAY 24, 1948, IN VOLUME 650 PAGE 132, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID SOUTHERN BOUNDARY OF LEONARD NORTH 51° 48' WEST 165.66 FEET TO A POINT IN THE CENTER OF VINE HILL ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF VINE HILL ROAD 330.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**PARCEL A AS SHOWN UPON THAT SUBDIVISION MAP ENTITLED TRACT NO. 701 "FONTENAY" RECORDED IN VOLUME 64 OF NAPS PAGE 10, SANTA CRUZ COUNTY RECORDS. THIS CONVEYANCE DOES NOT INCLUDE ANY PORTION OF THE ADJACENT CHARLES HILL ROAD.**

Grant Deed - continued

Date: 12/21/2011

**EXCEPTING THEREFROM 1/2 OF ALL MINERAL RIGHTS AS RESERVED IN THE DEED FROM ALEXANDER T. LEONARD JR., ET AL, RECORDED MARCH 4, 1958 IN BOOK 1174, PAGE 50, OFFICIAL RECORDS.**

**PARCEL 2A:**

**A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER CHARLES HILL ROAD AS SHOWN ON SAID SUBDIVISION MAP UNTITLED TRACT 701 "FONTENAY".**

**PARCEL 2B:**

**A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH AT RIGHT ANGLES EXTENDING FROM THE SOUTHERLY BOUNDARY OF "TRACT NO. 101. FONTENAY" A PLANNED DEVELOPMENT SUBDIVISION" RECORDED IN VOLUME 64 OF MAPS AT PAGE 10, SANTA CRUZ COUNTY RECORDS TO VINE HILL ROAD THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1-1/2" IRON PIPE AT THE MOST WESTERLY CORNER OF LOT 1 AS SHOWN UPON THE AFOREMENTIONED MAP; THENCE FROM SAID POINT OF BEGINNING SOUTH 26° 30' 54" WEST 116.16 FEET TO A 1" IRON PIPE AND SOUTH 42° 35' 36" WEST 264.90 FEET TO VINE HILL ROAD.**

Grant Deed - continued

Date: 12/21/2011

A.P.N.: 095-172-10 095-172-42

File No.: 4408-3882202 (JG)

Dated: 12/21/2011

Patricia K. Reikowsky  
Patricia K. Reikowsky

Diane K. Williams  
Diane K. Williams

Jacqueline K. Curtis  
Jacqueline K. Curtis

STATE OF California )SS  
COUNTY OF Contra Costa )

On Dec. 27<sup>th</sup>, 2011, before me, M. E. ZAMORA, Notary Public, personally appeared Patricia K. Reikowsky, Diane K. Williams, Jacqueline K. Curtis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

My Commission Expires: 01/13/2013Notary Name: M. E. ZAMORANotary Registration Number: 1830894

This area for official notarial seal

Notary Phone: 510-805-1700County of Principal Place of Business: Contra Costa

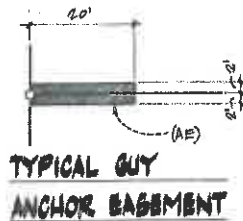
CURVE DATA			
NO.	Δ	RADIUS	LENGTH
1	8° 14' 45"	515.00'	75.50'
2	10° 35' 00"	500.00'	102.02'
3	15° 35' 00"	475.00'	151.44'
4	11° 29' 00"	1100.00'	220.40'
5	35° 55' 00"	1125.00'	77.89'
6	7° 51' 00"	1125.00'	47.59'
7	49° 57' 39"	25.00'	21.50'
8	21° 22' 54"	225.00'	88.97'
9	32° 02' 21"	250.00'	129.50'
10	25° 20' 29"	275.00'	112.03'
11	45° 10' 27"	25.00'	19.75'
12	55° 13' 30"	40.00'	40.77'
13	29° 27' 03"	40.00'	27.54'
14	50° 37' 33"	40.00'	39.53'
15	25° 33' 33"	25.00'	15.52'
16	105° 20' 22"	25.00'	47.27'
17	99° 13' 23"	40.00'	69.27'
18	135° 11' 52"	40.00'	96.48'
19	57° 25' 15"	25.00'	25.05'
20	104° 28' 23"	40.00'	72.94'

**LEGEND**

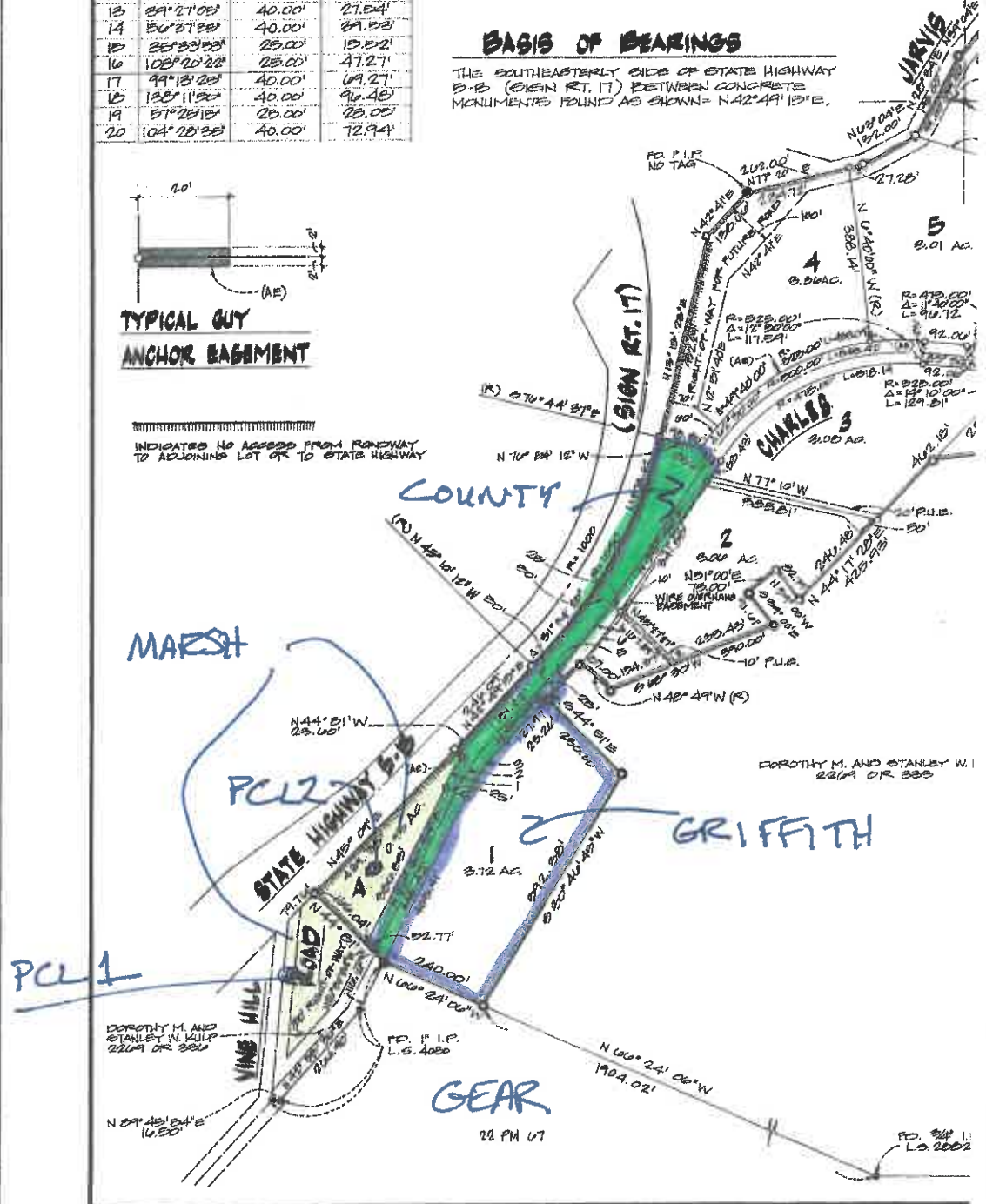
- INDICATES 1/2" x 30" IRON PIPE SET.
- ⊙ INDICATES 1 1/2" x 30" IRON PIPE SET.
- INDICATES MONUMENT FOUND AS NOTED.
- ⊙ INDICATES 1/2" x 30" IRON PIPE SET OVER FOUND MONUMENT.
- ⊙ INDICATES 6" x 6" CONCRETE MONUMENT FOUND.
- (E.D.M.) INDICATES MEASURED BY ELECTRONIC DISTANCE METER.
- P.U.E. INDICATES PUBLIC UTILITIES EASEMENT.
- ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
- THE BLUE BORDER INDICATES THE BOUNDARIES OF LAND SUBDIVIDED BY THIS MAP.

### BASIS OF BEARINGS

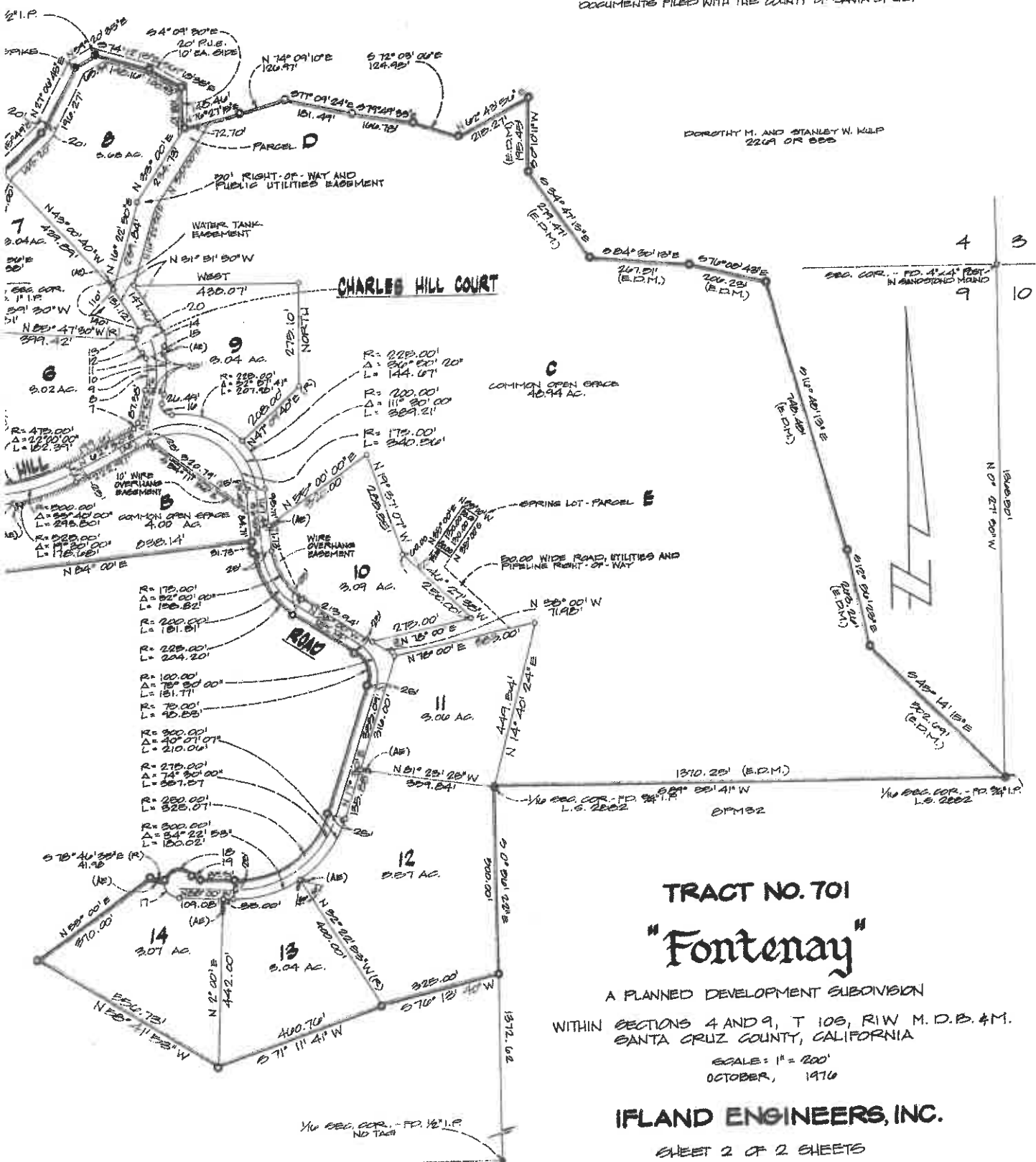
THE SOUTHEASTERLY SIDE OF STATE HIGHWAY B-B (EVEN RT. 17) BETWEEN CONCRETE MONUMENTS FOUND AS SHOWN = N42°49'13"E.



INDICATES NO ACCESS FROM ROADWAY TO ADJOINING LOT OR TO STATE HIGHWAY



NOTE: THIS MAP IS HEREBY REFERENCED TO THE P.U.D. 75-277 DOCUMENTS FILED WITH THE COUNTY OF SANTA CRUZ.



December 18th, 2024

To Whom It May Concern,

I'm writing to express my **strong opposition** to the issuance of a **short-term-rental permit to the owners of 983 Charles Hill Road, Santa Cruz 95065.**

My wife and I are the owners of 322 Charles Hill Road, the property immediately neighboring the applicant. We have lived there with our three children for more than 25 years.

As you consider this permit application, I ask you to take in account the nature of the neighborhood, which I believe is **not at all suited for short-term rental usage.**

**Traffic:** Charles Hill Road is narrow, does not contain sidewalks, and in many places does not allow room for walking in a location other than on the road itself. Since my wife and I live - and go for walks - on a section of Charles Hill Road that is long, flat and uninterrupted by speed bumps, we've often struggled with speed issues and the impact it has as we, our children and our dogs walk the road. Even our neighbors who are familiar with this problem lapse periodically. I am terrified of what will happen with a steady stream of people new to the neighborhood with no investment in adhering to neighborhood norms. This is a severe safety issue. Noise and disruption are one thing; having a pedestrian killed is another.

**Parties & Noise:** Although I'm sure that county "regulations" attempt to regulate disruptive behavior, we all know that this is a very difficult thing to manage and can only be done after the fact. In this case, the size of the house and its sleeping capacity make me suspect that a primary source of rental activity will be people looking to celebrate something as a larger group. Although the owners have claimed that their pricing will discourage this behavior, I'll point out that \$1,000/night shared by the 12 occupants is not at all out of reach of bachelor parties, wedding celebrations, etc..

**Safety:** Charles Hill Road is a very safe, gated, community. We all leave packages unattended at our mailboxes, My wife and I routinely leave our home unlocked, our keys are in the cars, and my outbuildings are unlocked and are open. I fear that an influx of temporary visitors, who have no long-term investment in the community, will require that we change this behaviour.

**Rules:** I know that the CC&Rs currently prohibit the use of one's property for "commercial activity". I'm no lawyer, but I'm not sure how the use of a house as an AirBnB (or similar) would be anything other than a commercial use.

**Liability:** I have an extensive network of biking and hiking trails built on my property. In addition, my driveway - which connects the beginning and end of Charles Hill Road - is frequently used by my neighbors as "cut-through" for making a circular walk through the neighborhood. My attorney has long warned me that by allowing my neighbors the use of my trails and driveway, I'm already skating on thin ice liability-wise, but I've always been comfortable that my neighbors and I could resolve any issues that arose from the use of the trails or our driveway. I don't share that comfort with strangers. Granting a short-term-residency permit will require that I close off my property to any use by the neighborhood, strongly impacting my neighbor's enjoyment of living in this community. This doesn't seem like a fair trade off to have 12 family's enjoyment impacted by a single house's interests.

To be clear, I am not opposed to rentals in general in our community. It's the volume-unrestricted, no-minimum-length, short-term, nature of what they are asking that I am strongly opposed to. For example, should our neighbors decide to rent their house for periods of one year or more, I would be completely comfortable with that.

Thanks in advance for your consideration,

Marc & Lorraine Randolph

[REDACTED] Charles Hill Road

Santa Cruz, CA 95065

831-[REDACTED]



Fwd: Item 3, 241398 983 Charles Hill Rd

From: [REDACTED]

To: [REDACTED]

Date: Wednesday, December 18, 2024 at 11:16 AM PST

This is what I sent and basically addresses all my concerns. Fingers crossed that they listen. Thanks again for your work on this!!

Teresa

----- Forwarded message -----

From: **Teresa Breon** [REDACTED]

Date: Wed, Dec 18, 2024 at 11:14 AM

Subject: Item 3, 241398 983 Charles Hill Rd

To: <[john.hunter@santacruzcountyca.gov](mailto:john.hunter@santacruzcountyca.gov)>

Dear John,

I am writing to formally object to the rezoning of the property at 983 Charles Hill Road.

Our neighborhood is a small, gated community with large lots, nice homes, wonderful people, and an HOA to keep it that way.

Offering short term rentals creates a host of negative downstream problems including but not limited to:

1. **Devaluation of Property Value:** Vacation rentals cheapen the neighborhood not only by feel but in real dollars. Prospective buyers, especially families, are deterred from purchasing homes next to a rental property, especially one that potentially could have 48 guests during the day and 24 guests at night. This would lead to decreased demand and lower property values for everyone, but especially for the next door neighbors.
2. **Strain on Resources:** Our HOA collects the funds to maintain our private road, gate and tennis courts. An influx of vacationers will naturally increase the wear and tear of our shared spaces, thereby unfairly costing the residents additional funds.
3. **Safety:** Renters have little or no connection to the community and little incentive to adhere to community rules or respect the expectations of their neighbors. Our neighborhood does not have sidewalks, additional traffic creates a safety hazard to anyone walking the road, which we all frequently do, including many children. Additional concerns about safety come along with additional people in the neighborhood: theft, accidents, break-ins, threats to the wildlife, etc.

4. Liability: Increased neighborhood activity increases liability for all of the residents. If a guest causes damage or an incident occurs anywhere in the neighborhood, the HOA or individual residents could be drawn into disputes or legal issues.

5. Deterioration of Community: We have a very small, mostly cohesive neighborhood. Introducing vacation rentals into this community will not only cause safety issues and additional maintenance costs, it will threaten our sense of community, familiarity and trust, ultimately resulting in an unstable environment that threatens the good-will between neighbors.

6. Precedent for Future Rentals: Allowing one home to operate as a vacation rental sets the precedent that could encourage or allow others to follow suit, transforming our neighborhood into a commercialized area that would not only go against our HOA agreements but it would fundamentally alter the character of our community.

I urge you to strongly consider the input from all of us in this matter and to not approve this application for zoning change.

Sincerely,

Teresa Breon

Charles Hill Rd, Santa Cruz, CA 95065

404

## Complaint - Permit for Allison and David Amadia

From: Salome Shah [REDACTED]  
To: john.hunter@santacruzcountyca.gov  
Cc: [REDACTED]  
Date: Wednesday, December 18, 2024 at 09:58 PM PST

**Zoning Administrator at the County Government Center**  
**701 Ocean Street, Room 400**  
**Santa Cruz, CA 95060**

**For reference on the Permit Application:**  
**Permit for Allison and David Amadia**  
**983 Charles Hill Rd, Santa Cruz, CA 95065**  
**Application # 241398**  
**John Hunter is the Project Planner**

Hi John,

My name is Salome Shah, a neighbor of the Amadia's. My husband, Chris, and I have two small children, ages 3 and 1. We are unable to attend the hearing on Friday, but want to voice our concern for the permit and urge the county to reconsider issuing it.

In addition to all the concerns shared by our neighborhood (safety, traffic, etc.), we do feel that an Airbnb in our community contributes to an unsafe environment for our kids. Part of the reason we chose our home was to give our children the opportunity to play outside and explore in a controlled and safe environment. Our neighborhood is a tight knit community, and several families have children and grandchildren that play together. We have areas in our community that kids use, such as play structures and trails. These are on private property, and we have asked permission from our neighbors to utilize these spaces.

While we appreciate the Amadias commitment to disciplinary action in the case a rental rule is violated, this can only happen after the fact, and cannot be proactively done. We have concerns that a violation could have a lasting impact for any family in our community. The location of the Amadias home does not help this situation - they are nestled furthest into the community, so any guest would need to drive by every neighbor's home. An extreme case with a severe negative impact would be someone speeding and causing some sort of injury to a family or child, but it also can happen on a smaller scale. For example, a visiting child could push a kid off the slide, take toys that don't belong to them, or damage equipment. I'm sure you can imagine that even though these areas are on private property, it's difficult to explain to children why they cannot join others in a play yard. We do not want the added responsibility of regulating where children play and who they are playing with. We do not want to deal with children we do not know playing on private property, and in some cases, getting injured.

Right now, we all enjoy an extremely safe environment where everyone looks out for one another. The families that have lived here before us (including the Amadias) had the freedom to let their children play freely, and could trust their neighbors would also be looking out for their children. We are requesting the same. We feel strongly that an Airbnb in

the community changes that experience, and requires all of us to be more vigilant, which is something the majority of our neighborhood is opposed to.

We understand that this may seem like an extreme position, but it only takes one bad experience to drastically impact the neighborhood, and that isn't a chance we are willing to take. Given the size and capacity of the Amadia's home, we know they will be renting to large groups. We do not feel that the Amadias financial gain from another rental property in their portfolio should come at the cost of our peace of mind for our children, especially in a gated community designed for peaceful and private living.

Thank you for your consideration, I appreciate your time.

Best,  
Salome Shah