

## Nicholas Brown

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**From:** Susanne Paradis <svparadis@yahoo.com>  
**Sent:** Thursday, February 6, 2025 7:07 PM  
**To:** Nicholas Brown  
**Subject:** Fw: Application 241341\* 511 Playa Blvd, Watsonville, CA 95076 APN: 045-393-05

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Hi - Per Donovan's out of office notice. Thanks! Susanne

----- Forwarded Message -----

**From:** Susanne Paradis <svparadis@yahoo.com>  
**To:** Donovan.Arteaga@santacruzcountyca.gov <donovan.arteaga@santacruzcountyca.gov>  
**Cc:** Second.District@santacruzcountyca.gov <second.district@santacruzcountyca.gov>; Doug Green <lsbiaassoc1@sbcglobal.net>  
**Sent:** Thursday, February 6, 2025 at 06:34:14 PM PST  
**Subject:** Application 241341\* 511 Playa Blvd, Watsonville, CA 95076 APN: 045-393-05

Hi - Please accept my comments for the Public Hearing before the Santa Cruz Zoning Administrator regarding Agenda item #3 Application 241341\* for 511 Playa Blvd, Watsonville, CA 95076 APN: 045-393-05.

I strongly oppose the proposed expansion of the the Vacation Rental located at 511 Playa Blvd at the corner of Vista Drive. We have owned our home in La Selva Beach for 30 years and are considered newcomers. We live on Vista Drive just up from the Bluff and drive by this house routinely. This house is not a home, but a Vacation Rental used to rent for multi-family vacations. The corner where this house sits is one of the most dangerous in La Selva Beach. There are lines of cars parked along the Bluff in front of it and you will often find people walking their dogs and strolling on the street around the corner corner (we have no sidewalks), along with the parking congestion and people like me, just trying to drive home safely. The idea that a garage would be built with a driveway near the corner on Playa would just exacerbate the congestion and a car backing out onto the street would be an extreme hazard for drivers and pedestrians to be on the lookout for.

This house with its two bedrooms is advertised on VRBO "comfortably sleeps 6 - 8 adults" up to 3 pets and there is no limit placed on the number of children age 0 - 17. How many more people will try to jam into the house with another bedroom? How many more pets and children? It is an overload for this corner lot.

The setting as described in the Staff Report states that "across the Vista Drive there is an open park are that is zoned PR, which extends to the coastal bluff and includes a walking path and benches from which there are extensive views of the Monterey Bay and Pacific Ocean." That statement is not true. Only the first 20 feet from the road into the Bluff is under the La Selva Beach Recreation District (LSBRD). Anyone who visits the area can see the numerous signs along the edge of the LSBRD posted with "PRIVATE PROPERTY, LA SELVA BEACH IMPROVEMENT ASSOC. NO TRESPASSING for group events or public gatherings". This private property extends to the coastal bluff and the walking path and benches are for the use of La Selva Beach Improvement Association (LSBIA) members. We do not invite large outside groups or public gatherings on our property and the

Sheriff's Office will be called. We are not inviting a house full of 6 - 8 adults, children, and pets - and who knows how many more with the house expansion - to come enjoy our Bluff.

Reviews on VRBO share "old and quaint - bathrooms super old with super small showers", "we fit 8 just fine", "dated kitchen, bathrooms", "floors worn, kitchen and baths all need an update", "family reunion". These reviews coupled with this expansion appears to be a property upgrade and expansion so that the owners can raise their commercial rates and take even more money out of our community by further monetizing our "quaint and quiet little village" to line their pockets.

Commercial multi-family accommodations are not homes for families to live in and contribute to our town.

Please do not move forward on this project as submitted.

Thank you.

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